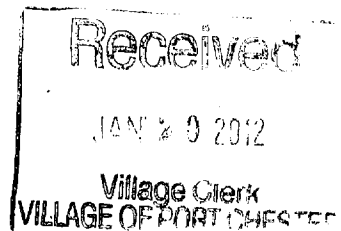


MINUTES OF MEETING

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 Espinoza. Also in attendance was Anthony Cerreto, Village Attorney.

**Date of Hearing: December 15, 2011**

**No. of Case:** 2011-0005 – 22 Broad Street  
**Applicant:** Aldo Vitagliano, P.C.

**Roosevelt Holding, LLC**

**Nature of Request:**

An interpretation/variance is requested under Section 345-29A, 345-13 or in the alternative 345-30 of the Zoning Ordinance or Ordinances for permission to:

Operate an Auto Detailing business with indoor space for seven vehicles, and outdoor parking on site, within the C2 zone, in a building where the prior use was non-conforming warehouse and bulk storage, variances from the requirement of Section 345-48 of the said Zoning Ordinance.

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

none

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

none

**Summary of statement or evidence presented:**

On the direction of the Village Attorney a recommendation was submitted requesting an adjournment of this matter until the next regularly scheduled meeting (January 19, 2012)

**Findings of Board:**

**Action taken by 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 5 Against 0 Absent \_\_\_\_\_**

**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

Signed

A handwritten signature in black ink, appearing to read "William Villanova".

William Villanova

Title Acting Chairman

ATTEST:



## MINUTES OF MEETING

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.

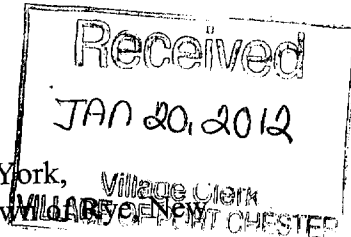
Present in addition to Chairman Villanova were Messrs. Petrone Luiso, Strauch, and Alternate Member Espinoza. Also in attendance was Anthony Cerreto, Village Attorney.

**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 of **Port Chester, New 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.

**Record of Vote:** For   5   Against   0   Absent           

**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)

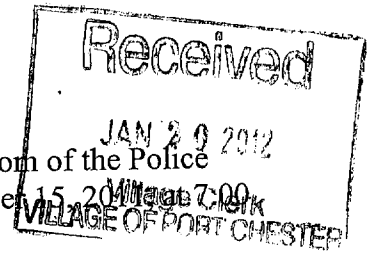
**Signed** \_\_\_\_\_

  
William Villanova

**Title**   Acting Chairman  

ATTEST:

**MINUTES OF MEETING**



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**

**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:**

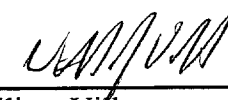
On the motion of Commissioner Petrone which was seconded by Commissioner Luiso, The matter was referred to the Planning Commission with no objection to the Planning Commission being the lead agency, also to provide a SEQR Determination. In addition the Zoning Board would waive any additional administrative 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 5 Against 0 Absent**

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

**Refer to Planning/Adjourn**

- F - PETRONE
- F - LUISO
- F – STRAUCH
- F - ESPINOZA
- F- VILLANOVA

**Signed**   
\_\_\_\_\_  
William Villanova  
**Title Acting Chairman**  
\_\_\_\_\_

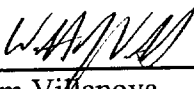
ATTEST:



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

**ADJOURN 2 MONTHS**

F - PETRONE  
F - LUISO  
F - STRAUCH  
F - ESPINOZA  
F- VILLANOVA

Signed   
William Villanova  
Title Acting Chairman

ATTEST

MINUTES OF MEETING

Received  
JAN 20, 2012  
Village Clerk  
VILLAGE OF PORT CHESTER

A meeting of the Zoning Board of Appeals was held at the Courtroom of the Village of Port Chester 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**

**Nature of Request: Adjourn Meeting**

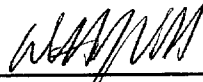
**Action taken by Board:**

On the motion of Commissioner Petrone which was seconded by Commissioner Strauch the meeting was adjourned at 8:10 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

Signed   
\_\_\_\_\_  
William Villanova  
Title Acting Chairman

ATTEST: