

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, on June 21, 2012, at 7:00 p.m. with Chairman William Villanova presiding.

Present in addition to Mr. Villanova were Messrs. Petrone, Luiso, D'Estrada, and alternate member Espinoza. Also in attendance were Anthony Cerreto, Village Attorney and Peter Miley, Assistant Building Inspector.

Date of Hearing: June 21, 2012
No. of Case: 2012-0030
Applicant: Estate of Francis C. Nugent
80 North Regent Street
Port Chester, New York 10573

Nature of Request:

on the premises No. **80 North Regent Street** in the Village of Port Chester, New York, situated on the **Westerly** side of **North Regent Street**, distant _____ feet from the corner formed by the intersection of North Regent Street and Elizabeth Street being Section 136.69, Block No.1, Lot No. 6 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 345.30 of the Zoning Ordinance of the Village of Port Chester for permission to: close in an existing open porch and to create a 2nd floor bedroom. Home is in R5 District where minimum side yard setback on one side is 8 ft and minimum total of no less than 14 ft for 2 side yards. Proposed is 5.89 on one side and 4.10 totaling 9.9 ft therefore a variance is required

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

Anthony Tirone, Attorney

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

None

Summary of statement or evidence presented:

Findings of Board:

Findings of Fact in favor of this application was prepared by the Village Attorney

Action taken by Board:

On the motion of Commissioner Luiso, seconded by Commissioner D'Estrada, the Findings as prepared by the Village Attorney were accepted

Record of Vote: For 4 Against _____ Absent 2

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

Findings

Petrone
F Luiso
F D'Estrada
Strauch
F Villanova

Signed

William Villanova

Title Acting Chairman

MINUTES OF MEETING

Application for permit or variance

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Present in addition to Mr. Villanova were Messrs. Petrone, Luiso, D’Estrada, and alternate member Espinoza. Also in attendance were Anthony Cerreto, Village Attorney and Peter Miley, Assistant Building Inspector.

Date of Hearing: June 21, 2012
No. of Case: 2012-0031
Applicant: Andrew P. & Lynsey A. Clark
432 Glen Avenue
Port Chester, New York 10573

Nature of Request:

on the premises No. **432 Glen Avenue** in the Village of Port Chester, New York, situated on the **Southerly** side **Glen Avenue** , distant **50** feet from the corner formed by the intersection of **Glen Avenue and Adam Street** being Section 136.45, Block No.1, Lot No. 2 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 345.30 of the Zoning Ordinance of the Village of Port Chester for permission to: Renew expired permits for Private Residence and a 2 car garage in order to obtain a certificate of occupancy for the existing property

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

Frank Gataleta, Attorney

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

None

Summary of statement or evidence presented:

Findings of Board:

Findings of Fact in favor of this application were prepared by the Village Attorney

Action taken by Board:

On the motion of Commissioner Luiso, seconded by Commissioner D’Estrada, Findings of Fact as prepared by the Village Attorney were accepted.

Record of Vote: For 4 Against _____ Absent 2

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

FINDINGS

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

Signed _____
William Villanova
Title Acting Chairman _____

MINUTES OF MEETING

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Present in addition to Mr. Villanova were Messrs. Petrone, Luiso, D'Estrada, and alternate member Espinoza. Also in attendance were Anthony Cerreto, Village Attorney and Peter Miley, Assistant Building Inspector.

Date of Hearing: June 21, 2012
No. of Case: 2012-0019
Applicant: 78 -80 Purdy Avenue Holdings John B. Colangelo, Esq.
78-80 Purdy Avenue 211 South Ridge Street
Port Chester, New York 10573 Rye Brook, New York 10573

Nature of Request:

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)

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:

A letter was received from John Colangelo, Esq., requesting an adjournment of this matter to the July 19, 2012 meeting.

Findings of Board:

Action taken by Board:

On the motion of Commissioner Luiso, seconded by Commissioner Espinoza, the matter was adjourned to the July 19, 2012 meeting

Record of Vote: For 4 Against Absent 2

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

Adjourn to next meeting

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

Signed _____
William Villanova
Title Acting Chairman _____

MINUTES OF MEETING

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Present in addition to Mr. Villanova were Messrs. Petrone, Luiso, D'Estrada, and alternate member Espinoza. Also in attendance were Anthony Cerreto, Village Attorney and Peter Miley, Assistant Building Inspector.

Date of Hearing: June 21, 2012
No. of Case: 2012-0023
Applicant: William & Drayton Gerety
28 1/2 Pilgrim Drive
Port Chester, New York 10573

Nature of Request: Applicant proposes to construct a single family dwelling. The property is located in the R7 District where the minimum lot size is 7,500 sq. ft and lot width is 70ft. the proposed lot size is 5,864 sq. ft. and proposed width is 50 ft. therefore a lot area variance is required

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

Leslie Maron, Esquire 1 North Broadway White Plains, NY 10601	William Gerety, Applicant 2 Deerfield Lane Mamaroneck, New York 10576
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2. Names and addresses of those appearing in opposition to application.

Philip Grimaldi, Esq. (for adjoining neighbors Geasor and Telesco)
Eileen Geasor 30 Pilgrim Drive, Port Chester, NY
Tina Telesco 28 Pilgrim Drive

NOTE: *Chairman Villanova, recused himself from this matter and turned the proceedings over to Commissioner Luiso. Chairman Villanova had an emergency and had to excuse himself from the remainder of the meeting. During the proceedings Commissioner Petrone arrived and chaired the remainder of the application as in previous meetings.*

Summary of statement or evidence presented:

Mr. Maron summarized the issues as in previous meetings, reiterating the property is in an R7 District where the Lot Size in 1975 was 7,500 square feet and the existing Lot Size today is 5,864 square feet. The lot was created in 1947 and has been vacant since that time.

At the May 2012 meeting Mr Marin stated previous building inspectors stated that total area variance was the only variance needed. It was suggested at that time the possibility of a lot width variance might also be needed. It has been confirmed by the Building Inspector that a lot width variance is also needed.

Mr Maron reviewed the steps to determine the need for a lot width variance as outlined in 7.712B of New York Village State Law. He also stated that the lot width is 50 ft and 70 ft is required therefore a 29% variance is needed.

Mr. Gerety, applicant provided a presentation with pictures to address issues raised at a previous meeting. The photos were also used to address community character. There was a lengthy discussion on water maintenance, draining and flooding. Question remains whether there was a legal requirement for adjoining neighbors to maintain their own water at the time the houses were built.

Mr. Grimaldi representing 2 of the adjoining neighbors addressed the Board. Mr. Grimaldi restated comments made at previous meetings against this application. He stated for the record this property is not a lot and never was. He resents the fact that this application was referred as being frivolous by Mr. Maron. Mr. Grimaldi referred to a memo prepared by Mr. Steers indicating that 335.13 does not apply and he disagrees. He stated this is the epitome of a self created hardship. Mr. Grimaldi also stated his disagreement with the Village Attorney's statement that "this lot should be treated like any other lot" because this is not a lot.

A question was proposed by Commissioner Petrone to Mr. Cerreto. "Does the Planning Commission have the authority to determine if a piece of property is a lot under the Village Code?" Mr. Cerreto stated that The Board of Trustees has the ultimate authority to make that decision. Planning Commission only makes recommendations.

Mr. Cerreto offered to provide an opinion regarding the questions raised by Mr., Grimaldi regarding the definition(s) of a lot.

Tina Telesco, 28 Pilgrim Drive addressed the board – property very small and out of character for the neighborhood

Eileen Geasor, 30 Pilgrim Drive addressed the Board with a detailed presentation. Ms. Geasor requested the use of the Architectural Plans that were submitted for the original application. Ms. Geasor's presentation was to show how these plans fail all of the criteria in 7.712B of New York State Village Law which defines a "lot"

Other items of concern for Ms. Geasor were individual names on a submitted petition were not listed in the minutes

Neighbors did not receive a new mail notice reflecting the changes made to the disapproval letter
Rebuttal of the drainage issues

Location of Construction documents

Dimensions that are missing from the drawings/plans

Outdated survey and plans being submitted again and again

A request was made of Ms. Geasor to draft a list of her questions and submit them to the Building Department for review prior to the next meeting.

Christopher Sands, 23 Pilgrim Drive inquired of the Board if they had actually been out o visit the property in question

Ted Johansowitz, Pilgrim Drive offered that there is no house built on a paper street on Francis Lane. People lived to the right of the paper street and lot is still vacant as Francis Lane – Paper Street.

The Secretary will re-notice the application complete with mailings to adjoining neighbors for the next meeting.

Findings of Board:

Action taken by Board:

On the motion of Commissioner D'Estrada, seconded by Commissioner Luiso, the Public Hearing was adjourned.

Record of Vote: For 4 Against _____ Absent 2

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

Adjourn Public Hearing

F **Petrone**
F **Luiso**
F **D’Estrada**
F **Espinoza**
 Strauch
 Villanova

Signed _____
 William Villanova
Title Acting Chairman

MINUTES OF MEETING

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Present in addition to Mr. Villanova were Messrs. Petrone, Luiso, D'Estrada, and alternate member Espinoza. Also in attendance were Anthony Cerreto, Village Attorney and Peter Miley, Assistant Building Inspector.

Date of Hearing: June 21, 2012
No. of Case: 2012-0032
Applicant: Michael James DeFonce
47 Haines Boulevard
Port Chester, NY 10573

Nature of Request:

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: build 2nd floor addition and reconstruct a new front entry portico and a 1 story garage

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

Anthony DeFonce

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

None

Summary of statement or evidence presented:

House was purchased in December 2011
Applicant no longer wishes to construct the garage
2nd story addition and front entry portico/application needs to be amended
Needs a side and front yard setback and needs to submit new plans
Application does not have to be re-noticed
Not changing footprint of building

Findings of Board:

Applicant was asked to revise plans showing existing garage and intent to demolish garage in future and leave asphalt for parking of cars

Action taken by Board:

On the motion of Commissioner Petrone, seconded by Commissioner Luiso, the matter was adjourned to the July 19, 2012 meeting

Record of Vote: For 4 Against _____ Absent 2

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

Adjourn to next meeting

F **Petrone**
F **Luiso**
F **D'Estrada**
F **Espinoza**
 Strauch
 Villanova

Signed _____
William Villanova
Title Acting Chairman _____

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Present in addition to Mr. Villanova were Messrs. Petrone, Luiso, D'Estrada, and alternate member Espinoza. Also in attendance were Anthony Cerreto, Village Attorney and Peter Miley, Assistant Building Inspector.

Date of Hearing: June 21, 2012
No. of Case: 2012-0034
Applicant: Christopher & Anita Wolf
12 Irenhyl Avenue
Port Chester, NY 10573

Nature of Request:

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: renew an expired building permit to construct a 2 car garage on rear of property

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

Anita Wolf

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

None

Summary of statement or evidence presented:

Selling house - currently under contract to sell house
An open Cof O still exists from 1938 for a detached garage
Applicant has a July 4th closing date
Requird setback is 3 ft. /existing setback is 2.8 ft / vsriance of .2 ft is needed

Findings of Board:

Action taken by Board:

On the motion of Commissioner Petrone, seconded by Commissioner D'Estrada the Public Hearing was closed.

Record of Vote: For 4 Against Absent 2

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

Close Public Hearing

- F Petrone
F Luiso
F D'Estrada
F Espinoza
Strauch
Villanova

On the motion of Commissioner Petrone, seconded by Commissioner Luiso the Village Attorney was directed to prepare Favorable Findings of Fact for this application. The Building Department is to be notified to expedite the Certificate of Occupancy.

Record of Vote: For 4 Against _____ Absent 2

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

Prepare Findings

F **Petrone**
F **Luiso**
F **D'Estrada**
F **Espinoza**
 Strauch
 Villanova

Signed _____
 William Villanova
Title **Acting Chairman** _____

MINUTES OF MEETING

Application for permit or variance

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Present in addition to Mr. Villanova were Messrs. Petrone, Luiso, D'Estrada, and alternate member Espinoza. Also in attendance were Anthony Cerreto, Village Attorney and Peter Miley, Assistant Building Inspector.

Date of Hearing:	June 21, 2012	Raul Bello, Architect
No. of Case:	2012-0033	36 New Street
Applicant:	David & Herman DeLaRosa	Rye, NY 10573
	17 -19 Summer Street	
	Port Chester, New York 10573	

Nature of Request:

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: amend building permit to include addition of 2 emergency egress platforms & ladders on each side of the house

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

John Colangelo, Esq.
David DeLaRosa, Owner
Raul Bello, Architect

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

No one personally appeared in opposition, however a letter in opposition to this application was received from resident Silvio Buccieri.

Summary of statement or evidence presented:

Owner received a Notice of Violation approximately 2 yrs ago
After many Building Inspectors, revisions, Court proceedings etc., in March 2012 the applicant was issued a Stipulation of Settlement by the court.
As part of the stipulation fines were paid, fire escapes and sprinkler systems were required
Third floor is a legally occupied apartment therefore a platform and fire escape are necessary to conform to safety regulations
The fire escape platform is 25 ft in the air, does not require any variance however the ladder from the platform encroaches on the sideyard setback. There is no other way to comply with the safety requirements without obtaining the variance
There are no other exterior changes
Interior changes were made to comply with the stipulations of the court.
Concerns were addressed by the Board regarding the number of persons to occupy the building.
No adverse effects on the character of the neighborhood.

Findings of Board:

Action taken by Board:

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

Record of Vote: For 4 Against _____ Absent 2

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

Close Public Hearing

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

On the motion of Commissioner Petrone, seconded by Commissioner D'Estrada, the Village Attorney was directed to prepare favorable Findings of Fact for this application

Record of Vote: For 4 Against Absent 2
List names of members and how voted – symbols as follows: F-for, A-against, Ab-abstain

Prepare Findings

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

Signed _____
 William Villanova
Title **Acting Chairman** _____

MINUTES OF MEETING

Application for permit or variance

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Present in addition to Mr. Villanova were Messrs. Petrone, Luiso, D'Estrada, and alternate member Espinoza. Also in attendance were Anthony Cerreto, Village Attorney and Peter Miley, Assistant Building Inspector.

Date of Hearing: June 21, 2012
No. of Case: 2012-0035
Applicant: Juan C. Rodriguez
Melina Bustamante
562 Willett Avenue
Port Chester, NY 10573

Nature of Request:

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: build roof & portico over residence entrance, and new door for access to basement

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

Robert Jefferson, Architect
Juan Carlos Rodriguez

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

None

Summary of statement or evidence presented:

House was under construction but has not been completed
Applicant applied for building permit/no permit has been issued
Applicant proposes a new 3 car garage, extend portico and add a deck to the existing single family house
Applicant requires a front yard setback for the portico and a side yard setback for the entire house
Applicant states he is not living in the house it is basically frame with no siding
There are no complete construction details are needed for review

Findings of Board:

No action on this application can be taken tonight because information is still needed. No Public Hearing can be held until this information is reviewed. The disapproval letter needs to be amended.

Action taken by Board:

On the motion of Commissioner Luiso, seconded by Commissioner D'Estrada, the matter was adjourned to the July 19, 2012 meeting

Record of Vote: For 4 Against _____ Absent 2

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

Adjourn to next meeting

F **Petrone**
F **Luiso**
F **D'Estrada**
F **Espinoza**
 Strauch
 Villanova

Signed _____
 William Villanova
Title **Acting Chairman**

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, on June 21, 2012, at 7:00 p.m. with Chairman William Villanova presiding.

Present in addition to Mr. Villanova were Messrs. Petrone, Luiso, D'Estrada, and alternate member Espinoza. Also in attendance were Anthony Cerreto, Village Attorney and Peter Miley, Assistant Building Inspector.

Date of Hearing: June 21, 2012
No. of Case: 2012-0036 /65 South Regent Street
Applicant: S.R. Holdings I, LLC
200 Railroad Avenue
Greenwich, CT 06830

Nature of Request:

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: renew building permit to construct a 1-story, four car garage.

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

Aldo Vitagliano, Esq.

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

None

Summary of statement or evidence presented:

Permit to build garage was issued in 2001 and No Certificate of Occupancy has ever been issued.

Property is an odd shaped deep lot with the rear of the property abutting s water tower
In 2001 application went before the Architectural Board of Review and received approval
Upon doing property search it was noted that a .2ft variance is needed with respect to the setback for the garage

This is an existing condition no changes are being made

Building Department will issue a Certificate of Occupancy upon favorable inspection

Findings of Board:

Action taken by Board:

On the motion of Commissioner Luiso, seconded by Commissioner D'Estrada, Public Hearing was closed

Record of Vote: For 4 Against _____ Absent 2

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

Close Public Hearing

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

On the motion of Commissioner Luiso, seconded by Commissioner D'Estrada, the Village Attorney was directed to prepare Favorable Findings of Fact for this application.

Record of Vote: For 4 Against _____ Absent 2

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

Prepare Findings

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

Signed _____
 William Villanova
Title **Acting Chairman**

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, on June 21, 2012, at 7:00 p.m. with Chairman William Villanova presiding.

Present in addition to Mr. Villanova were Messrs. Petrone, Luiso, D'Estrada, and alternate member Espinoza. Also in attendance were Anthony Cerreto, Village Attorney and Peter Miley, Assistant Building Inspector.

Date of Hearing: June 21, 2012
No. of Case: 2012-0037
Applicant: Carole & Harold Handwerger Michiel A. Boender, AIA
11 Lafayette Drive 163 North Main Street
Port Chester, NY 10573 Port Chester, NY 10573

Nature of Request:

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 wood deck & garage within appropriate side & rear setbacks.

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

Michiel Boender, Architect
Carole & Harold Handwerger

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

None

Summary of statement or evidence presented:

House was built in 1922 and the garage was built in 1928, Deck was built in 1970
A municipal search revealed open permits
House is currently under contract for sale with end of July closing date
Setback requirement are required to bring property into compliance
No additional changes are being sought – only seeking variances to bring the existing structures into compliance
2.7 inch variance is needed for the garage and a 5'.4" variance is needed for the deck

Findings of Board:

Action taken by Board:

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

Record of Vote: For 4 Against _____ Absent 2

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

Close Public Hearing

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

On the motion of Commissioner Luiso, seconded by Commissioner Espinoza, the Village Attorney was directed to prepare Favorable Findings of Fact for this application. Building Department can be informed to expedite the Certificate of Occupancy.

Record of Vote: For 4 Against _____ Absent 2

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

Prepare Findings

**F Petrone
F Luiso
F D’Estrada
F Espinoza
 Strauch
 Villanova**

Signed _____
 William Villanova
Title **Acting Chairman** _____

MINUTES OF MEETING

Application for permit or variance

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Present in addition to Mr. Villanova were Messrs. Petrone, Luiso, D'Estrada, and alternate member Espinoza. Also in attendance were Anthony Cerreto, Village Attorney and Peter Miley, Assistant Building Inspector.

Date of Hearing: June 21, 2012

No. of Case: 2012-0038

Applicant: Maureen & Theodore J. Darash
40 Puritan Drive
Port Chester, NY 10573

Michiel A. Boender
163 North Main Street
Port Chester, NY 10573

Nature of Request:

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: add/alterations to existing garage.

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

Michiel Boender – Architect
Maureen & Theodore Darash

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

Summary of statement or evidence presented:

Existing garage is being modified by increasing height to accommodate interior renovations

Single Family House in R7 District

Garage will be renovated into living space & no longer utilized as a garage

After a lengthy discussion regarding garage being renovated into living Space, the question of parking was raised, specifically front yard Parking and if a variance is needed for such.

Otherwise there are no changes to the original footprint of the structure

The issue of parking was not part of the original application and more information is needed from the building department

Findings of Board:

Action taken by Board:

On the motion of Commissioner Luiso, seconded by Commissioner Espinoza, the matter was adjourned to the July 19, 2012 meeting

Record of Vote: For 4 Against _____ Absent 2

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

Adjourn to next meeting

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

Signed

William Villanova

Title Acting Chairman

MINUTES OF MEETING

Application for permit or variance

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Present in addition to Mr. Villanova were Messrs. Petrone, Luiso, D’Estrada, and alternate member Espinoza. Also in attendance were Anthony Cerreto, Village Attorney and Peter Miley, Assistant Building Inspector.

Date of Hearing: June 21, 2012
No. of Case: 2012-0039
Applicant: Post Road Iron Works
16-18 North Main Street
Section 142.31, Block1, 25 and 26
Port Chester, New York 10573

Nature of Request:

the applicant is proposing to renovate the existing restaurant on parcel 16 and build on parcel 18. The restaurant will have 2nd floor dining and 3rd thru 6th floor will have 6 dwelling units. Under the current proposal the applicant will require variances for Floor Area Ratio, Lot Area per Dwelling Unit, and Usable Open Space per Dwelling Unit.

- 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:

A letter was submitted by Christopher Gomez, Director of Planning & Development recommending that the Zoning Board of Appeals express no objection to the Planning Commission’s intent to serve as Lead Agency under a SEQR coordinated review.

Findings of Board:

Action taken by Board:

On the motion of Commissioner Petrone, seconded by Commissioner Luiso, the Zoning Board of Appeals has no objection to the Planning Commission’s Intent to Serve as Lead Agency under a SEQR Coordinated Review.

Record of Vote: For 4 Against _____ Absent 2

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

No Objection to Planning Commission

- F Petrone
- F Luiso
- F D’Estrada
- F Espinoza
- Strauch
- Villanova

Signed _____
William Villanova
Title Acting Chairman _____

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, on June 21, 2012, at 7:00 p.m. with Chairman William Villanova presiding.

Present in addition to Mr. Villanova were Messrs. Petrone, Luiso, D'Estrada, and alternate member Espinoza. Also in attendance were Anthony Cerreto, Village Attorney and Peter Miley, Assistant Building Inspector.

Date of Hearing: **June 21, 2012**

No. of Case:

Applicant:

Nature of Request: **Adjourn Meeting**

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:

Findings of Board:

Action taken by Board:

On the motion of Commissioner Luiso, seconded by Commissioner Espinoza, the meeting was adjourned to the July 19, 2012

Record of Vote: For 4 Against Absent

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

Adjourn to next meeting

**F Petrone
F Luiso
F D'Estrada
F Espinoza
 Strauch
 Villanova**

Signed _____
 William Villanova
Title **Acting Chairman** _____