



Village of Port Chester

Planning Commission Regular Meeting

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

Agenda: Monday, February 27, 2023

Time: 6:30 PM

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

1. Approval of Minutes

- a. 2022 January Meeting Minutes

2. Public Hearings

- a. **Case # 2022-0240 – New Public Hearing - 130/120 Midland Avenue**
An application submitted for Sub Division and amended Site Plan Approval for the construction of a new 1 story 8,500 sq. ft. retail building on a portion of the existing lot previously noted as Future Building as approved on July 27, 2022 as part of the Floor & Décor Site Plan; submitted by Kevin Leahey of The Renatus Group, for Property located at 130/120 Midland Avenue, Section: 142.53, Block: 1, Lot(s) 5
Interested parties will be afforded the opportunity to be heard

3. Public Meetings

- a. **Case # 2020-0203 – Continued Public Meeting - Sylvan Road**
An amended application submitted for Site Plan Approval for the construction of a new single family home on Property located on vacant land which is comprised of four tax lots, submitted by Aldo Vitagliano, Esq. on behalf of SJA Reconstruction, LLC for property located at ##? Sylvan Road, Section: 135.44, Block2, lot(s) 8 and Section: 135.52, Block: 1, Lot(s): 18-20.

Resolution of Determination

- b. **Case # 2023-0241 – Continued Public Meeting - 157 Westchester Avenue**
An application submitted for Site Plan Approval for a new 15 story mixed use building, submitted by Anthony Gioffre. Esc of Cuddy & Feder LLP on behalf of North Pearl Holding (Titanium Realty) for property located at 157 Westchester Avenue, 5-11 Pearl Street, Section: 142.30, Block: 2, Lot(s)1, 2, and 18

4. BOT Referrals

- a. **Local Law #18**
A LOCAL LAW AMENDING THE CODE OF THE VILLAGE OF PORT CHESTER, CHAPTER 345, "ZONING," ESTABLISHING A NEW C1

NEIGHBORHOOD CHARACTER DISTRICT, NEW CD-4MU GENERAL URBAN MIXED USE CHARACTER DISTRICT AND NEW R2F TWO-FAMILY RESIDENCE DISTRICT AND MAKING RELATED DIMENSIONAL AND USE TEXT CHANGES TO THE CD-4 GENERAL URBAN CHARACTER DISTRICT

b. **Local Law #19**

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 ESTABLISHING A NEW C1 NEIGHBORHOOD CHARACTER DISTRICT, CD-4MU MIXED USE CHARACTER DISTRICT AND NEW R2F TWO-FAMILY RESIDENCE DISTRICT AND TO EXTEND THE CD-3 R5 SINGLE FAMILY RESIDENCE DISTRICT INTO THE CD-4 GENERAL URBAN CHARACTER DISTRICT

5. Planning Updates & Staff Discussions

a. **Traffic Issues**

b. **Planning Commission Training**

6. Adjournment