

**Agenda for the Planning Commission Meeting**  
of the  
**Village of Port Chester**  
**Monday, September 26, 2016**  
at the  
**Village Justice Courtroom**  
**350 North Main Street, Port Chester, NY**

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- A. **Planning Updates** – Eric Zamft, Director of Planning and Development
  - 1. **Approval of the Minutes** - August 29, 2016

**Resolutions**

- 2. **Case # 2015-0118 Resolution**  
***(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.

- 3. **Case # 2015-0130 and Case # 2015-0131 – Resolutions**

(#2015-0130)

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**

(#2015-0131)

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.**

**Extension & Renewal Requests**

**4. Case 2016-0136 (formerly 2013-0080)**

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**

**Continued Public Hearings**

*None*

**New Public Hearings**

**5. Case # 2016-0145 – 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 September, 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.**

*Interested parties will be afforded the opportunity to be heard.*

**6. Case #2016-0144 – 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 September 26, 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**

*Interested parties will be afforded the opportunity to be heard.*

### Continued Public Meetings

7. Case # 2016-0148 – Continued Public Meeting

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**

### New Public Meeting

8. Case # 2016-0147 – 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 September 26, 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 G&S Port Chester LLC on property located at **The Restaurant Pad located off the Marina Parking Lot adjacent to the Cove and Byram River** Port Chester, NY known and designated as **Section 142.31, Block 1, Lot(s)39** to consider request to: **construct a 5,500 square ft. restaurant (Colony Grill)**

### Staff Discussion

#### Updates

- ◆RFP
- ◆Micro-Breweries
- ◆Boston Post Road Signage
- ◆Strategic Plan

### Adjourn Meeting

**Next Meeting: October 31, 2016**