

Agenda for the Planning Commission Meeting
of the
Village of Port Chester
Monday, August 29, 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 and July 21, 2016

Resolutions

- 2. **Case #2016-0142 – Resolution**

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.**

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.

New Public Hearing

4. Case # 2016-0146 – New Public Hearing & Resolution

Notice is hereby given that the Planning Commission of the Village of Port Chester, New York will hold a PUBLIC HEARING on August 29, 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

Interested parties will be afforded the opportunity to be heard.

New Public Hearing

5. Case # 2015-0130 and Case # 2015-0131 – New Public Hearing

Notice of Hearing on Application (#2015-0130)

Notice is hereby given that the Planning Commission of the Village of Port Chester, New York will hold a PUBLIC HEARING on August 29, 2016 at 7:00 p.m. at the Court Room, Police Headquarters Building, 350 North Main Street, Port Chester, New York to review 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**

Notice of Hearing on Application (#2015-0131)

Notice is hereby given that the Planning Commission of the Village of Port Chester, New York will hold a PUBLIC HEARING on August 29, 2016 at 7:00 p.m. at the Court Room, Police Headquarters Building, 350 North Main Street, Port Chester, New York to review 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.**

Interested parties will be afforded the opportunity to be heard.

Continued Public Meetings

6. 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 August 29, 2016 at 7:00 p.m. 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.**

7. Case # 2016-0148 – New Public Meeting

Notice of Hearing on Application

Notice is hereby given that the Planning Commission of the Village of Port Chester, New York will hold a PUBLIC MEETING on August 29, 2016 at 7:00 p.m. at the Court Room, Police Headquarters Building, 350 North Main Street, Port Chester, New York to review an application submitted by Aldo Vitagliano Esq./Post Road Iron Works, on property located at **16-18 North Main Street**, Port Chester, New York **known and designated as Section 142.31, Block 1, Lots 25 & 26** to consider request to **renovate site by demolishing existing tower & store, make new 2 story restaurant with 3 floors of residential use**

Staff Discussion

- ♦ 10 Pearl Street – Advisory Update
- ♦ Colony Grill
- ♦ Micro-Alcohol Establishments/BOT Referral
- ♦ RFP's
- ♦ Wireless Update

Adjourn Meeting

Next Meeting: September 26, 2016

Planning Commission Agenda

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