

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

**December 21, 2023/7:00pm
350 North Main Street, Port Chester, NY 10573**

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FINDINGS

1. Case #2023-0222 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

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	SUNOCO	Not specified in the sign code	345-701. E.
#4	Canopy Symbol	“chevron”	Not specified in the sign code	345-701. E.
#5	Band Sign	A Plus	Internal Illumination	345-701. H. (1)
#6	Gas Pump	Multiple Content	Not specified in the sign code	345-701. E.

CONTINUED PUBLIC HEARINGS

2. Case #2023-0220 (Revised)

26 Merritt Street LLC
McCain Brown
24-26 Merritt Street
Port Chester, NY 10573

Anthony Tirone, Esq. PLLC
170 Hamilton Avenue, Suite 300
White Plains, NY 10601

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 Anthony Tirone Esq. on behalf of 26 Merritt Street LLC/McCain Brown requesting a Use

Variance to convert and legalize the long-standing use from a 2 family residence with a commercial wood working shop to a 3 family residence with a commercial woodworking shop unit.

NEW PUBLIC HEARING

3. Case #2023-0224

David Vitullo
142 Breckenridge Avenue
Port Chester, NY 10573

On the premises **142 Breckenridge Avenue** in the CD-3R5 Zoning District, being **Section: 135.76, Block: 2, Lot(s): 22** on the assessment map of the Town of Rye, New York, an application submitted by David Vitullo for an area variance pertaining to a replacement garage with a rear yard setback of 4.7 feet and a side yard setback of 4.2 feet. Garage was to be constructed with 5 ft. rear & side yard setbacks.

ADJOURN MEETING

NEXT MEETING:

January 18, 2024



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