

**Agenda for the Planning Commission Meeting**  
of the  
**Village of Port Chester**  
**Monday, April 25, 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** - March 28, 2016

**Resolutions**

- 2. Case #2015-0124 - Resolution**

an application submitted by John Colangelo, Esq. on behalf of Criss Grove Street on property located at **70 Grove Street**, Port Chester, NY known and designated as **Section 142.30, Block 1, Lot 5** to consider request for: To legalize the expansion of a legally non-conforming auto repair garage in the R2F District which includes additional bay, second floor office space and storage.

**Extension & Renewal Requests Wireless (Rooftop) Applications**

**Special Exception Use Permit Renewals**

- 3. Case #2013-0096 wireless – 167-169 Terrace Avenue**
- 4. Case #2013-0097 wireless – 999 High Street**
- 5. Case #2013-0098 wireless – 222 Grace Church Street**
- 6. Case #2016-0138 wireless – 411 Westchester Avenue**

**Continued Public Hearings**

7. **Case # 2015-0128 – Continued Public Hearing**

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.*

8. **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 Hearings**

9. **Case #2016-0134 – 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 April 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 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.*

## **New Public Meeting**

### **10. Case #2016-0137 – 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 April 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 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

## **Staff Discussion**

Capitol Theatre Rezoning Petition  
Proposed Amendments to the Wireless Code  
Update on Correspondence to the Board of Trustees

## **Adjourn Meeting**

**Next Meeting: May 23, 2016**