

**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, August 29 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 (public hearing closed)**

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.**

**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 – Continued 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 #2022-0228 - 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**

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

**Public Meetings**

**8. Case #2021-0224 – Continued Public Meeting**

An application submitted for Site Plan approval to convert a 2 family dwelling to a 6 unit dwelling, submitted by Michael Chirico - 542 Locust Ave, LLC, for property located at **542 Locust Avenue, Section: 136.63, Block: 2, Lot(s) 33**

**9. Case # 2021-0223 – Continued Public Meeting**

An application submitted for Site Plan Approval for the conversion of a four family dwelling unit to a six unit dwelling by adding a 3<sup>rd</sup> story. Submitted by Michael Chirico for property located at **34 Bush Avenue, Section: 136.78, Block: 2. Lot(s): 11**

**10. Case #2022-0229 - New Public Meeting**

An application requesting to further amend previously amended Site Plan approval for property located at **108 South Main Street**, submitted by 108 Gateway, LLC, requesting removal of Condition #7 requiring existing overhead utility wires be relocated underground.

**11. Case #2022-0234 – New Public Meeting**

An application submitted for Site Plan and Special Exception Use approval to establish veterinary office / animal hospital, submitted by Frank Marano, on behalf of CTP 239 Management for property located at **316 Boston Post Road, Section: 142.45, Block: 1, Lot(s): 3.1**

**12. Case # 2021-0225 New Public Meeting**

An application submitted for Site Plan Approval for renovations to an existing Car Wash including increase in building height, floor area, rehabilitated ADA compliant rest rooms. Submitted by Michael Lage for property located at **301 Boston Post Road, Section: 142.45, Block: 1, Lot: 13**

**BOT Referrals**

None

**Planning Updates & Staff Discussions**

**Adjourn Meeting**

**NEXT REGULARLY SCHEDULED PLANNING COMMISSION MEETING:**

**September 26, 2022**