



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

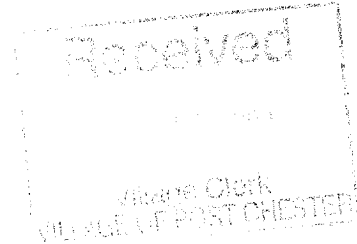
Code Enforcement Officer

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: June 25, 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, June 18, 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

June 19, 2009

Mr. Steven Feinstein, Esq.
Gallo, Feinstein & Naishtut, LLP
211 North 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:

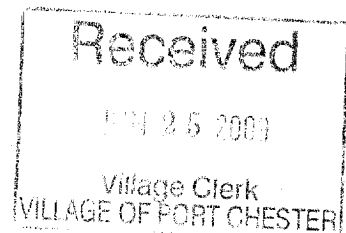
As per your request, it was the unanimous decision of this Board at its hearing held on Thursday, June 18, 2009, to adjourn the above captioned matter to the next scheduled meeting of July 16, 2009.

Sincerely,

Roberto Vilato
Chairman

RV:akb

cc: Jaime Montoya
Timothy Wetmore, AIA



MINUTES OF MEETING

Application for Zoning Variance

Date of Hearing: June 18, 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 June 18, 2009 from Steven Feinstein, attorney for applicant, requesting an adjournment to the next meeting due to the moratorium.

~~**Findings of Board**~~

Action taken by Board: A motion was made by Mr. Villanova, seconded by Mr. D'Estrada, to adjourn this application to the next scheduled hearing of July 16, 2009. 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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Meredith Black, Alternate

(914) 939-5203

June 19, 2009

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

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

Dear Mr. Boender:

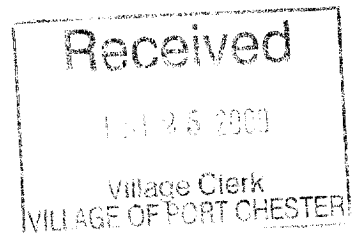
As per your request, it was the unanimous decision of this Board at its hearing held on Thursday, June 18, 2009, to adjourn the above captioned matter to the next scheduled meeting of July 16, 2009.

Sincerely,

Roberto Vilato
Chairman

RV:akb

cc: Luis and Marina Costa



MINUTES OF MEETING

Application for Zoning Variance

Date of Hearing: June 18, 2009

No. of Case: 1466, 262 Columbus Avenue

Applicant: Luis and Maria Costa

Nature of Request: See publication notice annexed hereto.

Variations to construct rear addition and extend front porch

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 June 18, 2009 from Michiel Boender, architect for applicants, requesting an adjournment to the next hearing due to the possibility of re-noticing.

~~Findings of Board:~~

Action taken by Board: A motion was made by Mr. Villanova, seconded by Mr. D'Estrada, to adjourn this application to the next scheduled hearing of July 16, 2009. 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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Meredith Black, Alternate

(914) 939-5203

June 19, 2009

Mr. Peter Rossi
Siteworks Contracting Corporation
P.O. Box 3200
Mount Vernon, NY 10553

RE: Case No. 1468 (F2913)
12 Oakridge Drive
Rear Yard Variance to Construct Deck

Dear Mr. Rossi:

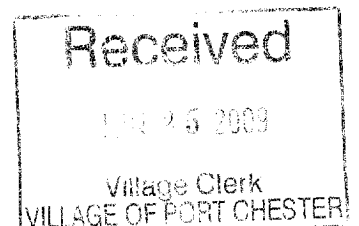
Please be advised that at the Zoning Board of Appeals hearing held on Thursday, June 18, 2009, said Board reviewed your application for request of variances regarding the above captioned matter and a decision will be made at the next meeting scheduled for July 16, 2009.

Sincerely,

Roberto Vilato
Chairman

RV:akb

cc: Oakridge Drive, LLC
Fred Geremia, AIA



MINUTES OF MEETING

Application for Zoning Variance

Date of Hearing: June 18, 2009
No. of Case: 1468, 12 Oakridge Drive
Applicant: Peter Rossi

Nature of Request: See publication notice annexed hereto.
Rear yard variance to construct deck

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

- a. Peter Rossi, P.O. Box 3200, Mount Vernon, 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: Propose 10' x 14" deck. House is under construction and is part of a three lot subdivision. Property adjacent to NYS thruway. No impact on neighborhood. House right on 30' rear line. No other way to achieve what the owner wants, not a large deck. No change in character of the neighborhood, isolated.

Findings of Board

Action taken by Board: A motion was made by Ms. Petrone, seconded by Mr. D'Estrada, to close the public hearing and to render a decision at the next scheduled hearing of July 16, 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

June 19, 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:

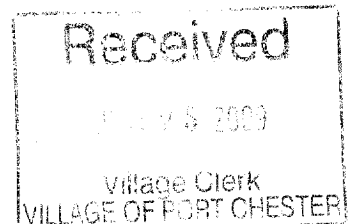
Please be advised that at the Zoning Board of Appeals hearing held on Thursday, June 18, 2009, said Board reviewed your application for request of variances regarding the above captioned matter and a decision will be made at the next meeting scheduled for July 16, 2009.

Sincerely,

Roberto Vilato
Chairman

RV:akb

cc: Leon Sculti



MINUTES OF MEETING

Application for Zoning Variance

Date of Hearing: June 18, 2009
No. of Case: 1463, 99 Hobart Avenue
Applicant: Leon Sculti

Nature of Request: See publication notice annexed hereto.

Variances to subdivide parcel into two lotw

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

- a. Anthony Carbone, Esq., 320 Westchester Avenue, Port Chester, NY
- b. Leon Sculti, 99 Hobart 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: Originally requested four variances now reduced to two; side yard on existing house and width of lots. Redesigned parking not to be in side and front yards. Nearly all houses in neighborhood are 50' x 150' lots, substandard to width. Proposed house designed for neighborhood, reduce 43% of drainage from property. If the two lots were not in common ownership, would not need to come before Board. Would be able to build. Variances not substantial. Will not alter the character of the neighborhood. Area really R5 zone. Drainage plan to be part of the building permit.

~~Findings of Board~~

Action taken by Board: A motion was made by Ms. Petrone, seconded by Mr. Villanova, to close the public hearing and to render a decision at the next scheduled hearing of July 16, 2009. 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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(914) 939-5203

June 19, 2009

Mr. David Wallance, AIA
325 West 38th Street
Room 912
New York, NY 10018

RE: Case No. 1467 (F4172)
3 Rye Road
Variances to Widen Driveway

Dear Mr. Wallance:

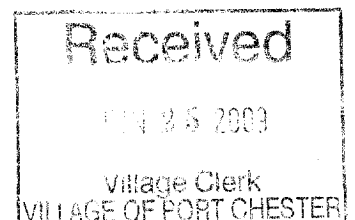
It was the unanimous decision of this Board at its hearing held on Thursday, June 18, 2009, to adjourn the above captioned matter to the next scheduled meeting of July 16, 2009.

Sincerely,

Roberto Vilato
Chairman

RV:akb

cc: Dr. Klaus Kleinfeld
Michael Kolba



MINUTES OF MEETING

Application for Zoning Variance

Date of Hearing: June 18, 2009
No. of Case: 1467, 3 Rye Road
Applicant: Dr. Klaus Kleinfeld

Nature of Request: See publication notice annexed hereto.
Variances to siden driveway

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

- a. David Wallance, AIA, 325 West 38th Street, New York, NY
- b. Michael Kolba, Project Manager, John Meyer Consulting, Armonk, 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: Existing house demolished. All parking wss in the front yard with a 32' curb cut. Rye Road is on a cul-de-sac and very steep and narrow. Proposed driveway an improvement upon existing condition. Will reduce existing curb cut. Will be an easier three point turn with cars parked in apron. Room for service trucks and visitors. Be able to park seven to eight cars plus garage. Board concerned about the amount of paved area; would like to have green area enhanced.

~~Findings of Board~~XX

Action taken by Board: A motion was made by Ms. Petrone, seconded by Mr. D'Estrada, to adjourn this application to the next scheduled hearing of July 16, 2009. A vote was taken and the motion was unanimously carried.