

**VILLAGE OF PORT CHESTER
ZONING BOARD OF APPEALS AGENDA
August 20, 2015**

Findings

1. Case # 2015-0119 - Findings

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**, being **Section 136.56, Block No 1 Lot No. 43** on the Assessment Map of the said Village, for permission to: **construct a driveway and one parking space within the required front yard.**

Adjournment Request

2. Case # 2014-0095 – Adjournment Request

A letter dated July 22, 2015 was received from Bernard M. Edelstein, Attorney representing 220 Westchester Corporation for property located at **220 Westchester Avenue Section 142.22, Block 1, Lot 6** on the Assessment Map of the said Village requesting an adjournment of their application to the October 2015 meeting. The matter is currently pending before the Board of Trustees (Medical Uses in the Proposed C1M District). If the local law is enacted no variance will be needed.

Extension Request

3. Case #2014-0089 – Extension Request

A letter dated July 27, 2015 was received from Gary Gianfrancesco AIA of Arconics Architecture, representative for O'Connor Redd LLP for property located at **242 King Street**, being **Section 136.78, Block No 3, Lot No. 39** on the Assessment Map of the said Village requesting an extension of Zoning approvals previously granted on May 15, 2014. Construction will not take place until the Fall of 2015

New Public Hearing

4. Case No. 2015-0120 – New Public Hearing

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

Colley W. Criss
70 Grove Street
Port Chester, New York 10573

on the premises No. **70 Grove Street** in the Village of Port Chester, New York, located in an R2F Building Zone District being section 142.30, Block 1, Lot 5 on the tax assessment map of the Town of Rye, New York

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 the expansion of an existing, non-conforming structure and use. Expansion of garage housing an auto body shop by adding second floor office and storage space.

Off-Street Parking Requirements

Provided 0 Required 5 Variance Yes - 5 spaces

Off-Street Loading Requirements

Provided 0 Required 0 Variance No

Required Variance(s)

Per §345-13 of the Village Code, expansion of a non-conforming use requires a use variance.

Per Schedule §345, Attachment 1B, maximum FAR permitted is .70. The proposal provides an FAR of .92. A variance of .22 FAR is required.

Per Schedule §345, Attachment 1B, the minimum single side yard setback is 8'. The proposal provides a single side yard setback of 1.39'; therefore, a single side yard variance of 6.61' is required.

Per Schedule §345, Attachment 1B, the minimum combined side yard setback is 14'. The proposal provides a combined side yard of 2.68'; therefore, a combined side yard setback variance of 11.32' is required.

Per Schedule §345, Attachment 1B, the minimum permitted rear yard setback is 30'. The proposal provides a rear yard setback of 0.91'; therefore, a rear yard setback variance of 29.09' is required.

5. Case No. 2015-0122 - New Public Hearing

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

**Marilyn Schmehl
15 Linden Street
Port Chester, NY 10573**

**Arena Contracting Inc.
132 Pearl Street
Port Chester, NY 10573**

on the premises No. **15 Linden Street**, being **Section 136.62, Block No 1, Lot No. 69** 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 an elevated patio in rear southwest corner of the dwelling

Property is located in the R7 One family Residential District where the minimum required rear yard property line setback is 30 feet and the minimum required side yard property line setback is 10 feet. Proposed is a rear yard setback of 19.08 feet and a 2.97 feet (1) side yard setback; therefore a minimum rear yard setback variance of 10.92 feet and a minimum (1) side yard variance of 7.03 feet is required

6. Case No. 2015-0123 - New Public Hearing

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

**Kathryn Krzeminski
551 King Street
Port Chester, NY 10573**

on the premises No. **551 King Street**, being **Section 136.54, Block No 1, Lot No. 21** 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 an existing deck.

Property is located in the R7 One family Residential District where the minimum required side yard setback is 10 feet, proposed is a 6 feet, 6 inch (1) side yard setback; therefore a 3 feet, 6 inch side yard setback is required

Zoning Board of Appeals

August 20, 2015

Page 4

Adjourn Meeting to September 17, 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**