

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 December 19, 2024, at 7:00 p.m. with Chairwoman Evelyn Petrone presiding.

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

Also in attendance was Assistant Planning Director Curt LaValla, and Village Attorney James Carpinello,

Date of Hearing:	December 19, 2024	
Case No.	2024-0238	
Applicant:	Peter & Yvonne Zuk	John Scarlato, Jr. – Architect
	288 Glen Avenue	33 Byram Hill Road
	Port Chester, NY 10573	Armonk, NY 10504

Nature of Request:

On the premises **288 Glen Avenue**, located in the CD-3,R7 Zoning District, being **Section 136.53, Block 1, Lot(s) 1** on the assessment map of the Town of Rye, New York, an application submitted by John Scarlato, Jr. on behalf of Peter and Yvonne Zuk to add an addition to the side of an existing building

Summary of statement or evidence presented:

Chair Petrone read the Favorable Findings of Facts as prepared by the Village attorney James Carpinello.

Action taken by the Board

On the motion of Commissioner Morlino, which was seconded by Commissioner Simmons, the Findings of Fact were approved

Record of Vote: **For** 5 **Against** **Absent** 0 **Abstain**
List names of members & how voted

<u>Approve Findings</u>	
Petrone	F
D’Estrada	F
Falk	F
Morlino	F
Simmons	F
Devita	

Signed	_____
	Evelyn Petrone
Title	Chair

Attest:

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

Also in attendance was Assistant Planning Director Curt LaValla, and Village Attorney James Carpiello,

Date of Hearing: **December 19, 2024**
No. of Case: **2024-0237**
Applicant: New Broad Street LLC by Howie Ravikoff
 33 New Broad Street
 Port Chester, New York 10573

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”).

Summary or evidence presented

Chair Petrone summarized the Findings that dismissed this matter for “Lack of Standing” as prepared by the Village Attorney James Carpiello

Action taken by Board:

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

Record of Vote: **F**or 5 **A**gainst **A**b sent 0 **A**b stain
List names of members & how voted

Approve Findings

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

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 December 19, 2024, at 7:00 p.m. with Chairwoman Evelyn Petrone presiding.

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

Also in attendance was Assistant Planning Director Curt LaValla, and Village Attorney James Carpiniello,

Date of Hearing: **December 19, 2024**

Nature of Request:

Adjourn Meeting

Action taken by Board:

On the motion of Commissioner D’Estrada, which was seconded by Commissioner Simmons the meeting was adjourned to January 16, 2025

Record of Vote: **F**or 5 **A**gainst **Ab**sent 0 **Ab**stain
List names of members & how voted

Adjourn Meeting

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

Signed	_____
	Evelyn Petrone
Title	Chair

ATTEST: