



Village of Port Chester Zoning Board of Appeals Regular Meeting

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

Agenda: Thursday, October 16, 2025

Time: 7:00 PM

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

1. Findings

a. 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 Caivinagua 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

2. Public Hearings

a. Case # 2025-0248 - 250 Boston Post Road - adjourned until November 20th

[250 Boston Post Road Planning Commission Agenda Files](#)

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 # 2025-0242 - 47 Ellendale Avenue**

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

Jacob 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

c. **Case # 2025-0253 - 20 Hilltop Drive**

Louis Larizza
25 South Regent Street
Port Chester, NY 10573

On the Premises 20 Hilltop Drive, located in the CD.3-R-7 Zoning District, being Section 142.55, Block 1, Lot(s) 28.1 on the assessment map of the Town of Rye, New York, an application submitted by Louis Larizza for the construction of an accessory building in the front yard of the property.

d. **Case # 2025-0254 - 4 West Glen Avenue**

Rebel White Developments Inc
Evan Sakofsky
11 Berkley Lane
Rye Brook, NY 10573

On the premises 4 West Glen Avenue, located in the CD-3, R7 Zoning District, being Section 135.60, Block 2, Lot(s): 47, on the assessment map of the Town of Rye, New York, an application submitted by Rebel White Developments, Inc on behalf of Evan Safosky requesting 2 area variances (1) additional 0.05 of F.A.R., (2) One additional story

e. **Case # 2025-0252 - 130 Columbus Avenue**

Lamar, LLC
130 Columbus Avenue
Port Chester, NY 10573

Hans Cadek Architecture, Jan Cadek R.A.
63 Shelly Avenue
Port Chester, NY 10573

On the premises 130 Columbus Avenue, located in the CD-3, R5 Zoning District, being Section 136.69, Block 1, Lot(s): 41, on the assessment map of the Town of Rye, New York, an application submitted by Hans Cadek on behalf of the above-named applicant, requesting a front yard setback variance for a proposed second story addition to the premises.

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.