



Village of Port Chester

Zoning Board of Appeals Regular Meeting

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

Agenda: Thursday, July 16, 2026

Time: 7:00 PM

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

1. Findings

a. 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.

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 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.

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.

2. **Public Hearings**

a. **Case #2026-0261 - 35 Traverse Avenue - REQUEST TO ADJOURN - can't be heard**

Spanish United Pentecostal Church
35 Traverse Avenue
Port Chester, NY 10573
Harrison, New York 10528

Ana Soto Fedigan
Omni Architecture
43 Union Avenue

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

b. **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)

c. **Case #2026-0267 - 7 Leonard Street**

Luis Lopez
7 Leonard Street
Port Chester, NY 10573

On the premises 7 Leonard Street, located in the R2F Zoning District, being Section: 142.54, Block: 1, Lot(s): 31 on the assessment map of the Town of Rye, New York, an application to add a 2nd story addition to rear of existing building where a 1.43' side yard setback variance is required.

d. **Case #2026-0260 - 179 Rectory Street**

Sonora Group Inc
179 Rectory Street
Port Chester, NY 10573

On the premises 179 Rectory Street, located in the R2F Zoning District, being Section: 136.71, Block: 1, Lot(s): 50 on the assessment map of the Town of Rye, New York, an application submitted by Rafael Palomino of Palomino Restaurant Group for installation of an awning over the outside patio area of Sonora Restaurant

3. Adjournment

Next Meeting:

August 20, 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.