



Village of Port Chester Planning Commission Regular Meeting

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

Agenda: Monday, June 30, 2025

Time: 6:30 PM

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

1. Approval of Minutes

a. **May 28, 2025**

2. Extensions / Renewals

a. Case # 2021-0226 – SEU Renewal - 125 North Main

A letter was received from David Kenny Esq of Snyder & Snyder LLP on behalf

T-Mobile for renewal of the Special Exception Use Permit for wireless antennas located on the rooftop of 125 North Main Street Section 142.23, Block 2, Lot(s) 38

b. Case # 2018-0176 aka 2016-0146 – SEU Renewal - 169 Terrace Avenue

A letter was received from Alexis Engelhardt, Senior Wireless Specialist of AiroSmith Development on Behalf of New Cingular Wireless Pcs, LLC (AT&T) for renewal of the Special Exception Use Permit for wireless antennas located on the rooftop of 169 Terrace Avenue, Section: 136.63, Block: 2, Lot(s): 36

c. Case # 2023-0245 – SEU Renewal - 406 Boston Post Road

A letter was received from Anthony Gioffre, Esq. of Cuddy & Feder LLP on behalf of Boston Post Road Owner, LLC for renewal of the Special Exception Use Permit for the Wireless Monopole Facility located on the premises of 406 Boston Post Road, Section: 141.52, Block: 1, Lot(s): 2

3. Resolutions

a. Case #2024-0258 – 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

4. Public Hearings

a. **Case # 2024-0257 – 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 #2024-0256 – 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

5. Public Meetings

a. **Case #2023-0244 – 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 #2025-0261 - 250 Boston Post Road**

An application submitted for Site Plan approval to demolish an existing bank structure and replace 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

c. **Case #2025-0260 – 208-216 King Street**

An application for Site Plan amendment approval of a proposed multifamily development previously approved in 2022, submitted by Anthony Gioffre, Esq on behalf of Regency Port Chester JV, LLC for property located at 208 and 216 King Street, Section: 142.22, Block: 2, Lot(s): 45 & 65

d. **Case # 2025-0262 – 74 Grace Church Street (Not to be heard)**

An application to sub-divide and construct a two-family rental residence on the vacant portion of the lot. Submitted by 74 Grace Church Street LLC for property located at 74 Grace Church Street, Section:142.46. Block: 2 Lot(s): 33

6. Planning Updates & Staff Discussions

a. SEQRA Overview Workshop

- b. Discussion regarding consideration of revising the sequence of approval conditions related to the undergrounding of overhead wires at 27-45 N Main Street.

7. Adjournment