

**Agenda for the Planning Commission Meeting**  
of the  
**Village of Port Chester**  
**Thursday, May 28, 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 - April 27, 2015**

**Resolutions**

- 2. Case # 2015-0117 - Resolution**

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

- 3. Case #2014-0115 - Resolution**

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.

- 4. Case #2015-0123 - Resolution**

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.

## **Extension & Renewal Requests**

### **5. Case # 2014-0105 – Extension Request**

A letter dated May 12, 2015 was received from Gary Gianfrancesco AIA, AICP of Arconics Architecture on behalf of O'Connor Redd LLP for property as known and designated as **Section 136.78, Block 3, Lot 39** located at **242 King Street**, Port Chester, NY, requesting an extension of a previously approved site plan which was granted in May, 2014. It is anticipated that construction will not take place until the fall of 2015.

## **Presentation**

For amendments to (i) the Urban Renewal Plan for the Modified Marina Redevelopment Project, (ii) the regulations of the MUR Marina Redevelopment Project Urban Renewal District of the Village of Port Chester, and (iii) the Concept Development Plan of the Modified Marina Redevelopment Project

**Section:** 142.031 **Block:** 1, **Lots:** 3, 4, 5, 6, 20, 21, 22, 23, and 24 also known as “**Retail D**”

## **Continued Public Hearings**

### **6. Case #2015-0119 – Continued Public Hearing and potential Resolutions**

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 1<sup>st</sup> floor restaurant with remaining floors as offices

*Interested Parties will be afforded the opportunity to be heard*

### **7. Case # 2015-0122 – Continued Public Hearing and potential Resolution**

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*

8. **Case # 2015-0121 – Continued Public Hearing and potential Resolution**

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*

9. **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*

**New Public Hearings**

*None*

**Continued Public Meetings**

10. **Case #2014-0116 – Continued Public Meeting**

an application submitted by UFC Regent Park, LLC on property located at **14 University Place**, Port Chester, NY known and designated as **Section 136.61, Block 1, Lot 27** to consider request for: two pergolas, site signage, parking lot resurfacing & striping, a new gazebo, storage for tenant use and parking lot lighting

**New Public Meetings**

11. **Case #2015-0125 – 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 May 28, 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, Esq. on behalf of Nieto Commercial Building, for property located at **501 Willett Avenue**, port Chester, NY known and designated as **Section 136.63, Block 2, Lot(s) 21**, to consider request to: Renovate an existing office for car rental agency office

**12. Case #2015-0124 – 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 May 28, 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, Esq. on behalf of Criss Grove Street on property located at **70 Grove Street**, Port Chester, NY known and designated as **Section 142.30, Block 1, Lot 5** to consider request for: To legalize the expansion of a legally non-conforming auto repair garage in the R2F District which includes additional bay, second floor office space and storage

**13. Case #2015-0126 – 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 May 28, 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 AVR Port Chester / JJJ Fitness, on property located at **509 Boston Post Road**, Port Chester, NY known and designated as **Section 142.53, Block 1, Lot(s) 1** to consider a request to: Interior fit out of existing space from retail use to health club use

**Staff Discussion**

**Adjourn Meeting**

Planning Commission Agenda

May 28, 2015

Page 5

**Next Meeting: June 29, 2015**