



Village of Port Chester

Planning Commission Regular Meeting

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

Agenda: Monday, July 29, 2024

Time: 6:30 PM

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

1. Approval of Minutes

- a. **June 24, 2024**
July 10, 2024

2. Public Hearings

- a. **Case #2020-0228 – Continued Public Hearing - 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 Hearing - 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 #2024-0254 – Continued Public Hearing - 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

3. Public Meetings

- a. **Case #2023-0244 – Continued Public Meeting - 128-156 North Main Street**
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. **Case #2024-0256 - 123 Oak Street (FKA 200 William Street)**
An application submitted by Anthony Gioffre, Esq. of Cuddy & Feder LLP

on behalf of AKT Two Realty LLC for Special Exception Use and Site Plan Approval for a proposed annex to an existing self-storage building located at 123 Oak Street (FKA 200 William Street), Section:142.29, Block: 3, Lot(s) 35

4. Add-Ons

- a. **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

5. Adjournment