



Village of Port Chester Planning Commission Regular Meeting

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

Agenda: Monday, July 28, 2025

Time: 6:30 PM

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

1. Approval of Minutes

- a. June 30, 2025

2. Extensions / Renewals

- a. **Case # 2018-0176 aka 2016-0146 – SEU Renewal (continued)**
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

3. 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
- 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

4. 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 # 2025-0262 – 74 Grace Church Street (add-on)**
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

5. Adjournment