



Village of Port Chester

Zoning Board of Appeals Regular Meeting

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

Agenda: Wednesday, June 18, 2025

Time: 7:00 PM

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

1. Continued Public Hearings

a. Case # 2025-0242 - 47 Ellendale Avenue - REQUEST TO ADJOURN

Waldir and Vera Correia
30 Old Mamaroneck Road
White Plains, NY 10605

David Cooper, Esq.
Zarin & Steinmetz LLP
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

2. New Public Hearings

a. Case #2025-0243 - 90 Shelly Avenue

Jerica & Antonio Adorno
90 Shelley Avenue
Port Chester, NY 10573

Jan Cadek, Hans Cadek Architecture
63 Shelley Avenue
Port Chester, NY 10573

On the premises 90 Shelley Avenue, located in the CD-3.R5 Zone, being Section 136.45, Block 2, Lot(s) 44 on the assessment map of the Town of Rye, New York, an application submitted by Hans Cadek., on behalf of Jerica & Antonio Adorno requesting an area variance in connection with the proposal to add a second floor addition over the existing first floor at

the back of an existing single family home. The home is legally non-conforming (front, rear and side setbacks)

b. **Case #2025-0244 - 245 Madison Avenue**

Maniel Caivinagua
245 Madison Avenue
Port Chester, NY 10573

Jan Cadek, Hans Cadek Architecture
63 Shelley Avenue
Port Chester, NY 10573

On the premises 245 Madison Avenue, located in the CD-3.R5 Zone, being Section , Block , Lot(s) on the assessment map of the Town of Rye, New York, an application submitted by Hans Cadek., on behalf of Maniel Cavinagua requesting an area variance in connection with the proposal to finish a cellar as a habitable space in an existing 2 family home (two apartments) a variance for 1 additional story is requested

c. **Case # 2025-0245 - 108 South Main Street**

108 Gateway LLC
108 South Main Street
Port Chester, NY 10573

Ralph E Rossi/The Magellan Building
Managing Member
108 South Main Street
Port Chester, NY 10573

On the premises 108 South Main Street, located in the CD.5 Zoning District, being Section 142.31, Block 1, Lot(s) 36 on the assessment map of the Town of Rye, New York, an application requesting a 3 area variances pertaining to signage.

1. Section 345.705.B-15: Additional Standards (a): The signs are not composed of letters painted or applied directly to the window.
2. Section 345.705.B-15: Dimensions (b): The area of the signs exceeds the maximum allowable coverage of 33% of the window glass. The total proposed coverage is 66%.
3. Section 345.705.B-15: Additional Standards (b): The signs interfere with the primary function of windows, which is to allow visibility into the premises for passersby and public safety personnel, and to facilitate product displays.

d. **Case #2025-0246 - 123 Oak Street**

AKT TWO Realty
16 East 41st Street
New York, NY 10017

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

On the premises 123 Oak Street, located in the CD-4MU Zoning District, being Section 142.29 Block 3, Lot(s) 35 on the assessment map of the Town of Rye, New York, an application submitted by Anthony Gioffre, Esq., of Cuddy & Feder LLP, requesting area variance relief in connection with the proposed annex to the existing self-storage building at the Premises relating to the maximum Impervious Surface Coverage as well as the Facade Void Area and Facade Glazing requirements of the Character Based Zoning Code.

e. **Case # 0025-0247 - 23 Sylvan Road**

SJA Reconstruction, LLC
23 Sylvan Road
Port Chester, NY 10573

Aldo Vitagliano, Esq.
150 Purchase Place
Rye, NY 10580

On the premises 23 Sylvan Road, located in the CD-3.R7 Zoning District, being Section 135.52, Block 1, Lot(s) 44 on the assessment map of the Town of Rye, New York, an application submitted by Aldo Vitagliano, Esq., on behalf SJA Reconstruction, LLC, requesting an area variance for a proposed finished cellar.

f. **Case # 2025-0248 - 250 Boston Post Road**

250 Boston Road, LLC
250 Boston Post Road
Port Chester, NY 10573

Gary Gianfrancesco
Arconics Architecture
545.5 Westchester Avenue
Rye Brook, NY 10573

On the premises 250 Boston Post Road, located in the CD-4MU Zoning District, being Section 142.39, Block 1, Lot(s) 3 on the assessment map of

the Town of Rye, New York, an application submitted by Gary Gianfrancesco AIA of Arconics Architecture, on behalf of 250 Boston Post Road, LLC requesting variances pertaining to:

1. Section 345.405.A-13 (CD-4MU) (g) Front Setback, Principal Frontage, 0 ft minimum 20 ft maximum
2. Section 345.405.A-13 (CD-4MU) (i) [1] Principal Buildings Stories, 3 Stories Maximum
3. Section 345.405.A-13 (CD-4MU) (i) [3] Finished Floor Level, 2 to 6 ft above average grade at facade
4. Section 345.405.A-13 (CD-4MU) (l) Garage Location, Third Lot Layer only

3. Adjournment

Next Meeting:

July 17, 2025

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