

Agenda for the Planning Commission Meeting
of the
Village of Port Chester
Monday, March 28, 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** - February 29, 2016

Resolutions

None

Extension & Renewal Requests

None

Continued Public Hearings

- 2. Case #2015-0124 Continued Public Hearing**

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.

Interested parties will be afforded the opportunity to be heard.

New Public Hearings

3. **Case # 2015-0128 – 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 March 28, 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 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.

New Public Hearing

4. **Case # 2016-0132 – New Public Hearing**
(2011-0008)

Notice is hereby given that the Planning Commission of the Village of Port Chester, New York will hold a PUBLIC HEARING on March 28, 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 Gioffre, Esq. of Cuddy & Feder LLP on behalf of New Cingular Wireless PCS, LLC (AT&T), on property located at **411 Westchester Avenue**, Port Chester, NY known and designated as **Section 136.77, Block 1, Lot(s) 51** to consider a request to: Upgrade existing wireless telecommunications facility on rooftop of existing building which is inclusive of required Special Exception Use permit.

Interested parties will be afforded the opportunity to be heard.

New Public Meetings

5. **Case #2016-0133 – 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 March 28, 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 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**

6. Case #2016-0134 – 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 March 28, 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.**

7. Case #2016-0135 – 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 March 28, 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 Charles Gottlieb Esq. of Cuddy & Feder LLP for Chicken Masters of Port Chester (Wingstop) on property located at **17-25 North Main Street** Port Chester, NY known and designated as **Section 142.31, Block 1, Lots 18** to consider request to: **convert existing retail space to restaurant space with seating.**

Staff Discussion

Capitol Theatre Rezoning (Parking)

Adjourn Meeting

Next Meeting: April 25, 2016