

**VILLAGE OF PORT CHESTER
ZONING BOARD OF APPEALS AGENDA
January 21, 2016**

Findings

1. Case No. 2015-0127 – Findings

VLS Realty Associates, LLC
55 Cutler Road
Greenwich, CT 06831

on the premises No. **314 Boston Post Road** in the Village of Port Chester, New York, located in a Commercial (“C3”) Building Zone District being **Section 142.45, Block 1, Lot 3** and 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 Site development and construction of new retail and office building with driveway and parking. Per Village Code, 75 off street parking spaces are required, applicant proposes 62; therefore a variance of 13 off street parking spaces is required.

Applicant proposes a building height of 26 feet 2.5 inches. Applicant proposes a side yard setback of 10 feet 6 inches. Per Village Code side yard setback must be ½ the height of the building to which the yard is related, but not greater than 20 feet; therefore a variance of 2.604 feet is required,

Continued Public Hearing

2. Case No. 2015-0125 – Continued Public Hearing

Ana & Alberto Heredia
170 Madison Avenue
Port Chester, NY 10573

Luigi Demasi, AIA
Goewey & Demasi Architects
239 Lexington Avenue
Mt. Kisco, NY 10549

on the premises No. **170 Madison Avenue** in the Village of Port Chester, New York, located in an R2F Building Zone District being **Section 136.64, Block 1, Lot 48** 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: construct a new detached garage and two story addition to an existing single family dwelling

Property is located in the R2F, Two Family Zoning District where the required minimum side yard setback is 8.0 feet, proposed is a 6.7 feet, therefore a side yard setback variance of 1.3 feet is required,

The maximum Floor Area Ratio is .70, proposed is .74, therefore a .74 FAR variance is required,

Detached accessory buildings and structures may be located within a required rear yard provided they are at least five feet from any side or rear lot line and shall not exceed one story if 15 feet in height. Proposed is an accessory garage structure with a height of 19 feet 6 ½ inches, therefore a 4 feet 6 ½ inch height variance is required.

3. **Case No. 2015-0126 – Continued Public Hearing – Requesting Adjournment to the February 18, 2016 meeting**

Kimberly Tutera Martelli
KTM Architect
43 North Main Street
Port Chester, NY 10573

on the premises No. **43 King Street** in the Village of Port Chester, New York, located in an R2F Building Zone District being **Section 142.31, Block 1, Lot 34** 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 sign permit application

- (1) Property is located in the C1 Commercial Retail District A wall identification sign shall be attached to or incorporated in a building wall. Such sign shall not: (b) be located above the second story of the building wall. Proposed are 4 signs to be located and displayed in the window(s) on the third floor therefore; a variance to permit the installation of identification signs above the second floor are required.
- (2) (a) One permanent, durably constructed and approved sign no greater than 20% of the window area or eight square feet, whichever is smaller. Proposed are 4 signs, each exceed the allowable are within the window that they will be located in and therefore; variances are required for each window.

1. KTM signage: max permitted allowable area is 1.73 sq. ft., proposed is 6.09 sq. ft. therefore; a 4.36 sq. ft. allowable window area coverage variance is required.
2. Emilia signage: max permitted allowable area is 1.73 sq. ft., proposed is 6.09 sq. ft. therefore; a 4.36 sq. ft. allowable window area coverage variance is required.
3. Cuono signage: max permitted allowable area is 3.71 sq. ft., proposed is 15.89 sq. ft. therefore; a 12.18 sq. ft. allowable window area coverage variance is required.
4. Well Built Company signage: max permitted allowable area is 3.71 sq. ft., proposed is 15.89 sq. ft. therefore; a 12.18 sq. ft. allowable window area coverage variance is required,

New Public Hearing

Case No. 2015-0128 - 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.

Mary and Frank Strauch
81 Glendale Place
Port Chester, NY 10573

on the premises No. **81 Glendale Avenue**, being **Section 136. 62, Block No. 1, Lot No. 12** 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 new kitchen addition and new wood deck to an existing single family dwelling.

Property is located in the R5 Single Family District where the required minimum (1) side yard setback is 8.0 feet, proposed is a 5.16 feet side yard setback; therefore a 2.84 feet side yard setback is required

Adjourn Meeting to February 18, 2016

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