

**Agenda for the Planning Commission Meeting
of the
Village of Port Chester
Monday, May 23, 2016
at the
Village Justice Courtroom
350 North Main Street, Port Chester, NY**

6:30pm Executive Session

- A. **Planning Updates** – Eric Zamft, Director of Planning and Development
 - 1. **Approval of the Minutes** - April 25, 2016

Resolutions

Extension & Renewal Requests

Continued Public Hearings

- 2. **Case # 2015-0128 – Continued Public Hearing & Possible Resolution**

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.

Interested parties will be afforded the opportunity to be heard.

- 3. **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.

4. Case #2016-0134 – 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 May 23, 2016 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 R. Tirone Esq. for BarTaco Port Chester LLC, on property located at **1-11 Willett Avenue**, Port Chester, NY known and designated as **Section 142.23, Block 2, Lot(s) 16** to consider request to: **obtain Final Site Plan Approval for existing Restaurant which has been operating with a temporary Certificate of Occupancy.**

Interested parties will be afforded the opportunity to be heard.

5. Case #2016-0137 – Continued Hearing & Resolution

Notice is hereby given that the Planning Commission of the Village of Port Chester, New York will hold a PUBLIC HEARING on May 23, 2016 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 Snyder & Snyder, LLP, on behalf of New York SMSA Limited Partnership d/b/a Verizon Wireless on property located at **219 Westchester Avenue (rooftop)**, Port Chester, NY known and designated as **Section 142.22, Block 1, Lot 26** to consider request to: retain Special Exception Use Permit and Site Plan approval and modifying existing equipment

Interested parties will be afforded the opportunity to be heard.

New Public Hearings

6. Case # 2016-0133 – 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 May 23, 2016 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 James McTigue for Mary Lou Cassone (Cassone Bakery), on property located at **202 South Regent Street**, Port Chester, NY known and designated as **Section 141.36, Block 2, Lot(s) 46** to consider request to: **replace old compactor in front of building with new recyclable bakery waste compactor, and to obtain a Certificate of Occupancy for the store**

Interested parties will be afforded the opportunity to be heard.

New Public Meetings

7. **Case # 2016-0139 - 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 23, 2016 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 MD7, LLC on behalf of AT&T on property located at **82 Fox Island Road**, Port Chester, NY known and designated as **Section 142.55, Block 1, Lots 3**. to consider request to: **Modify existing Telecom Facility by replacing antennas and installing related remote head units on DPW Smokestack.**

8. **Case 2016-0136 - New Public Meeting (formerly 2013-0080)**

Notice is hereby given that the Planning Commission of the Village of Port Chester, New York will hold a PUBLIC MEETING on May 23, 2016 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 Luis Perez, on property located at **139 South Main Street**, Port Chester, NY known and designated as **Section 142.38, Block 2, Lot 56** to consider request for: **Conversion of an existing building into a new restaurant**

Staff Discussion

- ◆ Starwood United Hospital pFEIS & Proposed Revised Zoning
- ◆ Wireless Update

Adjourn Meeting

Next Meeting: June 27, 2016

