

**Agenda for the
Village of Port Chester Planning Commission
At the
Rye Town Justice Court
350 North Main Street (2nd Floor)
Monday, November 28, 2022
6:30pm**

Extensions

A. Case #2021-0217 – SEU Renewal

A letter dated October 14, 2022 was received from David Kenny, Esq. of Snyder & Snyder on behalf of T-Mobile Northeast LLC for renewal of its SEU permit renewal on the rooftop of property located at **22 Drew Street, Section:142.37, Block: 1, Lot(s) 24**

B. Case #2018-0176 – SEU Renewal

A letter dated November 8, 2022 was received from Daniel Patrick, Esq. of Cuddy & Feder on behalf of AT&T for renewal of its SEU permit renewal on the rooftop of property located at **169 Terrace Avenue Section: 138.63, Block: 2, Lot(s): 36**

Resolutions

1. Case # 2021-0220 – Resolution

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**

2. Case #2022-0228 - Resolution

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**

3. Case #2021-0224 - Resolution

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**

Public Hearings

4. 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

5. Case # 2021-0223 – Continued Public Hearing

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

Interested parties will be afforded the opportunity to be heard

6. Case #2022-0234 – Continued Public Hearing

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**

Interested parties will be afforded the opportunity to be heard

7. Case # 2021-0225 - New Public Hearing

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**

Interested parties will be afforded the opportunity to be heard

BOT Referrals

A LOCAL LAW AMENDING THE CODE OF THE VILLAGE OF PORT CHESTER, CHAPTER 345, REGARDING THE CD-4 GENERAL URBAN CHARACTER DISTRICT, ESTABLISHING THE R2F TWO-FAMILY RESIDENCE DISTRICT, THE C1 NEIGHBORHOOD CHARACTER DISTRICT, CX COMMERCIAL CHARACTER DISTRICT AND R2F TWO-FAMILY RESIDENCE DISTRICT AND MAKING RELATED DIMENSIONAL AND USE TEXT CHANGES

PUBLIC NOTICE is hereby given that the Board of Trustees hereby sets a public hearing for December 19, 2022 at 7:00 p.m. or as soon thereafter, at the Town of Rye Justice Court Courtroom, 350 North Main Street, 2nd Floor, Port Chester, New York, to consider the advisability of adopting a local law amending the Code of the Village of Port Chester, Chapter 345, “Zoning”, regarding the CD-4 General Urban Character District, establishing the C1 Neighborhood Character District, CX Commercial Character District and R2F Two-Family Residence Character District and making related dimensional and use changes and referring the matter to the Village Planning Commission and Westchester County Planning Board for their comment.

Contact the Department of Planning and Economic Development for information:

Website: <https://www.portchesterny.gov/planning-economic-development>.

Phone Number: (914) 937-6780

E-mail: CLavalla@portchesterny.gov

Interested persons are invited to attend and will be afforded the opportunity to be heard at this time. The copy of the proposed local law is available at the Village Clerk’s office or online at the Village website www.portchesterny.gov.

/s/ JANUSZ R. RICHARDS
JANUSZ R. RICHARDS
Village Clerk

Local Law No. I-19 of 2022

A LOCAL LAW AMENDING THE CODE OF THE VILLAGE OF PORT CHESTER, CHAPTER 345, “ZONING”, OFFICIAL ZONING MAP OF THE VILLAGE OF PORT CHESTER REGARDING THE CD-4 GENERAL URBAN CHARACTER DISTRICT, ESTABLISHING THE C1 NEIGHBORHOOD CHARACTER DISTRICT, CX COMMERCIAL CHARACTER DISTRICT AND R2F TWO-FAMILY RESIDENCE DISTRICT AND EXTENDING THE CD-3 R20 ONE- FAMILY RESIDENCE CHARACTER DISTRICT INTO THE NEWLY-CONFIGURED CD-4 DISTRICT

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advisability of adopting a local law amending the Code of the Village of Port Chester, Chapter 345, "Zoning", the Official Map of the Village of Port Chester regarding the CD-4 General Urban Character District, establishing the C1 Neighborhood Character District, CX Commercial Character District and R2F Two-Family Residence Character District and extending the CD-3 R20 One-Family Residence District and referring the matter to the Village Planning Commission and Westchester County Planning Board for their comment.

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/s/ JANUSZ R. RICHARDS
JANUSZ R. RICHARDS
Village Clerk
Village of Port Chester, New York

Planning Updates & Staff Discussions

None

Adjourn Meeting

NEXT REGULARLY SCHEDULED PLANNING COMMISSION MEETING:

January 3, 2023

The January 3rd meeting is in lieu of the December 2022 meeting