



**Dan Gray**  
Building Inspector

## PORT CHESTER BUILDING AND FIRE PREVENTION DEPARTMENT

222 GRACE CHURCH STREET • PORT CHESTER, NEW YORK 10573

939-5203



MEMO TO: Joan Mancuso, Village Clerk

FROM: Anne Belfatto, Building Department

DATE: October 28, 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, October 21, 2010.

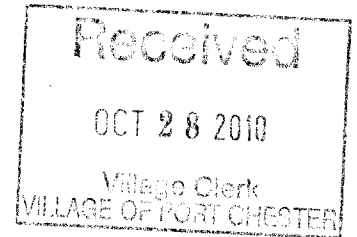
Please respond with the proper filing date.

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**  
**Frank Strauch**  
**Gerardo Espinoza, Alternate**

**(914) 939-5203**

October 25, 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 to**  
**Convert Garage Second Floor Space from Storage to One Family Unit**

Dear Mr. Ovalle:

It was the unanimous decision of this Board at its hearing held on Thursday, October 21, 2010, to close the public hearing and to adjourn the above captioned matter to the next scheduled meeting of November 18, 2010.

Sincerely,

William Villanova  
Acting Chairman

WV:akb

cc: Gloria Gonzales

MINUTES OF MEETING

Application for Zoning Variance

Date of Hearing: October 21, 2010  
No. of Case: 1487, 21 Gilbert Place  
Applicant: Gloria Gonzalez

Nature of Request: See publication notice annexed hereto.  
Variances to convert two family into one family and garage space into one family use

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

- a. Oscar Ovalle, 309 Greenwich Avenue, Greenwich, CT
- b. Gloria Gonzalez, 21 Gilbert Place, Port Chester, NY
- c.
- d.
- e.

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

- a. Bart Didden, 123 Betsy Brown Road, Port Chester, NY
- b.
- c.
- d.
- e.

Summary of statement or evidence presented: Proposed conversion of two family dwelling into one family dwelling and garage from storage to a one family dwelling. Mother and two children, uncle, nurse and babysitter live in the one family house. Child needs nursing special assistance. Intend to rent garage to provide income. Will be six bedrooms in building #1. Garage empty now. One year ago it was rented. Purchased in 2003 for \$850,000.00. During that time garage was rented. Second floor of building #1 was rented most of the time since then. Three cars presently park in driveway. Monthly mortgage payment was \$7,500.00. Re-financed now mortgage payment \$5,500.00 a month.

~~Minutes of Board~~


Action taken by Board: A motion was made by Mr. Strauch, seconded by Mr. Espinoza, to close the public hearing and to adjourn this application to the next scheduled meeting of November 18, 2010. A vote was taken and the motion was unanimously carried.

Record of Vote: For Five Against -0- Absent -0-

List names of members and how voted - symbols as follows: F-for, A-against, Ab-absent

- F - Petrone
- F - Luiso
- F - Strauch
- F - Espinoza
- F - Villanova

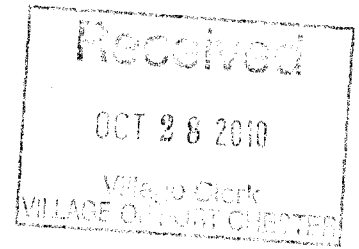
Attest: 10/28/10

Signed   
 Title William Villanova  
Acting Chairman



## 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**  
**Frank Strauch**  
**Gerardo Espinoza, Alternate**

(914) 939-5203

October 25, 2010

Mr. Demetrios Adamis, Esq.  
Gioffre & Gioffre  
2900 Westchester Avenue  
Suite 206  
Purchase, NY 10577

**RE: Extension**  
**Case No. 1415 (F113)**  
**Willett Avenue/Abendroth Avenue**

Dear Mr. Adamis:

It was the decision of this Board at its hearing held on Thursday, October 21, 2010, to grant a ninety day extension on variances that were granted February 15, 2007 for an application to construct a multi-family residential structure at the above noted location.

Sincerely,

William Villanova  
Acting Chairman

WV:akb

Cc: Frank Boccanfusco

MINUTES OF MEETING

Application for Zoning Variance

Date of Hearing: October 21, 2010  
No. of Case: 1415, Willett/Abendroth Avenues  
Applicant: Demetrios Adamis, Esq.

Nature of Request: ~~See publication notice annexed hereto~~  
Extension on variances granted February 15, 2007

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

- a. Demetrios Adamis, Esq., 2900 Westchester Avenue, Purchase, 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: Request for an additional ninety day extension based upon the continuing effort of the applicant to finalize site plan and other issues applicable to the subject property.

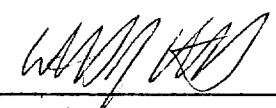
~~Findings of Board~~

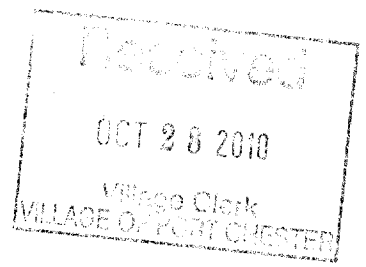
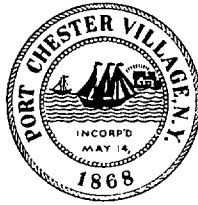
Action taken by Board: A motion was made by Mr. Luiso, seconded by Ms. Petrone, to grant an additional ninety day extension on variances that were granted February 15, 2007. A vote was taken and the motion carried.

Record of Vote: For Three Against -0- Absent -0- Abstained Two  
List names of members and how voted - symbols as follows: F-for, A-against, Ab-absent  
Abs-abstained

- F - Petrone
- F - Luiso
- Abs - Strauch
- Abs - Espinoza
- F - Villanova

Attest: 10/18/10

Signed   
William Villanova  
Title Acting Chairman



## 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  
Frank Strauch  
Gerardo Espinoza, Alternate

(914) 939-5203

October 25, 2010

Mr. Demetrios Adamis, Esq.  
Gioffre & Gioffre  
2900 Westchester Avenue  
Suite 206  
Purchase, NY 10577

**RE: Extension**  
**Case No. 1394 (F1869)**  
**Willett Avenue/Abendroth Place**

Dear Mr. Adamis:

It was the decision of this Board at its hearing held on Thursday, October 21, 2010, to grant a ninety day extension on variances that were granted June 15, 2006 for an application to construct a multi-family residential structure with a commercial component on the first floor at the above noted location.

Sincerely,

William Villanova  
Acting Chairman

WV:akb

Cc: Frank Boccanfusco

MINUTES OF MEETING

Application for Zoning Variance

Date of Hearing: October 21, 2010  
No. of Case: 1394, Willett Avenue/Abendroth Place  
Applicant: Demetrios Adamis, Esq.

Nature of Request: ~~See publication notice annexed hereto.~~  
Extension on variances granted June 15, 2006

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

- a. Demetrios Adamis, Esq., 2900 Westchester Avenue, Purchase, 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: An additional ninety day extension based upon the continuing efforts of the applicant to finalize site plan and other issued applicable to the subject property.

~~Findings of Board~~

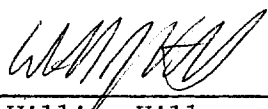
Action taken by Board: A motion was made by Mr. Luiso, seconded by Ms. Petrone, to grant an additional ninety day extension on vriances granted June 15, 2006. A vote was taken and the motion carried.

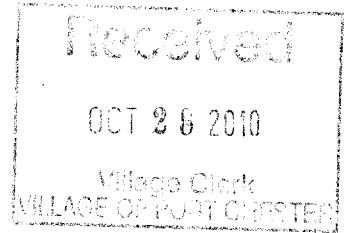
Record of Vote: For Three Against -0- Absent -0- Abstained Two

List names of members and how voted - symbols as follows: F-for, A-against, Ab-absent  
Abs-abstained

- F - Petrone
- F - Luiso
- Abs - Strauch
- Abs - Espinoza
- F - Villanova

Attest: 10/28/10

Signed   
 Title William Villanova  
Acting Chairman



# Zoning Board of Appeals

222 GRACE CHURCH STREET  
PORT CHESTER, NEW YORK 10573

(914) 939-5203

**Board Members**

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

October 25, 2010

Mr. Gary Gianfrancesco, AIA  
Arconics Architecture  
545½ Westchester Avenue  
Rye Brook, NY 10573

**RE: Extension**  
**Case No. 1473 (F367)**  
**54 Poningo Street**

Dear Mr. Gianfrancesco:

It was the decision of this Board at its hearing held on Thursday, October 21, 2010, to grant a ninety day extension on variances that were granted March 18, 2010 for the above noted location.

Sincerely,

William Villanova  
Acting Chairman

WV:akb

cc: Anthony Carbone, Esq.



MINUTES OF MEETING

Application for Zoning Variance

Date of Hearing: October 21, 2010  
No. of Case: 1473, 54 Poningo Street  
Applicant: Gary Gianfrancesco, AIA

Nature of Request: ~~See publication notice annexed hereto.~~  
Extension on variances granted 3/18/10.

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

- a. Anthony Carbone, Esq., 320 Westchester Avenue, Port Chester, 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: Letter dated October 7, 2010 from Gary Gianfrancesco, AIA requesting an additional extension on variances granted 3/18/10. Application for this project is before the Board of Trustees for Special Exception Use approval.

~~Findings of Board:XXXX~~

Action taken by Board: A motion was made by Ms. Petrone, seconded by Mr. Luiso, to grant an additional ninety day extension on variances that were granted 3/18/10. A vote was taken and the motion carried.

Record of Vote: For Three Against -0- Absent -0- Abstained Two  
List names of members and how voted - symbols as follows: F-for, A-against, Ab-absent  
Abs-absent

- F - Petrone
- F - Luiso
- Abs - Strauch
- Abs - Espinoza
- F - Villanova

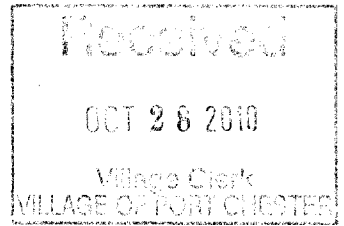
Attest: 10/28/10

Signed William Villanova  
Title Acting Chairman



## 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  
Frank Strauch  
Gerardo Espinoza, Alternate

(914) 939-5203

October 25, 2010

Mr. Gary Gianfrancesco, AIA  
Arconics Architecture  
545½ Westchester Avenue  
Rye Brook, NY 10573

**RE: Extension**  
**Case No. 1221C (F707)**  
**25 Midland Avenue**

Dear Mr. Gianfrancesco:

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

Sincerely,

William Villanova  
Acting Chairman

WV:akb

cc: Joseph Sandarciero

MINUTES OF MEETING

Application for Zoning Variance

Date of Hearing: October 21, 2010  
No. of Case: 1221C, 25 Midland Avenue  
Applicant: Gary Gianfrancesco, AIA

Nature of Request: ~~See publication variance annexed hereto~~  
Extension on variances granted 2/21/10

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

- a. None
- 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: Letter dated September 20, 2010 from Gary Gianfrancesco, AIA requestion and extension on variances granted February 21, 2010. It is expected that Red's Garage will commence with building the addition in early Spring, 2011.

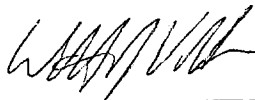
~~Findings of Board:~~

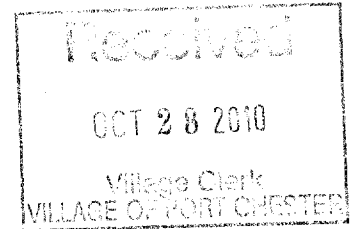
Action taken by Board: A motion was made by Ms. Petrone, seconded by Mr. Luiso, to grant a ninety day extension on variances granted 2/21/10. A vote was taken and the motion carried.

Record of Vote: For Three Against -0- Absent -0- Abstained Two  
List names of members and how voted - symbols as follows: F-for, A-against, Ab-absent  
Abs-abstained

- F - Petrone
- F - Luiso
- Abs - Strauch
- Abs - Espinoza
- F - Villanova

Attest: 10/28/10

Signed   
William Villanova  
Title Acting Chairman



## 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**  
**Frank Strauch**  
**Gerardo Espinoza, Alternate**

(914) 939-5203

October 25, 2010

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

**RE: Case No. 1490 (F2182)**  
**175-179 North Main Street**  
**Variances to Install Additional Signage**

Dear Mr. Boender:

Please be advised that at the Zoning Board of Appeals hearing held on Thursday, October 21, 2010, said Board reviewed your application for request of variances regarding the above captioned matter and a decision will be made at the next scheduled meeting for November 18, 2010.

