



PORT CHESTER BUILDING AND FIRE PREVENTION DEPARTMENT

222 GRACE CHURCH STREET • PORT CHESTER, NEW YORK 10573

939-5203

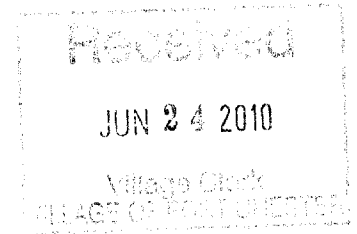
Dan Gray
Building Inspector

MEMO TO: Joan Mancuso, Village Clerk

FROM: Anne Belfatto, ZBA Secretary *AB*

DATE: June 24, 2010

RE: **Zoning Board of Appeals Decisions**



Pursuant to Section 7-712-a of Village Law, attached are the decisions rendered by the Zoning Board of Appeals at their meeting held on Thursday, June 17, 2010.

Please respond with the proper filing date.

AB/
Attachments



Zoning Board of Appeals

222 GRACE CHURCH STREET
PORT CHESTER, NEW YORK 10573

Board Members

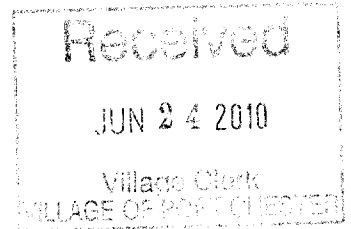
William Villanova, Acting Chairman
Evelyn Petrone, Secretary
Ronald Luiso
Art D'Estrada
Gerardo Espinoza, Alternate

(914) 939-5203

June 22, 2010

Mr. John Colangelo, Esq.
211 South Ridge Street
Rye Brook, NY 10573

RE: Extension
Case No. 1472 (F382)
36 Bush Avenue



Dear Mr. Colangelo:

It was the unanimous decision of this Board at its hearing held on Thursday, June 17, 2010, to grant a ninety day extension on variances that were granted January 21, 2010 at the above noted location.

Sincerely,

William Villanova
Acting Chairman

WV:akb

MINUTES OF MEETING

Application for Zoning Variance

Date of Hearing: June 17, 2010
No. of Case: 1472, 36 Bush Avenue
Applicant: John Colangelo, Esq.

Nature of Request: ~~See publication notice annexed hereto.~~
Extension on variances granted January 21, 2010

1. Names and addresses of those appearing in favor of the application.

- a. John Colangelo, Esq., 211 South Ridge Street, Rye Brook, NY
- b.
- c.
- d.
- e.

2. Names and addresses of those appearing in opposition to application.

- a. None
- b.
- c.
- d.
- e.

Summary of statement or evidence presented: Subsequent to ZBA approval, applicant appeared before the Planning Commission and expects to obtain preliminary approval 6/28/10. Then it will be necessary to obtain Special Exception approval from the Board of Trustees and final approval from Planning Commission. Requested a six month extension on the variances.

~~Findings of Board:~~

Action taken by Board: A motion was made by Mr. D'Estrada, seconded by Ms. Petrone, to grant a ninety day extension on variances that were granted 1/21/10. A vote was taken and the motion was unanimously granted.



Zoning Board of Appeals

222 GRACE CHURCH STREET
PORT CHESTER, NEW YORK 10573

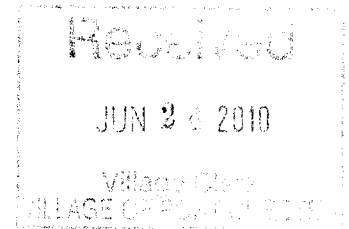
Board Members

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(914) 939-5203

June 22, 2010

Mr. Oscar Ovalle
Greenwich Design Architects
309 Greenwich Avenue
Suites 201-202-203
Greenwich, CT 06830



RE: Case No. 1487 (F874)
21 Gilbert Place
Variances to Convert Two Family to a One Family and
Convert Garage Second Floor Space from Storage to a One Family Unit

Dear Mr. Ovalle:

Please be advised that due to the applicant having a pending court case in the Village of Port Chester, it was the unanimous decision of this Board at its hearing held on Thursday, June 17, 2010, to adjourn the above captioned matter to the next scheduled meeting of July 15, 2010.

Sincerely,

William Villanova
Acting Chairman

WV:akb

cc: Gloria Gonzales

MINUTES OF MEETING

Application for Zoning Variance

Date of Hearing: June 17, 2010
No. of Case: 1487, 21 Gilbert Place
Applicant: Gloria Gonzales

Nature of Request: See publication notice annexed hereto.

Variance to convert one family into two and garage space into one family unit

1. Names and addresses of those appearing in favor of the application.

- a. Oscar Ovalle, Greenwich Design Architects, Greenwich, CT
- b. Gloria Gonzales, 21 Gilbert Place, Port Chester, NY
- c.
- d.
- e.

2. Names and addresses of those appearing in opposition to application.

- a. None
- b.
- c.
- d.
- e.

Summary of statement or evidence presented: Applicant has a pending case in the Village of Port Chester Court. Board decided not to hear the case at this time.

~~Findings of Board:~~

Action taken by Board: A motion was made by Mr. D'Estrada, seconded by Ms. Petrone, to adjourn this application to the next scheduled hearing of July 15, 2010. A vote was taken and the motion was unanimously carried.



Zoning Board of Appeals

222 GRACE CHURCH STREET
PORT CHESTER, NEW YORK 10573

Board Members

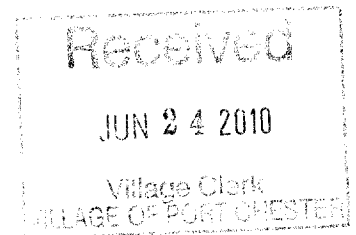
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June 22, 2010

Mr. Vitorio Ciraco, Jr., AIA
23 West Street
Harrison, NY 10528

RE: Case No. 1483 (F1515)
470 West William Street
Variances to Construct One Story Rear Addition



Dear Mr. Ciraco:

It was the unanimous decision of this Board at its hearing held on Thursday, June 17, 2010, to adjourn the above captioned matter to the next scheduled meeting of July 15, 2010.

Sincerely,

William Villanova
Acting Chairman

WV:akb

cc: William Lucerno

MINUTES OF MEETING

Application for Zoning Variance

Date of Hearing: June 17, 2010
No. of Case: 1483, 470 West William Street
Applicant: William Luceno

Nature of Request: See publication notice annexed hereto.

1. Names and addresses of those appearing in favor of the application.

- a. William Luceno, Rye Brook, NY
- b. Vitorio Ciraco, Jr., AIA, 23 West Street, Harrison, NY
- c. Copy of ZBA resolution for 420 W. William Street submitted, Labeled Exhibit "C"
- d.
- e.

2. Names and addresses of those appearing in opposition to application.

- a. None
- b.
- c.
- d.
- e.

Summary of statement or evidence presented: In October, 2004, variances were granted for a house at 420 West William Street for second floor addition, rear deck and front portico. The variances of the setbacks were larger than that in this case. That building was demolished and re-built. Board requested more documentation regarding copies of bills for mortgage, utilities, heat, etc.

~~Findings of Board~~

Action taken by Board: A motion was made by Mr. D'Estrada, seconded by Ms. Petrone, to adjourn this application to the next scheduled hearing of July 15, 2010. A vote was taken and the motion was unanimously carried.



Zoning Board of Appeals

222 GRACE CHURCH STREET
PORT CHESTER, NEW YORK 10573

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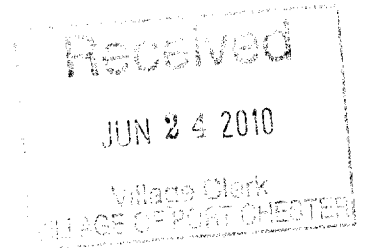
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Gerardo Espinoza, Alternate

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June 22, 2010

Mr. Douglas Coccaro
Sign Design
501 Willett Avenue
Port Chester, NY 10573

RE: Case No. 1484 (F1883)
1000 High Street
Variances to Erect a Second Wall Sign



Dear Mr. Coccaro:

It was the unanimous decision of this Board at its hearing held on Thursday, June 17, 2010, to adjourn the above captioned matter to the next scheduled meeting of July 15, 2010.

Sincerely,

William Villanova
Acting Chairman

WV:akb

MINUTES OF MEETING

Application for Zoning Variance

Date of Hearing: June 17, 2010
No. of Case: 1484, 1000 High Street
Applicant: Port Chester Nursing Home

Nature of Request: See publication notice annexed hereto.
Variances to erect a second wall sign at rear of building

1. Names and addresses of those appearing in favor of the application.

- a. Douglas Coccaro, Sign Design, 501 Willett Avenue, Port Chester, NY
- b. Wayne Benach, Director of the Port Chester Nursing Home
- c. Renderings of sign submitted, Labeled Exhibit "A"
- d.
- e.

2. Names and addresses of those appearing in opposition to application.

- a. None
- b.
- c.
- d.
- e.

Summary of statement or evidence presented: Wants visibility from I-287. The heart on sign is their logo. Needs to have signs more than ever because of the impending Starwoods development at the old United Hospital across the street. Will look into other options.

~~Findings of Board~~

Action taken by Board: A motion was made by Mr. D'Estrada, seconded by Ms. Petrone, to adjourn this application to the next scheduled hearing of July 15, 2010. A vote was taken and the motion was unanimously carried.



Zoning Board of Appeals

222 GRACE CHURCH STREET
PORT CHESTER, NEW YORK 10573

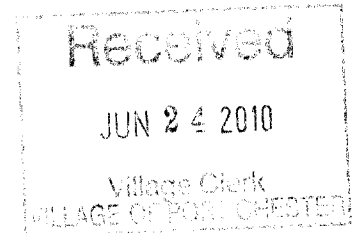
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June 22, 2010

Mr. Michiel Boender, AIA
Edgewater Group
163 North Main Street
Port Chester, NY 10573



RE: Case No. 1485 (F2175)
277 Madison Avenue
Variances to Construct a Second Story Addition

Dear Mr. Boender:

It was the unanimous decision of this Board at its hearing held on Thursday, June 17, 2010, to adjourn the above captioned matter to the next scheduled meeting of July 15, 2010.

Sincerely,

William Villanova
Acting Chairman

WV:akb

MINUTES OF MEETING

Application for Zoning Variance

Date of Hearing: June 17, 2010

No. of Case: 1485, 277 Madison Avenue

Applicant: Marion and Cathleya Castillo

Nature of Request: See publication notice annexed hereto.

Variations to construct second story addition

1. Names and addresses of those appearing in favor of the application.

- a. Michiel Boender, AIA, 163 North Main Street, Port Chester, NY
- b.
- c.
- d.
- e.

2. Names and addresses of those appearing in opposition to application.

- a. Joseph Crespino, 283 Madison Avenue, Port Chester, NY
- b. Mary Ellen Smith, 285 Madison Avenue, Port Chester, NY
- c. Dom Tamarro, 265 Madison Avenue, Port Chester, NY
- d.
- e.

Summary of statement or evidence presented: Existing undersized lot. Most of the lots in the neighborhood also deficient. Second story part of addition complies with front yard setback. Reduces mass of house to alleviate any impact on neighborhood. House is owner/occupied, children are in the house. Testimony from neighbors - House is vacant. Owners are in the Philippines. All of the houses on this side of the street are small.

~~Findings of Board~~

Action taken by Board: A motion was made by Mr. D'Estrada, seconded by Mr. Espinoza, to adjourn this application to the next scheduled hearing of July 15, 2010. A vote was taken and the motion was unanimously carried.



Zoning Board of Appeals

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PORT CHESTER, NEW YORK 10573

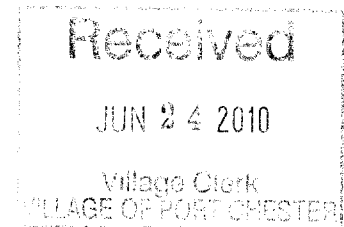
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June 22, 2010

Ms. Reena Kashyap
Clay Art Center
40 Beech Street
Port Chester, NY 10573



RE: Case No. 1486 (F4247)
38-40 Beech Street
Parking Variance to Convert Wood Shop into Clay Art Studio

Dear Ms. Kashyap:

It was the unanimous decision of this Board at its hearing held on Thursday, June 17, 2010, to adjourn the above captioned matter to the next scheduled meeting of July 15, 2010.

Sincerely,

William Villanova
Acting Chairman

WV:akb

cc: David Mooney, AIA

MINUTES OF MEETING

Application for Zoning Variance

Date of Hearing: June 17, 2010
No. of Case: 1486, 38-40 Beech Street
Applicant: Clay Art Center, Inc.

Nature of Request: See publication notice annexed hereto.

1. Names and addresses of those appearing in favor of the application.

- a. David Mooney, AIA, 5 Blind Brook Road, Rye, NY
- b. Reena Kashyap, Clay Art Center, 40 Beech Street; Port Chester, NY
- c. Victor Donato, Francis Lane, Port Chester, NY
- d. Photos of municipal parking lot on Beech Street submitted, Labeled Exhibit "A"
- e.

2. Names and addresses of those appearing in opposition to application.

- a. None
- b.
- c.
- d.
- e.

Summary of statement or evidence presented: Parking variance required. Property is lot line to lot line. Expanding art studio into wood work shop space. Six additional studios, children's program. Adjacent to municipal lot. Half the parking lot has decal parking and the other half has three hour maximum meters. Will not be impacting the neighborhood. Clay Art Center in Port Chester since 1957, non-profit since 2006. Center has eight decal spaces in lot. Board requested Village Attorney to prepare Findings of Fact for the next meeting and a report from the Traffic Sargeant regarding the utilization of the municipal parking lot.

~~Findings of Board~~

Action taken by Board: A motion was made by Mr. D'Estrada, seconded by Ms. Petrone, to adjourn this application to the next scheduled hearing of July 15, 2010. A vote was taken and the motion was unanimously carried.