

Agenda for the Planning Commission Meeting
of the
Village of Port Chester
Monday, July 25, 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 - June 27, 2016**

Resolutions

- 2. Case #2016-0143 – New Public Hearing & Resolutions**

Notice is hereby given that the Planning Commission of the Village of Port Chester, New York will hold a PUBLIC HEARING on July 25, 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**

Interested parties will be afforded the opportunity to be heard.

Extension & Renewal Requests

None

Continued Public Hearings

- 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 #2016-0142 – 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 July 25, 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.**

Interested parties will be afforded the opportunity to be heard.

Continued Public Meetings

6. Case #2016-0144 – Continued Public Meeting

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**

New Public Meetings

7. Case # 2016-0146 – 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 July 25, 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 Transcend Wireless on behalf of AT&T Mobility on property located at **169 Terrace Avenue (rooftop)**, Port Chester, NY known and designated as **Section 136.63, Block 2, Lot 36** to consider request for: modify existing equipment and renew Special Exception Use Permit

8. Case # 2016-0145 – 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 July 25, 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 Sonia Hernandez - applicant & Pierre Sarrazin of Sarrazin Architecture PLLC, on property located **316 Westchester Avenue**, Port Chester, NY known and designated as **Section 142.21, Block 1, Lot(s) 53** to consider request to: **make interior alterations to existing building and proposed parking area in rear.**

Staff Discussion

Traffic & Radio Frequency Consultant RFP

Proposed Zoning Amendments to Permit Micro-Alcohol Establishments

Election of new Planning Commission Chairman

Adjourn Meeting

Next Meeting: August 29, 2016