



Received

JUN 17 2011

Village Clerk
VILLAGE OF PORT CHESTER

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

June 13, 2011

S. A. C. Developers LLC
98 Rose Avenue
Eastchester, NY 10709

Re: ZBA Case #2011-0001 57 Soundview Street
Variations to construct an eight unit attached residential cluster development

Gentlemen:

It was the decision of this Board at the meeting held Thursday, April 21, 2011, to direct the Village Attorney to prepare Findings of Fact for the above case.

The next scheduled meeting will be held May 19, 2011.

Sincerely,

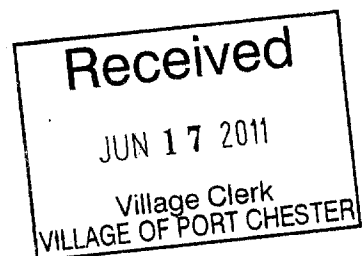
William Villanova
Acting Chairman

WV:kmi

cc: G. Gianfrancesco, RA

MINUTES OF MEETING

Application for Zoning Variance



A meeting of the Zoning Board of Appeals was held at the Courtroom of the Police Headquarters Building, 350 North Main Street, Port Chester, NY at 6:30 p.m. with Acting Chairman Villanova presiding.

Present in addition to Acting Chairman Villanova were Board Members Ms. Petrone, and Messrs. Luiso, D'Estrada and Strauch. Also present was Mr. Espinoza, Alternate Member.

Date of Hearing: April 21, 2011
No. of Case: 2011-0001
Applicant: S. A. C. Developers LLC

Nature of Request: See publication notice annexed hereto.

To construct an eight unit attached residential cluster development.

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

- a. Gary Gianfrancesco, AIA, AICP, LEED AP
Arconics Architecture, P. C.
545 ½ Westchester Avenue
Rye Brook, NY 10573

Martin O'Connell
63 Spring Street
Port Chester, NY 10573

Exhibit A, Planning Commission Minutes of meeting held February 28, 2011.

Exhibit B, photographs of the rear of 55 Soundview Street handed up by Mr. Gianfrancesco.

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

- a. None

Summary of statement or evidence presented:

The Public Hearing was re-opened. Chairman Villanova noted copies of the Planning Commission minutes for the meeting held February 28, 2011 were received by the members along with a letter from Arconics Architecture, P. C., dated April 11, 2011, attaching 13 photographs.

Mr. Gianfrancesco displayed a plan, elevations and photographs and gave a brief history of the proposed project. He noted the property could be developed with four-two family houses, for which variances had been granted in 2001 for two separate driveways at the proposed houses on Spring Street.

Discussion followed relative to elevations, landscaping, stormwater, maintenance of rear property, access, open space, slopes and the technical request, difference between 7.1 and 8 units. Mr. Gianfrancesco read into record information on the traffic, safer traffic conditions at the site, better visibility of pedestrians and vehicles and elaborated on the benefits of developing the site in this manner. Mr. Gianfrancesco gave a brief summary and further discussion followed relative to calculations, number of stories and the traffic on Spring Street.

Findings of Board:

Action taken by Board:

A motion was made by Mr. Luiso, seconded by Ms. Petrone, to close the Public Hearing. A vote was taken and the motion unanimously carried.

A motion was made by Ms. Petrone, seconded by Mr. Luiso, giving direction to Mr. Cerreto to prepare Findings of Fact geared towards favorable acceptance of the application.

Record of Vote: For _____ Against _____ Absent _____
List names of members and how voted – symbols as follows: F-for, A-against, Ab-absent

Close Public Hearing

F – Petrone
F – Luiso
F – D’Estrada
F – Strauch
F – Villanova

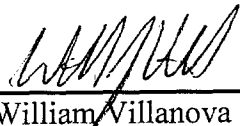
Prepare Favorable Findings

F – Petrone
F – Luiso
A – D’Estrada
A - Strauch
F - Villanova

Attest:

See 16, 2011

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

June 13, 2011

Gary Gianfrancesco, AIA, AICP, LEED AP
Arconics Architecture, P. C.
545 ½ Westchester Avenue
Rye Brook, NY 10573

Re: ZBA Case #Interpretation/64 Merritt Street

Gentlemen:

At a meeting of this Board May 19, 2011, a review of the request for an interpretation was conducted and the matter adjourned.

The next meeting will be held June 16, 2011.

Sincerely,

William Villanova
Acting Chairman

WV:kmi

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MINUTES OF MEETING

Application for Zoning Variance

A meeting of the Zoning Board of Appeals was held at the Courtroom of the Police Headquarters Building, 350 North Main Street, Port Chester, NY at 6:30 p.m. with Acting Chairman Villanova presiding.

Present in addition to Acting Chairman Villanova were Board Members Ms. Petrone, and Messrs. Luiso and D'Estrada. Also present was Mr. Espinoza, Alternate Member.

Date of Hearing: May 19, 2011
No. of Case: File #491 Interpretation
Applicant: Gary Gianfrancesco, AIA, AICP, LEED AP
Arconics Architecture, P. C.

Nature of Request: See publication notice annexed hereto.

If no structural alterations are made, a nonconforming use of a building may be changed to another nonconforming use, which in the opinion of the Board of Appeals, is of the same or of a more restricted nature.

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

a. Gary Gianfrancesco, AIA, AICP, LEED AP
Arconics Architecture, P. C.
545 ½ Westchester Avenue
Rye Brook, NY 10573

Anthony A. Carbone, Esq.
Berlingo & Carbone, P.C.
320 Westchester Avenue
Port Chester, NY 10573

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

a. None

Summary of statement or evidence presented:

Messrs. Gianfrancesco and Carbone made a presentation to the members and discussion followed relative to parking, hours of operation, noise, garbage and possible tenancies at the site.

Action taken by Board:

A motion was made by Mr. Luiso seconded by Ms. Petrone, that the Public Hearing be opened.

Record of Vote: For 5 Against 0 Absent _____

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

Open Public Hearing

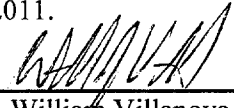
F – Petrone
F – Luiso
F – D'Estrada
F – Espinoza
F – Villanova

The matter was adjourned until the meeting to be held June 16, 2011.

Attest:

June 16, 2011

Signed


William Villanova

Title Acting Chairman



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Port Chester, New York 10573

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Frank Strauch
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(914) 939-5203

June 13, 2011

S. A. C. Developers LLC
98 Rose Avenue
Eastchester, NY 10709

Re: ZBA Case #2011-0001 57 Soundview Street
Variances to construct an eight unit attached residential cluster development

Gentlemen:

At a meeting of this Board **May 19, 2011**, it was the decision of this Board to approve the Findings of Fact for the above case.

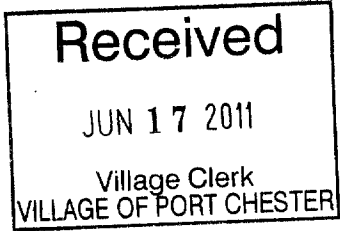
A copy of the minutes are enclosed for your convenience.

Sincerely,

William Villanova
Acting Chairman

WV:kmi

cc: G. Gianfrancesco, RA



MINUTES OF MEETING

Application for Zoning Variance

A meeting of the Zoning Board of Appeals was held at the Courtroom of the Police Headquarters Building, 350 North Main Street, Port Chester, NY at 6:30 p.m. with Acting Chairman Villanova presiding.

Present in addition to Acting Chairman Villanova were Board Members Ms. Petrone, and Messrs. Luiso and D'Estrada. Also present was Mr. Espinoza, Alternate Member.

Date of Hearing: May 19, 2011
No. of Case: 2011-0001
Applicant: S. A. C. Developers LLC

Nature of Request: See publication notice annexed hereto.

To construct an eight unit attached residential cluster development.

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

- a. Gary Gianfrancesco, AIA, AICP, LEED AP
Arconics Architecture, P. C.
545 1/2 Westchester Avenue
Rye Brook, NY 10573

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

- a. None

Summary of statement or evidence presented:

Ms. Petrone read into the record the Findings of Fact and Conclusions of Law submitted by the Village Attorney, noting Public Hearings were held April 7, 2011 and April 21, 2011 and the Planning Commission had given a positive referral to the Zoning Board of Appeals

Action taken by Board:

A motion was made by Ms. Petrone, seconded by Mr. Luiso, that the application be approved.


Record of Vote: For 4 Against 1 Absent _____

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

Findings

- F – Petrone
- F – Luiso
- A – D'Estrada
- F – Espinoza
- F – Villanova

Attest: 

Signed 

William Villanova
Title Acting Chairman
