

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

**Monday June 25, 2012, 7:00 p.m.
at the
Village Justice Courtroom**

350 North Main Street, Port Chester, NY

- I. Memo from Board of Trustees regarding Comprehensive Plan
- II. Memo from Village Attorney – Ethics
- III. Proposed Local Law Updates
 - 2 Family Zone to require Site Plan approval details
 - Electronic Document Submission

1. **Approval of the minutes** of the meetings held **May 29, 2012**

2. **Case # 2012-0037 Resolution** 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.

3. **Case #2011-0009 Resolution** - Amended Site plan and Special Exception Use Application submitted by Anthony B. Gioffre, III/Cuddy & Feder, LLP and Phoenix Castle, LLC For property located at **Willett Avenue and Abendroth Place,** known and designated as Section 142.23, Block 1, Lots 18-23. To consider an application for amended site plan and special exception use, approvals to amend an approved mixed residential and commercial use development with related amenities.

4. **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

5. **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.

6. **Case #2011-0003 Continued Public Hearing 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)

7. **Case #2012-0036 Continued 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.

8. **Case # 2012-0039 Public Hearing - Site Plan and Special Exception Use** Application submitted by Aldo Vitagliano, PC for Post Road Iron Works, Inc. for property located at **16 & 18 North Main Street, Port Chester, NY**, known and designated as Section 142.31, Block 1, Lots 25 and 26 to renovate existing restaurant on parcel 16 and build on parcel 18. Lots will be merged as one. Restaurant will have 2nd floor dining and 3rd thru 6th floor will have 6 dwelling units.

9. **Case #2012-0041 Continued Public Meeting –** Site Plan Application submitted by Anthony R. Tirone, Esq./Franks Auto Body for property located at **52 Eldridge Street, Port Chester, NY**, known and designated as Section 142.6, Block 1, Lot 5 to consider request for demolition and reconstruction of an existing adjacent building.

10. **Case #2012-0016 Public Meeting –** 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.

11. Case #2012-0042 Public Meeting – 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.

12. Case #2012-0043(685 F3987) Public Meeting – 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.

Discussion with Village Staff