

Agenda for the Planning Commission Meeting
of the
Village of Port Chester
Monday, February 23, 2015
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** - October 28, 2014, November 24, 2014, & January 8, 2015 (no meetings were held December 2014 and January 26, 2015)

Resolutions

2. **Case # 2014-0111 - Resolution**

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

Extension & Renewal Requests

None

Continued Public Hearings

None

Continued Public Meeting

3. **Case #2014-0115 – Continued Public Meeting**

an application submitted by Guiracocha's Group LLC, on property located at **10 Bulkley Avenue**, Port Chester, NY known and designated as **Section 142.22, Block 1, Lot 49** to consider request for: Conversion of former automobile service business into a woodworking shop and contractor office space.

New Public Meeting

4. **Case # 2015-0117 – 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 February 23, 2015 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 Robert Luiso (Copacabana) and Michiel Boender, Architect, on property located at **29 & 37-39 North Main Street**, Port Chester, NY known and designated as **Section 142.31, Block 1, Lot(s) 16, 13 & 14** to consider a request to: Construct a covered outdoor bar with an area of limited seating and standing tables

5. **Case #2015-0118 – New Public Meeting**
(formerly: 679(F113) & 408E(F113))

Notice is hereby given that the Planning Commission of the Village of Port Chester, New York will hold a PUBLIC MEETING on February 23, 2015 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 Anthony Gioffre, Esq. of Cuddy & Feder, LLP on behalf of The Mariner Port Chester LLC on property located at **141 Abendroth Avenue a/k/a/21 Willett Avenue**, Port Chester, NY known and designated as **Section 142.23, Block 2, Lot(s) 47 (formerly lots 13, 14, and 15)** to consider request to: Amend conditions included in a previously granted Site Plan Approval

6. **Case #2015-0119 – 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 February 23, 2015 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 Provenzano, Attorney on behalf of 10 South Pearl & 15 South Pearl, LLC on property located at **10 Pearl Street**, Port Chester, NY known and designated as **Section 142.23, Blocks 1 & 2, Lots 4 & 85** to consider request to: Convert a 5 story existing building into a 1st floor restaurant with remaining floors as offices

7. **Case # 2015-0120 - 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 February 23, 2015 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 Pierre J. Sarrazin, AIA on behalf of Dr. Munzer Karas, DDS 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 interior renovations to existing building to convert space to a proposed dental office.

Staff Discussion

Permitting medical uses in the C1 Neighborhood Retail District

Memo from Village Attorney regarding swearing in of applicants

Adjourn Meeting

Next Meeting: March 30, 2015