

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

**Monday February 27, 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 **January 30, 2012**

2. **Case # 2011-0009 Resolution – SEQR - 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.

3. **Case # 2011-0033 Resolutions – Special Exception Use and Final Site Plan**: 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.

4. **Case # 2011-0001 Resolution** - 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.

5. **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 and the matter was adjourned. At the January 30, 2012 meeting the matter was adjourned until tonight allowing the applicant time to gather data requested by the Board. The Public Hearing remains open.

6. 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.

Letters from High Point Engineering were received in January and February, requesting adjournments until tonight's meeting. The Public Hearing remains open.

7. Case # 2011-0031 Continued 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. A Public meeting was held on December, 27, 2011. On January 27, 2012 a Public Hearing was opened and adjourned until tonight's meeting.

8. Case # 2011-0032 Continued 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. On January 30, 2012 a Public Hearing was held and adjourned until tonight's meeting.

9. 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 and a Public Hearing set for January 30, 2012. At the January 30, 2012 meeting, the matter was adjourned. The Public Hearing is set for tonight.

10. Case #2011-0003 Public Meeting 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. At a meeting held January 30, 2012 the matter was adjourned until tonight's meeting.

11. Case#2012-0036 Public Meeting 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.

12. Case#2011-0034 Public Meeting Site Plan Application submitted by Randolph Santana for property located at 17 Palace Place known and designated as Section 142.22, Block 2, for a proposed 3 family conversion.

13. Election of Chairman