

MINUTES OF MEETING

Application for Permit or Variance

A meeting of the Zoning Board of Appeals was held at the Courtroom of the Police Headquarters Building, 350 North Main Street, Port Chester, NY, on August 21, 2025, at 7:00 p.m. with Chairman Evelyn Petrone presiding.

Present in addition to Ms. Petrone were Messrs., D’Estrada, Morlino and Simmons

Also in attendance were Village Attorney James Carpinello, Planning Director Greg Cuter, Assistant Planning Director Curt LaValla, and Building Inspector Steve Velardo

Date of Hearing:	August 21, 2025	
No. of Case:	2025-0251	
Applicant:	Regency Port Chester JV, LLC	Anthony Gioffre, Esq
	Rajeev Chennattu	Cuddy & Feder LLP
	455 Central Park Avenue	445 Hamilton Avenue
	Scarsdale, NY 10583	White Plains, NY 10610

Nature of Request:

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.

1. Names and addresses of those appearing in favor of the application.

No One

2. Names and addresses of those appearing in opposition to application.

No One

Summary of statement or evidence presented:

This matter was represented by Anthony Gioffre, Esq. of Cuddy & Feder

Findings of Board:

Findings were prepared and summarized by the Chair and ready for an approval vote

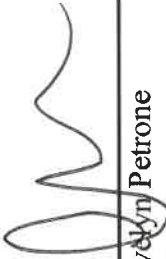
Action taken by Board:

On the motion of Commissioner Morlino, which was seconded by Commissioner D’Estrada, the Board granted the variance and approved the Findings.

Record of Vote: For 4 Against Absent 1 Abstain

List names of members & how voted

Approve Findings	
Petrone	F
D’Estrada	F
DeVita	Abs
Morlino	F
Simmons	F

Signed	
Title	Chair

Attest:

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Present in addition to Ms. Petrone were Messrs., D’Estrada, Morlino and Simmons

Also in attendance were Village Attorney James Carpinello, Planning Director Greg Cuter, Assistant Planning Director Curt LaValla, and Building Inspector Steve Velardo

Date of Hearing:	August 21, 2025	
Case #	2025-0246	
Applicant:	AKT TWO Realty	Anthony Gioffre, Esq.
	16 East 41 st Street	Cuddy & Feder, LLP
	New York, NY 10017	445 Hamilton Avenue
		White Plains, NY 10601

Nature of Request

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.

- 1. Names and addresses of those appearing in favor of the application.
- 2. Names and addresses of those appearing in opposition to application.

No One

Summary of statement or evidence presented

This matter was represented by Daniel Patrick, Esq. of Cuddy & Feder LLP

Findings of Board

Findings were prepared and summarized by the Chair and ready for an approval vote

Action taken by Board

On the motion of Commissioner D’Estrada, which was seconded by Commissioner Morlino, the variance was granted and the Findings were approved.

Record of Vote: For 4 Against Absent 1 Abstain

List names of members & how voted

Approve Findings	
Petrone	F
D’Estrada	F
DeVita	Abs
Morlino	F
Simmons	F

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Signed
Evelyn Petrone
Title Chair

ATTEST:

MINUTES OF MEETING

Application for Permit or Variance

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Present in addition to Ms. Petrone were Messrs., D’Estrada, Morlino and Simmons

Also in attendance were Village Attorney James Carpinello, Planning Director Greg Cuter, Assistant Planning Director Curt LaValla, and Building Inspector Steve Velardo

Date of Hearing:	August 21, 2025	
Case #	2025-0248	
Applicant:	250 Boston Road, LLC	Gary Gianfrancesco
	250 Boston Post Road	Arconics Architecture
	Port Chester, NY 10573	545.5 Westchester Avenue

Nature of Request

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 façade.
4. Section 345.405.A-13 (CD-4MU) (l) Garage Location, Third Lot Layer only

This matter was placed on the agenda to advise/remind the public that the matter was adjourned to the September meeting.

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<u>Signed</u>	<u>Evelyn Petrone</u>
<u>Title</u>	<u>Chair</u>

ATTEST:

MINUTES OF MEETING

Application for Permit or Variance

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Present in addition to Ms. Petrone were Messrs., D’Estrada, Morlino and Simmons

Also in attendance were Village Attorney James Carpinello, Planning Director Greg Cuter, Assistant Planning Director Curt La Valla, and Building Inspector Steve Velardo

Date of Hearing:	August 21, 2025	
Case #	2025-0244	
Applicant	Manuel Caivinagua	Jan Cadek, Hans Cadek Architecture
	245 Madison Avenue	63 Shelley Avenue
	Port Chester, NY 10573	Port Chester, NY 10573

Nature of Request

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 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

- 1. Names and addresses of those appearing in favor of the application.
- 2. Names and addresses of those appearing in opposition to application.

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Summary of statement or evidence presented

This matter was not heard.

Findings of Board

The applicant was not present and no adjournment letter was received, Planning Director Greg Cutler gave insight into the absence.

Action taken by Board

On the motion of Commissioner Morlino, which was seconded by Commissioner Simmons, the matter was administratively adjourned to the September meeting and the Planning Director was directed to inform the applicant of procedures for non attendance

Record of Vote: For 4 Against Absent 1 Abstain

List names of members & how voted

Adjourn to September 18, 2025

Petrone	F
D’Estrada	F
DeVita	Abs
Morlino	F
Simmons	F


Signed
Evelyn Petrone
Title Chair

ATTEST:

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Present in addition to Ms. Petrone were Messrs., D’Estrada, Morlino and Simmons

Also in attendance were Village Attorney James Carpinello, Planning Director Greg Cuter, Assistant Planning Director Curt LaValla, and Building Inspector Steve Velardo

Date of Hearing: **August 21, 2025**
No. of Case:
Applicant:

Nature of Request: **Adjourn Meeting**

On the motion of Commissioner Simmons, which was seconded by Commissioner Morlino, the meeting was adjourned to September 18, 2025

Record of Vote: **For** 4 **Against** **Absent** 1 **Abstain**

List names of members & how voted

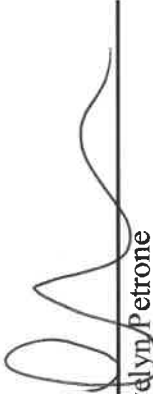
Adjourn to August 21, 2025

Petrone	F
D’Estrada	F
DeVita	Abs
Morlino	F
Simmons	F

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SEP 22 2025

**VILLAGE CLERK
VILLAGE OF PORT CHESTER**

Signed	
	Evelyn Petrone
Title	Chair

ATTEST: