



## Village of Port Chester

### Planning Commission Regular Meeting

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

**Agenda: Wednesday, October 4, 2023**

Time: 6:30 PM

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

**1. Approval of Minutes**

**a. August 28, 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 (Port View)**

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 #2023-0248 – New Public Hearing - 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

**e. Case #2023-0244 – Continued Public Meeting - 128-156 North Main Street (The Embassy) 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, Lot(s): 32,34,36,37,38,39,40

### 3. Public Meetings

a. **Case #2023-0249 – New Public Meeting - 20-28 North Main Street**

An application submitted for Site Plan approval to redevelop the premises with a new 6 story mixed use building, submitted by Anthony Gioffre Esq. of Cuddy & Feder LLP on behalf of Ivy PC Master Fund, LLC, for property located at 20-28 North Main Street, Section:142.31, Block: 1, Lot(s): 27, 28, 29 and 30

b. **Case # 2021-0213 – New Public Meeting - 999 High Street and 406-408 Boston Post Road (United Hospital)**

An application submitted for Sub Division approval related to the redevelopment of the United Hospital Site, submitted by Anthony Gioffre Esq. of Cuddy & Feder LLP on behalf of Boston Post Road Owner, LLC, for property located 999 High Street and 406-408 Boston Post Road, Section:141.52, Block: 1, Lot(s): 2.1 and 2.4

c. **Case # 2021-0216 – New Public Meeting - 121 Poningo Street**

An application submitted for Site Plan approval of an application originally submitted in 2021 (prior to amendments to the code) to redevelop the premises with a new 3 story multi family dwelling, submitted by Anthony Gioffre Esq. of Cuddy & Feder LLP on behalf of 67 Purdy Avenue , LLC, for property located at 121 Poningo Street, Section:136.78, Block: 3, Lot(s): 25

### 4. BOT Referrals

- a. ***A LOCAL LAW AMENDING CHAPTER 345 OF THE CODE OF THE VILLAGE OF PORT CHESTER IMPOSING A TEMPORARY DEVELOPMENTMORATORIUM ON BATTERY ENERGY STORAGE SYSTEMS IN ORDER TO REVIEW AND MAKE NECESSARY CHANGES TO THE ZONING CODE***

### 5. Adjournment