

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 June 18, 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 Building Inspector Steve Velardo

Date of Hearing:	June 18, 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.

Summary of statement or evidence presented:

The matter was represented by Kristen K Wilson Esq. Ms. Wilson stated that she was not aware that the matter had been denied. The documentation that was posted on the website indicated that the matter had been approved and she did not get a copy of the resolution that disapproved the matter prior to tonight’s meeting.

Findings of Board:

The Board explained that the resolution to support the application had been denied at the last meeting. The staff was directed to prepare a new resolution to deny the matter for tonight’s meeting.

Action taken by Board:

In an effort to be transparent and being fair to the applicant, the matter was not voted on, and a copy of the denial resolution was given to Ms. Wilson. The matter will be carried over to the July meeting.

On the motion of Commissioner Simmons, which was seconded by Commissioner Morlino, the Board voted to carry over the Findings to the July 16, 2026 meeting.

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

<u>Move Findings to July 16th</u>	
Petrone	F
D’Estrada	F
DeVita	F
Gluck	Ab
Morlino	F
Simmons	F

Signed	_____
	Evelyn Petrone
Title	Chair

ATTEST:

MINUTES OF MEETING

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Also in attendance was Planning Director Greg Cutler, Assistant Planning Director Curt LaValla, and Building Inspector Steve Velardo

Date of Hearing: June 18, 2026
No. of Case: Case #2026-0263
Applicant: Mandi & Dominic Robinson
1Brower Place
Port Chester, NY 10573

Nature of Request:

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.

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:

Chair Petrone summarized the favorable Findings of Fact as prepared by Village Staff.

Findings of Board:

Action taken by Board:

On the motion of Commissioner Morlino, which was seconded by Commissioner D’Estrada, the favorable Findings of Fact were approved

Record of Vote: **F**or 5 **A**gainst _____ **A**b sent 1 **A**b stain ____
List names of members & how voted

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

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 Building Inspector Steve Velardo

Date of Hearing: June 18, 2026

Case #2026-0262

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)

A letter was received from the applicant requesting the matter be adjourned to the July meeting.

On the motion of Commissioner Simmons, which was seconded by Commissioner D’Estrada the matter was adjourned to the July 16th meeting.

Record of Vote: **F**or **5** **A**gainst **A**b sent **1** **A**b stain
List names of members & how voted

Adjourn to June

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

Signed	_____
	Evelyn Petrone
Title	Chair

ATTEST:

Application for Permit or Variance

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

Date of Hearing:	June 18, 2026	
No. of Case:	<u>Case #2026-0261</u>	
Applicant:	Spanish United Pentecostal Church	Ana Soto Fedigan
	35 Traverse Avenue	Omni Architecture
	Port Chester, NY 10573	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

- Summary of statement or evidence presented:**

Findings of Board:

Action taken by Board:

On the motion of Commissioner Simmons, which was seconded by Commissioner DeVita, the matter was adjourned to the July 16th meeting.

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

Adjourn to July 16, 2026

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

Signed
Evelyn Petrone
Title **Chair**

ATTEST:

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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 June 18, 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 Building Inspector Steve Velardo

Date of Hearing:	June 18, 2026	
No. of Case:	<u>Case #2026-0264</u>	
Applicant:	Lauro and Maria Tapia	John G. Scarlato Jr, Architect
	5 Clark Place	33 Byram Hii Road
	Port Chester, NY 10573	Armonk, NY 10504

Nature of Request:

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

1. Names and addresses of those appearing in favor of the application.

2. Names and addresses of those appearing in opposition to application.

Summary of statement or evidence presented:

John Scarlata Jr. represented this matter for the applicant who waws also present.

The applicant said there would be a sliding glass door and a deck coming off the existing kitchen. The deck would be sixteen feet deep. The rear yard setback requirement is thirty feet. The applicant is proposing a twenty-one-foot rear yard setback therefore the requested variance would require a nine-foot area variance. The variance would not propose any undesirable change to the neighborhood

Public: No one from the public appeared for or against this matter, However, letters were received from neighbors in support of this matter.

