

**Agenda for the  
Village of Port Chester Planning Commission**  
At the  
**Rye Town Justice Court**  
350 North Main Street (2<sup>nd</sup> Floor)  
**Monday, July 25, 2022**  
**6:30pm**

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**Extensions**

None

**Resolutions**

**1. Case # 2021-0215 – Resolution**

An application for Site Plan review for construction of a 12-story residential building (185 units and 160 parking spaces) submitted on behalf of *Regency Port Chester JV, LLC, a New York limited liability company (new property owners)* 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**

**2. Case #2021-0218 – Resolution**

An application submitted for Site Plan Review to redevelop existing properties with a 12 story mixed use building (328 units and 254 parking spaces), 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**

**Public Hearings**

**3. Case #2019-0192 – Continued Public Hearing and Resolution**

An application for Site Plan review to construct a 12-story mixed-use building (119 units and 54 parking spaces), 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*

**4. Case # 2021-0220 – Continued Public Hearing**

An application submitted for Site Plan approval to construct a new 12 story building (223 units and 111 parking spaces), 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**

*Interested parties will be afforded the opportunity to be heard*

**5. Case #2021-0219 – Continued Public Hearing**

An application submitted for Site Plan Review to build a mixed income Workforce Housing Development (71 units and 38 parking spaces), 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**

*Interested parties will be afforded the opportunity to be heard*

**6. Case #2022-0231 – New Public Hearing**

An application submitted for Site Plan Review to build a 12 story residential building (194 units and 124 parking spaces), submitted by Anthony Gioffre III, Esq. of Cuddy & Feder LLP on behalf of 28 Pearl Street Development for property located at **28-34 Pearl Street. Section 142.30, Block 1, Lot(s) 83, 84**

*Interested parties will be afforded the opportunity to be heard*

**7. Case #2022-0232 New Public Hearing**

An application submitted for Site Plan Approval for the addition of a motorized roll up garage door at the entrance of a 50 Unit apartment building. Submitted by Trio Properties LLC for property located at **120 North Pearl Street, Section: 142.22, Block:2, Lot(s): 62**

*Interested parties will be afforded the opportunity to be heard*

**Public Meetings**

**8. Case #2022-0228 - Continued Public Hearing**

An application submitted for Site Plan approval to construct a new 15 story mixed use building (336 units, 322 parking spaces) with ground floor retail. Submitted by Stephen Matri, on behalf of Broad Street Owner LLC for property located at **44 Broad Street, Section: 142.22, Block:2, Lot(s): 69-76**

**BOT Referrals**

None

**Planning Updates & Staff Discussions**

**Adjourn Meeting**

**NEXT REGULARLY SCHEDULED PLANNING COMMISSION MEETING:**

**August 29, 2022**