



Village of Port Chester

Planning Commission Regular Meeting

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

Agenda: Monday, April 29, 2024

Time: 6:30 PM

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

1. Approval of Minutes

a. **March 25, 2024**

2. Public Hearings

a. **Case #2023-0250 – Continued Public Hearing - 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

3. Public Meetings

a. **Case #2020-0228 – Continued 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

b. **Case #2024 0252 – Continued 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

c. **Case #2024-0253 – Continued 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 #2024-0255 – New Public Meeting - 35 Traverse Avenue**

An application for Site Plan Approval submitted by Ana Soto on behalf of United Pentecostal Church for a new two story rear extension on the

existing building located at 35 Traverse Avenue, Section:142.39, Block: 1, Lot(s) 11

- e. **Case #2024-0254 – New Public Meeting - 189.5 North Main Street**
An application for Site Plan Approval submitted by Anthony Tirone Esq. on behalf of Frank Raffa Inc/Jeffrey Kohn for reuse of the existing building to convert warehouse space into four loft style apartments located at 189 ½ North Main Street, Section:136.79, Block: 2, Lot(s) 44

4. **BOT Referrals**

- a. A LOCAL LAW AMENDING THE CODE OF THE VILLAGE OF PORT CHESTER, CHAPTER 345, "ZONING," ESTABLISHING A NEW CD-5T URBAN CENTER TRANSIT CHARACTER DISTRICT, MAKING CHANGES TO BUILDING AND LOT PLAN APPROVAL AUTHORITY, AND AMENDING THE OFFICIAL ZONING MAP OF THE VILLAGE OF PORT CHESTER

Supporting materials and Resolution can be viewed online with the Meeting Agenda backup materials

5. **Adjournment**