

**Agenda for the Planning Commission Meeting**  
of the  
**Village of Port Chester**  
**Monday March 31, 2014, 7:00 p.m.**  
at the  
**Village Justice Courtroom**  
**350 North Main Street, Port Chester, NY**

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**A. Planning Updates** — Christopher Gomez, AICP, Planning Director

- 1. Approval of the Minutes** - January 27, 2014 and February 24, 2014

**Resolutions**

**2. Case #2013-0091 Resolution**

an application submitted by SR Holdings I, LLC on property located at **135 South Main Street/4 Willow Street**, Port Chester, NY known and designated as **Section 142.38, Block 2, Lot 54** to consider request to: Renovate an existing Boarding House and Construct a two family residence on upper two floors.

**3. Case #2014-0099 Resolution**

an application submitted by AIROSMITH Development, on behalf of Sprint Wireless Communications on property located at 411 Westchester Avenue (rooftop), Port Chester, NY known and designated as Section 136.77, Block 1, Lot 51 to consider request for: modify existing base station and renew existing special exception use permit.

**4. Case # 2014-0100 Resolution**

an application submitted by Bart Didden & Mohammed Nouman on behalf of Papa Johns on property located at **117 North Main Street**, Port Chester, NY known and designated as **Section 142.23, Block 2, Lot 41** to consider request for: interior alterations for a new Papa John's Restaurant

**Extension & Renewal Requests**

**5. Case # 630D(F101) Renewal Request**

A letter dated March 4, 2014 was received from Snyder & Snyder LLP on behalf of Verizon Wireless for renewal of the Special Exception Use Permit for its facility at **411 Westchester Avenue**. (Original approval granted 2/25/2008) Subsequent renewals have occurred on February 25, 2010 and March 26, 2012.

**Continued Public Hearings**

*None*

**New Public Hearings**

*None*

**Continued Public Meetings**

*None*

**New Public Meetings**

**6. Case 2014-0105 New Public Meeting**

Notice is hereby given that the Planning Commission of the Village of Port Chester, New York will hold a PUBLIC MEETING March 31, 2014 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 Gary Gianfrancesco AIA of Arconics Architecture on behalf of O'Connor Red LLP on property located at **242 King Street**, Port Chester, NY known and designated as **Section 136.78, Block 3, Lot 39** to consider request to: construct a 1 ½ story. 1900 sq. ft. floor addition to existing office building

**7. Case # 2014-0104 New Public Meeting**

Notice is hereby given that the Planning Commission of the Village of Port Chester, New York will hold a PUBLIC MEETING March 31, 2014 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 Gary Gianfrancesco AIA of Arconics Architecture on behalf of The American Bar & Restaurant Association on property located at **25 Willett Avenue**, Port Chester, NY known and designated as **Section 142.23, Block 2, Lot 22** to consider request to: convert office building into a restaurant & bar with outdoor seating

**8. Case #2014-0103 New Public Meeting**

Notice is hereby given that the Planning Commission of the Village of Port Chester, New York will hold a PUBLIC MEETING March 31, 2014 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 Gary Gianfrancesco AIA of Arconics Architecture on behalf of Creative Foods Corporation on property located at **264 Boston Post Road**, Port Chester, NY known and designated as **Section 142.45, Block 1, Lot 5** to consider request to: install a new exterior refrigerated walk in box & maintain an existing exterior freezer

**9. Case # 2014-0102 New Public Meeting**

Notice is hereby given that the Planning Commission of the Village of Port Chester, New York will hold a PUBLIC MEETING March 31, 2014 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 Cuddy & Feder LLP on behalf of AGD North Pearl, LLC on property located at **120 North Pearl Street**, Port Chester, NY known and designated as **Section 142.22, Block 2, Lot 62** to consider request to: construct a 50 unit residential development building.

**Staff Discussion**

**Adjourn Meeting**

**Next Meeting: April 24, 2014**