



Village of Port Chester

Planning Commission Regular Meeting

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

Agenda: Wednesday, January 3, 2024

Time: 6:30 PM

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

1. Approval of Minutes

- a. **November 27, 2023**
December 13, 2023

2. Public Hearings

- a. **Case #2023-0248 – Continued Public Hearing - 27-45 North Main 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

- b. **Case # 2021-0213 – Continued Public Hearing - 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. **2021-0216 – Continued Public Hearing - 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

- d. **2023-0251 – New Public Hearing - 41 Pearl Street**

An application for Site Plan approval of the air rights above the New Broad Street parking area adjacent to an existing Neri's Bakery property as a soft addition to the 2nd floor, submitted by Anthony Tirone, Esq. for property located at 41 Pearl Street, Section:142.30, Block: 2, Lot(s) 6

3. Public Meetings

- a. **Case #2023-0244 – Continued Public Meeting - The Embassy**

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

- b. **2023-0249 – Continued Public Meeting - 22-28 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 22-28 North Main Street, Section:142.31, Block: 1, Lot(s): 27, 28, 29 and 30
- c. **2023-0250 – Continued Public Meeting - 229 Willet Avenue**
An application for an amended Site Plan approval to increase the number of residential units and parking spaces of a previously approved residential development (2022), submitted by David Cooper, Esq. of Zarin & Steinmetz for property located at 229 Willett Avenue, Section: 136.79, Block: 1, Lot(s) 23

4. Adjournment