



Village of Port Chester

Zoning Board of Appeals Regular Meeting

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

Agenda: Thursday, May 21, 2026

Time: 7:00 PM

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

1. Findings

a. Case #2026-0260 - 40 West Glen Avenue

Russell McCormic
40 West Glen Avenue
Port Chester, NY 10573

Hans Cadek
Hans Cadek Architecture, PLLC
63 Shelly Avenue
Port Chester, NY 10573

On the premises 40 West Glen Avenue, located in the CD-3.R7 Zoning District, being Section:135.52, Block: 2, Lot(s):28 on the assessment map of the Town of Rye, New York, an application submitted by Hans Cadek of Hans Cadek Architecture PLLC, on behalf of the above named applicant to add a new 2nd floor in the rear yard setback of an existing legal non-conforming house.

b. Case #2026-0259 - 68 Indian Road

Jose Avelar
68 Indian Road
Port Chester, NY 10573

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

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.

2. Public Hearings

a. **Case #2026-0262 - 315 Boston Post Road**

D&B Company
315 Boston Post Road
Port Chester, NY 10573

Anthony Gioffre, Esq.
Cuddy & Feder LLP
445 Hamilton Avenue
White Plains, NY 10601

On the premises 315 Boston Post Road, located in the CD-4MU Zoning District, being Section:142.45, Block: 1, Lot(s):15 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 DSD Company requesting an Interpretation on whether the existing shipping containers constitute developments and improvements that require approval pursuant to the Village of Port Chester
Zoning Code §345-402(A)

b. **Case #2026-0263 - 1 Brower Place**

Mandi & Dominic Robinson
1 Brower Place
Port Chester, NY 10573

On premises 1 Brower Place, located in the CD-3.R7 Zoning District, being Section: 136.38, Block: 1, Lot(s): 1 on the assessment map of the Town of Rye, New York, an application submitted by the applicant requesting a side yard variance for a second story addition to an existing property.

c. **Case #2026-0261 - 35 Traverse Avenue**

Spanish United Pentecostal Church
35 Traverse Avenue
Port Chester, NY 10573

Ana Soto Fedigan
Omni Architecture
43 Union Avenue
Harrison, New York 10528

On the premises 35 Traverse Avenue, located in the CD-5 Zoning District, being Section: 142.39, Block: 1, Lot(s): 38 on the assessment map of the Town of Rye, New York, an application submitted by Ana Soto Fedigan of Omni Architecture requesting a variance for 19 parking spaces

3. Adjournment

Next Meeting:

June 18th

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