

**Agenda for the Planning Commission Meeting**  
of the  
**Village of Port Chester**  
**Thursday May 30, 2013, 7:00 p.m.**  
at the  
**Village Justice Courtroom**  
**350 North Main Street, Port Chester, NY**

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- A. Introduction of New Alternate Board Member Robert Ortiz**
- B. Update – Amendments to Section 345 – Christopher Gomez**
- 1. Approval of the Minutes - March 25, 2013 and April 29, 2013**

**Resolutions**

- 2. Case # 2013-0077 – Resolution**

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

- 3. Case # 2013-0081 – Resolution**

Notice is hereby given that the Planning Commission of the Village of Port Chester, New York 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 Hearings**

- 4. Case # 2013-0079 – Continued Public Hearing**

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 (2<sup>nd</sup> fl.) and approval for a change of use (1<sup>st</sup> fl.), for current non-conforming use as a Laundromat in a C1 neighborhood retail district.

**New Public Hearings**

*None*

**Continued Public Meetings**

**5. Case # 2012-0068 - Continued Public Meeting**

an application submitted by Ahmed N. Saleh & Birdsell 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.

**6. Case # 2013-0080 – Continued Public Meeting**

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

**7. Case # 2013-0086 – Continued Public Meeting**

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)

**New Public Meetings**

**8. Case # 2013-0087**

Notice is hereby given that the Planning Commission of the Village of Port Chester, New York will hold a PUBLIC MEETING on May 30, 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 **110 Westchester Avenue**, Port Chester, NY known and designated as **Section 142.30, Block 2, Lot 55** to consider request to:

Provide pedestrian access from Village owned muni parking lot to rear of common property line, install new exit door, walkway with lighting new fencing and new lawn.

**Staff Discussion**

Discussion with Building Inspector on updated Amnesty Local Law

**Adjourn Meeting**