Findings of 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: **F**or 5 **A**gainst **A**bsent 1 **A**bstain
List names of members & how voted

<u>Close Public Hearing</u>	
Petrone	F
D’Estrada	F
Gluck	Ab
Morlino	F
Simmons	F
DeVita	F

On the motion of Commissioner Simmons, which was seconded by Commissioner Morlino, the Staff was directed to prepare Favorable findings for the July meeting.

Record of Vote: **F**or 5 **A**gainst **Ab**sent 1 **Ab**stain
List names of members & how voted

<u>Prepare Findings for July</u>	
Petrone	F
D’Estrada	F
Gluck	Ab
Morlino	F
Simmons	F
DeVita	F

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 Building Inspector Steve Velardo

Date of Hearing: June 18, 2026
No. of Case: Case #2026-0265
Applicant: Janaina & Anderson Andrade
21 Armett Street
Port Chester, NY 10573

Nature of Request:

On the premises **21 Armett 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.

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:

Janaina & Andrade represented themselves for this matter. The applicants are looking to legalize a rear deck that was constructed in 2022 without a building permit. The deck was constructed within the rear yard setback. A 15.5 foot area variance is requested. A 30 foot rear yard setback is required. The applicants came forward on their own to legalize the deck, no violations had been issued. The deck is not out of character for the neighborhood

Public: No one from the Public spoke for or against this matter

Findings of Board:

Action taken by Board:

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

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

Close Public Hearing
Petrone F
D’Estrada F
Gluck Ab
Morlino F
Simmons F
DeVita F

On the motion of Commissioner Morlino, which was seconded by Commissioner DeVita, the Staff was directed to prepare Favorable findings for the July meeting.

Record of Vote: **F**or 5 **A**gainst **Ab**sent 1 **Ab**stain
List names of members & how voted

<u>Prepare Findings for July</u>	
Petrone	F
D’Estrada	F
Gluck	Ab
Morlino	F
Simmons	F
DeVita	F

Signed	_____
	Evelyn Petrone
Title	Chair _____

ATTEST:

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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 Building Inspector Steve Velardo

Date of Hearing:	June 18, 2026	
No. of Case:	<u>Case 2026-0266</u>	
Applicant:	William Doty	Leitenberger Design Group
	47 North Regent Street	650 Halstead Street
	Port Chester, NY 10573	Mamaroneck, NY 10543

Nature of Request:

n 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.

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:

Mr. Leitenberger, who is the architect, represented this matter for the applicant
The proposed addition would result in an 8.8 ft. side yard setback necessitating an Area Variance of 1.2 ft.

The Side Yard requirement is 10 ft. and an 8.8 ft. Side Yard is provided, necessitating a 1.2ft Area Variance The footprint of the house will not be changed

Public: No one from the public spoke for or against this matter

Findings of Board:

Action taken by Board:

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

Record of Vote: **F**or 5 **A**gainst _____ **A**bsent 1 **A**bstain _____
List names of members & how voted

<u>Close Public Hearing</u>	
Petrone	F
D’Estrada	F
Gluck	Ab
Morlino	F
Simmons	F
DeVita	F

On the motion of Commissioner Simmons, which was seconded by Commissioner D’Estrada, the Staff was directed to prepare Favorable findings for the July meeting.

Record of Vote: **F**or **5** **A**gainst **Ab**sent **1** **Ab**stain
List names of members & how voted

<u>Prepare Findings for July</u>	
Petrone	F
D’Estrada	F
Gluck	Ab
Morlino	F
Simmons	F
DeVita	F

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

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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 Building Inspector Steve Velardo

Date of Hearing: June 18, 2026

Adjourn Meeting

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

Record of Vote: **F**or 5 **A**gainst **A**b sent 1 **A**b stain

List names of members & how voted

<u>Adjourn to July 16, 2026</u>	
Petrone	F
D’Estrada	F
DeVita	F
Gluck	Ab
Morlino	F
Simmons	F

Signed _____
 Evelyn Petrone
Title **Chair** _____

ATTEST: