



Village of Port Chester

Zoning Board of Appeals Regular Meeting

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

Agenda: Thursday, September 18, 2025

Time: 7:00 PM

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

1. Findings

2. Public Hearings

a. 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

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 # 2025-0242 - 47 Ellendale Avenue (being reheard)**

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 an interpretation that the property is a prior existing legal non-conforming 3 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:

{Meeting Date}

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