

**Agenda for the
Village of Port Chester Planning Commission**
At the
Rye Town Justice Court
350 North Main Street (2nd Floor)
Tuesday, January 18, 2022
6:30pm

Extensions

A. Case # 2013-0097 – SEU Renewal

An application submitted by David Kenny Esq. of Snyder & Snyder on behalf of T-Mobile Northeast LLC in connection with Sprint existing Special Use Permit requesting an extension of an existing Special Exception Use Permit located on rooftop at **999 High Street** and designated as **Section: 141.52, Block: 1, Lot: 2.1**

B. Case # 2021-0226 aka 597A(F70) – SEU Renewal

An application submitted by David Kenny Esq. of Snyder & Snyder on behalf of T-Mobile Northeast LLC in connection with Sprint’s existing Special Use Permit requesting an extension of an existing Special Exception Use Permit located on rooftop at 125 North Main Street Street and designated as **Section: 142.23, Block:2, Lot:38**

Resolutions

1. Case # 2021-0215 – Resolution

An application for Site Plan review for construction of a 12-story residential building submitted by Anthony Gioffre III Esq. of Cuddy & Feder LLP on behalf of TC NE Metro Development Inc. for property situated within the CD-6 Character District, located at **208-216 King Street**, and designated as **Section 142.22, Block 2, Lots 45 & 65**

Public Hearings

2. Case #2019-0192 –Continued Public Hearing

An application for Site Plan review to construct a 12-story mixed-use building, submitted by Mark Blanchard, Esq. on behalf of the Complex at Port Chester, on property located at **18 &**

20 South Main Street, and 21 & 25 East Broadway, situated within the CD-6 Character District, and designated as **Section 142.30, Block 2, Lot 67 and Section 142.3, Block 2, Lot 60.**

Interested parties will be afforded the opportunity to be heard

3. Case #2019-0186 – New Public Hearing

An application for an amended Site Plan Review to change the residential unit mix and add 22 parking spaces to a previously approved site plan, submitted by 108 Gateway, LLC for property located at **108 South Main Street, Section 142.38, Block 1, Lot(s) 35 & 37**

Interested parties will be afforded the opportunity to be heard

4. Case # 2021-0216 – New Public Hearing

An application submitted for Site Plan Review to develop a 3 story multi family dwelling with 8 residential units, submitted by Anthony Gioffre III Esq. of Cuddy & Feder LLP on behalf of 67 Purdy Avenue LLC, on property located at **121 Poningo Street, Section: 136.78, Block: 3, Lot(s): 23**

Interested parties will be afforded the opportunity to be heard

Public Meetings

5. Case #2021-0218 –Continued Public Meeting

An application submitted for Site Plan Review to redevelop existing properties with a 12 story mixed use building, submitted by Anthony Gioffre, Esq. of Cuddy & Feder LLP on behalf of 2Sm Development LLC for properties located at **2-16 South Main Street. Section 142.30, Block 2, Lot 47; 7 & 15 East Broadway Section 142.30, Block 2, Lot(s) 57 & 58; and 106 Westchester Avenue Section 142.30, Block 2, Lot 54**

6. Case #2021-0219 – Continued Public Meeting

An application submitted for Site Plan Review to build an 80 unit mixed income Workforce Housing Development, submitted by David Cooper, Esq of Zarin & Steinmetz on behalf of Willett Avenue Apartments, LLC for property located at **229 Willett Avenue. Section 136.79, Block 1, Lot 23**

7. Case # 2021-0220 - Continued Public Meeting

An application submitted for Site Plan approval to construct a new 12 story building, submitted by Anthony Gioffre, Esq. of Cuddy & Feder, on behalf of Port Chester OZ Fund III QOZB, LLC for property located at **140-150 Westchester Avenue, Section: 142.30, Block: 2, Lot(s): 17 & 65**

8. Case # 2021-0221 – New Public Meeting

An application submitted for Site Plan approval to construct a mixed use building with 15 units on 3 upper floors with potential for two additional units and commercial space on the ground floor. Submitted by Mastrogiacomo Engineering PC for property located at **15 North Main Street, Section: 142.31, Block: 1, Lot(s): 19**

Requests

Request for Timing Relief from Conditions of Site Plan Approval - (Case #2019-0194)

A letter dated December 29, 2021 was received from Anthony Gioffre III, Esq. of Cuddy & Feder LLP on behalf of the Tarry Lighthouse LLC located at 163, 175 & 179 North Main Street, 18 Mill Street and 20 Abendroth Avenue requesting the Planning Commission grant timing relief of certain conditions of Site Plan Approval which was granted on March 29, 2021. The applicant requests modifications of conditions #4 and #12 prior to the issuance of a Certificate of Occupancy.

BOT Referrals

Proposed United Hospital Redevelopment Petition for Zoning Amendments

Planning Updates & Staff Discussions

Parking requirements for CD5/ CD6

Adjourn Meeting

NEXT REGULARLY SCHEDULED PLANNING COMMISSION MEETING:

February 28, 2022