



Village of Port Chester

Planning Commission Regular Meeting

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

Agenda: Monday, August 25, 2025

Time: 6:30 PM

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

1. Extensions

2. Approval of Minutes

- a. 7-28-25 Minutes

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**

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

d. **Case #2022-0231 - 28-34 Pearl Street**

An application to amend a previously approved Site Plan by increasing off street parking while maintaining the original 9 story structure with 140 residential units. Submitted by Anthony Gioffre, Esq. of Cuddy & Feder LLP, for property located at 28-34 Pearl Street, Section: 142.30, Block:1, Lot(s):83 & 84

5. BOT Referrals

a. **2 South Main Street**

Option 1: Board of Trustees referral of a Local Law amending the zoning code to provide the 2 South Main Street Site Plan an additional 6 months to secure a building permit under its site plan approval.

Option 2: Board of Trustees referral of a Local Law amending the zoning code to provide the 2 South Main Street Site Plan an additional 60 days to secure a building permit under its site plan approval

6. Adjournment