



Village of Port Chester

Planning Commission Regular Meeting

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

Agenda: Monday, September 30, 2024

Time: 6:30 PM

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

1. Approval of Minutes

a. **August 26, 2024**

2. 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 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. BOT Referrals

a. **Beech Street Rezoning**

A LOCAL LAW AMENDING THE CODE OF THE VILLAGE OF PORT CHESTER, CHAPTER 345, "ZONING," AMENDING THE OFFICIAL ZONING MAP OF THE VILLAGE OF PORT CHESTER TO REZONE PROPERTIES ON BEECH STREET FROM R-2F TO CD-4MU

b. **Parking Regulations**

A LOCAL LAW AMENDING THE CODE OF THE VILLAGE OF PORT CHESTER, CHAPTER 345, "ZONING," AMENDING THE TEXT OF THE ZONING CODE RELATED TO VEHICULAR PARKING REQUIREMENTS FOR MULTIFAMILY BUILDINGS

c. **Accessory Dwelling Units (ADUs)**

A LOCAL LAW AMENDING CHAPTER 345 OF THE CODE OF THE VILLAGE OF PORT CHESTER TO IMPOSE A TEMPORARY MORATORIUM ON ACCESSORY DWELLING UNITS ("ADU"s) IN ORDER TO REVIEW AND MAKE NECESSARY CHANGES TO THE ZONING CODE

d. **Discussion Item (Action required)**

Consideration of amending the site plan approval condition sheet regarding 41 Pearl Street to include additional conditions.

4. **Planning Director Presentation**
 - a. **Site Plan Process and Review Criteria**
5. **Adjournment**