

**VILLAGE OF PORT CHESTER
ZONING BOARD OF APPEALS AGENDA
October 15, 2015**

Findings

1. **Case No. 2015-0120 – Findings**

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.

Adjournment Request

2. Case No. 2014-0095 – Adjournment Request

An e mail dated October 1, 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 still pending before the Board of Trustees (Medical Uses in the Proposed C1M District). If the local law is enacted no variance will be needed.

New Public Hearing

3. Case No. 2015-0124 – New Public Hearing

Frank Carpenteri Jr (<i>applicant</i>)	John B. Colangelo, Esq.
Frank Carpenteri (<i>lessee</i>)	211 South Ridge Street
140 Midland Avenue	Rye Brook, NY 10573
Port Chester, NY 10573	

On the premises No. **140 Midland Avenue**, being **Section 142.53, Block No 1, Lot No. 4** 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: **add (legalize) an additional identification sign to be located on side of building along Midland Avenue,**

Property is located in the M2 Zoning District where the maximum permitted identification signage is one wall sign on each public street or municipal off street parking lot. Proposed are one additional identification sign to be located at the side of the building along Midland Avenue, therefore a variance to add one additional identification sign is required,

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Adjourn Meeting to November 19, 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