

Agenda for the Planning Commission Meeting
of the
Village of Port Chester
Monday July 29, 2013, 7:00 p.m.
at the
Village Justice Courtroom
350 North Main Street, Port Chester, NY

A. Planning Updates — Christopher Gomez

1. **Approval of the Minutes** - April 29, 2013 and June 24, 2013

Resolutions

2. **Case # 2013-0076 - Resolution**

an application submitted by Liborio & Rosa Castillo/Michiel Boender, Architect, on property located at **110 North Main Street**, Port Chester, NY known and designated as **Section 142.23 Block 1, Lot 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 service kitchen for private dining.

Extension Request

3. **Case # 2012-0003- Extension Request**

property located at **305 Midland Avenue**, Port Chester, NY, known and designated as **Section 142.61, Block 1, Lots 8**. Correspondence received from John Colangelo, Esq. requesting a 120 day extension of a previously approved site plan resolution.

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 (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.

5. **Case # 2013-0087 – Continued Public Hearing**

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.

New Public Hearings

6. **Case # 2013-0080- New Public Hearing**

Notice of Hearing on Application

Notice is hereby given that the Planning Commission of the Village of Port Chester, New York will hold a PUBLIC HEARING on July 29, 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

Michael Scarola, Chairman
Village of Port Chester, Planning Commission

Continued Public Meetings

None

New Public Meetings

7. **Case #2013-0089 – New Public Meeting**

Notice of Hearing on Application

Notice is hereby given that the Planning Commission of the Village of Port Chester, New York will hold a PUBLIC MEETING on July 29, 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 Rye House-Port Chester, Michiel Boender, AIA on property located at **126 North Main Street**, Port Chester, NY known and designated as **Section 142.23, Block 1, Lot 33** to consider request to:

Improve & Renovate existing building (interior and exterior) to accommodate a new restaurant

Michael Scarola, Chairman
Village of Port Chester, Planning Commission

Staff Discussion

Adjourn Meeting