



# **Village of Port Chester**

## **Zoning Board of Appeals Regular Meeting**

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

**Agenda: Thursday, August 21, 2025**

**Time: 7:00 PM**

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

### **1. Findings**

### **2. Resolutions**

#### **a. 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.

#### **b. 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.

### **3. Public Hearings**

#### **a. Case # 2025-0248 - 250 Boston Post Road (Adjourned to September 18, 2025)**

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

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

**4. Adjournment**

**Next Meeting:**

**September 18, 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.***