Sincerely,

William Villanova  
Acting Chairman

WV:akb

MINUTES OF MEETING

Application for Zoning Variance

Date of Hearing: October 21, 2010  
No. of Case: 1490, 175-179 North Main Street  
Applicant: E J Port Realty

Nature of Request: See publication notice annexed hereto.  
Variances to install additional signage

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

- a. Michiel Boender, AIA, 163 North Main Street, Port Chester, NY
- b. Frank Raffa, 181 North Main Street, 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: Signage in keeping with the historic nature of the building. Needs signage for each store. Signs will be lighted by goose-necks. Architectural Board of Review has reviewed and received approval of signs proposed.

~~Findings of Board~~

Action taken by Board: A motion was made by Mr. Luiso, seconded by Ms. Petrone, to close the public hearing and to render a decision at the next scheduled hearing of November 18, 2010. A vote was taken and the motion was unanimously carried.

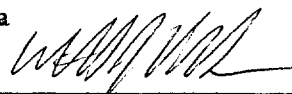
A motion was made by Mr. Luiso, seconded by Ms. Petrone, directing Mr. Anthony Cerreto, Village Attorney, to prepare the Findings of Fact for this application. A vote was taken and the motion was unanimously carried.

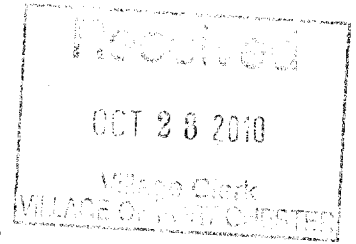
Record of Vote: For Five Against -0- Absent -0-

List names of members and how voted - symbols as follows: F-for, A-against, Ab-absent

| <u>Close Public Hearing</u> | <u>Findings of Fact</u> |
|-----------------------------|-------------------------|
| F - Petrone                 | F - Petrone             |
| F - Luiso                   | F - Lusio               |
| F - Strauch                 | F - Strauch             |
| F - Espinoza                | F - Espinoza            |
| F - Villanova               | F - Villanova           |

Attest: 10/28/10

Signed   
 \_\_\_\_\_  
 William Villanova  
 Acting Chairman  
 Title \_\_\_\_\_



## 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**  
**Frank Strauch**  
**Gerardo Espinoza, Alternate**

**(914) 939-5203**

October 25, 2010

Mr. Michael Rozins  
350 South Broadway  
Tarrytown, NY 10591

**RE: Case No. 1489 (F3004)**  
**211 Irving Avenue**  
**Variances to Install Storage Silo**

Dear Mr. Rozins:

Please be advised that at the Zoning Board of Appeals hearing held on Thursday, October 21, 2010, said Board reviewed your application for request of variances regarding the above captioned matter and a decision will be made at the next scheduled meeting for November 18, 2010.

Sincerely,

William Villanova  
Acting Chairman

WV:akb

cc: Anthony Carbone, Esq.  
Timothy Wetmore, AIA

MINUTES OF MEETING

Application for Zoning Variance

Date of Hearing: October 21, 2010  
No. of Case: 1489, 211 Irving Avenue  
Applicant: Michael Rozins

Nature of Request: See publication notice annexed hereto.  
Variances to install storage silo for flour

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

- a. Anthony Carbone, Esq. 320 Westchester Avenue, Port Chester, NY
- b. Timothy Wetmore, AIA, 14 Guyer Road, Westport, CT
- 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: Met with Traffic Sergeant and he indicated no problem with proposal in purchasing bags for the parking meters on Irving Avenue. Submitted two possible scenarios but would like deliveries from the street. No problem with 2:00 p.m. to 4:00 p.m. delivery time. Will purchase signage for sidewalk when hose is across the sidewalk. Also, employee will be out on the sidewalk and a caution triangler sign at the time of delivery.

~~Findings of Board~~

Action taken by Board: A motion was made by Mr. Luiso, seconded by Mr. Strauch, to close the public hearing and to render a decision at the next scheduled hearing of November 18, 2010. A vote was taken and the motion was unanimously carried.

