

**Agenda for the Planning Commission Meeting
of the
Village of Port Chester
Monday, July 27, 2015
at the
Village Justice Courtroom
350 North Main Street, Port Chester, NY**

A. Planning Updates – Jessica Youngblood, Planner

- 1. Approval of the Minutes - June 29, 2015**

Resolutions

None

Extension & Renewal Requests

None

Continued Public Hearings

- 2. Case # 2015-0118
(formerly: 679(F113) & 408E(F113)) **REQUEST TO ADJOURN****

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.

3. **Case #2014-0116 – Continued Public Hearing and possible Resolution**

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

Interested parties will be afforded the opportunity to be heard.

4. **Case #2015-0126 Continued Public Hearing and possible Resolution**

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

Interested parties will be afforded the opportunity to be heard.

New Public Hearings

None

Continued Public Meetings

5. **Case #2015-0125 Continued Public Meeting** **REQUEST TO WITHDRAW**

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

6. **Case # 2015-0127 Continued Public Meeting**

An application submitted by Michael Boender of Edgewater Group Architects on behalf of 400 North Main Street, LLC, on property located at **400 North Main Street**, Port Chester, NY known and designated as **Section 136.72, Block 1, Lots 1-3** to consider request to: Build a permanent shed to replace temporary existing shed for storage of tables, chairs, linens and refuse

New Public Meetings

7. **Case # 2015-0128 – New Public Meeting** **REQUEST TO ADJOURN**

Notice is hereby given that the Planning Commission of the Village of Port Chester, New York will hold a PUBLIC MEETING on July 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 Anthony Gioffre III of Cuddy & Feder, LLC on behalf of VLS Realty Associates, LLC on property located at **314 - 316 Boston Post Road**, Port Chester, NY known and designated as **Section 142.45, Block 1, Lots 3 & 3.1** to consider request to: Construct a two story retail and office use building and related parking behind the existing gasoline station and restaurant.

Staff Discussion

Adjourn Meeting

Next Meeting: August 31, 2015