



PORT CHESTER BUILDING AND FIRE PREVENTION DEPARTMENT

222 GRACE CHURCH STREET • PORT CHESTER, NEW YORK 10573

939-5203

Frank Ruccolo

Assistant Building & Plumbing Inspector

Rafael A. Luyando

Code Enforcement Officer

Brian D. Acciavatti

Code Enforcement Officer

Lawrence A. Chiulli

Code Enforcement Officer

MEMO TO: Joan Mancuso, Village Clerk's Office

FROM: Anne Belfatto, ZBA Secretary *AB*

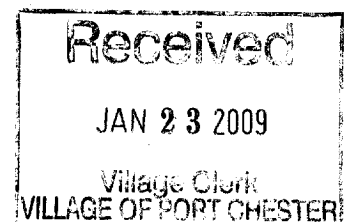
DATE: January 23, 2009

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, January 15, 2009.

Please respond with the proper filing date.

AB/
Attachments





Zoning Board of Appeals

222 GRACE CHURCH STREET
PORT CHESTER, NEW YORK 10573

Board Members

Roberto Vilato, Chairman
William Villanova, Secretary
Evelyn Patrone
Ronald Luiso
Art D'Estrada
Meredith Black, Alternate

(914) 939-5203

January 16, 2009

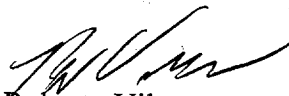
Mr. Michiel A. Boender, AIA
Edgewater Group
163 North Main Street
Port Chester, NY 10573

RE: Case No. 1450A (F3136)
18 Mill Street
Variances to Install Two Additional Signs

Dear Mr. Boender:

As per your written request, it was the unanimous decision of this Board at its hearing held on Thursday, January 15, 2009, to withdraw the above captioned matter without prejudice.

Sincerely,


Roberto Vilato
Chairman

RV:akb

MINUTES OF MEETING

Application for Zoning Variance

Date of Hearing: January 15, 2009
No. of Case: 1450A, 18 Mill Street
Applicant: Michiel A. Boender, AIA

Nature of Request: See publication notice annexed hereto.

Variations to install two additional signs

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 1/15/09 from Michiel A. Boender, AIA requesting to withdraw the application without prejudice.

~~Findings of Board~~

Action taken by Board: A motion was made by Mr. Villanova, seconded by Mr. Luiso, that this application be withdrawn without prejudice. A vote was taken and the motion was unanimously carried.



Zoning Board of Appeals

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January 16, 2009

Mr. Steven Feinstein, Esq.
Gallo, Feinstein & Naishtut, LLP
211 South Ridge Street
Rye Brook, NY 10573

RE: Case No. 1441 (F1394)
13 Maple Place
Use Variance to Convert One Family into a Two Family Dwelling

Dear Mr. Feinstein:

It was the unanimous decision of this Board at its hearing held on Thursday, January 15, 2009, to adjourn the above captioned matter to the next scheduled meeting of February 19, 2009.

Sincerely,

Roberto Vilato
Chairman

RV:akb

cc: Timothy Wetmore, AIA
Jaime Montoya

MINUTES OF MEETING

Application for Zoning Variance

Date of Hearing: January 15, 2009

No. of Case: 1441, 13 Maple Place

Applicant: Jaime Montoya

Nature of Request: See publication notice annexed hereto.

Use variance to convert one family into a two family dwelling

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 January 15, 2009 from Steven Feinstein attorney for the applicant, requesting an adjournment for one month.

~~Findings of Board:~~

Action taken by Board: A motion was made by Mr. Villanova, seconded by Mr. Luiso, to adjourn this application to the next scheduled hearing of February 19, 2009. A vote was taken and the motion was unanimously carried.



Zoning Board of Appeals

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January 16, 2009

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

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

Dear Mr. Adamis:

It was the decision of this Board at its hearing held on Thursday, January 15, 2009, 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,

Roberto Vilato
Chairman

RV:akb

cc: Frank Boccanfuso

MINUTES OF MEETING

Application for Zoning Variance

Date of Hearing: January 15, 2009

No. of Case: 1415, Willett and Abendroth Avenues

Applicant: Demetrios Adamis, Esq.

Nature of Request: ~~See publication notice annexed hereto~~
Extension of variances granted 2/15/07

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

- a. Demetrios Adamis, Esq., 2900 Westchester Avenue, Purchase, NY
- b. Steve Giomundo, Capital Partner,s Purchase, 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: Request an extension for another 90 days to April 15, 2009. Site plan issues resolved. Obtained extension from Plainning Commission thru March, 2009. Owners trying to secure financing at this time. Owners committed to Port Chester and this project.

