

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

**September 21, 2023 / 7:00PM**

**Justice Court**

**350 North Main Street, Port Chester, NY 10573**

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**FINDINGS**

None

**CONTINUED PUBLIC HEARINGS**

None

**NEW PUBLIC HEARINGS**

**1. Case #2023-0220**

26 Merritt Street LLC  
McCain Brown  
26 Merritt Street  
Port Chester, NY 10573

Daniel DeVito R.A.  
Pencil Projects Architecture Studio, PLLC

On the premises **26 Merritt Street** in the CD-4 Zoning District, being **Section: 141.28, Block: 2, Lot(s): 34** on the assessment map of the Town of Rye, New York, an application submitted by Daniel DeVito on behalf of 26 Merritt Street LLC/McCain Brown requesting an interpretation of the Building Inspectors denial for alterations and continued use of the first floor residential unit.

**2. Case #2023-0221 (a-e)**

130 Midland Avenue Owner LLC  
aka Floor & Décor  
130 Midland Avenue  
Port Chester, NY 10573

Tina Arcuri  
Coastal Sign Services  
5374 Greggs Landing  
North Charleston, NY 29420

On the premises **130 Midland Avenue** in the CD-4 Zoning District, being **Section: 142.53, Block: 1, Lot(s) 1** on the assessment map of the Town of Rye, New York, an application submitted by 130 Midland Avenue Owner LLC aka Floor & Décor for the installation and illumination of signage (5 items)

**A. WOOD sign/Internal Illumination**

Seeking relief from Chapter 345 Article 7, Sign Standards.

Requesting application for 48.6 s.f. Wood wall sign with internal illumination be approved

**B. F & D WALL sign/internal Illumination**

Seeking relief from Chapter 345 Article 7, Sign Standards

Add internal illumination to the wall sign "Customer Pick Up" on the façade of the secondary frontage of 130 Midland Ave

**C. TILE wall sign/internal Illumination**

Seeking relief from Chapter 345 Article 7, Sign Standards

Requesting application for 48.6 s.f. Tile wall sign with internal illumination be approved

**D. STONE wall sign/internal illumination**

Seeking relief from Chapter 345 Article 7, Sign Standards

Requesting application for 48.6 s.f. stone wall sign with internal illumination be approved

**E. BAND sign F & D/internal illumination**

Seeking relief from Chapter 345 Article 7, Sign Standards

Add internal illumination to the band sign "Floor & Decor" on the front façade of 130 Midland Ave

**ADJOURN MEETING**

**NEXT MEETING:**

**October 19, 2023**

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