

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 November 20, 2025, at 7:00 p.m. with Chairman Evelyn Petrone presiding.

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

Since there were no hearings on the agenda for this meeting and the only active items were 3 Findings which had thoroughly been discussed last month, it was suggested to hold one vote to approve all 3 Findings.

Case # **2025-0253**
Applicant: 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.

Case # **2025-0254**
Applicant 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 Evan Sakofsky on behalf of Rebel White Developments, Inc requesting 2 area variances (1) additional 0.05 of F.A.R., (2) One additional story

Case # **2025-0252**
Applicant Lamar, LLC Hans Cadek Architecture, Jan Cadek.
 130 Columbus Avenue 63 Shelly Avenue
 Port Chester, NY 10573 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.

On the motion of Commissioner Simmons, which was seconded by Commissioner Morlino, the 3 cases listed above were approved in one vote.

Record of Vote: **For** 5 **Against** **Absent** **Abstain**
List names of members & how voted

Approve 3 Findings
Petrone **F**
D’Estrada **F**
DeVita **F**
Morlino **F**
Simmons **F**

Signed _____
 Evelyn Petrone
Title **Chair** _____

ATTEST:

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Date of Hearing: November 20, 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
-

A request to adjourn for 2 months was submitted by the applicant.

On the motion of Commissioner Simmons, which was seconded by Commissioner Devita, the matter was adjourned to January 15, 2026.

Record of Vote: **For** 5 **Against** _____ **Absent** _____ **Abstain** _____
List names of members & how voted

Adjourn to January 15, 2026

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

Signed _____
Evelyn Petrone
Title **Chair** _____

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

Date of Hearing:	October 16, 2025	
Case #	2025-0242	
Applicant:	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

Nature of Request:

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

A letter was received from the applicant requesting the matter be adjourned to the December 18, 2025 meeting.

On the motion of Commissioner Simmons, which was seconded by Commissioner Devita, the matter was adjourned to December 18, 2025

Record of Vote: **F**or 5 **A**gainst **A**bsent **A**bstain
List names of members & how voted

Adjourn to December 18, 2025
Petrone **F**
D’Estrada **F**
DeVita **F**
Morlino **F**
Simmons **F**

Signed _____
 Evelyn Petrone
Title **Chair** _____

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

Date of Hearing: **November 20, 2025**

Adjourn Meeting

On the motion of Commissioner Simmons, which was seconded by Commissioner Morlino, the meeting was adjourned November 20, 2025

Record of Vote: **F**or **5** **A**gainst **A**bsent **A**bstain

List names of members & how voted

Adjourn to Deceber 18, 2025

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

Signed	_____
	Evelyn Petrone
Title	Chair _____

ATTEST: