



# **Village of Port Chester**

## **Planning Commission Regular Meeting**

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

**Agenda: Monday, April 28, 2025**

**Time: 6:30 PM**

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

### **1. Approval of Minutes**

- a. March 31, 2025

### **2. Public Hearings**

- a. **Case # 2024-0257 – Continued Public Hearing - 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

- b. **Case #2024-0258 – New Public Hearing - 30-32 North Main Street**

An application submitted by Anthony Gioffre Esq. of Cuddy & Feder LLP on behalf of 140 Owners LLC for Site Plan Approval to reconstruct the previously-existing 3rd story of the existing building. This proposal involves interior renovations in support of the continued personal service and office uses throughout the 1st and 2nd stories as well as reconstruction of the 3rd story to support 2 1-bedroom residential units located at 30-32 North Main Street, Section 142.31, Block: 1, Lot(s): 31

### **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 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 #2024-0256 – Continued Public Meeting - 123 Oak 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

- c. **Case #2025-0259 – New Public Meeting - 133 North Main Street**  
An application submitted by David Cooper Esq. of Zarin & Steinmetz on behalf of 133 Main Street Owner LLC Food processing & Café, for Special Exception Use and Site Plan Approval for the repurposing of a long time shuttered building, adding a kitchen/flash freezing space for direct to consumer food preparation and packaging, as well as an accessory café for walk in service located at 133 North Main Street, Section: 144.23, Block2, Lot 20

#### 4. **BOT Referrals**

- a. Local Law amending the Zoning Code of the Village of Port Chester adding a new subsection 345-805G(7) providing the 15 N Main Street project additional time to secure a building permit under its site plan approval.

#### 5. **Adjournment**