

MINUTES OF MEETING

Application for Permit or Variance

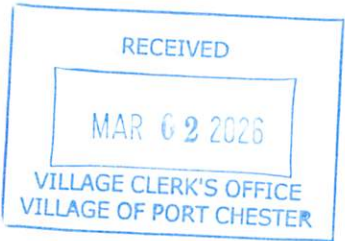
A meeting of the Zoning Board of Appeals was held at the Courtroom of the Police Headquarters Building, 350 North Main Street, Port Chester, NY, on January 15, 2026, at 7:00 p.m. with Chairman Evelyn Petrone presiding.

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

Also in attendance was Planning Director Greg Cutler, Assistant Planning Director Curt LaValla, Village Attorney James Carpinello,

Date of Hearing: **January 15, 2026**

Adjourn Meeting



On the motion of Commissioner Simmons, which was seconded by Commissioner Devita, the meeting was adjourned February 19, 2026

Record of Vote: **For** 5 **Against** **Absent** **Abstain**

List names of members & how voted

Adjourn to February 19, 2026

Petrone	F
D'Estrada	F
DeVita	F
Morlino	F
Simmons	F

Signed

Evelyn Petrone

Title **Chair**

ATTEST:

Findings of Board:

It was suggested by the Board that the applicant consider Goose Neck Lighting which has been suggested to other applicants previously before the Board with regard to illuminated signage.

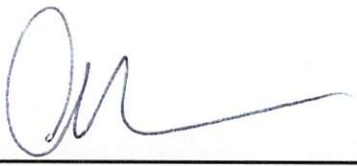
Action taken by Board:

On the motion of Commissioner Simmons, which was seconded by Commissioner Morlino, the matter was adjourned to the February 19th meeting

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

Adjourn to February 19, 2026

Petrone
D'Estrada
DeVita
Morlino
Simmons

Signed 
Evelyn Petrone
Title Chair

ATTEST:

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Also in attendance was Planning Director Greg Cutler, Assistant Planning Director Curt LaValla, Village Attorney James Carpinello,

Date of Hearing: January 15, 2026
No. of Case: 2025-0257
Applicant: T Mobile
36 South Main Street
Port Chester, NY 10573

Matthew Calvo
43-07 48th Avenue
Woodside



Nature of Request:

On the premises **36 South Main Street**, located in the CD-6 Zoning District, being **Section: 142.30, Block: 2, Lot(s): 66** on the assessment map of the Town of Rye, New York, an application submitted by Matthew Calvo of Building Brothers on behalf of T-Mobile requesting an area variance for a sign permit to install a band sign on the front façade of the premises.

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:

The matter was represented by Matthew Calvo, sign fabricator.

Mr. Calvo said that T Mobile would like to replace it outdated signage logo and corporate brand with updated signage. They would like to add the tag line "Authorized Retailer" to the signage. This would be an aluminum panel flush to the wall. The new sign would be a few inches smaller than the one that currently exists.

The T Mobile letters are on a raceway and are illuminated. The authorized Retailer is just a flat aluminum panel.

Planning Director Greg Cutler indicated that in this Zoning District internally illuminated signs are not permitted on Band Signs. They are allowed for individual letters. The Village has amortized all signs that do not conform to the Zoning Code. The existing sign is subject to violation and all other signs that are internally illuminated in that way.

Goose neck lighting was suggested to the applicant who said he had to discuss this with T Mobile as they had not discussed an alternate plan. The Board also told the applicant that they recently denied an application that was before them with regard to having internally lit signage. (Key Bank)

Public:

No one from the public spoke for or against this matter

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Also in attendance was Planning Director Greg Cutler, Assistant Planning Director Curt LaValla, Village Attorney James Carpinello,

Date Of Hearing: January 15, 2026
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.

A letter was received from the applicant requesting the matter be adjourned to the February 19th meeting

Action taken by Board:

On the motion of Commissioner Simmons, which was seconded by Commissioner Devita, the matter was adjourned to February 19, 2026

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

Adjourn to February 19, 2026

Petrone	F
D'Estrada	F
DeVita	F
Morlino	F
Simmons	F

Signed 
Evelyn Petrone
Title **Chair**

ATTEST:

On the motion of Commissioner Simmons, which was seconded by Commissioner D'Estrada, the Planning Staff was directed to prepare Neg Dec documents for the next meeting

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

Prepare Neg Dec

Petrone	F
D'Estrada	F
DeVita	F
Morlino	F
Simmons	F

On the motion of Commissioner Simmons, which was seconded by Commissioner Morlino, the Planning Staff was directed to prepare Findings of Fact for the next meeting

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

Prepare Findings

Petrone	F
D'Estrada	F
DeVita	F
Morlino	F
Simmons	F

Signed



Evelyn Petrone

Title Chair

ATTEST:

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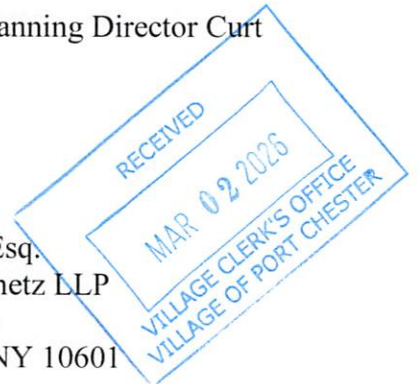
Also in attendance was Planning Director Greg Cutler, Assistant Planning Director Curt LaValla, Village Attorney James Carpinello,

Date of Hearing: January 15, 2026

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

Prior to hearing this matter the Board held an Executive Session to seek advice from their legal counsel.

On the motion of Commissioner Morlino, which was seconded by Commissioner Simmons, the Board entered into an Executive Session at 7:06 pm and exited the session at 7:22 pm

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

Enter and Exit Executive Session

Petrone	F
D'Estrada	F
DeVita	F
Morlino	F
Simmons	F

The matter was represented by Jacob Amir, Esq. of Zarin and Steinmetz

Public

On the motion of Commissioner Morlino, which was seconded by Commissioner Simmons, the Public Hearing was closed,

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

Close Public Hearing

Petrone	F
D'Estrada	F
DeVita	F
Morlino	F
Simmons	F

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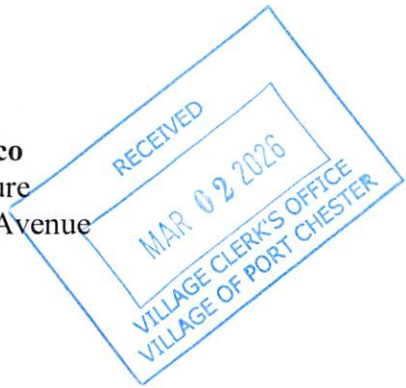
Also in attendance was Planning Director Greg Cutler, Assistant Planning Director Curt LaValla, Village Attorney James Carpinello,

Date of Hearing: January 15, 2026

Case # 2025-0248

Applicant: 250 Boston Road, LLC
250 Boston Post Road
Port Chester, NY 10573

Gary Gianfrancesco
Arconics Architecture
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 Morlino, the matter was adjourned to February 19, 2026.

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

Adjourned to February 19, 2026

Petrone
D'Estrada
DeVita
Morlino
Simmons

Signed 
Evelyn Petrone
Title Chair

ATTEST: