

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 March 19, 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, and Village Attorney James Carpinello

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OFFICE OF PORT CHESTER
GARY GIANFRANCESCO
ARCONICS ARCHITECTURE
545.5 WESTCHESTER AVENUE

Date of Hearing: March 19, 2026

Case # 2025-0248

Applicant: 250 Boston Road, LLC

250 Boston Post Road

Port Chester, NY 10573

Nature of Request

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) (i) [1] Principal Buildings Stories, 3Stories Maximum
- 2. Section 345.405.A-13 CD-4MU (i) [3] Finished floor Level, 2 to 6 ft above average grade at facade

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 Gary Ginafrancesco of Arconics Architecture along with Anthony Veneziano and Scott Allen

Public:

No One

Findings of Board:

No additional materials presented or additional comments from Board..

Action taken by Board:

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

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

Close Public Hearing

Petrone
D'Estrada
DeVita
Morlino
Simmons

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

Record of Vote: For 5 Against Abstain Abstain

List names of members & how voted

Prepare Findings

Petrone
D'Estrada
DeVita
Morlino
Simmons


Signed Evelyn Petrone
Title Chair

ATTEST:

MINUTES OF MEETING

Application for Permit or Variance

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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, and Village Attorney James Carpinello

Date of Hearing: March 19, 2026
No. of Case: 2026-0258
Applicant: Emilia Schnell
9 Field Place
Port Chester, NY 10573

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Anthony Gioffre, Esq. VILLAGE CLERK
Cuddy & Feder LLP VILLAGE OF PORT CHESTER
445 Hamilton Avenue
White Plains, NY 10601

Nature of Request:

On the premises **9 Field Place**, located in the CD-3-R7 Zoning District, being **Section: 136.38, Block: 2, Lot(s): 36** on the assessment map of the Town of Rye, New York, an application submitted by Anthony Gioffre Esq, of Cuddy & Feder LLP on behalf of the above named applicant requesting an area variance in connection with a pre-existing driveway. A NOV from Village Code Enforcement states driveway exceeds permitted width of 10 feet.

Findings of Board:

Chair Petrone summarized the favorable Findings of fact as prepared by Village Attorney James Carpinello.

Action taken by Board:

On the motion of Commissioner Simmons, which was seconded by Commissioner Morlino, the Findings were approved

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

Approve Findings

Petrone
D'Estrada
DeVita
Morlino
Simmons

Signed 
Evelyn Petrone
Title Chair

ATTEST:

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 March 19, 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, and Village Attorney James Carpiello

Date of Hearing: March 19, 2026
No. of Case: 2026-0259
Applicant: Jose Avelar
68 Indian Road
Port Chester, NY 10573

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VILLAGE OF PORT CHESTER

Kristen K. Wilson
MDW Law
235 Main Street
White Plains, NY 10601

Nature of Request:

On the premises 68 Indian Road, located in the CD-3.R7 Zoning District, being Section:136.53, Block: 2, Lot(s):19 on the assessment map of the Town of Rye, New York, an application submitted by Kristen K Wilson, Esq, on behalf of the above named applicant requesting an area variance to allow parking in the front yard setback.

Findings of Board:

An email was received from the applicant requesting the matter be adjourned to the April 16th meeting

Action taken by Board:

On the motion of Commissioner Simmons, which was seconded by Commissioner DeVita, the matter was adjourned to April 16, 2026

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

Adjourn to April 16, 2026
Petrone
D'Estrada
DeVita
Morlino
Simmons

Signed 
Evelyn Petrone
Title Chair

ATTEST:

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 February 19, 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, and Building Inspector Steve Velardo

Date of Hearing: **March 19, 2026**

Adjourn Meeting

On the motion of Commissioner Simmons, which was seconded by Commissioner Devita, the meeting was adjourned to **April 16, 2026**

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

List names of members & how voted

Adjourn to April 16, 2026

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

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APR 23 2026
VILLAGE CLERK
VILLAGE OF PORT CHESTER

	
<u>Signed</u>	Evelyn Petrone
<u>Title</u>	<u>Chair</u>

ATTEST: