

Agenda for the Planning Commission Meeting
of the
Village of Port Chester
Monday, April 27, 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** - March 30, 2015

Resolutions

2. **Case # 2015-0120 - Resolution**

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.

Extension & Renewal Requests

None

Continued Public Hearings

3. **Case # 2015-0117 – Continued Public Hearing**

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

Interested Parties will be afforded the opportunity to be heard

4. **Case #2015-0118 – Continued Public Hearing**
(formerly: 679(F113) & 408E(F113))

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

Interested Parties will be afforded the opportunity to be heard

5. **Case #2015-0119 – Continued Public Hearing**

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

Interested Parties will be afforded the opportunity to be heard

New Public Hearings

6. **Case #2014-0115 – New Public Hearing**

Notice is hereby given that the Planning Commission of the Village of PortChester, New York will hold a PUBLIC HEARING on April 27, 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 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.

Interested Parties will be afforded the opportunity to be heard

7. **Case # 2015-0121 – New Public Hearing**

Notice is hereby given that the Planning Commission of the Village of Port Chester, New York will hold a PUBLIC HEARING on April 27, 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 Gary Gianfrancesco, AIA of Arconics Architecture on behalf of Smith Party Rentals, LLC, on property located at **98 Fox Island Road**, Port Chester, NY known and designated as **Section 142.63, Block 1, Lots 33** to consider request to: Extend existing covered loading dock; add overhead door and enclosed storage. Eliminate interior laundry.

Interested Parties will be afforded the opportunity to be heard

8. **Case # 2015-0122 – New Public Hearing**

Notice is hereby given that the Planning Commission of the Village of Port Chester, New York will hold a PUBLIC HEARING on April 27, 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 Gary Gianfrancesco, AIA of Arconics Architecture on behalf of Smith Party Rentals, LLC, on property located at **74 Fox Island Road**, Port Chester, NY known and designated as **Section 142.55, Block 1, Lots 2** to consider request to: Utilize existing warehouse for seasonal storage; convert a portion of existing warehouse to a private laundry plant

Interested Parties will be afforded the opportunity to be heard

9. **Case # 2015-0123 – New Public Hearing**

Notice is hereby given that the Planning Commission of the Village of Port Chester, New York will hold a PUBLIC Hearing on April 27, 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 John Colangelo, Attorney, & Pierre Sarrazin, Architect, on behalf of Jordan Lutsky-ECU Port Chester, BJJ, on property located at **141 Willett Avenue**, Port Chester, NY known and designated as **Section 142.23, Block 1, Lots 27** to consider request to: Make interior alterations to existing warehouse space to include proposed health club.

Interested Parties will be afforded the opportunity to be heard

Continued Public Meetings

None

New Public Meetings

None

Staff Discussion

Adjourn Meeting

Next Meeting: May 28, 2015