



## Village of Port Chester

### Planning Commission Regular Meeting

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

**Agenda: Monday, May 22, 2023**

Time: 6:30 PM

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

**1. Approval of Minutes**

- a. 2023 – April 24

**2. 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, with 190 residential units, 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 - Continued 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, with 421 residential units, 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 - Continued 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 with 181 residential units, 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

d. **Case #2023-0244 – Continued Public Meeting - 128-156 North Main Street**

An application submitted for Site Plan approval to redevelop the premises with a new 6-story mixed use building with 234 residential units and 245 off Street parking spaces, submitted by Anthony Gioffre Esq. of Cuddy & Feder LLP on behalf of Chester Owner, LLC - The Embassy for property located at 128-156 North Main Street, Section:142.23, Block: 1, Section(s): 32,34,36,37,38,39,40

- e. **Case # 2021-0223 – New Public Meeting - 34 Bush Avenue**  
An application for Amended Site Plan approval to change building exterior from approved stucco to vinyl siding, as requested by Applicant due to underlying conditions. Submitted by Michael Chirico for property located at 34 Bush Avenue, Section: 136.78, Block: 2. Lot(s): 11
- f. **Case # 2023-0225 – New Public Meeting - 406 Boston Post Road**  
An application submitted for approval of a Special Exception Use Permit for the construction of a replacement wireless telecommunications facility necessary for the relocation of existing wireless facilities atop 999 High Street. Requested by Anthony Gioffre, Esq. of Cuddy & Feder LLP on behalf of Boston Post Road Owner, LLC for property located at 406 Boston Post Road Section: 141.52, Block: 1, Lot(s): 2

### 3. **Planning Commission Resolution**

- a. Requested Planning Commission Resolution to Board of Trustees, recommending removal of §345-405N(1)(d), as regards parking allowances “by reason of variation in the probable time of maximum use by residents, visitors, patrons, deliverers and/or employees.”

### 4. **Adjournment**