A motion was made by Mr. Luiso, seconded by Ms. Petrone, directing Mr. Anthony Cerreto, Village Attorney, to prepare the Findings of Fact for this application. A vote was taken and the motion was unanimously carried.

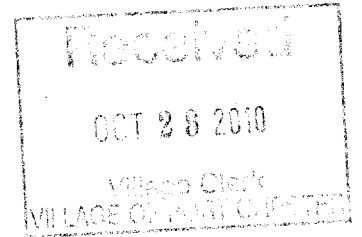
Record of Vote: For Five Against -0- Absent -0-

List names of members and how voted -- symbols as follows: F-for, A-against, Ab-absent

| <u>Close Public Hearing</u> | <u>Findings of Fact</u> |
|-----------------------------|-------------------------|
| F - Petrone                 | F - Petrone             |
| F - Luiso                   | F - Luiso               |
| F - Strauch                 | F - Strauch             |
| F - Espinoza                | F - Espinoza            |
| F - Villanova               | F - Villanova           |

Attest: 10/28/10

Signed William Villanova  
Title Acting Chairman



## Zoning Board of Appeals

222 GRACE CHURCH STREET  
PORT CHESTER, NEW YORK 10573

(914) 939-5203

### Board Members

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

October 25, 2010

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

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

Dear Mr. Boender:

Please be advised that at the Zoning Board of Appeals hearing held on Thursday, October 21, 2010, said Board reviewed your application for request of variations regarding the above captioned matter and a decision will be made at the next scheduled meeting for November 18, 2010.

Sincerely,

William Villanova  
Acting Chairman

WV:akb



MINUTES OF MEETING

Application for Zoning Variance

Date of Hearing: October 21, 2010  
No. of Case: 1485, 277 Madison Avenue  
Applicant: Marion and Cathleya Castillo

Nature of Request: See publication notice annexed hereto.

Variations to construct a 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. Marion and Cathleya Castillo, 277 Madison Avenue, 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: One bedroom going upstairs plus two more. Bedroom on first floor will become a formal dining room. House previously rented but not any more. Owners will stay in house whenever they are back from the Phillipines. Foot print not changing. Could go back with addition instead of straight up and would not require a variance but would cost more-a lot of rock and drainage issues. Bought house in 1985. In 1991, his job required him to work in the Phillipines. Rented from 1991 to 2001. Son lived there until 2002. Last tenant was a problem and since 2005 no more tenants. Children use house when break from college and visit them at house every quarter. Property is kept up. When he retires, they will live in house. Not looking to sell the house.

~~Findings of Board~~

Action taken by Board: A motion was made by Mr. Luiso, seconded by Mr. Strauch, to close the public hearing and to render a decision at the next scheduled hearing of November 18, 2010. A vote was taken and the motion was unanimously carried.

A motion was made by Mr. Strauch, seconded by Ms. Petrone, directing Mr. Anthony Cerreto, Village Attorney, to prepare the Findings of Fact for this application. A vote was taken and the motion was unanimously carried.

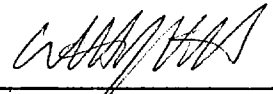
Record of Vote: For Five Against -0- Absent -0-

List names of members and how voted - symbols as follows: F-for, A-against, Ab-absent

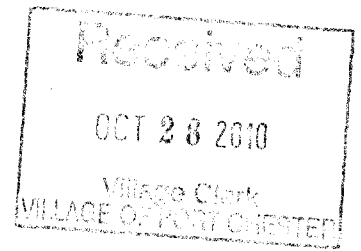
| <u>Close Public Hearing</u> | <u>Findings of Fact</u> |
|-----------------------------|-------------------------|
| F - Petrone                 | F - Petrone             |
| F - Luiso                   | F - Luiso               |
| F - Strauch                 | F - Strauch             |
| F - Espinoza                | F - Espinoza            |
| F - Villanova               | F - Villanova           |

Attest: 10/28/10

Signed

  
William Villanova

Title Acting Chairman



# 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  
Frank Strauch  
Gerardo Espinoza, Alternate

(914) 939-5203

October 25, 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 decision of this Board at its hearing held on Thursday, October 21, 2010, to grant a ninety day extension on variances that were granted January 21, 2010 for the above noted location.

Sincerely,

William Villanova  
Acting Chairman

WV:akb

