

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

**Monday March 26, 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 **February 27, 2012**
  
2. **Case #2011-0021 Resolution:** 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.
  
3. **Case # 2011-0031 Resolution:** 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.
  
4. **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.
  
5. **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).

**6. 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.

**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.

**8.. Case #2012-0036 Public Hearing** 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.

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

**10. Case # 2012-0037 Public Meeting** Site Plan Application submitted by AVR Port Chester LLC for property located at **575 Boston Post Road, Port Chester NY** known and designated as 142.53-1-1 (formerly known as: Section 2, Block 137, Lot 02) to consider request for: Sub division of existing building, interior fit out, facade renovation, alteration of sidewalk & addition of lift & loading platform.

**11. Case # 2012-0038 Public Meeting** Site Plan Application submitted by 44-48 North Main Street LLC for property located at 44-48 North Main Street for property located at **44-48 North Main Street, Port Chester, NY** known and designated as Section 142.13 Block 1, Lot 35 to consider upgrading structure ad bringing 11 units into code compliance.

### **Discussion**

Continued discussion and Opinion by Village Attorney regarding School Board Notification of Planning Board Agenda Items.