

**Agenda for the Planning Commission Meeting
of the
Village of Port Chester**

**Monday September 24, 2012, 7:00 p.m.
at the
Village Justice Courtroom**

350 North Main Street, Port Chester, NY

1. *Approval of the minutes*

Resolutions

2. **Case #2012-0036 Resolution** Site Plan Application submitted by Michiel Boender and E J Port Realty for property located at **20- 30 Abendroth Avenue, Port Chester, NY**, known and designated as Section 142.23, Block 2, Lot 25, to demolish existing building to create a new parking with 36 parking spaces.
3. **Case #2012-0045 Resolution** an application submitted by John Meyer Consulting/Diversified Resources LLC, on property located at **50 Abendroth Avenue, Port Chester, NY** known and designated as **Section 142.31, Block 1, Lot 18** to consider request for: Reconstruction of front building façade; elevated outdoor seating, elevation of front store entrances and modification of loading areas

Extension requests

4. **Case #2011-0009 Extension Request** Site plan and Special Exception Use Application submitted by Anthony B. Gioffre, III/Cuddy & Feder, LLP and Phoenix Castle, LLC For property located at **Willett Avenue and Abendroth Place**, known and designated as Section 142.23, Block 1, Lots 18-23. Letter dated September 10, 2012 from Cuddy & Feder/Anthony Gioffre III requesting a 90 day extension of approvals.

Continued Public Hearings

5. **Case #2011-0018 Continued Public Hearing:** Environmental Assessment Determination. Site Plan Application submitted by 152 King St. Realty, LLC, for property located at **152 King Street, Port Chester, NY**, known and designated as Section 142.22, Block 2, Lot 63, for proposed interior renovations to a 1-story building to convert existing repair bays to a convenience store.

6. **Case #2012-0039 Continued Public Hearing –** Site Plan and Special Exception Use application submitted by Aldo Vitagliano Esq./Post Road Iron Works, on property located at **16-18 North Main Street**, known and designated as Section 142.31, Block 1, Lots 25 & 26 to consider request to renovate existing restaurant on parcel 16 & build on parcel 18.

New Public Hearings

7. **Case # 2012-0052 Public Hearing**

Notice is hereby given that the Planning Commission of the Village of Port Chester, New York will hold a PUBLIC HEARING on September 24, 2012 at 7:00 pm, at the Court Room, Police Headquarters Building, 350 North Main Street, Port Chester, New York to review an application submitted by Gregory McGuire, on property located at **2 Osborne Place**, Port Chester, NY known and designated as **Section 141.028, Block 2, Lots 35 and 38** to consider request for: subdivision of one large property into 2 lots.

New Public Meetings

8. **Case # 2012-0044 - Continued Public Meeting**

Notice is hereby given that the Planning Commission of the Village of Port Chester, New York will hold a PUBLIC MEETING on September 24, 2012 at 7:00 pm, at the Court Room, Police Headquarters Building, 350 North Main Street, Port Chester, New York to review an application submitted by John Colangelo, Esq./Vera K. Davis, on property located at **96 Perry Avenue**, Port Chester, NY known and designated as **Section 135.76, Block 3, Lot 60** to consider request for: subdivision of property into 2 single family lots in an R5 Zone

ADJOURNMENT REQUEST RECEIVED

9. **Case # 2012-0060 – Public Meeting (referred to Planning Commission by Board of Trustees)**

Notice is hereby given that the Planning Commission of the Village of Port Chester, New York will hold a PUBLIC MEETING on September 24, 2012 at 7:00 pm, at the Court Room, Police Headquarters Building, 350 North Main Street, Port Chester, New York to review an application submitted Arconics Architecture/Gary Gianfrancesco, AIA, and DCH/Dent Wizard on property located at **110 Midland Avenue**, Port Chester, NY known and designated as **Section 142.46, Block 1, Lot 1** to consider the installation of a self-contained cosmetic spray booth within open warehouse space in accordance with Westchester County Emission permit

Discussion with Staff

Adjourn Meeting to October 29, 2012