

1. 7:00 P.M. April 21, 2022  
Zoning Board of Appeals Regular Meeting Materials

Documents:

[04-21-2022 ZBA AGENDA.PDF](#)

**VILLAGE OF PORT CHESTER  
ZONING BOARD OF APPEALS  
AGENDA**

**April 21, 2022 / 7:00PM**

**Justice Court**

**350 North Main Street, Port Chester, NY 10573**

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**FINDINGS**

None

**PUBLIC HEARINGS**

**Case # 2022-0211**

Port Chester OZ Fund III  
181 Westchester Avenue  
Port Chester, NY 10573

Anthony Gioffre III, Esq.  
Cuddy & Feder, LLP  
445 Hamilton Avenue  
White Plains, NY 10601

On the premises **140-150 Westchester Avenue** in the CD-6 Zoning District, being **Section: 142.30, Block: 2, Lot(s): 17 & 65** on the assessment map of the Town of Rye, New York the applicant is requesting area variance relief from the following provisions of the Village of Port Chester Character Based Code:

Section 345.405.N.1.v “Lots shall be limited to one curb cut per lot” The applicant is proposing 3 curb cuts

Section 345.405.N.2d “Any gates, arms, or booths must be set back at least 20 feet from the Frontage” The applicant proposes to locate its security grills within 20 feet of the Frontage

**Case # 2022-0212**

SJA Reconstruction LLC  
435 Pleasantville Road  
Briarcliff Manor, NY 10510

Aldo Vitagliano, Esq.  
150 Purchase Street  
Rye, NY 10510

On the premises **no # at this time Sylvan Road** in the CD-3.R7 Zoning District, being **Section: 135.44, Block: 2, Lot(s): 8** on the assessment map of the Town of Rye, New York the applicant is requesting an interpretation that proposed access to applicant’s property via a driveway onto Sylvan Road constitutes a street; that such a street need not be located entirely within the Village of Port Chester as a pre-condition to receipt of a Building permit; and further than the dedication of Sylvan Road by the Town of Rye constitutes a determination that same has been suitable improved to the satisfaction of the Planning Board.

Zoning Board of Appeals

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**Case # 2022-0213**

Edison Criollo  
98 Birch Street  
Port Chester, NY 10573

On the premises 98 Birch Street, located in the CD-3.R5 Zoning District, being Section: 136.63, Block: 1. Lot: 27 on the assessment map of the Town of Rye, New York the applicant is requesting a Use Variance to construct a 12 x 22 rear deck with stairs on an existing legal non-conforming two family dwelling.

Village of Port Chester Zoning Code Section 345-901D (2) Extension of Non-Conforming Uses states “Any such Non-Conforming Use may be extended throughout any parts of the structure that were manifestly arranged or designed for such use of the effective date of this chapter, any amendment of this chapter or any amendment to the Zoning Map”

**ADJOURN MEETING**

**NEXT MEETING:**

**May 19, 2022**

***THE ZONING BOARD OF APPEALS MEETING WILL BE HELD ON THE 3<sup>RD</sup> THURSDAY OF EVERY MONTH AT 7:00 O’CLOCK IN THE EVENING***