



Village of Port Chester Planning Commission Regular Meeting

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

Agenda: Monday, March 31, 2025

Time: 6:30 PM

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

1. Approval of Minutes

- a. February 24, 2025

2. Public Hearings

- a. **Case # 2024-0257 – New Public Hearing - 181 Westchester Avenue - Adjournment Requested**

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

3. Public Meetings

- a. **Case #2023-0244 – Continued Public Meeting - 128-156 North Main Street - Adjournment Requested**

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 #2024-0256 – Continued Public Meeting - 123 Oak Street - Adjournment Requested**

An application submitted by Anthony Gioffre, Esq. of Cuddy & Feder LLP on behalf of AKT Two Realty LLC for Special Exception Use and Site Plan Approval for a proposed annex to an existing self-storage building located at 123 Oak Street (FKA 200 William Street), Section:142.29, Block: 3, Lot(s) 35

- c. **Case #2024-0258 – New Public Meeting - 30-32 North Main Street**

An application submitted by Anthony Gioffre Esq. of Cuddy & Feder LLP on behalf of 140 Owners LLC for Site Plan Approval to reconstruct the previously-existing 3rd story of the existing building. This proposal

involves interior renovations in support of the continued personal service and office uses throughout the 1st and 2nd stories as well as reconstruction of the 3rd story to support 2 1-bedroom residential units located at 30-32 North Main Street, Section 142.31, Block: 1, Lot(s): 31

4. Add-on-item

a. Case # 2024-0253 - 140 Midland Avenue

A letter was submitted by David Cooper Esq. of Zarin & Steinmetz on behalf of 140 Midland Owner, LLC Midland Avenue with regard to a Shared Parking Agreement for property located at 140 Midland Avenue, Section:142.53, Block: 1, Lot(s) 4

The Site Plan Approval currently requires the Applicant to provide a shared parking easement with Floor and Décor (on 130 Midland Avenue) prior to the signature of the Site Plan. Floor and Décor is still working towards signing the shared parking easement. The Applicant would like to proceed with the renovations of the existing façade at this time; however, the Building Department requires a signed Site Plan in order to process a permit request for this aspect of the Project. Therefore, we are asking that the Commission move the requirement concerning the shared parking easement to a condition precedent of a Certificate of Occupancy, rather than the signature of the Site Plan. This way, the Applicant can secure a permit related to the façade renovation and move ahead with this aspect of the Project. Since undertaking improvements to the existing facade would not increase the parking demand at the Site, we respectfully submit that allowing this portion of the Project to move forward without the shared parking easement in place should not be an issue.

5. BOT Referrals

- a. Local Law Amending the code of the Village of Port Chester, Chapter 345, "Zoning," revising the definition of an Accessory Dwelling Unit, reducing the number of Zoning Districts where they are a permitted accessory use, and requiring a special exception use permit

6. Adjournment