



Village of Port Chester

Planning Commission Regular Meeting

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

Agenda: Monday, November 25, 2024

Time: 6:30 PM

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

1. Approval of Minutes

- a. September 30, 2024
(no meeting was held in October)

2. Extensions

- a. **Case #2024-0253 – Extension Request - 140 Midland Avenue**
A request was received on October 15, 2024 from David Cooper Esq. of Zarin and Steinmetz requesting an extension of the Site Plan approval for 140 Midland Avenue. Which was approved in June 2024. The extension will allow the applicant to obtain approval of an easement from the Corporate Offices of Floor & Décor which is currently under review by their Legal and Risk Management Department.

3. Public Meetings

- a. **Case #2023-0244 – Continued Public Meeting - The Embassy**
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
- b. **Case # 2024-0257 – New Public Meeting - 181 Westchester Avenue**
An application submitted for Site Plan approval to redevelop the Premises with a new mixed-use development consisting of 401 residential units and approximately 24,950 s/f of commercial space. The development will be supported by 414 off-street structured parking spaces. submitted by Anthony Gioffre Esq. of Cuddy & Feder LLP on behalf of 181Westchester Avenue LLC, for property located at 181 Westchester Avenue, Section:142.22, Block: 2, Lot(s): 6

4. BOT Referrals

- a. **Parking Requirements for Existing Buildings in Downtown Districts**
A LOCAL LAW AMENDING THE CODE OF THE VILLAGE OF PORT CHESTER, CHAPTER 345, "ZONING," TO EXEMPT EXISTING

BUILDINGS IN THE DOWNTOWN ZONING DISTRICTS FROM PARKING REQUIREMENTS WHEN A CHANGE OF USE FROM ONE PERMITTED USE TO ANOTHER PERMITTED USE IS OCCURRING

- b. **Code Cleanup regarding Impervious Surface Standards**
A LOCAL LAW AMENDING THE CODE OF THE VILLAGE OF PORT CHESTER, CHAPTER 345, "ZONING," AMENDING THE ZONING CODE RELATED TO IMPERVIOUS SURFACE STANDARDS
- c. **Amending Civic Designation for Parking Lots in CD-5T Zoning District**
A LOCAL LAW AMENDING THE CODE OF THE VILLAGE OF PORT CHESTER, CHAPTER 345, "ZONING," TO AMEND THE CIVIC DESIGNATION FOR PARKING LOTS AND STRUCTURES IN THE PRINCIPAL USE TABLE
- d. **United Hospital Site Plan Amendment**
REFERRAL OF AN AMENDED SITE PLAN APPLICATION TO THE BOARD OF TRUSTEES TO ADD 182 UNITS TO THE UNITED HOSPITAL PROJECT.

5. **Adjournment**