

Application for Permit or 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, December 15, 2011, at 7:00 p.m. with Chairman William Villanova presiding.

Present in addition to Chairman Villanova were Messrs. Petrone Luiso, Strauch, and

Alternate Member	er Espinoza. Also in attendance was An	thony Cerreto, Village Attorney.
Date of Hearing	: December 15, 2011	
No. of Case: Applicant:	2011-0005 – 22 Broad Street Aldo Vitagliano, P.C.	Roosevelt Holding, LLC
Nature of Requ	est:	
An interpalternative 345-3	oretation/variance is requested under Se 30 of the Zoning Ordinance or Ordinance	ection 345-29A, 345-13 or in the ces for permission to:
manlring on gita	an Auto Detailing business with indoor within the C2 zone, in a building where bulk storage, variances from the require ce.	the prior use was non-conforming
1. Names and	addresses of those appearing in favor	of the application.
2. Names and	none addresses of those appearing in oppo	sition to application.
Summary of st	none catement or evidence presented:	
On the o	direction of the Village Attorney a recont this matter until the next regularly sche	mmendation was submitted requesting an eduled meeting (January 19, 2012)
Findings of Bo	oard:	
Action taken b	oy Board:	
On the	motion of Commissioner Luiso which	was seconded by Commissioner Petrone

the matter was adjourned until the next meeting January 19, 2012.

Record of Vote: For <u>5</u> Against <u>0</u> Absent <u>______</u>
List names of members and how voted – symbols as follows: F-for, A-against, Ab-absent

Adjourn

F - PETRONE

F - LUISO

F - STRAUCH

F - ESPINOZA

F - Villanova

	WAN WAS	
Signed		
1	William ∜ illanova	
Title A	Acting Chairman	

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Present in addition to Chairman Villanova were Messrs. Petrone Luiso, Strauch, and Alternate Member Espinoza. Also in attendance was Anthony Cerreto, Village Attorney.

Date of Hearing: December 15, 2011

JAn. 20, 2012

<u>Case #2011-0001</u> **Applicant:** S.A.C. Developers LLC/ Gary Gianfrancesco. AIA

Nature of the request:

On the premises No **57 Soundview Street** in the Village of Port Chester, New York, also designated as Section 142.29, Block 2, Lot 30.1, 30.2, 30.3 and 30.4 on the Tax Map of the Town of Rye, New York

Applicant requests extensions of previously granted Zoning Variances.

The applicant proposes to construct an eight-unit attached residential cluster development

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

Gary Gianfrancesco, AIA

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

None

Summary of statement or evidence presented:

At the previous meeting a 30 Day Extension of previously granted Zoning Variances was granted Mr. Gianfrancesco stated the application was in Planning and was granted preliminary site plan approval.

Findings of Board:

A brief discussion was held relative to granting a 90 or 60 day extension to be in compliance with the Zoning Guidelines considering 30 days had been granted at a previous meeting.

Action taken by Board:

On the motion of Commissioner Luiso which was seconded by Commissioner Petrone, a 60 Day Extension of previously granted Zoning Variances was granted.

Grant 60 Day Extension

F - PETRONE

F - LUISO

F-STRAUCH

F-ESPINOZA

F - VILLANOVA

Signed
William Villanova
Title Acting Chairman

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, December 15, 2011, at 7:00 p.m. with Chairman William Villanova presiding.

Present in addition to Chairman Villanova were Messrs. Petrone Luiso, Strauch, and Alternate Member Espinoza. Also in attendance was Anthony Cerreto, Village Attorney.

Date of Hearing: December 15, 2011

Case No. 1473 (F367)

Applicant: Segunda Iglesia Pentecostal/ Gary Gianfrancesco. AIA

On the premises No. 54 Poningo Street in the Village of Port Chester, New York, also designated as Section 142.22, Block 1, Lot 54 on the Tax Map of the Town 142.22, Block 1, Lot 54 on the Town 142.22, Block 1, Lot York

Applicant requests extensions of previously granted Zoning Variances. The applicant proposes to convert an existing building to a church

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

Gary Gianfrancesco, AIA

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

None

Summary of statement or evidence presented:

At the previous meeting a 30 Day Extension of previously granted Zoning Variances was granted. As with the applicant's previous application, a 60 day extension would be in compliance with the Zoning Guidelines considering 30 days had been granted at a previous meeting. Findings of Board:

Action taken by Board:

On the motion of Commissioner Luiso which was seconded by Commissioner Petrone, a 60 Day Extension of previously granted Zoning Variances was granted.

0 Absent Record of Vote: For ___5_Against_ List names of members and how voted – symbols as follows: F-for, A-against, Ab-absent

Grant 60 Day Extension

F - PETRONE

F - LUISO

F-STRAUCH

F - VILLANOVA

A - ESPINOZA (abstain)

William **∦**illanova **Acting Chairman**

A meeting of the Zoning Board of Appeals was held at the Courtroom of the Police Police Headquarters Building, 350 North Main Street, Port Chester, NY, December 15, 200 Keep 7, 200 Keep

Present in addition to Chairman Villanova were Messrs. Petrone Luiso, Strauch, and Alternate Member Espinoza. Also in attendance was Anthony Cerreto, Village Attorney.

