



Village of Port Chester Planning Commission Regular Meeting

Justice Court, 350 North Main St., 2nd Floor, Port Chester,
NY

Agenda: Monday, September 29, 2025

Time: 6:30 PM

Justice Court, 350 North Main St., 2nd Floor, Port Chester, NY

1. Approval of Minutes

- a. August 25, 2025

2. Public Hearings

a. Case # 2024-0257 – 181 Westchester Avenue

An application submitted for Site Plan approval to redevelop the Premises with a new mixed-use development consisting of 401 residential units and approximately 24,950 s/f of commercial space. The development will be supported by 414 off-street structured parking spaces. submitted by Anthony Gioffre Esq. of Cuddy & Feder LLP on behalf of 181Westchester Avenue LLC, for property located at 181 Westchester Avenue, Section:142.22, Block: 2, Lot(s): 6

b. Case #2025-0261 - 250 Boston Post Road

An application submitted for Site Plan approval to demolish an existing bank structure and replace with a multi-family structure consisting of 120 units with 183 on-site parking spaces. Submitted by Gary Gianfrancesco AIA of Arconics Architecture for property located at 250 Boston Post Road, Section:142.37, Block: 1, Lot(s): 3

c. Case #2022-0231 - 28-34 Pearl Street

An application to amend a previously approved Site Plan by increasing off street parking while maintaining the original 9 story structure with 140 residential units. Submitted by Anthony Gioffre, Esq. of Cuddy & Feder LLP, for property located at 28-34 Pearl Street, Section: 142.30, Block:1, Lot(s):83 & 84

3. Public Meetings

a. Case #2023-0244 - 128-156 North Main Street

An application submitted for Site Plan approval to redevelop the premises with a new 8-story mixed use building with 240 residential units and 381 off street parking spaces, including 137 public parking spaces, submitted by Anthony Gioffre Esq. of Cuddy & Feder LLP on behalf of Chester Owner, LLC - The Embassy for property located at 128-156 North Main Street, Section:142.23, Block: 1, Lot(s): 32,34,36,37,38,39,40

b. **Case # 2025-0262 – 74 Grace Church Street**

An application to sub-divide and construct a two-family rental residence on the vacant portion of the lot. Submitted by 74 Grace Church Street LLC for property located at 74 Grace Church Street, Section:142.46. Block: 2 Lot(s): 33

4. **BOT Referrals**

- a. A LOCAL LAW AMENDING THE CODE OF THE VILLAGE OF PORT CHESTER, CHAPTER 345 AND 175, "ZONING," AND "FEES," ADDING A NEW SUBSECTION TO 345-805 G (1)(a) AND SECTION 345-805.F (1) (a) TO DEFINE THE SITE PLAN AMENDMENT TRIGGER AND CREATE AN ASSOCIATED FEE

5. **Adjournment**