

**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, **February 16, 2012**, at 7:00 p.m. with Chairman William Villanova presiding.

Present in addition to Chairman Villanova were Messrs. Petrone, Luiso, D 'Estrada, and Alternate member Espinoza. Also in attendance were Anthony Cerreto, Village Attorney and Christopher Steers, Assistant Village Manager.

**Date of Hearing: February 16, 2012**

**Case No. 2012-0020**

**NOTICE OF HEARING ON APPLICATION**

NOTICE IS HEREBY GIVEN that the undersigned has applied to the Zoning Board of Appeals of the Village of Port Chester, N.Y.

Estate of Donald Mackenzie  
90 Shelly Avenue  
Port Chester, New York 10573

Aldo Vitagliano  
150 Purchase Street  
Rye, New York 10580

on the premises No **90 Shelly Avenue** in the Village of Port Chester, New York, situated on the Northerly side of Shelly Avenue, distant 268 feet from the corner formed by the intersection of **Shelly Avenue** and **Glen Avenue** being Section 136.45, Block No.2 Lot No. 44 on the Assessment Map of the said Village, being a variance from the applicable Zoning Ordinance or Ordinances in the following respects: Application is hereby made under the discretionary power vested in you by Section 345-29A, 345-13 or in the alternative 345.30 of the Zoning Ordinance of the Village of Port Chester for permission to: Maintain a bedroom addition over an existing attached garage; Permit and occupancy fees paid; no Certificate of Occupancy has been located. Bedroom addition was approved & built on existing garage built in 1928. A rear yard variance was also granted by Zoning Board.

Property is located in the R5 district where the minimum side yard setback on Jan 23, 2012 & at time of original construction permit is 6 feet; proposed is 3ft 6 inches, therefore a variance is required and that a public hearing on said application will be held before said Board on

the 16<sup>th</sup> day of February 16, 2012 at **7:00 o'clock** in the evening at the Court Room, Police Headquarters Building, 350 North Main Street, Port Chester, New York.

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

Aldo Vitagliano, Esq.  
Colleen Kelly Marando, Executrix for Estate

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

**none**

**Summary of statement or evidence presented:**

Proof of mailing and postings were handed to the secretary  
Mr. Vitagliano stated the following: House was built in 1928  
House has been occupied by same person since 1968 – Peter Kelly and Patricia Kelly and after the death of Mr. Kelly, house was owned by Patricia Kelly and Donald McKenzie.  
Mr. Mackenzie is now deceased and Ms. Kelly Marando is preparing to sell the house.

In 1928 No certificate of occupancy was issued  
In 1971 a Building Permit was issued for a 3<sup>rd</sup> bedroom above the garage and no Certificate of Occupancy was issued  
In 1984 Tenant received a Rear Yard Variance from the Zoning Board and a Building Permit was issued  
A copy of the Zoning Board Case #809 (1983) was handed to the secretary  
A copy of Res Judicata was handed to the secretary  
A copy of case Waylonis vs Baum was handed to the secretary  
A copy of Rosbar Company vs. Board of Appeals of the City of Long Beach, Nassau County

Mr Cerreto referred to the submission of the Res Judicata submission and stated there was no need to go into detail regarding the other two submissions  
Mr. Steers indicated if the Board approved this application Certificates of Occupancies would be issued for the entire property and not just portions of the property

**Findings of Board:**

It was noted that Mr. Vitagliano made an excellent representation of the application for his client.

**Action taken by Board:**

On the motion of Commissioner Luiso which was seconded by Commissioner Espinoza the Public Hearing was closed.

**Record of Vote: For 5 Against 0 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 – ESPINOZA  
F- VILLANOVA

**Action taken by Board:**

On the motion of Commissioner D’Estrada which was seconded by Commissioner Espinoza the matter was adjourned until the March 15, 2012 meeting and the Village Attorney was directed to prepare Findings of Fact.

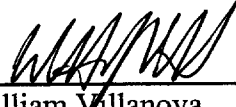
**Record of Vote: For 5 Against 0 Absent \_\_\_\_\_**

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

**ADJOURN/PREPARE FINDINGS**

F - PETRONE  
F - LUISO  
F – D’ESTRADA  
F – ESPINOZA  
F- VILLANOVA

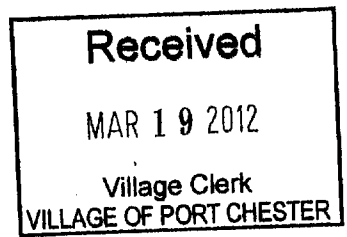
Signed

  
\_\_\_\_\_  
William Villanova

Title **Acting Chairman**

ATTEST:

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, **February 16, 2012**, at 7:00 p.m. with Chairman William Villanova presiding.

Present in addition to Chairman Villanova were Messrs. Petrone, Luiso, D 'Estrada, and Alternate member Espinoza. Also in attendance were Anthony Cerreto, Village Attorney and Christopher Steers, Assistant Village Manager.

**Date of Hearing: February 16, 2012**

**Case No. 2012-0016 – 1 Miles Standish Circle**

**Applicant:**

Peter Templer & Kathryn Loosemore  
1 Miles Standish Circle  
Port Chester, New York 10573

Rex Gedney, AIA  
Crozier, Gedney Architects  
41 Elm Place  
Rye, New York 10580

on the premises No **1 Miles Standish Circle** in the Village of Port Chester, New York, situated on the Westerly side of Miles Standish Circle, distant 0' feet from the corner formed by the intersection of **Priscilla Lane** and **Francis Lane** being Section 136.39, Block No.1, Lot No. 10 on the Assessment Map of the said Village, being a variance from the applicable Zoning Ordinance or Ordinances in the following respects: Application is hereby made under the discretionary power vested in you by Section 345-29A, 345-13 or in the alternative 345.30 of the Zoning Ordinance of the Village of Port Chester for permission to: Construct addition to a single family residence where minimum required front yard is 30 feet and proposed is 17 feet 4 inches.

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

Rex Gedney, Architect  
Peter Templer, owner/applicant

No one from the public spoke in favor of this application

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

No one from the public spoke in opposition to this application

**Summary of statement or evidence presented:**

Application is in an R7 Residential Zone  
1 Miles Standish Circle is an unusual property that is bordered by 3 streets and is the only property on Miles Standish Circle and has 3 front yards  
Existing stairs are non compliant for any additions to the second floor  
Property was built in 1940 – no existing variances but has a valid certificate of occupancy  
Existing stairs need to be moved and widened  
Letters from neighbors in support of the application were submitted to the secretary for the record/case file

**Findings of Board:**

Unique property and request appears to be very minimum

**Action taken by Board:**

On the motion of Commissioner Luiso which was seconded by Commissioner D'Estrada, Public Hearing was closed and the Village Attorney was directed to prepare Findings of Fact in favor of this application.

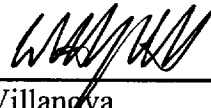
**Record of Vote: For 5 Against 0 Absent \_\_\_\_\_**

**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 – ESPINOZA  
F- VILLANOVA

**Signed**



\_\_\_\_\_  
William Villanova

**Title Acting Chairman**  
\_\_\_\_\_

ATTEST

**MINUTES OF MEETING**

**Application for Permit or Variance**

Received  
MAR 19 2012  
Village Clerk  
VILLAGE OF PORT CHESTER

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, **February 16, 2012**, at 7:00 p.m. with Chairman William Villanova presiding.

Present in addition to Chairman Villanova were Messrs. Petrone, Luiso, D 'Estrada, and Alternate member Espinoza. Also in attendance were Anthony Cerreto, Village Attorney and Christopher Steers, Assistant Village Manager.

**Date of Hearing: February 16, 2012**

**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.**

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

**Summary of statement or evidence presented:**

Adjournment requested

**Findings of Board:**

**Action taken by Board:**

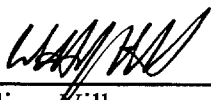
On the motion of Commissioner Luiso which was seconded by Commissioner D'Estrada, the matter was adjourned until the next meeting (March 15, 2012)

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

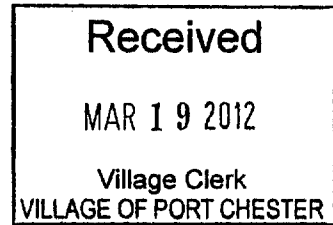
**List names of members and how voted – symbols as follows: F-for, A-against, Ab-absent**

**Adjourn**

F - PETRONE  
F - LUISO  
F - D'ESTRADA  
F - ESPINOZA  
F- VILLANOVA

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

ATTEST:



**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, **February 16, 2012**, at 7:00 p.m. with Chairman William Villanova presiding.

Present in addition to Chairman Villanova were Messrs. Petrone, Luiso, D 'Estrada, and Alternate member Espinoza. Also in attendance were Anthony Cerreto, Village Attorney and Christopher Steers, Assistant Village Manager.

**Date of Hearing: February 16, 2012**

**No. of Case: 2011-0015 - 21 West Glen Avenue**

**Applicant: Thomas & Edelys Smith  
21 West Glen Avenue  
Port Chester, NY 10573**

**Nature of Request:**

on the premises No. **21 West Glen Avenue** in the Village of Port Chester, New York, situated on the North side of West Glen Avenue, distant 50' feet from the corner formed by the intersection of **Hawley Avenue and West Glen Avenue** being Section 135.52, Block No.2, Lot No. 51 on the Assessment Map of the said Village, being a variance from the applicable Zoning Ordinance or Ordinances in the following respects: Application is hereby made under the discretionary power vested in you by Section 345-29A, 345-13 or in the alternative 345.30 of the Zoning Ordinance of the Village of Port Chester for permission to:  
Grant Variance regarding a previously constructed garage existing since 1953. Requesting a variance for side yard setback of 5'4" in an R-7 Zone where 10 feet is required

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

**Thomas Smith**

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

**None**

**Summary of statement or evidence presented:**

At the January meeting the Village Attorney was directed to prepare Findings of Fact in favor of the applicant.

**Findings of Board:**

Commissioner Petrone read the Findings of Fact as prepared by the Village Attorney

**Action taken by Board:**

On the motion of Commissioner Petrone which was seconded by Commissioner Luiso, the Findings of Fact in favor of the applicant were accepted.

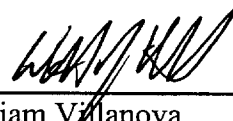
**Record of Vote: For 5 Against 0 Absent \_\_\_\_\_**

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

**FINDINGS OF FACT(FAVORABLE)**

F - PETRONE  
F - LUISO  
F - D'ESTRADA  
F - ESPINOZA  
F- VILLANOVA

Signed



William Villanova

Title **Acting Chairman**

ATTEST:

MINUTES OF MEETING

Received  
MAR 19 2012  
Village Clerk  
VILLAGE OF PORT CHESTER

**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, **February 16, 2012**, at 7:00 p.m. with Chairman William Villanova presiding.

Present in addition to Chairman Villanova were Messrs. Petrone, Luiso, D 'Estrada, and Alternate member Espinoza. Also in attendance were Anthony Cerreto, Village Attorney and Christopher Steers, Assistant Village Manager.

**Date of Hearing: February 16, 2012**

**Case No. 2012-0017 - 6 Harbor Drive**

**Applicant:**

John Wyles  
6 Harbor Drive  
Port Chester, New York 10573

Christopher Colby  
Spire Architecture  
3286 Franklin Avenue  
Millbrook, New York 12545

on the premises No. **6 Harbor Drive** in the Village of Port Chester, New York, situated on the North side of Harbor Drive Avenue, distant 50' feet from the corner formed by the intersection of **Harbor Drive** and **Shore Drive** being Section 142.63, Block No.1, Lot No. 9 on the Assessment Map of the said Village,

**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:**

**Findings of Board:**

Application was adjourned without prejudice because the applicant is currently presenting the application at the Waterfront Commission Meeting tonight.

