

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

**Thursday January 03, 2013, 7:00 p.m.
at the
Village Justice Courtroom**

350 North Main Street, Port Chester, NY

- A. Adoption of Comprehensive Plan
- B. Draft Zoning Amendments

- 1. **Approval of the minutes**

Resolutions

- 2. **Case #2011-0018 - Resolution**

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

- 3. **Case # 2012-0044 - Referral Resolution**

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.

Extension Request

4. Case # 2011-0009 Extension Request -

A letter dated November 20, 2012 was received from Anthony Gioffre of Cuddy & Feder was requesting a 90 day extension of a previously granted approval for Site Plan/Special Exception Use.
Willett Avenue & Abendroth Place – Phoenix Castle

- 4a.** A letter dated December 12, 2012 was also received from Anthony Gioffre of Cuddy & Feder requesting date clarification and or an extension of the previously granted Site Plan.
Willett & Abendroth Place – Phoenix Castle

5. Case # 2012-0036 Extension Request

A letter dated December 14, 2012 was received from Michiel Boender of the Edgewater Group requesting a 60 day extension of a previously granted Site Plan.
20 -30 Abendroth Avenue – Tarry Parking

6. Case # 2012-0003 – Extension Request

A letter dated November 28, 2012 was received from John Colangelo Esq. requesting a 120 day extension on a previously approved Site Plan.
305 Midland Avenue.

Continued Public Hearings

7. 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.

8. Case # 2012-0067 Continued Public Hearing

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 use and operation of the space by annexing it into the adjacent existing overall operations of The Capitol Theatre. The space is currently approved for use by the Capitol Theatre for an egress and ADA compliant handicap bathrooms. The two facilities are currently joined, share common space and operate under an approved fire plan. Also, approval to install a bar area and use and operate the space in conformity and conjunction with the current approved uses of The Capitol Theatre.

New Public Hearings

9. Case # 2012-0062 New Public Hearing

Notice is hereby given that the Planning Commission of the Village of Port Chester, New York will hold a PUBLIC HEARING on January 3, 2013 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 Barton Properties New York, LLC/John Colangelo, Esq., on property located at **7 Willow Street**, Port Chester, NY known and designated as **Section 142.38, Block 2, Lots 47 & 53** to consider request for: Renew occupancy use as a nightclub in an existing building which was previously operated as a nightclub

10. Case # 2012-0066 – New Public Hearing

Notice is hereby given that the Planning Commission of the Village of Port Chester, New York will hold a PUBLIC HEARING on January 3, 2013 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: Expansion of capacity use/increase occupancy from 1835 to 2205; add exterior walk in cooler, use of sidewalk hydraulic material lift and addition of mobile stand up bars

11. **Case # 2012-0063 – New Public Hearing**

Notice is hereby given that the Planning Commission of the Village of Port Chester, New York will hold a PUBLIC MEETING on January 3, 2013 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/restaurant

12. **Case # 2012-0038 - New Public Hearing**

Notice is hereby given that the Planning Commission of the Village of Port Chester, New York will hold a PUBLIC HEARING on July 03, 2013 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.

13. **Case # 2012-0037 – New Public Hearing**

Notice is hereby given that the Planning Commission of the Village of Port Chester, New York will hold a PUBLIC HEARING on July 03, 2013 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

14. Case # 2012-0068 – 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 January 03, 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 Ahmed N. Saleh & Birdsall Services Group, on property located at **223 Boston Post Road**, Port Chester, NY known and designated as **Section 142.45, Block 1, Lot 5** to consider request for: Remove and rebuild mini mart and install a 4 ft sidewalk around building. Install water quality device and add landscaping.

15. Case # 2012-0070 - 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 January 03, 2013 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./Torosan Realty, on property located on **South Main Street**, Port Chester, NY known and designated as **Section 142.38, Block 1, Parts of Lots 25, 26, 27, 28, 29 & 39** to consider request for: a minor subdivision of approximately 308 square feet

New Public Meetings

16. Case # 2012-0072 – Public Meeting

Notice is hereby given that the Planning Commission of the Village of Port Chester, New York will hold a PUBLIC HEARING on January 03, 2013 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 Wu/Lighthouse Portfolio, LLC/Angelo Corva on property located at **36 Midland Avenue**, Port Chester, NY known and designated as **Section 142.46, Block 1, Lot 2** to consider request for: Installation of sectional overhead doors & relocation of 3 parking spaces

Selection of 2013 Planning Commission Chairman.

Staff Discussion

Adjourn Meeting