

**VILLAGE OF PORT CHESTER
ZONING BOARD OF APPEALS AGENDA
June 18, 2015**

Findings

None

Continued Public Hearing-potential Findings

1. 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	SCF Holdings
1 Touraine Avenue	P.O. Box 143
Port Chester, NY 10573	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,

Continued Public Hearing

2. 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

Continued Public Hearing

3. Case No. 2014-0095

Aline Polimeni
220 Westchester Corp.
220 Westchester Avenue
Port Chester, New York 10573

Bernard A. Edelstein, Esq.
315 Westchester Avenue
Port Chester, NY 10573

on the premises No. **220 Westchester Avenue** in the Village of Port Chester, New York, situated on the South side of Westchester Avenue distant 110 feet from the corner formed by the intersection of Westchester Avenue & Grove Street being **Section 142.22, Block No 1, Lot No.**

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6 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: Create medical and dental offices on 2nd floor of an existing mixed use building.

Property is located in the C1 Neighborhood Retail District where a Use Variance is required for medical/dental office use with X-Ray per Village Code 345 Attachment #A Schedule of Regulations for Non-residence Districts

Adjourn Meeting to July 16, 2015

THE ZONING BOARD OF APPEALS MEETING WILL BE HELD ON THE 3RD 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