

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

**Thursday January 28, 2013, 7:00 p.m.
at the
Village Justice Courtroom**

350 North Main Street, Port Chester, NY

A. Update - Draft Zoning Amendments

1. Approval of the minutes

Resolutions

2. Case # 2011-0032 - Resolution

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.

3. Case # 2012-0063 - Resolution

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

4. Case # 2012-0038 - Resolution

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.

5. **Case # 2012-0037 – Resolution**

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

Adjournment Request

6. **Case # 2012-0068 – Adjournment Requested**

Notice is hereby given that the Planning Commission of the Village of Port Chester, New York will hold a PUBLIC MEETING on January 28, 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.

ADJOURNMENT REQUESTED TO FEBRUARY 25, 2013 MEETING

Continued Public Hearings

7. **Case # 2012-0062 – Continued 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 28, 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

8. **Case # 2012-0067 & Case # 2012-0066 –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.

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

New Public Hearings

9. Case # 2012-0072 – 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 28, 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

New Public Meetings

10. Case # 2013-0074

Notice is hereby given that the Planning Commission of the Village of Port Chester, New York will hold a PUBLIC MEETING on January 28, 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 100-104 North Main Street Corp/Edgewater Group-Michiel Boender, on property located at **104 North Main Street**, Port Chester, NY known and designated as **Section 142.31, Block 1, Lot 36** to reconfigure existing takeout restaurant & expand kitchen & dining room into existing adjacent tenant spaces, renovate existing basement for auxiliary use to restaurant on 1st floor, install new NFPA Sprinkler System throughout entire building.

11. Case # 2013-0073

Notice is hereby given that the Planning Commission of the Village of Port Chester, New York will hold a PUBLIC MEETING on January 28, 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 120 North Pearl Street LLC, on property located at **120 North Pearl Street**, Port Chester, NY known and designated as **Section 142.22, Block 2, Lot 51** to consider request for: existing space to be occupied and operated by Hertz Rent-a Car.

Staff Discussion

Adjourn Meeting