

Agenda for the Planning Commission Meeting
of the
Village of Port Chester
Monday March 25, 2013, 7:00 p.m.
at the
Village Justice Courtroom
350 North Main Street, Port Chester, NY

- A. Update - Adopted Zoning Amendments – C. Gomez**
 - 1. Approval of the Minutes - February 25, 2013**

Resolutions

- 2. Case # 2012-0067 & Case # 2012-0066 –Neg. Dec. and Final Site Plan**

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; and 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

- 3. Case # 2012-0072 – Final Site Plan**

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

4. **Case # 2013-0074 – Final Site Plan**

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.

Continued Public Hearings

5. **Case # 2012-0062 – Continued Public Hearing**

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

Case # 2012-0062 – Referral to Zoning Board of Appeals

New Public Hearings

6. **Case #2012-0060 – Public Hearing**

Notice is hereby given that the Planning Commission of the Village of Port Chester, New York will hold a PUBLIC HEARING on March 25, 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 Arconics Architecture/Gary Gianfrancesco, AIA, and DCH/Dent Wizzard 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

7. **Case # 2013-0077 - Public Hearing**

Notice is hereby given that the Planning Commission of the Village Of Port Chester, New York will hold a PUBLIC HEARING on March 25, 2013 at 7:00 pm, at the Court Room, Police Headquarters Building, 350 North Main

Street, Port Chester, New York to review Site Plan & Special Exception Use applications submitted by Port Chester Carver Center/Gary Gianfrancesco, Architect, on property located at **400 Westchester Avenue**, Port Chester, NY known and designated as **Section 142.21 Block 1, Lot 34** to consider request to: Construct a rear handicap-accessible rear facility entrance with canopy and fence; Replace playground equipment

8. Case # 2013-0076 – Public Hearing

Notice is hereby given that the Planning Commission of the Village of Port Chester, New York will hold a PUBLIC HEARING on March 25, 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 Liborio & Rosa Castillo/Michiel Boender, Architect, on property located at **110 North Main Street**, Port Chester, New York known and designated as **Section 142.23 Block 1 Section 6.1** to consider request to: Raise existing roof structure to provide habitable space. Existing 2nd floor to be used as an office, storage, private dining and a service kitchen for private dining.

Continued Public Meetings

9. 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 March 25, 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 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

New Public Meetings

10. Case # 2013-0079 – New Public Meeting

Notice is hereby given that the Planning Commission of the Village of Port Chester, New York will hold a PUBLIC MEETING on March 25, 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 Artemios Makrakis applicant & Anthony Tirone, Esq., on property located at **26 Putnam Avenue**,

Port Chester, NY known and designated as **Section 136.63, Block 2, Lot 14** to consider request for: Approval of current Site Plan for continued use of an existing Sign/Graphic Design Shop (2nd fl.) and approval for a change of use (1st fl.), for current non-conforming use as a Laundromat in a C1 neighborhood retail district.

11. Case # 2013-0080 – New Public Meeting

Notice is hereby given that the Planning Commission of the Village of Port Chester, New York will hold a PUBLIC MEETING on March 25, 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 Luis Perez applicant & Torosan Realty LLC property owner, on property located at **139 South Main Street**, Port Chester, NY known and designated as **Section 142.38, Block 2, Lot 56** to consider request for: Conversion of an existing building into a new restaurant

12. Case # 2013-0081 – New Public Meeting

Notice is hereby given that the Planning Commission of the Village of Port Chester, New York will hold a PUBLIC MEETING on March 25, 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 Arconics Architecture, Gary Gianfrancesco, AIA, on property located at **275 Boston Post Road**, Port Chester, NY known and designated as **Section 142.45, Block 1, Lot 9** to consider request to: Renovate existing vacant food service establishment into a Popeye's franchise restaurant with drive-thru.

Staff Discussion

Adjourn Meeting