

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

**January 18, 2024/7:00pm
350 North Main Street, Port Chester, NY 10573**

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FINDINGS

None

CONTINUED PUBLIC HEARINGS

1. 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

2. 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:

February 15, 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