



Village of Port Chester

Planning Commission Regular Meeting

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

Agenda: Monday, August 28, 2023

Time: 6:30 PM

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

1. Approval of Minutes

- a. July 31, 2023

2. Public Hearings

- a. **Case # 2023-0243 - Continued Public Hearing - 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

- b. **Case # 2023-0241 - Continued Public Hearing - 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

- c. **Case # 2023-0242 - Continued Public Hearing - 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

- d. **Case # 2023-0247 - New Public Hearing - 70 Purdy Avenue**

An application for Site Plan approval and Special Exception Use for a proposed Wireless Facility, submitted by David Kenny, Esq. of Snyder & Snyder, LLP on behalf of Dish Wireless LLC for property located on the rooftop of 70 Purdy Avenue, Section: 142.39, Block: 1, Lot(s): 2

3. Public Meetings

- a. **Case #2023-0244 - Continued Public Meeting - 128-156 North Main Street - REQUEST TO ADJOURN**

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

b. **Case # 2023-0246 - Continued Public Meeting - 455 North Main Street**

An application for Site Plan approval for a Battery Energy Storage System, submitted by Jeremy Smith on behalf of Jared Haines-Catalyze Energy for property located at 455 North Main Street, Section: 136.72, Block: 1, Lot(s) 36

c. **Case #2023-0248 - New Public Meeting - 27-45 North Main Street and 28 Adee Street**

An application to amend a Site Plan of a previously approved mixed use development, submitted by Anthony Gioffre, Esq. on behalf of Abendroth Green LLC for property located at 27-45 North Main Street & 28 Adee Street, Section: 142.31, Block:1, Lot(s): 7, 11, 12,13, 14, 15, 16, 17

4. **Adjournment**