



Village of Port Chester

Planning Commission Regular Meeting

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

Agenda: Monday, February 26, 2024

Time: 6:30 PM

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

1. Approval of Minutes

- a. **January 29, 2024**

2. Extensions

- a. **Case #2016-0137 – SEU Renewal - 219 Westchester Avenue**
An application submitted by Michael Sheridan Esq. of Snyder & Snyder on behalf of Verizon Wireless requesting an extension of an existing Special Exception Use Permit located on rooftop at 219 Westchester Ave and designated as Section: 142.22, Block: 1, Lot: 26
- b. **Case #2018-0177 – SEU Renewal - 330-340 South Regent Street**
An application submitted by Michael Sheridan Esq. of Snyder & Snyder on behalf of Verizon Wireless requesting an extension of an existing Special Exception Use Permit located on rooftop at 330-340 South Regent Street and designated as Section: 141.52, Block: 1, Lot: 4
- c. **Case #2016-0138 – SEU Renewal - 411 Westchester Avenue**
An application submitted by Michael Sheridan Esq. of Snyder & Snyder on behalf of Verizon Wireless requesting an extension of an existing Special Exception Use Permit located on rooftop at 411 Westchester Ave and designated as Section: 136.77, Block: 1, Lot: 51

3. Public Hearings

- a. **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
- b. **Case #2023-0251 – Continued 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

4. Public Meetings

- a. **Case #2023-0250 – Continued Public Meeting - 229 Willett Avenue**
An application for Site Plan approval to construct a 100 unit apartment building, submitted by David Cooper, Esq. of Zarin & Steinmetz for property located at 229 Willett Avenue, Section: 136.79, Block: 1, Lot(s) 23
- b. **Case #2020-0228 – New Public Meeting - 44 Broad Street**
An application for Site Plan Re-development Approval submitted by David Cooper Esq. of Zarin & Steinmetz on behalf of Broad Street Owner LLC for revisions within the 15-story building of 280 residential units, 8,700 s.f. of ground floor commercial space, and 271 self-parking spaces located at 44 Broad Street, Section 144.22, Block: 2, Lot(s) 69-76
- c. **Case #2024-0253 – New Public Meeting - 140 Midland Avenue**
An application for Site Plan Approval submitted by David Cooper Esq. of Zarin & Steinmetz on behalf of 140 Midland Owner, LLC to re-activate and continue redeveloping the commercial parcels along Midland Avenue now known as 120, 130 and 140 Midland. The Applicant is proposing to update the façade of the existing 18,586 s.f. building at the Site, as well as to construct a 3,370 s.f. addition in the rear of the building located at 140 Midland Avenue, Section:142.53, Block! 1, Lot(s) 4
- d. **Case #2024 0252 – New Public Meeting - 120 Midland Avenue**
An application for Site Plan Approval and Special Exception Use submitted by David Cooper Esq. on behalf of 120 Midland Owner LLC, to allow for a 3-story Self-Storage Facility located at 120 Midland Avenue, Section 142.53, Block 1, Lot(s) 5.1

5. Adjournment