

Agenda for the Planning Commission Meeting
of the
Village of Port Chester
Monday, October 27, 2014, 7:00 p.m.
at the
Village Justice Courtroom
350 North Main Street, Port Chester, NY

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

1. **Approval of the Minutes** - July 28, 2014 and August 25, 2014 and October 2, 2014

Resolutions

None

Extension & Renewal Requests

2. Case # 2014-0105 Extension Request

A letter dated September 2, 2014 was received from Gary Gianfrancesco, AIA of Arconics Architecture on behalf of O'Connor Redd LLP, requesting an extension (maximum time allowed) of the site plan approval granted on May 22, 2014 for property located at **242 King Street**, Port Chester, NY. It is likely that construction will not take place until Spring of 2015.

3. Case # 2014-0104 Extension Request

A letter dated September 2, 2014 was received from Gary Gianfrancesco, AIA of Arconics Architecture on behalf of The American Bar and Restaurant LLC, requesting an extension (maximum time allowed) of the site plan approval granted on May 22, 2014 for property located at **25 Willett Avenue**, Port Chester, NY. It is likely that construction will not take place until Spring of 2015.

Continued Public Hearings

4. Case # 2014-0102 Continued Public Hearing (Possible Resolution)

Notice is hereby given that the Planning Commission of the Village of Port Chester, New York will hold a PUBLIC HEARING on October 27, 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: obtain Site Plan and Special Exception Use approval to construct a multi-family residential development building.

Interested parties will be afforded the opportunity to be heard.

5. Case # 2014-0109 Continued Public Hearing (Possible Resolution)

Notice is hereby given that the Planning Commission of the Village of Port Chester, New York will hold a PUBLIC HEARING on October 27, 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 Michiel Boender of Edgewater Group-Architects on behalf of Tarry Fine Foods LLC 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: provide access to the Tarry Market (*179 North Main Street*) from Abendroth Avenue Parking Lot(*20-30 Abendroth Avenue*) via an adjacent building and alleyway (*163 North Main Street*)

Interested parties will be afforded the opportunity to be heard.

6. Case # 2014-0110 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 October 27, 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 WV/LH 8 Slater, LLC, on property located at **8 Slater Street**, Port Chester, NY known and designated as **Section 142.46, Block 1, Lot 6** to consider request for: warehouse use.

Interested parties will be afforded the opportunity to be heard.

7. Case # 2014-0111 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 October 27, 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 The Shade Store, LLC Owner/Anthony R. Tirone-Attorney, on property located at **21 Abendroth Avenue**, Port Chester, NY known and designated as **Section 142.23, Block 2, Lot 11** to consider request for: shared or joint use parking under the Port Chester Zoning Code §345-14

Interested parties will be afforded the opportunity to be heard.

New Public Hearings

None

Continued Public Meetings

8. Case # 2014-0108 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 October 27, 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 Capitol Enterprises, Inc.-Peter Shapiro Owner/Anthony R. Tirone-Attorney, on property located at **149-151 Westchester Avenue**, Port Chester, NY known and designated as **Section 142.30, Block 2, Lot 19** to consider request for:
An amendment of existing site plan relative to parking requirements

New Public Meeting

9. Case # 2014-0112 110 Midland Avenue

Notice is hereby given that the Planning Commission of the Village of Port Chester, New York will hold a PUBLIC MEETING October 27, 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 Penske Automotive Group on property located at **110 Midland Avenue**, Port Chester, NY known and designated as **Section 142.46, Block 1, Lot 1** to consider request for:

interior operational alterations including automated car wash with recycling water and reducing of cosmetic reconditioning area and equipment

10. Case #2014-0113 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 October 27, 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 the Anthony Tirone, Esq. on behalf of 500 North Main Street, LLC on property located at **500 North Main Street**, Port Chester, NY known and designated as **Section 136.64, Block 1, Lot 36** to consider request to: Convert existing empty warehouse into a private health club

11. Case #2014-0114/2014-0099) New Public Meeting

Notice is hereby given that the Planning Commission of the Village of Port Chester, New York will hold a PUBLIC MEETING October 27, 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 Chris Bevans of 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: the addition of 3 Panel Antennas, remote radio heads and 3 hybrid cables

Staff Discussion

Adjourn Meeting

Next Meeting: November 24, 2014