



Village of Port Chester

Planning Commission Regular Meeting

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

Agenda: Monday, March 27, 2023

Time: 6:30 PM

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

1. Approval of Minutes

- a. *2023 February Meeting Minutes*

2. Resolutions

- a. **Case # 2020-0203 – Resolution - 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.

3. Public Hearings

- a. **Case # 2022-0240 – Continued 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

4. Public Meetings

- a. **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. Esq. 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

- b. **Case # 2023-0242 - New Public Meeting - 223-227 Westchester Avenue and 204-220 Irving Avenue**

An application submitted for Site Plan approval for a new 12 story mixed

use building, submitted by Anthony Gioffre Esq. of Cuddy & Feder LLP on behalf of Yorkland Partners LLC (Port View) for property located at 223-227 Westchester Avenue and 204-220 Irving Avenue, Section: 142.22, Block: 1, Lot(s): 24, 25, 30, 31, 32, 33

c. **Case # 2023-0243 - New Public Meeting - 155 Irving Avenue and 9 Palace Place**

An application submitted for Site Plan approval to redevelop the premises with a 12 story mixed use building, submitted by Anthony Gioffre Esq. of Cuddy & Feder LLP on behalf of Irving Owner LLC for property located at 155 Irving Avenue and 9 Palace Place, Section: 142.22, Block: 2, Lot(s) 57, 58, 59, 60

5. **BOT Referrals**
6. **Planning Updates & Staff Discussions**
7. **Adjournment**