



Village of Port Chester
Zoning Board of Appeals Regular Meeting
Justice Court, 350 North Main St., Port Chester, NY

Agenda: Thursday, June 18, 2026

Time: 7:00 PM

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

1. Findings

a. 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.

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 #2026-0264 - 5 Clark Place**

Lauro and Maria Tapia
5 Clark Place
Port Chester, NY 10573

John G. Scarlato Jr, Architect
33 Byram Hill Road
Armonk, NY 10504

On the premises 5 Clark Place, located in the CD-3.R5 Zoning District, being Section: 136.77, Block: 2, Lot(s): 37 on the assessment map of the Town of Rye, New York, an application submitted by John Scarlato Jr., on behalf of the above named applicant requesting rear yard variance of 9 ft. to construct a new deck.

c. **Case #2026-0265 - 21 Arnett Street**

Janaina & Anderson Andrade
21 Arnett Street
Port Chester, NY 10573

On the premises 21 Arnett Street, located in the R2F Zoning District, being Section: 142.46, Block: 2, Lot(s): 59 on the assessment map of the Town of Rye, New York, an application submitted by the above-named applicant requesting a 15.5 rear yard variance to legalize an existing deck.

d. **Case #2026-0266 - 247 North Regent Street**

William Doty
247 North Regent Street
Port Chester, NY 10573

Leitenberger Design Group
650 Halstead Street
Mamaroneck, NY 10543

On the premises 247 North Regent Street, located in the CD-3.R7 Zoning District, being Section: 136.61, Block: 2, Lot(s): 34 on the assessment map of the Town of Rye, New York, an application submitted by Daniel Sanchez, Architect on behalf of the above named applicants for a 1.2 foot side yard variance for a new second story addition to an existing home.

3. Adjournment

Next Meeting:

July 16th, 2026

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