

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 on February 18, 2016 at 7:00 p.m. with Commissioner Evelyn Petrone presiding.

Present in addition to Commissioner Petrone were Messrs.: Luiso, D'Estrada and Espinoza

Also in attendance was Anthony Cerreto, Village Attorney, Eric Zamft, newly appointed Planning Director and Andrea Sherman, Assistant Planner.

Date of Hearing: February 17, 2016

Case No. 2015-0125

Applicant: Ana & Alberto Heredia
170 Madison Avenue
Port Chester, NY 10573

Luigi Demasi, AIA
Goewey & Demasi Architects
239 Lexington Avenue
Mt. Kisco, NY 10549

Nature of Request:

on the premises No. **170 Madison Avenue** in the Village of Port Chester, New York, located in an R2F Building Zone District being **Section 136.64, Block 1, Lot 48** on the tax assessment map of the Town of Rye, New York

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 new detached garage and two story addition to an existing single family dwelling

Property is located in the R2F, Two Family Zoning District where the required minimum side yard setback is 8.0 feet, proposed is a 6.7 feet, therefore a side yard setback variance of 1.3 feet is required,

The maximum Floor Area Ratio is .70, proposed is .74, therefore a .74 FAR variance is required,

Detached accessory buildings and structures may be located within a required rear yard provided they are at least five feet from any side or rear lot line and shall not exceed one story if 15 feet in height. Proposed is an accessory garage structure with a height of 19 feet 6 ½ inches, therefore a 4 feet 6 ½ inch height variance is required.

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

3. Summary of statement or evidence presented:

Luigi Demasi, Architect was present to represent the application.

Findings of Board:

Commissioner Petrone summarized the Favorable Findings of Fact as prepared by the Village Attorney Anthony Cerreto.

Action taken by Board:

On the motion of Commissioner Petrone, which was seconded by Commissioner D'Estrada Favorable Findings of Fact were approved.

Record of Vote: For 4 Against Absent 1 Recuse Abstain
List names of members and how voted – symbols as follows: F-for, A-against, Ab-absent, R-recuse, Abs-Abstain

Approve Findings

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

Signed _____
 William Villanova
Title **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 on February 18, 2016 at 7:00 p.m. with Commissioner Evelyn Petrone presiding.

Present in addition to Commissioner Petrone were Messrs.: Luiso, D'Estrada and Espinoza

Also in attendance was Anthony Cerreto, Village Attorney, Eric Zamft, newly appointed Planning Director and Andrea Sherman, Assistant Planner.

Date of Hearing: February 18, 2016
No. of Case: 2015-0128
Applicant: Mary and Frank Strauch
81 Glendale Place
Port Chester, NY 10573

Nature of Request:

on the premises No. **81 Glendale Avenue**, being **Section 136. 62, Block No. 1, Lot No. 12** 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 new kitchen addition and new wood deck to an existing single family dwelling.

Property is located in the R5 Single Family District where the required minimum (1) side yard setback is 8.0 feet, proposed is a 5.16 feet side yard setback; therefore a 2.84 feet side yard setback is required

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:

Mary Strauch, applicant was present to represent the application

Findings of Board:

Commissioner Petrone summarized the Favorable Findings of Fact as prepared by the Village Attorney Anthony Cerreto

Action taken by Board:

On the motion of Commissioner Petrone which was seconded by Commissioner Luiso, the Favorable Findings of Fact were approved

Record of Vote: For 4 Against Absent 1 Recuse Abstain
List names of members and how voted – symbols as follows: F-for, A-against, Ab-absent, R-recuse, Abs-Abstain

Approve Findings

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

Signed _____
 William Villanova
Title **Chairman** _____

ATTEST:

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 on February 18, 2016 at 7:00 p.m. with Commissioner Evelyn Petrone presiding.

Present in addition to Commissioner Petrone were Messrs.: Luiso, D’Estrada and Espinoza

Also in attendance was Anthony Cerreto, Village Attorney, Eric Zamft, newly appointed Planning Director and Andrea Sherman, Assistant Planner.

Date of Hearing: February 18, 2016
No. of Case: 2014-0095
Applicant: 220 Westchester Corp
220 Westchester Avenue
Port Chester, NY 10573

Nature of Request:

A letter dated January 19, 2016 was received from Bernard Edelstein, Esq. representative for 220 Westchester Corp. for property located at 220 Westchester Avenue (Sec. 142.22 Block1, Lot 6) requesting a further adjournment of three months. A proposal before the Board of Trustees for it to amend the zoning law to allow a medical/dental use within a newly created C1M district would negate the necessity for a zoning variance.

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:

Action taken by Board:

On the motion of Commissioner Petrone, which was seconded by Commissioner Luiso, the matter was adjourned to the May 19, 2016 meeting

Record of Vote: For 4 Against _____ Absent 1 Recuse _____ Abstain _____
List names of members and how voted – symbols as follows: F-for, A-against, Ab-absent, R-recuse, Abs-Abstain

Approve Findings

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

Signed _____
William Villanova
Title Chairman

ATTEST:

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 on February 18, 2016 at 7:00 p.m. with Commissioner Evelyn Petrone presiding.

Present in addition to Commissioner Petrone were Messrs.: Luiso, D'Estrada and Espinoza

Also in attendance was Anthony Cerreto, Village Attorney, Eric Zamft, newly appointed Planning Director and Andrea Sherman, Assistant Planner.

Date of Hearing: January 21, 2016
Case No. 2015-0126
Applicant: Kimberly Tuteria Martelli
KTM Architect
43 North Main Street
Port Chester, NY 10573

Nature of Request:

on the premises No. **43 King Street** in the Village of Port Chester, New York, located in an R2F Building Zone District being **Section 142.31, Block 1, Lot 34** on the tax assessment map of the Town of Rye, New York

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 sign permit application

- (1) Property is located in the C1 Commercial Retail District A wall identification sign shall be attached to or incorporated in a building wall. Such sign shall not: (b) be located above the second story of the building wall. Proposed are 4 signs to be located and displayed in the window(s) on the third floor therefore; a variance to permit the installation of identification signs above the second floor are required.
- (2) (a) One permanent, durably constructed and approved sign no greater than 20% of the window area or eight square feet, whichever is smaller. Proposed are 4 signs, each exceed the allowable are within the window that they will be located in and therefore; variances are required for each window.
 1. KTM signage: max permitted allowable area is 1.73 sq. ft., proposed is 6.09 sq. ft. therefore; a 4.36 sq. ft. allowable window area coverage variance is required.
 2. Emilia signage: max permitted allowable area is 1.73 sq. ft., proposed is 6.09 sq. ft. therefore; a 4.36 sq. ft. allowable window area coverage variance is required.
 3. Cuono signage: max permitted allowable area is 3.71 sq. ft., proposed is 15.89 sq. ft. therefore; a 12.18 sq. ft. allowable window area coverage variance is required.
 4. Well Built Company signage: max permitted allowable area is 3.71 sq. ft., proposed is 15.89 sq. ft. therefore; a 12.18 sq. ft. allowable window area coverage variance is required,

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

3. Summary of statement or evidence presented:

Findings of Board:

The applicant was not present to represent the application. Village Attorney Anthony Cerreto said that the Assistant Building Inspector was issuing a new denial letter based on the newly revised plans. Commissioner Petrone said they did receive revised plans in the materials, however the applicant is not present to explain the changes. The Board decided in being fair to the applicant they would adjourn the matter to the March 17, 2016 meeting

Action taken by Board:

On the motion of Commissioner Petrone, which was seconded by Commissioner Luiso, the matter was adjourned to March 17, 2016.

Record of Vote: For 4 Against Absent 1 Recuse Abstain
List names of members and how voted – symbols as follows: F-for, A-against, Ab-absent, R-recuse, Abs-Abstain

Adjourn to March 17, 2016

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

Signed _____
William Villanova
Title Chairman _____

ATTEST:

MINUTES OF MEETING

Application for Zoning Variance

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Present in addition to Commissioner Petrone were Messrs.: Luiso, D'Estrada and Espinoza

Also in attendance was Anthony Cerreto, Village Attorney, Eric Zamft, newly appointed Planning Director and Andrea Sherman, Assistant Planner.

Date of Hearing: February 18, 2016

Case No.

Applicant:

Nature of Request: ADJOURN MEETING TO: March 17, 2016

On the motion of Commissioner Luiso, which was seconded by Commissioner Espinoza, the meeting was adjourned to March 17, 2016.

Record of Vote: For 4 Against _____ Absent 1 Recuse _____ Abstain _____
List names of members and how voted – symbols as follows: F-for, A-against, Ab-absent, R-recuse, Abs-Abstain

Adjourn to March 17, 2016

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

Signed _____
William Villanova
Title Chairman _____

ATTEST: