



## Village of Port Chester

### Planning Commission Regular Meeting

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

**Agenda: Monday, August 26, 2024**

**Time: 6:30 PM**

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

**1. Approval of Minutes**

a. **July 29, 2024**

**2. Public Hearings**

a. **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

b. **Case #2023-0251 - 41 Pearl Street**

An application for Site Plan approval to construct an addition in the air rights above the New Broad Street parking area adjacent and connected to an existing bakery, submitted by Anthony Tirone, Esq. for property located at 41 Pearl Street, Section: 142.30, Block: 2, Lot(s) 6

c. **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 8-story mixed use building with 240 residential units and 381 off street parking spaces, including 137 public 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. Discussion**

a. 1. Discussion of approval conditions pertaining to relocation or undergrounding of overhead utility wires. Specifically, discussion of changing the timing to submit the necessary documentation and agreement between the Applicant and Con Edison from before issuance of a Demolition Permit, to before the issuance of a Building Permit

b. 2. Consideration of revising the sequencing of approval conditions 7, 8, 9, and 10 for the 229 Willett Avenue Site Plan Approval to require the necessary documentation and agreement between the Applicant and Con

Edison from before issuance of a Demolition Permit, to before the issuance of a Building Permit”

**4. Adjournment**