

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

July 18, 2024/7:00pm

350 North Main Street, Port Chester, NY 10573

FINDINGS

1. Case #2024-0231

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 habitable level and is creating a 3-story principal building

2. Case #2024-0230

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 habitable level and is creating a 3-story principal building

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").

CONTINUED PUBLIC HEARINGS

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-5T 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 an area Variance from the glazing requirements.

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NEW PUBLIC HEARINGS

None

ADJOURN MEETING

NEXT MEETING:

August 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