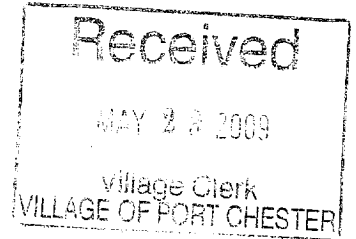


**PORT CHESTER BUILDING AND FIRE PREVENTION DEPARTMENT**

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

FROM: Anne Belfatto, ZBA Secretary *AB*

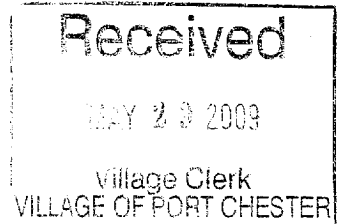
DATE: May 29, 2009

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, May 21, 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 Petrone**  
**Ronald Luiso**  
**Art D'Estrada**  
**Meredith Black, Alternate**

(914) 939-5203

May 26, 2009

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

**RE: Case No. 1466 (F1902)**  
**262 Columbus Avenue**  
**Variances to Construct Rear Addition and Extend Front Porch**

Dear Mr. Boender:

It was the unanimous decision of this Board at its hearing held on Thursday, May 21, 2009, to adjourn the above captioned matter to the next scheduled meeting of June 18, 2009.

Sincerely,

William Villanova  
Acting Chairman

WV:akb

cc: Luis and Marina Costa

# MINUTES OF MEETING

## Application for Zoning Variance

**Date of Hearing:** May 21, 2009

**No. of Case:** 1466, 262 Columbus Avenue

**Applicant:** Luis and Marian Costa

**Nature of Request:** See publication notice annexed hereto.

Variances to construct rear addition and extend front porch

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

- a. Michiel Boender, AIA, 163 North Main Street, Port Chester, NY
- b. Luis Costa, 262 Columbus 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:** Owner bought property which was in a state of disrepair. Village had issued with the previous owner. Legal nonconforming two family dwelling in a one family zone. Owner thought it was in a two family zone and did not think he would need variances. Fixing the house for wife and daughter. No additional bedrooms on second floor. Proposed rear addition on first floor with bedroom and bathroom. Only one bedroom on first floor now. Has spent \$10,000.00 to fix mold. Pays \$13,000.00 in taxes a year. Attic unfinished and basement has laundry room and office. Not unusual in neighborhood. Apartments across the street, school and commercial building in neighborhood. Extend front vestibule for new entry into both dwellings. Parks car in garage, no spaces on street. Board needed more information on the expansion of a nonconforming use.

### ~~Findings of Board~~

**Action taken by Board:** A motion was made by Ms. Petrone, seconded by Mr. Luiso, to adjourn this application to the next scheduled hearing of June 18, 2009. 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**

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

(914) 939-5203

May 26, 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:

As per your request, it was the unanimous decision of this Board at its hearing held on Thursday, May 21, 2009, to adjourn the above captioned matter to the next scheduled meeting of June 18, 2009.

Sincerely,

William Villanova  
Acting Chairman

WV:akb

cc: Jaime Montoya  
Timothy Wetmore, AIA

## MINUTES OF MEETING

### Application for Zoning Variance

**Date of Hearing:** May 21, 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. No one

b.

c.

d.

e.

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

a. No one

b.

c.

d.

e.

**Summary of statement or evidence presented:** Letter dated May 21, 2009 from Steven Feinstein, attorney for the applicant, requesting an adjournment to the next scheduled meeting due to the moratorium.

~~Findings of Board:~~

**Action taken by Board:** A motion was made by Mr. Luiso, seconded by Ms. Petrone, to adjourn this application to the next scheduled hearing of June 18, 2009. A vote was taken and the motion was unanimously carried.



Received

MAY 23 2009

Village Clerk  
VILLAGE OF PORT CHESTER

## Zoning Board of Appeals

222 GRACE CHURCH STREET  
PORT CHESTER, NEW YORK 10573

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

(914) 939-5203

May 26, 2009

Mr. Anthony Carbone, Esq.  
Berlingo & Carbone  
320 Westchester Avenue  
Port Chester, NY 10573

RE: Case No. 1463 (F1817)  
99 Hobart Avenue  
Variances to Subdivide Parcel into Two Lots

Dear Mr. Carbone:

As per your request, it was the unanimous decision of this Board at its hearing held on Thursday, May 21, 2009, to adjourn the above captioned matter to the next scheduled meeting of June 18, 2009.

Sincerely,

William Villanova  
Acting Chairman

WV:akb

cc: Leon Sculti

# MINUTES OF MEETING

## Application for Zoning Variance

**Date of Hearing:** May 21, 2009

**No. of Case:** 1462, 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. No one

b.

c.

d.

e.

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

a. No one

b.

c.

d.

e.

**Summary of statement or evidence presented:** Letter dated May 7, 2009 from Anthony Carbone, attorney for the applicant, requesting an adjournment to June, 2009 due to the moratorium.

~~Findings of Board~~

**Action taken by Board:** A motion was made by Mr. D'Estrada, seconded by Mr. Luiso, to adjourn this application to the next scheduled meeting of June 18, 2009. A vote was taken and the motion was unanimously carried.