

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

**November 16, 2023/7:00pm  
350 North Main Street, Port Chester, NY 10573**

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**FINDINGS**

**1. Case #2023-0222**

Karen Greenlee  
251 Boot Road  
Downingtown, PA 19335

Sunoco (signage)  
37 Westchester Avenue  
Port Chester, NY 10573

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

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

**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 # 2023-0223**

Karen Greenlee  
251 Boot Road  
Downingtown, PA 19335

Sunoco  
314 Boston Post Road  
Port Chester, NY 10573

On the premises **314 Boston Post Road** in the CD-4 Zoning District, being Section: **142.45, Block: 1, Lot(s) 3** on the assessment map of the Town of Rye, New York, an application submitted by Karen Greenlee to install six signs for a Sunoco gasoline dispensing station and market

<b>Number</b>	<b>Sign Type</b>	<b>Copy</b>	<b>Non-Conformance</b>	<b>Section #</b>
<b>#1</b>	Freestanding	Multiple Content	Not specified in the sign code	345-701. E.
<b>#2</b>	Canopy	SUNOCO	Not specified in the sign code	345-701. E.
<b>#3</b>	Canopy	SUNOCO	Not specified in the sign code	345-701. E
<b>#4</b>	Canopy Symbol	“chevron”	Not specified in the sign code	345-701. E.
<b>#5</b>	Band Sign	A Plus	Internal Illumination	345-701. H. (1)
<b>#6</b>	Gas Pump	Multiple Content	Not specified in the sign code	345-701. E.

**ADJOURN MEETING**

**NEXT MEETING:**

**December 21, 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***