

**Agenda for the Planning Commission Meeting
of the
Village of Port Chester**

**Monday August 27, 2012, 7:00 p.m.
at the
Village Justice Courtroom**

350 North Main Street, Port Chester, NY

Discussion Items

- A. Referral of Amnesty Program draft Local Law from the Village Board of Trustees
- B. Update on the draft Comprehensive Plan and Zoning Code amendments

1. **Approval of the minutes**

Resolutions

- 2. **Case #2011-0003 Resolution** Environmental Assessment Determination Application for Special Exception Use. Site Plan Application submitted by Spire Architecture and Design, PLLC for property located at **305 Midland Avenue, Port Chester, NY**, known and designated as Section 142.61, Block 1, Lot 8, to renovate existing building removing existing service bays (2) and converting existing building into a 24 hour convenience store, remove two existing pumps (gas) and re-install four new gas pumps and canopy over pumps.
- 3. **Case # 2011-0032 Resolution:** an application submitted by John Colangelo, Esq. & 78-80 Purdy Ave. Holdings Ltd., for property located at **78-80 Purdy Avenue, Port Chester, NY** known and designated as Section 142.38, Block 2, Lots 24 and 25 to consider request for revisions to an approved site plan to allow for outdoor display of retail merchandise area.
- 4. **Case #2012-0036 Resolution** Site Plan Application submitted by Michiel Boender and E J Port Realty for property located at **20- 30 Abendroth Avenue, Port Chester, NY**, known and designated as Section 142.23, Block 2, Lot 25, to demolish existing building to create a new parking with 44 parking spaces.

5. **Case #2012-0016 Resolution** – Final Site Plan submitted by Peter Gaito & Associates/Peter Gaito, and Father Richard Alejunas SDB, for property located at **22 Don Bosco Place**, Port Chester, NY, known and designated as Section 142.38, Block 2, Lot 30 to erect a two story addition to the Don Bosco Community Center and obtain Certificate of Occupancy for an existing porch enclosure to the Rectory. Applicant has received required variances from Zoning Board of Appeals.

6. **Case #2012-0043(685 F3987) Resolution** – Final Site Plan Application submitted by The Eriole Law Firm/Joseph Eriole, Esq. for property located at **11 Riverdale Avenue, Port Chester, NY**, known and designated as Section 136.56, Block 1, Lot 49 to consider a request for re-approval of a previously granted site plan.

7. **Case #2012-0042 Resolution** – Site Plan Application submitted by Spire Architecture/Christopher Colby, for property located at **145 South Main Street, Port Chester, NY**, known and designated as Section 142.38, Block 2, Lot 63 to convert 2,100 sq. ft of car storage space into a fitness center with a new egress

Continued Public Hearings

8. **Case #2011-0018 Continued Public Hearing**: Environmental Assessment Determination. Site Plan Application submitted by 152 King St. Realty, LLC, for property located at **152 King Street, Port Chester, NY**, known and designated as Section 142.22, Block 2, Lot 63, for proposed interior renovations to a 1-story building to convert existing repair bays to a convenience store with Dunkin Donuts
ADJOURNMENT REQUESTED

9. **Case #2012-0039 Continued Public Hearing** – Site Plan application submitted by Aldo Vitagliano Esq./Post Road Iron Works, on property located at **16-18 North Main Street**, known and designated as Section 142.31, Block 1, Lots 25 & 26 to consider request to renovate existing restaurant on parcel 16 & build on parcel 18.

Case #2012-0039 Public Meeting – Special exception Use:

Notice is hereby given that the Planning Commission of the Village of Port Chester, New York will hold a PUBLIC MEETING on August 27, 2012 at 7:00 pm, at the Court Room, Police Headquarters Building, 350 North Main Street, Port Chester, New York to review a Special Exception Use application submitted by Aldo Vitagliano Esq./Post Road Iron Works, on property located at **16-18 North Main Street**, known and designated as Section 142.31, Block 1, Lots 25 & 26 to consider request to renovate existing restaurant on parcel 16 & build on parcel 18.

New Public Hearings

10. Case #2012-0045 –Public Hearing

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 Hearing** on August 27, 2012 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 John Meyer Consulting/Diversified Resources LLC, on property located at **50 Abendroth Avenue**, Port Chester, NY known and designated as **Section 142.31, Block 1, Lot 18** to consider request for:

Reconstruction of front building façade; elevated outdoor seating, elevation of front store entrances and modification of loading areas

New Public Meetings

11. Case # 2012-0052 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 27, 2012 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 Gregory McGuire, on property located at **2 Osborne Place**, Port Chester, NY known and designated as **Section 141.028, Block 2, Lots 35 and 38** to consider request for: subdivision of one large property into 2 lots.

12. Case # 2012-0044 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 27, 2012 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 John Colangelo, Esq./Vera K. Davis, on property located at **96 Perry Avenue**, Port Chester, NY known and designated as **Section 135.76, Block 3, Lot 60** to consider request for: subdivision of property into 2 single family lots in an R5 Zone

Discussion with Staff