**Action taken by Board:**


On the motion of Commissioner Petrone which was seconded by Commissioner Strauch the application was adjourned until the March 15, 2012 meeting

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

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

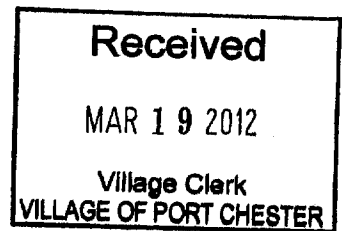
**Adjourn**

- F - PETRONE
- F - LUISO
- F - STRAUCH
- F - D'ESTRADA
- F - VILLANOVA

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

ATTEST:





**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, **February 16, 2012**, at 7:00 p.m. with Chairman William Villanova presiding.

Present in addition to Chairman Villanova were Messrs. Petrone, Luiso, D 'Estrada, and Alternate member Espinoza. Also in attendance were Anthony Cerreto, Village Attorney and Christopher Steers, Assistant Village Manager.

**Date of Hearing: February 16, 2012**

**Case # 2011-0010 25 Willett Avenue**

John Colangelo, Esq.

Request for a 90 day extension of previously approved variances in order to file applications for Building Permits and other administrative permits.

**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:**

A letter was received from John Colangelo, Esq. requesting an extension of previously approved variances

**Findings of Board:**

**Action taken by Board:**


On the motion of Commissioner Luiso which was seconded by Commissioner Espinoza, the 90 day extension request 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**

**90 DAY EXTENSION**

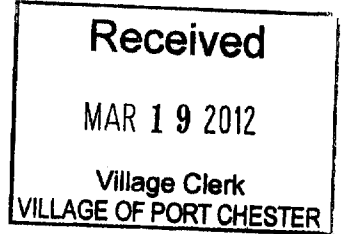
- F - PETRONE
- F - LUISO
- F - D'ESTRADA
- F - ESPINOZA
- F- VILLANOVA

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

ATTEST:

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, **February 16, 2012**, at 7:00 p.m. with Chairman William Villanova presiding.

Present in addition to Chairman Villanova were Messrs. Petrone, Luiso, D 'Estrada, and Alternate member Espinoza. Also in attendance were Anthony Cerreto, Village Attorney and Christopher Steers, Assistant Village Manager.

**Date of Hearing: February 16, 2012**

**Case # 2011-0001 57 Soundview Street**

Gary Gianfrancesco, AIA - Arconics Architecture

Request for extension of previously granted Zoning Variances while application is pending before the Planning Commission.

**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:**

A letter was received from Gary Gianfrancesco AIA, of Arconics Architecture requesting an extension of previously granted Zoning Variances.

**Findings of Board:**

**Action taken by Board:**

Request for a 90 day extension was granted by the Board

On the motion of Commissioner Luiso which was seconded by Commissioner Espinoza, the request for a 90 day extension was granted.

**Record of Vote: For \_\_\_ Against 1 Absent \_\_\_\_\_**

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

**90 DAY EXTENSION**

F - PETRONE  
F - LUISO  
A - D'ESTRADA  
F - ESPINOZA  
F- VILLANOVA

Signed

William Villanova

Title **Acting Chairman**

ATTEST:

Received  
MAR 19 2012  
Village Clerk  
VILLAGE OF PORT CHESTER

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, **February 16, 2012**, at 7:00 p.m. with Chairman William Villanova presiding.

Present in addition to Chairman Villanova were Messrs. Petrone, Luiso, D'Estrada, and Alternate member Espinoza. Also in attendance were Anthony Cerreto, Village Attorney and Christopher Steers, Assistant Village Manager.

**Date of Hearing: February 16, 2012**

**Nature of Request: Case # 1473(F367)//2011-0013 54 Poningo Street**

Gary Gianfrancesco, AIA - Arconics Architecture

Request for extension of previously granted Zoning Variances

**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:**

A letter was received from Gary Gianfrancesco AIA, of Arconics Architecture requesting an extension of previously granted Zoning Variances.

**Findings of Board:**

**Action taken by Board:**

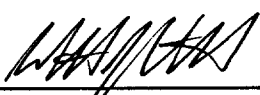
On the motion of Commissioner Petrone which was seconded by Commissioner Strauch the request for a 90 day extension was granted.

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

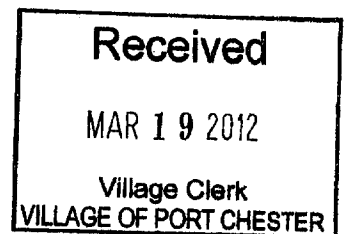
**List names of members and how voted – symbols as follows: F-for, A-against, Ab-absent**

**90 DAY EXTENSION**

- F - PETRONE
- F - LUISO
- F - D'ESTRADA
- F - ESPINOZA
- F- VILLANOVA

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

ATTEST:



**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, **February 16, 2012**, at 7:00 p.m. with Chairman William Villanova presiding.

Present in addition to Chairman Villanova were Messrs. Petrone, Luiso, D 'Estrada, and Alternate member Espinoza. Also in attendance were Anthony Cerreto, Village Attorney and Christopher Steers, Assistant Village Manager.

**Date of Hearing: February 16, 2012**

**Case No. 2012-0018**

**NOTICE OF HEARING ON APPLICATION**

NOTICE IS HEREBY GIVEN that the undersigned has applied to the Zoning Board of Appeals of the Village of Port Chester, N.Y.

Marie Heil  
559 Westchester Avenue  
Port Chester, New York 10573

on the premises No. **46 Sherman Street** in the Village of Port Chester, New York, situated on the **Northeasterly** side of the corner formed by the intersection of Grandview Avenue and Sherman Street, being Section **141.44**, Block No.3 Lot No. **4** on the Assessment Map of the said Village, being a variance from the applicable Zoning Ordinance or Ordinances in the following respects:

Application is hereby made under the discretionary power vested in you by Section 345-29A, 345-13 or in the alternative 345.30 of the Zoning Ordinance of the Village of Port Chester for permission to: Construct a 2<sup>nd</sup> floor bedroom addition and to construct a garage located at the rear of the property. The property is located in the R2F district where the minimum side yard setback is 8 ft and proposed is 7ft 9 in., therefore a variance is required.

Rear yard garage requires a minimum of 5 feet, proposed is 3 feet, therefore a variance is required and that a public hearing on said application will be held before said Board on the 16th day of February at **7:00 o'clock** in the evening at the Court Room, Police Headquarters Building, 350 North Main Street, Port Chester, New York 10573

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

Marie Heil - applicant

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

No one from the public spoke in opposition to this application

**Summary of statement or evidence presented:**

Applicant is not proposing to construct, the building and additions already exist  
Garage – 1964 Enclosed Porch/Bedroom – 1953

No Certificate of Occupancy can be located in the Building Department

Applicant was not looking to refinance but was checking records to see what documents are on file for her property

Applicant needs Certificate of Occupancy-Building Permits were issued but Certificates of Occupancy were never granted- Applicant is looking for Certificates of Occupancy on existing structures.

The house has been owned by the tenant since 1929 but is currently rented out to two separate tenants.

It was suggested by the Board that Mr. Steers do additional investigations of the maps and zoning that was in place when the permits were issued. It is also possible that the variance may be lessened after further investigation.

**Findings of Board:**

**Action taken by Board:**

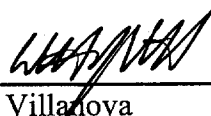
On the motion of Commissioner Luiso which was seconded by Commissioner Espinosa the matter was adjourned to allow for further investigation of applicable documents. The Public Hearing remains open

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

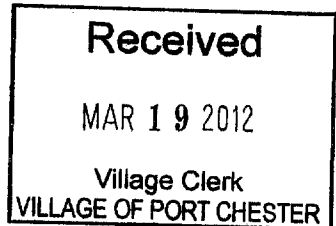
**List names of members and how voted – symbols as follows: F-for, A-against, Ab-absent**

**ADJOURN**

F - PETRONE  
F - LUISO  
F - D'ESTRADA  
F - ESPINOZA  
F- VILLANOVA

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

ATTEST



**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, **February 16, 2012**, at 7:00 p.m. with Chairman William Villanova presiding.

Present in addition to Chairman Villanova were Messrs. Petrone, Luiso, D 'Estrada, and Alternate member Espinoza. Also in attendance were Anthony Cerreto, Village Attorney and Christopher Steers, Assistant Village Manager.

**Date of Hearing: February 16, 2012**  
**Case #2012-0020**

**NOTICE OF HEARING ON APPLICATION**

NOTICE IS HEREBY GIVEN that the undersigned has applied to the Zoning Board of Appeals of the Village of Port Chester, N.Y.

78-80 Purdy Avenue Holdings  
78-80 Purdy Avenue  
Port Chester, New York 10573

John B. Colangelo, Esq.  
211 South Ridge Street  
Rye Brook, New York 10573

on the premises No **78-80 Purdy Avenue** in the Village of Port Chester, New York, situated on the Southerly side of Purdy Avenue, distant approx 175 feet from the corner formed by the intersection of **Purdy Avenue and Don Bosco Place** being Section 142.38, Block No.2 Lot No. 24 and 25 on the Assessment Map of the said Village, being a variance from the applicable Zoning Ordinance or Ordinances in the following respects:

Application is hereby made under the discretionary power vested in you by Section 345-29A, 345-13 or in the alternative 345.30 of the Zoning Ordinance of the Village of Port Chester for permission to: Eliminate existing 6 parking spaces so that applicant may utilize area for outdoor display of retail product. Property is located in R2F Zone where 20 spaces are required. (Applicant was previously granted a variance to reduce parking to 6 spaces) and that a public hearing on said application will be held before said Board on the 16<sup>th</sup> day of February 16, 2012 at **7:00 o'clock** in the evening at the Court Room, Police Headquarters Building, 350 North Main Street, Port Chester, New York.

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

John Colangelo, Esq.  
Mr. DuBono, applicant  
Juanita Cameron – 70 Purdy Avenue (resident)  
Marie Heil – 46 Sherman Street (resident)

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

**none**

**Summary of statement or evidence presented:**

2 sets of previous variances by former owner  
2007 present owner also got variances (use and area)  
Located in R2F Zone – No two family houses are in the area  
20 yards away is the C2 Zone with no parking required  
6 parking spaces were inherited from previous owner and are not utilized by patrons  
This applicants business used to be located on Westchester Avenue

Upon inspection open permits for this application were found  
Applicant was also cited for display spilling over into parking area  
He has since filed for the necessary permits and closed most of the outstanding violations

There will be no change to the building or to the footprint of the building  
Maintaining the same business that has always been there

**Findings of Board:**

The question of storage is a concern for the Board as was in the original application  
The Board is requesting old records on this application as it relates to parking and storage for  
next meeting

**Action taken by Board:**

On the motion of Commissioner Luiso which was seconded by Commissioner Espinoza the  
application was adjourned until the March 15, 2012 meeting.

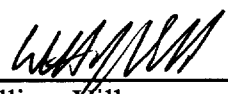
**Record of Vote: For 5 Against 0 Absent \_\_\_\_\_**

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

**ADJOURN**

F - PETRONE  
F - LUISO  
F - D'ESTRADA  
F - ESPINOZA  
F - VILLANOVA

Signed

  
\_\_\_\_\_  
William Villanova

Title **Acting Chairman**

ATTEST:

Received  
MAR 19 2012  
Village Clerk  
VILLAGE OF PORT CHESTER

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, **February 16, 2012**, at 7:00 p.m. with Chairman William Villanova presiding.

Present in addition to Chairman Villanova were Messrs. Petrone, Luiso, D 'Estrada, and Alternate member Espinoza. Also in attendance were Anthony Cerreto, Village Attorney and Christopher Steers, Assistant Village Manager.

**Date of Hearing: February 16, 2012**

**Nature of Request: Adjourn Meeting**

**Action taken by Board:**

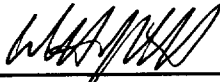
On the motion of Commissioner Luiso which was seconded by Commissioner Espinoza the meeting was adjourned at 8:40 pm

**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 meeting**

F - PETRONE  
F - LUISO  
F - D'ESTRADA  
F - ESPINOZA  
F- VILLANOVA

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

ATTEST: