

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

**Monday October 29, 2012, 7:00 p.m.  
at the  
Village Justice Courtroom**

**350 North Main Street, Port Chester, NY**

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**A. Update on Draft Comprehensive Plan and Zoning Amendments**

**1. Approval of the minutes**

**Extension Request**

**2. Case # 2012-0037 Extension Request**

A letter dated October 5, 2012 was received from MLDS Architects, LLP, Great Neck, New York on property located at **575 Boston Post Road** known and designated as Section 2, Block 137, Lot 02 to consider request for: a 120 day extension of Final Site Plan approvals that were granted on June 25, 2012

**Continued Public Hearings**

**3. 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.

**4. Case #2012-0039 Continued Public Hearing – (possible Resolutions)** 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.

5. **Case # 2011-0032 Continued Public Hearing:** an application submitted by John Colangelo, Esq. & 78-80 Purdy Ave. Holdings Ltd., for property located at **78-80 Purdy Avenue, Port Chester, NY** known and designated as Section 142.38, Block 2, Lots 24 and 25 to consider request for revisions to an approved site plan to allow for outdoor display of retail merchandise area.
  
6. **Case # 2012-0052 Continued Public Hearing** 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: sub-division of one large property into 2 lots.

### **New Public Hearing**

7. **Case # 2012-0067**

Notice of Hearing on Application

Notice is hereby given that the Planning Commission of the Village of Port Chester, New York will hold a PUBLIC HEARING on October 29, 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 Capitol Enterprises, Inc.-Peter Shapiro Owner/Anthony R. Tirone-Attorney, on property located at **145 Westchester Avenue, Port Chester, NY** known and designated as **Section 142.4, Block 2, Lot 20** to consider request for: Expansion of operations in 145 Westchester Ave to include a fully operational bar separate & apart from Theatre operations

Interested persons will be afforded the opportunity to be heard at this time.

### **Public Meetings**

8. **Case # 2012-0066**

Notice is hereby given that the Planning Commission of the Village of Port Chester, New York will hold a PUBLIC MEETING on October 29, 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 Capitol Enterprises, Inc.-Peter Shapiro Owner/Anthony R. Tirone-Attorney, on property located at **149-151 Westchester Avenue, Port Chester, NY** known and designated as **Section 142.30, Block 2, Lot 19** to consider request for: Additional uses, increase in occupancy and movement of main bar from lobby of 149-151 Westchester Avenue 25ft. to lobby of 145 Westchester Avenue

9. **Case # 2012-0044 - Public Meeting**

Notice is hereby given that the Planning Commission of the Village of Port Chester, New York will hold a PUBLIC MEETING on October 29, 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.

10. **Case # 2012-0038 - Public Meeting**

Notice is hereby given that the Planning Commission of the Village of Port Chester, New York will hold a PUBLIC MEETING on October 29, 2012 at 7:00 pm, at the Court Room, Police Headquarters Building, 350 North Main Street, Port Chester, New York to review Site Plan Application submitted by 44- 48 North Main Street LLC North Main Street for property located at **44-48 North Main Street, Port Chester, NY** known and designated as Section 142.13 Block 1, Lot 35 to consider upgrading structure and bringing 11 units into code compliance.

11. **Case # 2012-0060 – Public Meeting**

Notice is hereby given that the Planning Commission of the Village of Port Chester, New York will hold a PUBLIC MEETING on October 29, 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

12. **Case # 2012-0064 – Public Meeting**

Notice is hereby given that the Planning Commission of the Village of Port Chester, New York will hold a PUBLIC MEETING on October 29, 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 MOP LLC/Sarrazin Architecture, on property located at **4 Drew Street Street**, Port Chester, NY known and designated as **Section 141.44, Block 3, Lot 63** to consider request for: Addition of an another dwelling unit to an existing two family house

13. **Case # 2012-0063 – Public Meeting**

Notice is hereby given that the Planning Commission of the Village of Port Chester, New York will hold a PUBLIC MEETING on October 29, 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 Tony Del Cid/John Cotungo, Architect, on property located at **22 South Main Street**, Port Chester, NY known and designated as **Section 142.30, Block 2, Lot 44** to consider request for: Renovations to an existing one story vacant retail store for use as a bakery

14. **Case # 2012-0037 – Public Meeting**

Notice is hereby given that the Planning Commission of the Village of Port Chester, New York will hold a PUBLIC MEETING on October 29, 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 AVR Port Chester LLC on property located at **575 Boston Post Road** known and designated as Section 2, Block 137, Lot 02 to consider request for: Sub division of existing building, interior fit out, facade renovation, alteration of sidewalk & addition of lift & loading platform. Adding new Egress stair, flattening existing concrete pad, add receiving platform, add bicycle racks and relocating existing fire hydrant

**Staff Discussion**

**Adjourn Meeting to November 26, 2012**