



**Village of Port Chester**  
**Zoning Board of Appeals Regular Meeting**  
Justice Court, 350 North Main St., Port Chester, NY

**Agenda: Thursday, November 21, 2024**

**Time: 7:00 PM**

**Justice Court, 350 North Main St., Port Chester, NY**

**1. Findings**

- a. Key Bank  
1 North Main Street  
Port Chester, NY 10573

GNS Group Ltd  
259 North Grand Avenue  
Poughkeepsie, NY 12603

On the premises 1 North Main Street, located in the CD-5 Zoning District, being Section 142.31, Block 1, Lot(s) 46 on the assessment map of the Town of Rye, New York, an application submitted by Nancy Forrest of GNS Group LTD on behalf of Key Bank for internal illumination of two band signs for Key Bank on the façade of the building

- b. Fanny Y Rios  
46 Sylvan Road  
Port Chester, NY 10573

Vincent Coakley, PE  
Oliver Engineering P.C.  
188 North Main Street  
Port Chester, NY 10573

On the premises 46 Sylvan Road, located in the CD-3,R7 Zoning District, being Section 135.60, Block 2, Lot(s) 46 on the assessment map of the Town of Rye, New York, an application submitted by Vincent Coakley of Oliver Engineering on behalf of Fanny Y Rios to add a portico to the frontage of an existing residence.

**2. Public Hearings**

- a. Peter & Yvonne Zuk  
288 Glen Avenue  
Port Chester, NY 10573

John Scarlato Jr - Architect  
33 Byram Hill Road

Armonk, NY 10504

On the premises 288 Glen Avenue, located in the CD-3.R7 Zoning District, being Section 136.53, Block 1, Lot(s) 1 on the assessment map of the Town of Rye, New York, an application submitted by John Scarlato Jr., Architect, on behalf of Peter & Yvonne Zuk to add an addition to the side of an existing building.

- b. New Broad Street LLC by Howie Ravikoff  
33 New Broad Street  
Port Chester, New York 10573

On the premises 41 Pearl Street, located in the CD-4MU 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 Howie Ravikoff on behalf of New Broad Street LLC / Ravikoff Property Management for Interpretation and Review of the Zoning Compliance Determination issued and signed by Greg Cutler, the Director of Planning & Development on July 25, 2024 (the “July Zoning Determination”

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

### 3. Adjournment

**Next Meeting:**

**December 19th**

***The Zoning Board of Appeals Meeting will be held on the 3rd Thursday of every month at 7:00 o'clock in the evening.***