

**Agenda for the Planning Commission Meeting
of the
Village of Port Chester
Monday April 29, 2013, 7:00 p.m.
at**

**THE SENIOR CENTER, 222 GRACE CHURCH STREET
Port Chester, New York 10573**

- A. Update – Draft Amendments to Section 345 Zoning and Chapter 175 Fees – J. Youngblood**
- 1. Approval of the Minutes - March 25, 2013**

Resolutions

- 2. Case #2012-0060 – Resolution**

an application submitted by 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

- 3. Case # 2013-0076 – Resolution**

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 Hearings

- 4. 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

Applicant is withdrawing application for proposed nightclub use without prejudice to make a new application for the subject premises.

5. Case # 2013-0077 – 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 April 29, 2013 at 7:00pm, at the Senior Center, 222 Grace Church 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

New Public Hearings

6. Case # 2013-0079 – 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 April 29, 2013 at 7:00 pm, at the Senior Center, 222 Grace Church 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.

7. Case # 2013-0081 – 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 April 29, 2013 at 7:00 pm, at the Senior Center, 222 Grace Church 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.

Continued Public Meetings

8. 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 April 29, 2013 at 7:00 pm, at the Senior Center, 222 Grace Church 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

9. Case # 2013-0084 – 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 April 29, 2013 at 7:00 pm, at the Senior Center, 222 Grace Church Street, Port Chester, New York to review an application submitted by Keane & Beane P.C., Joel Sachs, Sr. Counsel for Verizon New York Inc. on property located at **50 Broad Street**, Port Chester, NY known and designated as **Section 142.22, Block 2, Lot 77** to consider request to: Sub-divide its property which operates the Verizon Central Office in the Village of Port Chester

10. Case # 2013-0086 – 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 April 29, 2013 at 7:00 pm, at the Senior Center, 222 Grace Church Street, Port Chester, New York to review an application submitted by the Edgewater Group, Michael Boender Architect and Tandoori “Hole in the Wall” on property located at **163 North Main Street**, Port Chester, NY known and designated as **Section 142.23, Block 2, Lot 29** to consider request to:

Convert a garage door entry area to an accessory kitchen with walk-up take away food service (accessory to Tandoori Restaurant)

11. Case # 2013-0085 – 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 April 29, 2013 at 7:00 pm, at the Senior Center, 222 Grace Church Street, Port Chester, New York to review an application submitted by the Edgewater Group, Michael Boender Architect and Robert Luiso on property located at **29 North Main Street**, Port Chester, NY known and designated as **Section 142.31, Block 1, Lot 16** to consider request to:

Construct a new raised concrete terrace on rear of building to be used for outdoor dining.

Staff Discussion

Adjourn Meeting