



# **Village of Port Chester Zoning Board of Appeals Regular Meeting**

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

**Agenda: Thursday, December 18, 2025**

**Time: 7:00 PM**

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

## **1. Public Hearings**

### **a. Case # 2025-0248 - 250 Boston Post Road - Adjourned to January 15, 2026**

[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

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

- c. Case #2025-0256 - 74 Grace Church Street

Jaclyn Tyler  
Nexus Creative Design  
117 E Main Street  
Mount Kisco, NY 10549

On the premises 74 Grace Church Street, located in the R2F Zoning District, being Section:142.46. Block: 2, Lot(s): 33 on the assessment map of the Town of Rye, New York, an application submitted by Jaclyn Tyler of Nexus Creative Design to sub-divide and construct a two-family rental residence on the vacant portion of the lot. Five Variances are requested:

Lot A- existing multi-family residence:

1. Section 345.405.A-14 (R2F) (d) Lot Occupation, Lot Depth 100 ft required, 48.06 requested.
2. Section 345.405.A-14 (R2F) (f) Setbacks: Principal Building, 20 ft required, 15 requested.
3. Section 345.405.A-14 (R2F) (g) Setbacks: Accessory Building, Third lot layer only, outside of third lot layer requested.
4. Section 345.405.A-14 (R2F) (k) Vehicular Parking Requirements, Off-Street parking location in third lot layer only, first lot layer requested.

Lot B- Proposed two family residence:

1. Section 345.405.A-14 (R2F) (d) Lot Width, Lot Width 50 ft required, 45 requested.

## **2. Adjournment**

### **Next Meeting:**

January 15, 2026

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