

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 December 18, 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

Date of Hearing:	December 18, 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

In a previous meeting a request to adjourn for 2 months was submitted by the applicant.

No action was taken on the matter at this meeting

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

Adjourned to January 15, 2026
Petrone
D’Estrada
DeVita
Morlino
Simmons

Signed	_____
	Evelyn Petrone
Title	Chair

ATTEST:

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Date of Hearing:	December 18, 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 January 15, 2026 meeting

On the motion of Commissioner Simmons, which was seconded by Commissioner Morlino, 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 January 15, 2026
Petrone **F**
D’Estrada **F**
DeVita **F**
Morlino **F**
Simmons **F**

Signed _____
 Evelyn Petrone
Title **Chair**

ATTEST:

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Date Of Hearing: **December 18, 2025**
Case # **2025-0256**
Applicant: Jaclyn Tyler
 Nexus Creative Design
 117 E Main Street
 Mount Kisco, NY 10549

Nature of Request:

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.

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:

Kristina Kissel of Nexus Creative Design represented the matter for the applicant.

The applicant is requesting five area variances

The Planning Commission is the Lead Agency for the SEQRA Review an the BOT and Zoning Board are considered involved agencies

The applicant wanted to introduce the project to the Zoning Board to obtain any thoughts they might have.

The Zoning Board cannot take any action at this time until the SEQRA review has been completed

Public:

No one

Findings of Board:

None

Action taken by Board:

No action was taken regarding this matter.

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

Record of Vote: **F**or 5 **A**gainst **Ab**sent **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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Date of Hearing: December 18, 2025

Adjourn Meeting

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

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

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 _____

ATTEST: