



## **Village of Port Chester Planning Commission Regular Meeting**

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

**Agenda: Wednesday, May 28, 2025**

**Time: 6:30 PM**

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

**1. Approval of Minutes**

a. **April 28, 2025**

**2. Resolutions**

a. **Case #2024-0258 – 30-32 North Main Street (Adjournment Requested)**

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 Hearings**

a. **Case # 2024-0257 – 181 Westchester Avenue (Adjournment Requested)**

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 #2024-0256 – 123 Oak Street (Adjournment Requested)**

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 – 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. Public Meetings

a. **Case #2023-0244 – 128-156 North Main Street (Adjournment Requested)**

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 #2025-0261 - 250 Boston Post Road**

An application submitted for Site Plan approval to remove existing bank structure with a multi-family structure consisting of 120 units with 183 on-site parking spaces. Submitted by Gary Gianfrancesco AIA of Arconics Architecture for property located at 250 Boston Post Road, Section:142.37, Block: 1, Lot(s): 3

#### 5. Discussion Items

- a. Discussion regarding consideration of revising the sequence of approval conditions related to the undergrounding of overhead wires at 27-45 N Main Street.
- b. Discussion regarding scheduling a work session with Planning Commission on SEQRA

#### 6. Adjournment