

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

October 19, 2023/7:00pm

350 North Main Street, Port Chester, NY 10573

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FINDINGS

1. 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

CONTINUED PUBLIC HEARINGS

2. 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.

NEW PUBLIC HEARING

3. Case #2023-0222

On the premises **37 Westchester Avenue** in the CD-5W Zoning District, being Section: 142.31, Block: 1, Lot(s) 40.1 on the assessment map of the Town of Rye, New York, an application submitted by Karen Greenlee to install eight signs for a Sunoco gasoline dispensing station and market

Number	Sign Type	Copy	Non-Conformance	Section #
#1	Freestanding	Multiple Content	Not specified in the sign code	345-701. E.
#2	Canopy	SUNOCO	Not specified in the sign code	345-701. E.
#3	Canopy Symbol	“chevron”	Not specified in the sign code	345-701. E
#4	Canopy	SUNOCO	Not specified in the sign code	345-701. E.
#5	Band Sign	express	Internal Illumination	345-701. H. (1)
#6	Wall Sign	express	Internal Illumination	345-701. H. (1)
#7	Wall Sign	OPEN 24 HOUR	Internal Illumination	345-701. H. (1)
#8	Gas Pump	Multiple Content	Not specified in the sign code	345-701. E.

ADJOURN MEETING

NEXT MEETING:

November 16, 2023

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