



Village of Port Chester

Zoning Board of Appeals Regular Meeting

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

Agenda: Thursday, May 15, 2025

Time: 7:00 PM

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

1. Findings

2. Public Hearings

a. 1. Case # 2025-0240

140 Owner LLC
33 New Broad Street
Port Chester, NY 10573
10601

Anthony Gioffre, Esq.
Cuddy & Feder LLP
445 Hamilton Avenue, White Plains, NY
10601

On the premises 30-32 North Main Street, located in the CD-5 Urban Center Character District, being Section 142.31, Block 1, Lot(s) 31 on the assessment map of the Town of Rye, New York, an application submitted by Anthony Gioffre, Esq., on behalf of 140 Owner LLC requesting an area variance in connection with the proposal to re-establish the previously existing 3rd story of an existing building. The proposal involves interior renovations in support of the continued personal services and office uses throughout the 1st and 2nd stories and to construct the 3rd story to support two 1-bedroom residential units.

b. 2. Case # 2025-0241

Barry P & Elisabeth M Mitchell
81 Hillside Road
Rye, NY 10580

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

On the premises 19 Harbor Drive, located in the R-7 Zoning District, being Section 142.63, Block 1, Lot(s) 25 on the assessment map of the Town of Rye, New York, an application submitted by Anthony Tirone, Esq., on behalf of the above-named applicants, requesting an area variance for use of the lower level as habitable space which will create a 3 story principal building

c. 3. Case # 2025-0242

Waldir and Vera Correia
30 Old Mamaroneck Road

David Cooper, Esq.
Zarin & Steinmetz LLP

White Plains, NY 10605

81 Main Street White Plains, NY 10601

On the premises 47 Ellendale Avenue, located in the CD.3-R-2F Zoning District, being Section 141.28, Block 3, Lot(s) 16 on the assessment map of the Town of Rye, New York, an application submitted by David Cooper, Esq., on behalf of the above-named applicants, requesting an interpretation that the property is a prior existing legal non-conforming³ family dwelling or in the alternative, a Use Variance to continue the property to be maintained as a 3 family dwelling

3. Adjournment

Next Meeting:

Wednesday June 18th, 2025 (due to Juneteenth holiday)

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