Date of Hearing: December 15, 2011

No. of Case:

2011-0006 - Phoenix Castle - Willett Avenue & Abendroth Place

Applicant:

Anthony Gioffre III

Nature of Request:

Applicant proposed to construct a building, located in the C2 Zone, which requires a variance as follows: Minimum area per dwelling unit required per Section 345-48.

Requested:

750 square feet

Proposed:

531 square feet

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

Anthony Gioffre, Attorney

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

None

Summary of statement or evidence presented:

The Village Attorney stated that there were some procedural issues with this application (memo provided to Board) and it should be heard, but not for action. The findings of Fact had been prepared as directed to do so at the previous meeting, however this application should be referred back to planning for SEQR Determination.

Mr. Gioffre stated that Environmental at req understand action on seqr no ability to address seqr

Findings of Board:

Action taken by Board:

On the motion of Commissioner Petrone which was seconded by Commissioner Luiso, The matter was referred to the Planning Commission with no objection to the Planning Commission being the lead agency, also to provide a SEQR Determination. In addition the Zoning Board would waive any additional administrative review. The Public hearing oon this matter is still open and the matter was adjourned until the next meeting, January 19, 2012.

Record of Vote: For <u>5</u> Against <u>0</u> Absent <u>List names of members and how voted – symbols as follows: F-for, A-against, Ab-absent</u>

Refer to Planning/Adjourn

F - PETRONE

F - LUISO

F-STRAUCH

F - ESPINOZA

F- VILLANOVA

Signed

William Vyllanova

Title Acting Chairman

Pieceived

JAN 20 2012

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Present in addition to Chairman Villanova were Messrs. Petrone Luiso, Strauch, and Alternate Member Espinoza. Also in attendance was Anthony Cerreto, Village Attorney.

Date of Hearing: December 15, 2011

No. of Case:

2011-0014 - 2 Harbor Drive

Applicant:

Sara Putz

2 Harbor Drive

Port Chester, NY 10573

Michiel Boender, Architect 163 North Main Street Port Chester, NY 10573

Nature of Request:

On the premises No. 2 Harbor Drive, in the Village of Port Chester, New York, also designated as Section 142.63, Block 1, Lot 13 on the Tax map of the Town of Rye, New York, the applicant proposes to construct a 44.8 ft. new 3 story modular house on an existing foundation. The property is located in the R7 District whereas a maximum of 2 ½ stories and 35ft in height are permitted. This exceeds the permitted limits in an R7 District; therefore a height/area variance is required.

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

Mr. Putz and Mr. Boender

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

Bill Powell – representative for his mother Monica – Harbor Drive

Don Ferraro -5 Harbor Drive

J.Petrofski - Shore Drive - Grayrock

Mona and Daniel Morello - via written correspondence - Harbor Drive

Summary of statement or evidence presented:

Mailings and affidavits were handed to the secretary. It was determined that this was a new application on an old application. The house would be completely taken down and the foundation would be raised an additional 4 feet.

Discussions included but were not limited to: water flowing/draining onto the other neighbor's properties; views being obstructed if application is granted; neighborhood has not been returned to the pre construction state after another house worked on in the area; if granted this would be a substantial variance, what could be done to mitigate the impact?; character of the neighborhood would change as a result; etc.

Findings of Board:

The Village Attorney indicated to the Board that this application is in the LWRP area and should be referred to the waterfront commission before any action is taken.

Action taken by Board:

On the motion of Commissioner Luiso which was seconded by Commissioner Espinoza the matter was adjourned to the February 16, 2011 with the understanding that the applicant would first go before the Waterfront Commission.

Record of Vote: List names of mo	For <u>5</u> A	Against low voted – s	0 A ymbols as	follows:	F-for, A-agai	nst, Ab-absent
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F - PETRONE F - LUISO F - STRAUCH						

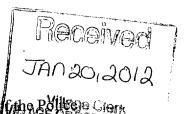
Signed

William Vinanova

Title Acting Chairman

ATTEST

F - ESPINOZA F- VILLANOVA



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Present in addition to Chairman Villanova were Messrs. Petrone Luiso, Strauch, and Alternate Member Espinoza. Also in attendance was Anthony Cerreto, Village Attorney.

Date of Hearing: December 15, 2011

Nature of Request: Adjourn Meeting

Action taken by Board:

On the motion of Commissioner Petrone which was seconded by Commissioner Strauch the meeting was adjourned at $8:10~\rm p.m.$

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

Adjourn meeting

F - PETRONE

F - LUISO

F – STRAUCH

F - ESPINOZA

F - VILLANOVA

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Signed	William Villanova	
	Acting Chairman	