

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

March 21, 2024/7:00pm

350 North Main Street, Port Chester, NY 10573

FINDINGS

None

CONTINUED PUBLIC HEARINGS

None

NEW PUBLIC HEARING

1. Case# 2024-0225

New Broad Street LLC/Ravikoff Property Management Company
33 New Broad Street
Port Chester, NY 10573

The applicant submitted an Application for Interpretation and Review of the Zoning Compliance Certificate issued and signed by Curt LaValla, the Acting Director of Planning & Development on December 20, 2023 "Zoning Compliance Certificate regarding (Planning Commission Case #2023-0251)

Specifically, the Appellant seeks to reverse and modify the determination made in the Zoning Compliance Certificate that the Site Plan Approval Application of Neri Land Improvement, LLC, 41 Pearl Street, Case No. 2023-0251 (the "Application") conforms to Chapter 345 (Zoning) of the Code of the Village of Port Chester (the "Zoning Code").

2. Case #2024-0226

Broad Street Owner LLC
44 Broad Street
Port Chester, NY 10573

David Cooper, Esq
Zarin & Steinmetz
81 Main Street
White Plains, NY 10601

On the premises **44 Broad Street** in the CD-6T Urban Core Character District, being **Section: 141.28, Block: 2, Lot(s): 69-76** on the assessment map of the Town of Rye, New York, an

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application submitted by David Cooper Esq. of Zarin & Steinmetz LLP, on behalf of Broad Street Owner, LLC requesting two additional area variances; an additional curb cut and a loading area rolling gate.

ADJOURN MEETING

NEXT MEETING:

April 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