

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

June 20, 2024/7:00pm

350 North Main Street, Port Chester, NY 10573

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FINDINGS

1. Case # 2024-0227

James Polinsky – Signs Ink LTD
3255 Crompond Road
Yorktown, NY 10598

VLS Realty Associates
314 Boston Post Road
Port Chester, NY 10573

On the premises **316 Boston Post Road**, located in the CD-4MU Zoning District, being **Section 142.45, Block 1, Lot(s) 3.1** on the assessment map of the Town of Rye, New York, an application submitted by James Polinsky – Signs Ink LTD (VLS Realty Associates –Property Owner) to install a Post sign on the site.

Number	Required	Proposed Non-Compliance	Section#
#1	12 Square Feet	21 Square Feet	345-701. B-12
#2	Width 48 inches/Height 40 inches	Width 72 inches/Height 42 inches	345-701. B-12
#3	Apex- 6 feet	Apex - 11 foot 6 inches	345-701. B-12
#4	Letter Height - 10 inches	Letter Height - 14 inches	345-701. B-12
#5	Internal illumination not authorized	Internal Illumination	345-701 H. (I)

2. Case #2024-0228 (A, B, &C)

James Polinsky – Signs Ink LTD
3255 Crompond Road
Yorktown, NY 10598

DJ Gym Port Chester Prop LLC
2 Schoen Lane
New Rochelle, NY 10804

A

On the premises **13 Riverdale Avenue**, located in the C1 Zoning District, being **Section 136-56, Block 1, Lot(s) 49** on the assessment map of the Town of Rye, New York, an application submitted by James Polinsky – Signs Ink LTD (DJ Gym Port Chester Prop LLC –Property Owner) to install a sign on the building wall facing Putnam Avenue (no signs are permitted in the C1 Zoning District)

B

On the premises **13 Riverdale Avenue**, located in the C1 Zoning District, being **Section 136-56, Block 1, Lot(s) 49** on the assessment map of the Town of Rye, New York, an application submitted by James Polinsky – Signs Ink LTD (DJ Gym Port Chester Prop LLC –Property Owner) to install a sign on the corner of the building facing Putnam Avenue (no signs are permitted in the C1 Zoning District)

C

On the premises **13 Riverdale Avenue**, located in the C1 Zoning District, being **Section 136-56, Block 1, Lot(s) 49** on the assessment map of the Town of Rye, New York, an application submitted by James Polinsky – Signs Ink LTD (DJ Gym Port Chester Prop LLC –Property Owner) to install a sign on the corner of the building facing Riverdale Avenue (no signs are permitted in the C1 Zoning District)

CONTINUED PUBLIC HEARINGS

3. 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").

4. 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 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.

5. Case #2024-0229

Neri Land Improvement, LLC
31 Pearl Street
Port Chester, NY 10573

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

On the premises **41 Pearl Street**, located in the CD-6 and CD4-MU Zoning District, being **Section 142.30, Block 2, Lot(s) 6** on the assessment map of the Town of Rye, New York, an application submitted by Anthony Tirone Esq, on behalf of Neri Land Improvement LLC (Domenic Neri -Property Owner) to Confirm in part and to appeal in part requesting 2 area Variances from the Zoning Compliance Certificate issued on December 20, 2023 by the Village of Port Chester Zoning Administrator finding conformance and compliance with CD-6 Character District.

NEW PUBLIC HEARINGS

Juan Jorge Estopinan
29 Central Avenue
Port Chester, NY 10573

Luigi DeMasi
DeMasi Architects
105 Smith Avenue
Mt. Kisco, NY 10549

On the premises **29 Central Avenue** in the R2F District, being **Section: 142.47, Block: 1, Lot(s): 5-1** on the assessment map of the Town of Rye, New York, an application submitted by Luigi DeMasi of DeMasi Architects, requesting an area variance to finish the basement level of an existing 2-story, 2-family dwelling. The Village of Port Chester Zoning Law Chapter 10 Definitions and section 345.405.A-14(h) Building Standards, requires the maximum height of a principal building to be 2 stories. A review of the application reveals the proposed finished basement is deemed to be a habitual level and is creating a 3-story principal building

Edwin Tello
443 West Street
Port Chester, NY 10573

Luigi DeMasi
DeMasi Architects
105 Smith Street
Mt. Kisco, NY 10549

On the premises **443 West Street** in the R2F District, being **Section: 141.36, Block: 1, Lot(s): 16** on the assessment map of the Town of Rye, New York, an application submitted by Luigi DeMasi of DeMasi Architects, requesting an area variance to finish the basement as a habitable level of an existing 2-story, 2-family dwelling. The Village of Port Chester Zoning Law Chapter 10 Definitions and section 345.405.A-14(h) Building Standards, requires the maximum height of a principal building to be 2 stories. A review of the application reveals the proposed finished basement is deemed to be a habitual level and is creating a 3-story principal building

ADJOURN MEETING

NEXT MEETING:

July 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