



Village of Port Chester

Zoning Board of Appeals Regular Meeting

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

Agenda: Thursday, July 17, 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

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

Jaccob Amir, 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 Jacob Amir, Esq., on behalf of the above-named applicants, requesting a use variance to continue operating the property as a 3-family dwelling

b. 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

2. New Public Hearings

a. Case #2025-0243 - 90 Shelley 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

Manuel 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: 136.56 , Block: 1, Lot(s): 8 on the assessment map of the Town of Rye, New York, an application submitted by Hans Cadek., on behalf of Manuel 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 2025-0250 - 60 Lafayette Drive

Frank Valvona
60 Lafayette Drive

Port Chester, NY 10573

On the premises 60 Lafayette Drive located in the CD-3.R7 Zone, being Section: 136.53, Block: 1, Lot(s) 35 on the assessment map of the Town of Rye, New York , an application submitted by Frank Valvona for the legalization of a cellar as a habitable level in an existing two story, single family dwelling. 1 additional story is requested

d. **Case 2025-0251 - 208-216 King Street**

On the premises 208-216 King Street located in the CD-6 Zone, being Section: 142.22, Block: 2, Lot(s) 45 & 46 on the assessment map of the Town of Rye, New York , an application submitted by Anthony Gioffre Esq, of Cuddy & Feder LLP on behalf of regency Port Chester JV, LLC, for area variances in connection with its amended site plan application for a variance for two additional stories above the max permitted, and for setbacks greater than 0 at the corners.

3. Adjournment

Next Meeting:

August 21st

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