

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

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

**350 North Main Street, Port Chester, NY**

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1. *Approval of the minutes*

**Recommendations**

2. Recommendation to the Board of Trustees of the May 21, 2012 draft of the Comprehensive Plan for the Village of Port Chester
3. Recommendation to the Board of Trustees of the May 21, 2012 draft Zoning Code amendments.
4. Recommendation to the Board of Trustees of a Local law requiring site plan approval for the Village's R2F zones, a Comprehensive Plan recommendation supported by BFJ Planning.

**Resolutions**

5. **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.

**Extension Request**

6. **Case # 2012-0048** #717 (F3137)

Notice is hereby given that the Planning Commission of the Village of Port Chester, New York will hold a PUBLIC MEETING on July 30, 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 120 North Pearl Street LLC, on property located at **120 North Pearl Street**, Port Chester, NY known and designated as **Section 142.22, Block 2, Lot 62** to consider request for: extension of previously granted approvals (final site plan & special exception use)

### **Continued Public Hearings**

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 # 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.
  
9. **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.

### **New Public Hearings**

10. **Case #2012-0016** *New Public Hearing* – 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 New Public Hearing** – 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 Hearing** – 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.

### **Public Meetings**

#### 13. **Case #2012-0045 -Public Meeting**

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 MEETING** on July 30, 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

#### 14. **Case # 2012-0047 – Public Meeting**

Notice of Public Meeting on Application

Notice is hereby given that the Planning Commission of the Village of Port Chester, New York will hold a **PUBLIC MEETING** on July 30, 2012 at 7:00 p.m. the Court Room, Police Headquarters Building, 350 North Main Street, Port Chester, New York to review an application submitted by Victor Avelar, for property located at **24 Grace Church Street**, known and designated as **Section 142.38, Block 2, Lot 41** to consider request for: New computer repair shop on existing vacant store located in C2 District

**15. Case # 2012-0046 – Public Meeting**

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 MEETING** on July 30, 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 Michael Hafeez, on property located at **145 Irving Avenue**, Port Chester, NY known and designated as **Section 142.22, Block 2, Lot 70** to consider request for:

Interior changes and upgrades to an existing 3 story building

**Discussion with Staff**