~~Findings of Board~~

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



Zoning Board of Appeals

222 GRACE CHURCH STREET
PORT CHESTER, NEW YORK 10573

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January 16, 2009


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, January 15, 2009, 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,


Roberto Vilato
Chairman

RV:akb

cc: Frank Boccanfuso

MINUTES OF MEETING

Application for Zoning Variance

Date of Hearing: January 15, 2009

No. of Case: 1394, Willett Avenue/Abendroth Place

Applicant: Demetrios Adamis, Esq.

Nature of Request: ~~See publication notice annexed hereto~~ XXXX
Extension of variances granted 6/15/06

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

- a. Demetrios Adamis, Esq., 2900 Westchester Avenue, Purchase, NY
- b. Steve Giomundo, Capital Partners, Purchase, 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: Request an extension for another 90 days to April 15, 2009. Site plan issues resolved. Obtained extension from Planning Commission thru March, 2009. Owners trying to secure financing at this time. Owners committed to Port Chester and this project.

~~Findings of Board:~~

Action taken by Board: A motion was made by Mr. Villanova, seconded by Mr. Luiso, to grant a ninety day extension on variances that were granted June 15, 2006. A vote was taken and the motion was carried.



Zoning Board of Appeals

222 GRACE CHURCH STREET
PORT CHESTER, NEW YORK 10573

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January 16, 2009


Mr. James Heffernan
20 Francis Lane
Port Chester, NY 10573

RE: Case No. 1460A (F4071)
20 Francis Lane
Variance to Construct an Extension

Dear Mr. Heffernan:

Please be advised that at the Zoning Board of Appeals hearing held on Thursday, January 15, 2009, said Board reviewed your application for request of a variance regarding the above captioned matter and a decision will be made at the next meeting scheduled for February 19, 2009.

Sincerely,


Roberto Vilato
Chairman

RV:akb

MINUTES OF MEETING

Application for Zoning Variance

Date of Hearing: January 15, 2009
No. of Case: 1460A, 20 Francis Lane
Applicant: James Heffernan

Nature of Request: See publication notice annexed hereto.

Front yard variance to construct 3'0" extension

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

- a. James Heffernan, 20 Francis Lane, Port Chester, NY
- b. Eileen Geasor, 30 Pilgrim Drive, 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: Obtained variance for original proposal of seventeen feet for bay window. Decided to change two feet more, now room extension by three feet. Awkward layout, three feet out from corners. Miles Standish Circle closest to house by fifteen feet. If Francis Lane went straight, would not need variance.

Findings of Board:

Action taken by Board: A motion was made by Mr. Villanova, seconded by Mr. D'Estrada, to close the public hearing and to render a decision at the next scheduled hearing of February 19, 2009. A vote was taken and the motion was unanimously carried.



Zoning Board of Appeals

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January 16, 2009

Mr. Leon Sculti
99 Hobart Avenue
Port Chester, NY 10573

RE: Case No. 1463 (F1818)
99 Hobart Avenue
Variances to Subdivide Parcel into Two Lots

Dear Mr. Sculti:

It was the unanimous decision of this Board at its hearing held on Thursday, January 15, 2009, to adjourn the above captioned matter to the next scheduled meeting of February 19, 2009.

Sincerely,

Roberto Vilato
Chairman

RV:akb

MINUTES OF MEETING

Application for Zoning Variance

Date of Hearing: January 15, 2009
No. of Case: 1463, 99 Hobart Avenue
Applicant: Leon Sculti

Nature of Request: See publication notice annexed hereto.

Variations to subdivide parcel into two lots

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

- a. Leon Sculti, 99 Hobart Avenue, Port Chester, NY
- b. Anthony Carbone, Esq., 320 Westchester Avenue, Port Chester, NY
- c. Copy of Zoning Code Ordinance, Section 345-10(I) submitted, Labeled Exhibit "C".
- d. Copy of letter from Ahneman Kirby, LLC dated 1/15/09 submitted, Labeled Exhibit "D".
- e. Documents submitted proposed new home, Labeled Exhibit "E".

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

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

Summary of statement or evidence presented: Revising plans, less variances. Relocating parking to the rear eliminating parking variance. Front yard variance not required per Section 345-10(I) regarding alignment of buildings. Ninety-five percent of lots in area are 50 x 100. Two lots will be in character of the neighborhood. Village engineer agrees with remedy for water run-off that may help some lower properties with problem. Moratorium on development, can present case but Board not allowed to vote.

~~Findings of Board:~~XXX

Action taken by Board: A motion was made by Mr. Villanova, seconded by Ms. Petrone, to adjourn this application to the next scheduled hearing of February 19, 2009. A vote was taken and the motion was unanimously carried.