

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 April 16, 2026, at 7:00 p.m. with Chairman Evelyn Petrone presiding.

Present in addition to Ms. Petrone were Messrs. D’Estrada, Gluck, Simmons and Devita

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

Date of Hearing:	April 16, 2026		
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

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 Ginafrqancesco of Arconics Architecture along with Anthony Veneziano

Public:

Findings of Board:

The Findings of Fact, written by Planning Director Greg Cutler were summarized by Board Chair Evelyn Petrone.

Action taken by Board:

On the motion of Commissioner Simmons, which was seconded by Commissioner D’Estrada the Favorable Findings of Fact were approved by the Board.

Record of Vote: For 4 Against 1 Absent Abstain
List names of members & how voted

Approve Findings

Petrone	F
D’Estrada	F
DeVita	F
Gluck	NO VOTE (<i>was not a member of the Board during this case</i>)
Morlino	Ab
Simmons	F

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

ATTEST:

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

Date of Hearing:	April 16, 2026		
No. of Case:	2026-0259		
Applicant:	Jose Avelar	Kristen K. Wilson	
	68 Indian Road	MDW Law	
	Port Chester, NY 10573	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.

. 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 Victoria Bezenka? Along with applicant Jose Avelar. Applicant is requesting a variance pertaining to parking in the front yard and the width of the driveway. Applicant would like to park two cars in the driveway for ease in accessibility to the house. There is currently a gate that stretches across the driveway. The driveway extends from the front side of the house around to the back of the house. There are approximately 3 cars on the property if not more.

Violations had been issued by Code Enforcement for driveway issues. These violations were not satisfactorily been satisfied.

Driveways have to connect to a parking area or a garage in the 3rd lot layer. The applicant confirmed that no additions have been made to the house.

Public:

Jose Olebuera 72 Indian Road, Port Chester
Chris Pierro 5 Breckenridge Ave. Port Chester

Findings of Board:

Action taken by Board:

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

Record of Vote: For 3 Against 2 Absent 1 Abstain
List names of members & how voted

Adjourn to April 16, 2026

Petrone	A
D’Estrada	F
DeVita	F
Gluck	F
Morlino	Ab
Simmons	A

On the motion of Commissioner D’Estrada, which was seconded by Commissioner DeVita, the staff was directed to prepare Favorable Findings with conditions regarding 2 cars at the fence.

Record of Vote: For 5 Against Absent 1 Abstain
List names of members & how voted

Prepare Findings

Petrone	F
D’Estrada	F
DeVita	F
Gluck	F
Morlino	Ab
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 Carpinelloand Assistant Village Attorney Callie Jones

Date of Hearing: April 16, 2026
No. of Case: 2026-0260
Applicant: Russell McCormic Hans Cadek
40 West Glen Avenue Hans Cadek Architecture, PLLC
Port Chester, NY 10573 63 Shelly Avenue
 Port Chester, NY 10573

Nature of Request:

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.

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 Hans Cadek, architect for the project. The lot is smaller than required in a single family zone. The existing non conformity is in the rear setback and the applicant is requesting a second floor addition in the same footprint. With the addition, the second floor will have four bedrooms. The first floor has one bedroom. There are four children currently living in the house. The master bedroom will be on the 2nd floor. The downstairs bedroom will be for the child currently in college.

Findings of Board:

Action taken by Board:

On the motion of Commissioner Simmons, which was seconded by Commissioner DeVita, the Public Hearing was closed, and staff was directed to prepare Favorable Findings for the May meeting/.

Record of Vote: For__ 5__Against _____Absent __ 1__
List names of members and how voted – symbols as follows: F-for, A-against, Ab-absent

Close Public Hearing & Prepare Findings

Petrone	F
D’Estrada	F
DeVita	F
Gluck	F
Morlino	Ab
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 Carpiello and Assistant Village Attorney Callie Jones

Date of Hearing: **April 16, 2026**

Adjourn Meeting

On the motion of Commissioner Simmons, which was seconded by Commissioner Gluck, the meeting was adjourned to **May 21, 2026**

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

List names of members & how voted

Adjourn to April 16, 2026

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

Signed _____
 Evelyn Petrone
Title **Chair** _____

ATTEST: