

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

**Monday January 30, 2012 7:00 p.m.
at the
Village Justice Courtroom**

350 North Main Street, Port Chester, NY

1. **Approval of the minutes** of the meetings held **December 27, 2011**

2. **Case #2011-0020 Resolution:** Site Plan Application submitted by Dennis Noskin, Architect for owner Jeffrey White for property located at **116 North Main Street, (rear) Port Chester, NY**, known and designated as Section 142.23, Block 1, Lot 10. Applicant proposes to renovate former Cablevision site for a new restaurant.

3. **Case #2011-0023 Resolution:** Site Plan Application submitted by Arconics Architecture for property located at **64 Merritt Street, Port Chester, NY**, known and designated as Section 141.28, Block 2, Lot 4. Applicant proposes to renovate existing vacant commercial space into office space.

4. **Case #2011-0007 Resolution:** Application of Special Exception Use submitted by Cuddy and Feder for property located at **999 High Street, Port Chester, NY**. Section 141-52 Block 17, Lot 43. Applicant proposes to add Antennas and Equipment upgrades at existing site. At the meeting held November 28th the Public hearing was continued, A RF Report was still pending from the independent consult. The matter was adjourned until tonight's meeting. The Public Hearing remains open.

5. **Case #715 (F4523) Resolution** Final Site Plan Approval request submitted by Arconics Architecture for property located at **57 Soundview Street aka Soundview & Spring Street, Port Chester, NY**, known and designated as Section 142.29, Block 2, Lots 30.1, 30.2, 30.3 and 30.4. Applicant proposes to construct an 8 unit attached residential cluster development with 18 off street parking spaces.

6. **Case #2011-0021 Continued Public Hearing:** Site Plan Application submitted by Michiel Boender for property located at **29 North Main Street, Port Chester, NY (Copacabana Restaurant)** known and designated as 142.31, Block 1, Lot 16 for. Applicant proposes to add roof and enclosure of an existing outdoor terrace. Relocate existing stairs and add new stairs to exterior for egress. At the meeting held November 28, 2011 the Public Hearing was opened. Several outstanding items in reference to this application still needed to be addressed. At the meeting held December 27, 2011 a Public Hearing was opened. The matter was adjourned until tonight and the Public Hearing remains open.

7. **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.

A letter from Chris Tartaglia of High Point Engineering, dated December 21, 2011 was submitted to the Board, requesting an adjournment to the January 30, 2012 meeting. A letter from Chris Tartaglia of High Point Engineering, dated January 27, 2012 is being submitted to the Board requesting an adjournment for tonight's meeting.

8. **Case # 2011-0009 Public Hearing Willett Avenue and Abendroth Place, Port Chester, NY, "The Castle"**. Submitted by Anthony Gioffre/Cuddy and Feder, known and designated as Section 142.23, Block1, and Lots 18-23. Applicant proposes to construct a residential development on 1.44 acre site located along Willett Avenue and Abendroth Place. At the meeting held December 27, 2011 a Public Meeting was held. The matter was adjourned and a Public Hearing was set for tonight's meeting.

9. **Case # 2011-0031 Public Hearing:** an application submitted by Clark Neuringer, R.A. for property located at **31 Merritt Street, Port Chester, NY** known and designated as Section 141.28, Block 3, Lots 54, Applicant is requesting a change of use from warehouse to manufacturing, and replacement of retaining wall and other minor site work. At the meeting held December 27, 2011 a Public Meeting was held. The matter was adjourned and a Public Hearing was set for tonight's meeting.

10. **Case # 2011-0032 Public Hearing:** 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. At the meeting held December 27, 2011 a Public Meeting was held. The matter was adjourned and a Public Hearing was set for tonight's meeting.

11. **Case # 2011-0033 Public Hearing:** Site Plan and Special Exception Use Applications submitted by New Cingular Wireless PCS, LLC (AT&T) Site 143, for property located at **DPW Smokestack-Fox Island Road**, known and designated as Section 142.55, Block 1, Lot 3, applicant request to upgrade an existing wireless telecommunication facility. At the meeting held December 27, 2011 a Public Hearing was held. The matter was adjourned and a Public Hearing was set for tonight's meeting.

12. **Case #2011-0017 Public Hearing Environmental Assessment Determination.** Site Plan Application submitted by McDonald's USA LLC for property located at **321 Boston Post Road, Port Chester, NY**, known and designated as Section 142.45, Block 1, Lot 18, for interior and exterior renovations to an existing restaurant with drive-thru with no additional square footage or expansion of the existing footprint. At the meeting held September 26, 2011 a letter from Eric G. Meyn was received requesting an adjournment, at the meeting held October 24, 2011 a request for adjournment was received. At the meeting held November 28, 2011 a letter was submitted requesting an adjournment. At the December 27, 2011 meeting a Public Meeting was held. The matter was adjourned and a Public Hearing was set for tonight.

13. **Case #2011-0003 Public Meeting Case 2011-0003 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. Install new tanks (underground). At the meeting held February 28, 2011, the matter was adjourned. At the meeting held September 26, 2011 a letter from Christopher L Colby, AIA, LEED AP, Spire Architecture was received requesting the matter be adjourned, at the meeting held October 24, 2011 a request for adjournment was received. At the meeting held November 28, 2011, several issues remained unsolved from the July 21, 2011 memo. At the December 27, 2011 meeting the application was not heard due to a technical matter regarding the submitted plans.

14. Case # 2011-0001 *Public Meeting* an application submitted by Ahneman Kirby, LLC for property located at **67 Purdy Avenue, Port Chester, NY**, known and designated as Section 142.39, Block 1, Lot 19. Applicant proposes a single story masonry warehouse/storage garage to be used for construction company storage.

15. Case##630D (F101) **411 Westchester Avenue**, letter from Snyder & Snyder, LLP, dated January 6, 2012, requesting renewal of the Special Exception Use Permit for New York SMSA Limited Partnership d//b/a Verizon Wireless.

16. Case #717(F3137) **120 North Pearl Street, Port Chester, NY** A letter submitted by 120 North Pearl Street LLC , dated December 14, 2011 requesting an extension of Planning Approvals granted 9/21/11.

Other Items

Recommendation/Discussion

17. Recommendation to update Parking Requirements in the C2 Zone

18. Election of Chairman