

**VILLAGE OF PORT CHESTER  
ZONING BOARD OF APPEALS AGENDA  
May 21, 2015**

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**Findings**

**1. Case # 2015-0115**

Brett Neri  
31-37 Pearl Street  
Port Chester, NY 10573

Anthony Provenzano, Esq.  
320 Westchester Avenue  
Port Chester, NY 10573

On the premises No. **10 Pearl Street** in the Village of Port Chester, New York, situated on the **North** side of Westchester Avenue distant 180.50 **feet** from the corner formed by the intersection of **Westchester Avenue and Pearl Street** being **Section 142.23, Block No 2, Lot No. 85** on the Assessment Map of the said Village, being a variance from the applicable Zoning Ordinance or Ordinances in the following respects:

Application is hereby made under the discretionary power vested in you by Section 345-29A, 345-13 or in the alternative 345.30 of the Zoning Ordinance of the Village of Port Chester for permission to: **construct five story brick building/first floor – restaurant, remaining floors-offices**

Property is located in the C3 Office and Commercial District

**Off Street Parking Requirements:** Provided 48, Required 81, therefore a variance for 13 off street parking spaces is required

**Off Street Loading Requirements:** Provided 0, Required 1, therefore a variance for 1 off street loading space is required.

**Per Village Code Section 345 Attachment 3B the following variances are required:**

- 1) Applicant proposes an 8ft front yard setback where a 10 ft. front yard setback is required, therefore a 2 ft. front yard setback variance is required.
- 2) Applicant proposes a FAR of 3.5 where the maximum FAR is 3.0, therefore a 0.5 FAR variance is required.
- 3) Applicant proposes a 10.14 ft. rear yard setback where a 20 ft. rear yard setback is required, therefore an 8.86 ft. rear yard variance is required.
- 4) Applicant proposes a 5 ft. side yard setback on each interior side, provided are two side yards of 5ft. therefore a side yard setback variance of 15 ft. and a total combined side yard variance of 15 ft. is also required.

Applicant also seeks shared parking approval from the Zoning Board of Appeals per Village Code Section 345-14-B7 as the alternative to remove the required parking variance described above.

**Continued Public Hearing**

**2. Case # 2015-0110**

Carlos Sosa  
671 Gramatan Avenue  
Mt. Vernon, NY 10552

Alfonso Paltin & Laura Pulla  
129 Washington Street  
Port Chester, NY 10573

on the premises No. **129 Washington Street** in the Village of Port Chester, New York, situated on the **South** side of **Washington Street** distant **257 feet** from the corner formed by the intersection of **Washington Street and Olivia Street** being **Section 142.37, Block No 1, Lot No. 29** on the Assessment Map of the said Village, being a variance from the applicable Zoning Ordinance or Ordinances in the following respects:

Application is hereby made under the discretionary power vested in you by Section 345-29A, 345-13 or in the alternative 345.30 of the Zoning Ordinance of the Village of Port Chester for: permission to: **legalize a previously constructed 1 story addition to an existing home.**

The home is a 2 family dimensionally non-conforming dwelling located in in the R2F Two Family District where the southeast addition would require a minimum (1) side yard setback of 8.0 feet and a minimum rear yard setback of 30.0 feet. Existing is 5.0 feet side yard setback and a 27.40 feet rear yard setback therefore, a side yard setback variance of 3.0 feet and a rear yard setback of 2.60 feet is required. The minimum usable open space for each dwelling unit (Square feet) is 800 square feet per unit. Existing is 1370 square feet per unit therefore, a 230 square feet usable open space variance is required

**New Public Hearing**

**3. Case # 2015-0118**

NOTICE IS HEREBY GIVEN that the undersigned has applied to the Zoning Board of Appeals of the Village of Port Chester, N.Y.

Douglas Siekierski  
1 Touraine Avenue  
Port Chester, NY 10573

SCF Holdings  
P.O. Box 143  
Scarsdale, NY 10583

on the premises No. **1 Touraine Avenue** in the Village of Port Chester, New York, situated on the **South** side of **Touraine Avenue** distant **0 feet** from the corner formed by the intersection of **South Regent Street and Touraine Avenue** being **Section 142.37, Block No. 1, Lot No. 29** on the Assessment Map of the said Village, being a variance from the applicable Zoning Ordinance or Ordinances in the following respects:

Application is hereby made under the discretionary power vested in you by Section 345-29A, 345-13 or in the alternative 345.30 of the Zoning Ordinance of the Village of Port Chester for permission to: legalize a previously constructed deck.

The home is located in the R2F Two Family District where the minimum rear yard setback is 30.0 feet, proposed is 10.7 feet, therefore a rear yard setback variance of 19.3 feet is required,

and that a public hearing on said application will be held before said Board on the **21st** day of **May, 2015** at **7:00 o'clock** in the evening at the Court Room, Police Headquarters Building, 350 North Main Street, Port Chester, New York.

**New Public Hearing**

**4. Case # 2015-0119**

NOTICE IS HEREBY GIVEN that the undersigned has applied to the Zoning Board of Appeals of the Village of Port Chester, N.Y.

Jose Perez Martinez  
23 Riverdale Avenue  
Port Chester, NY 10573

On the premises No. **23 Riverdale Avenue** in the Village of Port Chester, New York, situated on the **East** side of **Riverdale Avenue** distant **250 feet** from the corner formed by the intersection of **Putnam Avenue and Riverdale Avenue** being **Section 136.56, Block No 1 Lot No. 43** on the Assessment Map of the said Village, being a variance from the applicable Zoning Ordinance or Ordinances in the following respects:

Application is hereby made under the discretionary power vested in you by Section 345-29A, 345-13 or in the alternative 345.30 of the Zoning Ordinance of the Village of Port Chester for permission to: **construct a driveway and one parking space within the required front yard.**

Property is located in the R5, One Family Zoning District.

Accessory off street parking spaces other than those which might be incidentally available within an actual access driveway area shall not be located within a required front yard nor within a required side yard.

Proposed is the construction of a new driveway and one parking space to be located within the required front yard, and therefore a variance to construct a new driveway and permit parking within a required front yard is required

and that a public hearing on said application will be held before said Board on the **21st** day of **May, 2015** at **7:00 o'clock** in the evening at the Court Room, Police Headquarters Building, 350 North Main Street, Port Chester, New York.

Zoning Board of Appeals

May 21, 2015

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**Adjourn Meeting to June 18, 2015**

**THE ZONING BOARD OF APPEALS MEETING WILL BE HELD ON THE 3<sup>RD</sup>  
THURSDAY OF EVERY MONTH AT 7:00 O'CLOCK IN THE EVENING IN THE COURT  
ROOM, POLICE HEADQUARTERS BUILDING, AT 350 NORTH MAIN STREET, PORT  
CHESTER, NEW YORK 10573**