

RECEIVED

NOV 25 2024

VILLAGE CLERK

VILLAGE OF PORT CHESTER

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 October 17, 2024, at 7:00 p.m. with Chairwoman Evelyn Petrone presiding.

Present in addition to Chair Petrone were Messrs.: D'Estrada, and Simmons and Falk

Also in attendance was Planning Director Greg Cutler, Assistant Planning Director Curt LaValla, Village Attorney James Carpinello, and Building Inspector Kevin Donohue.

Date of Hearing: October 17, 2024

No. of Case: 2024-0232

Applicant:	Key Bank	GNS Group Ltd
	1 North Main Street	259 North Grand Avenue
	Port Chester, NY 10573	Poughkeepsie, NY 12603

Nature of Request:

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

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

None

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

None

Summary of statement or evidence presented:

Tom Walsh of GNS Sign represented this matter for Key Bank.

The Board once again entered into a discussion with regards to internally lit signs on Main Street. Clarity was provided on this matter by the Building Inspector as well as the Planning director. It was noted that internal lighting on Main Street buildings signs was not an omission from the Village Code. Goose neck lighting is the preferred lighting for signage on Main Street. It was also noted that the 1 North Main Street Building labeled Port and Main has no lighting around its name on the building.

Therefore, the application for internally lit signage for Key Bank located at 1 North Main Street was denied.

Public: No one

Findings of Board:

Action taken by Board:

On the motion of Commissioner Simmons, which was seconded by Commissioner D'Estrada, the Public Hearing was closed.

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

Close Public Hearing

Petrone	F
D’Estrada	F
Falk	F
Morlino	Ab
Simmons	F

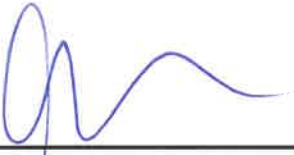
On the motion of Commissioner Falk, which was seconded by Commissioner D’Estrada, the matter was denied and the Village Attorney will provide Findings of denial.

Record of Vote: **For** 4 **Against** _____ **Absent** 1 **Abstain** _____

List names of members & how voted

Prepare Findings

Petrone	F
D’Estrada	F
Falk	F
Morlino	Ab
Simmons	F

Signed	
Title	Chair

ATTEST:

MINUTES OF MEETING

Application for Permit or Variance

RECEIVED

NOV 25 2024

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 October 17, 2024, at 7:00 p.m. with Chairwoman Evelyn Petrone presiding.

Present in addition to Chair Petrone were Messrs.: D'Estrada, and Simmons and Falk

Also in attendance was Planning Director Greg Cutler, Assistant Planning Director Curt LaValla, Village Attorney James Carpinello, and Building Inspector Kevin Donohue.

Date of Hearing: **October 17, 2024**

No. of Case: **2024-0234**

Applicant:	Fanny Y Rios	Vincent Coakley, PE
	46 Sylvan Road	Oliver Engineering P.C.
	Port Chester, NY 10573	188 North Main Street
		Port Chester, NY 10573

Nature of Request:

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.

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

Doug Dunaway – submitted letter of support
Phillip Davis – neighbor of applicant

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

No one

Summary of statement or evidence presented:

Vincent Coakley, of Oliver Engineering along with the applicant Fanny Rios, represented this matter.

- Safer access to the front of the house
 - The existing steps are severely deteriorated
 - The porch is almost level with 2 doors at the front and it leaks into the basement – a portico would prevent further leakage into the basement
 - The portico would also enhance the overall appearance of the house
 - Steps going to the front would add easier access
- The porch already exists, this is just to add a portico

- The current structure is 29.8 feet from the property line; the code calls for 30 feet.
- The addition of a portico would further enhance the encroachment into the front yard by 8 feet 10 inches
- The portico is in violation by a minor amount, the stairs is the greater violation
- 8 steps currently exist and 11 steps are proposed with a landing (the existing steps may be non-compliant height wise)

Planning Director said it not really about the stairs because they are allowed to encroach 50% into the setback. So it's really about the portico

Public:

Doug Dunaway – submitted letter of support (provided by applicant’s architect)
Phillip Davis – neighbor of applicant

Findings of Board:

Action taken by Board:

On the motion of Commissioner Simmons, which was seconded by Commissioner D’Estrada, the Public Hearing was closed

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

Close Public Hearing

Petrone	F
D’Estrada	F
Falk	F
Morlino	Ab
Simmons	F

On the motion of Commissioner Simmons, which was seconded by Commissioner Falk, the Village Attorney was directed to prepare favorable FINDINGS OF Fact for the next meeting. The findings to include a condition that the Portico cannot be enclosed or screened in.

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

Prepare Findings

Petrone	F
D’Estrada	F
Falk	F
Morlino	Ab
Simmons	F

Signed



Evelyn Petrone

Title Chair

ATTEST:

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 October 17, 2024, at 7:00 p.m. with Chairwoman Evelyn Petrone presiding.

Present in addition to Chair Petrone were Messrs.: D'Estrada, and Simmons and Falk

Also in attendance was Planning Director Greg Cutler, Assistant Planning Director Curt LaValla, Village Attorney James Carpinello, and Building Inspector Kevin Donohue.

RECEIVED

NOV 25 2024

Date of Hearing: October 17, 2024

No. of Case: 2024-0235

Applicant: Jorge Pajares
27 Smith Street
Port Chester, NY 10573

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

VILLAGE CLERK
VILLAGE OF PORT CHESTER

This matter was pulled from the agenda after publication – no action was taken on this matter

Nature of Request:

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.

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:

Public:

Findings of Board:

Action taken by Board:

On the motion of Commissioner _____ which was seconded by Commissioner _____

Record of Vote: **For** _____ **Against** _____ **Absent** _____ **Abstain** _____

List names of members & how voted

No Action taken

Petrone

D'Estrada

Falk

Morlino

Simmons

Signed


Evelyn Petrone

Title Chair

ATTEST:

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 October 17, 2024, at 7:00 p.m. with Chairwoman Evelyn Petrone presiding.

Present in addition to Chair Petrone were Messrs.: D'Estrada, and Simmons and Falk

Also in attendance was Planning Director Greg Cutler, Assistant Planning Director Curt LaValla, Village Attorney James Carpiello, and Building Inspector Kevin Donohue.

Date of Hearing: October 17, 2024
No. of Case: 2024-0237
Applicant: New Broad Street LLC by Howie Ravikoff
33 New Broad Street
Port Chester, New York 10573

RECEIVED
NOV 25 2024
VILLAGE CLERK
VILLAGE OF PORT CHESTER

Nature of Request:

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").

A request was received from the applicsnt's legal depstrtment requesting the matter be adjourned to the November 21st meeting due to applicsnt not noticing th hesring.

Public:

Although no hearing was held on this matter, Anthony Tirone, Esq. noted for the record that he objected to the procedures of the requested adjournment.

Action taken by Board:

On the motion of Commissioner Simmons, which was seconded by Commissioner Falk, the matter was adjourned to the November 21, 2024 meeting

Record of Vote: For 4 Against Absent 1 Abstain

List names of members & how voted

Adjourn to November 21, 2024

Petrone
D'Estrada
Falk
Morlino
Simmons

Signed 
Evelyn Petrone
Title Chair

ATTEST:

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 October 17, 2024, at 7:00 p.m. with Chairwoman Evelyn Petrone presiding.

Present in addition to Chair Petrone were Messrs.: D'Estrada, and Simmons and Falk

Also in attendance was Planning Director Greg Cutler, Assistant Planning Director Curt LaValla, Village Attorney James Carpinello, and Building Inspector Kevin Donohue.

Date of Meeting: **October 17, 2024**

Nature of Request:

Adjourn Meeting

RECEIVED

NOV 25 2024

**VILLAGE CLERK
VILLAGE OF PORT CHESTER**

Action taken by Board:

On the motion of Commissioner Falk, which was seconded by Commissioner Simmons the meeting was adjourned to November 21, 2024

Record of Vote: **For** 4 **Against** **Absent** 1 **Abstain**

List names of members & how voted

Adjourn Meeting

Petrone	F
D'Estrada	F
Falk	F
Morlino	Abs
Simmons	F

Signed	_____
	Evelyn Petrone
Title	Chair

ATTEST:

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 October 17, 2024, at 7:00 p.m. with Chairwoman Evelyn Petrone presiding.

Present in addition to Chair Petrone were Messrs.: D'Estrada, and Simmons and Falk

Also in attendance was Planning Director Greg Cutler, Assistant Planning Director Curt LaValla, Village Attorney James Carpiniello, and Building Inspector Kevin Donohue.

Date of Hearing: September 19, 2024
No. of Case: 2024-0234
Applicant: Veronica Sanguino Street
26 College Avenue
Port Chester, NY 10573

RECEIVED

NOV 25 2024

**VILLAGE CLERK
VILLAGE OF PORT CHESTER**

Nature of Request:

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 Sirus 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.

Summary of statement or evidence presented:

Sirus Miandoabi, PE of Integral Engineering Services PLLC represented this matter for the applicant. Mr. Miandoabi

Findings of Board:

Commissioner Petrone summarized the favorable Findings of Fact as prepared by the Village Attorney James Carpiniello

Action taken by Board:

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

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

Approve Findings
Petrone F
D'Estrada F
Falk F
Morlino Abs
Simmons F

Signed 
Evelyn Petrone
Title **Chair**

ATTEST: