

**VILLAGE OF PORT CHESTER
ZONING BOARD OF APPEALS
AGENDA**

**February 17, 2022 / 7:00PM
Justice Court**

350 North Main Street, Port Chester, NY 10573

FINDINGS

None

PUBLIC HEARINGS

Case # 2022-0211

Port Chester OZ Fund III
181 Westchester Avenue
Port Chester, NY 10573

Anthony Gioffre III, Esq.
Cuddy & Feder, LLP
445 Hamilton Avenue
White Plains, NY 10601

On the premises **140-150 Westchester Avenue** in the CD-6 Zoning District, being **Section: 142.30, Block: 2, Lot(s): 17 & 65** on the assessment map of the Town of Rye, New York the applicant is requesting area variance relief from the following provisions of the Village of Port Chester Character Based Code:

Section 345.405.N.1.v “Lots shall be limited to one curb cut per lot” The applicant is proposing 3 curb cuts

Section 345.405.N.2d “Any gates, arms, or booths must be set back at least 20 feet from the Frontage” The applicant proposes to locate its security grills within 20 feet of the Frontage

Case # 2022-0212

SJA Reconstruction LLC
435 Pleasantville Road
Briarcliff Manor, NY 10510

Aldo Vitagliano, Esq.
150 Purchase Street
Rye, NY 10510

On the premises **no # at this time Sylvan Road** in the CD-3.R7 Zoning District, being **Section: 135.44, Block: 2, Lot(s): 8** on the assessment map of the Town of Rye, New York the applicant is requesting an interpretation that proposed access to applicant’s property via a driveway onto Sylvan Road constitutes a street; that such a street need not be located entirely within the Village of Port Chester as a pre-condition to receipt of a Building permit; and further than the dedication of Sylvan Road by the Town of Rye constitutes a determination that same has been suitable improved to the satisfaction of the Planning Board.

ADJOURN MEETING

NEXT MEETING:

March 17, 2022

THE ZONING BOARD OF APPEALS MEETING WILL BE HELD ON THE 3RD THURSDAY OF EVERY MONTH AT 7:00 O'CLOCK IN THE EVENING