



Village of Port Chester

Zoning Board of Appeals Regular Meeting

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

Agenda: Thursday, October 17, 2024

Time: 7:00 PM

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

1. Findings

a. Case # 2024-0233

Veronica Sanguino Street
26 College Avenue
Port Chester, NY 10573

On the premises 26 College Avenue, located in the CD-3 R7 Zoning District, being Section 135.68, Block 2, Lot(s) 3 on the assessment map of the Town of Rye, New York, an application submitted by Sirius Miandoabi, PE of Integral Engineering Services PLLC, to remove the below grade basement garage parking space and install a masonry wall and backfilling to grade.

2. Public Hearings

a. Case # 2024-0232

Key Bank
1 North Main Street
Port Chester, NY 10573

GNS Group Ltd
259 North Grand Avenue
Poughkeepsie, NY 12603

On the premises 1 North Broadway, located in the CD-5 Zoning District, being Section 142.31, Block 1, Lot(s) 46 on the assessment map of the Town of Rye, New York, an application submitted by Nancy Forrest of GNS Group LTD on behalf of Key Bank for internal illumination of two band signs for Key Bank on the façade of the building

b. Case # 2024-0234

Fanny Y Rios
46 Sylvan Road
Port Chester, NY 10573

Vincent Coakley, PE
Oliver Engineering P.C
188 North Main Street
Port Chester, NY 10573

On the premises 46 Sylvan Road, located in the CD-3,R7 Zoning District, being Section 135.60, Block 2, Lot(s) 46 on the assessment map of the Town of Rye, New York, an application submitted by Vincent Coakley of Oliver Engineering on behalf of Fanny Y Rios to add a portico to the frontage of an existing residence.

- c. Jorge Pajares
27 Smith Street
Port Chester, NY 10573

Michael Boender
Edgewater Architects
109 Willett Avenue
Port Chester, NY 10573

On the premises 27 Smith Street, located in the CD-5 Zoning District, being Section 142.30, Block 1, Lot(s) 57 on the assessment map of the Town of Rye, New York, an application submitted by Michael Boender of Edgewater Architects, on behalf of Jorge Pajares for the construction of a 3 car garage in the rear yard of a legal non-conforming two-family dwelling.

- d. New Broad Street LLC by Howie Ravikoff
33 New Broad Street
Port Chester, New York 10573

On the premises 41 Pearl Street, located in the CD-4MU Zoning District, being Section 142.30, Block 2, Lot(s) 6 on the assessment map of the Town of Rye, New York, an application submitted by Howie Ravikoff on behalf of New Broad Street LLC / Ravikoff Property Management for Interpretation and Review of the Zoning Compliance Determination issued and signed by Greg Cutler, the Director of Planning & Development on July 25, 2024 (the “July Zoning Determination”

The Appellant seeks to reverse and modify the determination made in the July Zoning Determination that the Site Plan Approval Application of Neri Land Improvement, LLC (“Neri”), 41 Pearl Street, Case No. 2023-0251 (the “Site Plan Application”) conforms to Chapter 345 (Zoning) of the Code of the Village of Port Chester (the “Zoning Code”).

3. Adjournment

Next Meeting:

November 21st, 2024

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