

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

**February 15, 2024/7:00pm  
350 North Main Street, Port Chester, NY 10573**

.....

**FINDINGS**

**1. 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.

**CONTINUED PUBLIC HEARINGS**

None

**NEW PUBLIC HEARING**

None

**REQUEST TO RE-HEAR APPLICATION AT MARCH MEETING**

**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

Zoning Board of Appeals

February 15, 2024

Page 2

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.

**ADJOURN MEETING**

**NEXT MEETING:**

**March 21, 2024**

***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***