

Agenda for the Planning Commission Meeting
of the
Village of Port Chester
Monday, June 27, 2016
at the
Village Justice Courtroom
350 North Main Street, Port Chester, NY

- A. **Planning Updates** – Eric Zamft, Director of Planning and Development
 - 1. **Approval of the Minutes** - May 23, 2016

Resolutions

None

Extension & Renewal Requests

None

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.

Continued Public Hearings

4. **Case # 2016-0133 – Continued Public Hearing**

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 Hearings

5. **Case # 2016-0139 - 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 June 27, 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 radio head units on DPW Smokestack.**

Interested parties will be afforded the opportunity to be heard.

6. **Case 2016-0136 - New Public Hearing (formerly 2013-0080)**

Notice is hereby given that the Planning Commission of the Village of Port Chester, New York will hold a PUBLIC HEARING on June 27, 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**

Interested parties will be afforded the opportunity to be heard.

Continued Public Meetings

7. Case #2015-0130 – Continued Public Meeting

an application submitted by Gary Gianfrancesco, AIA of Arconics Architecture on behalf of Port North Main Street, LLC, on property located at **601 North Main Street**, Port Chester, NY known and designated as **Section 136-64, Block 1, Lots 61** to consider request to: **Convert existing building interior to retail**

8. Case #2015-0131 – Continued Public Meeting

an application submitted by Gary Gianfrancesco, AIA of Arconics Architecture on behalf of Port North Main Street, LLC, on property located at **531 North Main Street**, Port Chester, NY known and designated as **Section 136-64, Block 1, Lots 33** to consider request to: **demolish existing building and construct +300/-3300 sf building for retail with 11 car off street parking lot.**

New Public Meetings

9. Case #2016-0141 – 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 June 27, 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 Kevin Pellon – Architect on behalf of Huegette Sinis – property owner for Rosalina Market on property located at **167 Irving Avenue**, Port Chester, NY known and designated as **Section 142.22, Block 2, Lot 25** to consider request to: **rebuild Deli and 2 family house damaged by fire.**

10. Case #2016-0142 – 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 June 27, 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 Cosmo Micalone and Michiel Boender - Architect on property located at **115 Pearl Street**, Port Chester, NY known and designated as **Section 142.38, Block 1, Lot 18** to consider request to: **construct new bathroom in existing office building & provide spaces for overnight parking and charging of six of delivery trucks and provide two employee parking spaces.**

New Public Meetings

11. Case #2016-0143 – 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 June 27, 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 Tim Whalen on behalf of AT&T Wireless on property located at **999 High Street (rooftop)**, Port Chester, NY known and designated as **Section 141.52 Block 1, Lot 2.1** to consider request to: **retain Special Exception Use Permit and Site Plan approval and modify existing equipment**

12. Case #2016-0144 – 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 June 27, 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 Auto Zone #6766, on property located at **136-194 South Main Street**, Port Chester, NY known and designated as **Section 142.38, Block 12, Lot 25, 26, 27, 28, 29 & 39** to consider request for: **Construction of an Auto Zone Parts Store with associated site improvements**

Staff Discussion

Adjourn Meeting

Next Meeting: July 25, 2016