

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

Monday, **January 31, 2011**, 7:00 p.m.
Courtroom
350 North Main Street, Port Chester, NY

1. Approval of the minutes of the meeting held **November 29, 2010**.
2. Case #710D Memorandum from Village Clerk, dated December 30, 2010, referring a proposed Local Law amending Chapter 345 of the Code of the Village of Port Chester with regard to pawnshops.
3. Case #715(F4523) **Public Hearing** Environmental Assessment Determination for property located at **57 Soundview Street, Port Chester, NY**, known and designated as Section 142.29, Block 2, Lots 30.1, 30.2, 30.3 and 30.4.

Site Plan Application submitted by S. A. C. Developers LLC for property located at **57 Soundview Street, Port Chester, NY**, known and designated as Section 142.29, Block 2, Lots 30.1, 30.2, 30.3 and 30.4, to construct 8-unit site development with on-site parking pursuant to Cluster provision of Village Law 7-738. At the meeting held December 20, 2010, the Public Hearing was opened and the matter adjourned until this evening.

4. Case #717(F3137) **Public Hearing** Environmental Assessment Determination for property located at **120 North Pearl Street, Port Chester, NY**, known and designated as Section 142.022, Block 2, Lot 62.

Application for Special Exception Use submitted by William Devore for property located at **120 North Pearl Street, Port Chester, NY**, known and designated as Section 142.022, Block 2, Lot 62, to allow the site to be used from auto glass repair to a 25-unit residential development.

Site Plan Application submitted by William Devore, for property located at **120 North Pearl Street, Port Chester, NY**, known and designated as Section 142.022, Block 2, Lot 62, to construct a residential development on a 29,739 square foot, or 0.66 acre. Site is located on the northwest side of North Pearl Street between King Street and Irving Avenue in the Village of Port Chester, Westchester County, New York. The 25-unit residential development integrates 45 parking spaces into the proposed 5-story structure. The project will require Site Plan Approval and Special Exception Use approval from the Village of Port Chester Planning Commission. At the meeting held December 20, 2010, a Public Hearing was set for this evening.

5. Case #696(F1869) **Willett Avenue and Abendroth Place, Port Chester, NY**, "*The Castle*". Final Site Plan and Special Exception Use approvals were granted September 27, 2010 for a period of 120 days. Letter from Gioffre & Gioffre, P.C., dated January 6, 2011, requesting a one year extension of these approvals.

6. Case #721(F2038) **Public Hearing** Environmental Assessment Determination for property located at **15 Edgar Place-42 Cottage Street, Port Chester, NY**, known and designated as Section 142.62, Block 1, Lot 60.

Site Plan Application submitted by Cottage Landings LLC for property located at **15 Edgar Place-42 Cottage Street, Port Chester, NY**, known and designated as Section 142.62, Block 1, Lot 60, for construction of in-ground storm water retention system for 22 units of affordable housing in City of Rye.

7. Case #719(F4676) **Public Hearing** Environmental Assessment Determination for property located at **22 Broad Street, Port Chester, NY**, known and designated as Section 142.22, Block 2, Lot 1.

Site Plan Application submitted by Roosevelt Holding, LLC for property located at **22 Broad Street, Port Chester, NY**, known and designated as Section 142.22, Block 2, Lot 1, for the change of use from non-conforming warehouse/storage to partial retail on lower level. At the meeting held December 20, 2010, a Public Hearing was set for this evening.

8. Case #720(F214) Environmental Assessment Determination for property located at **7 Willow Street, Port Chester, NY**, known and designated as Section 142.38, Block 2, Lot 47.

Site Plan Application submitted by Benjamin G. Barton for property located at **7 Willow Street, Port Chester, NY**, known and designated as Section 142.38, Block 2, Lot 47, for renewal of nightclub occupancy/use. At the meeting held December 20, 2010, the matter was adjourned until this evening.

9. Case #2011-0002 Subdivision application submitted by Arnold Diaz and Shawn Diaz for property located at **4 Hilltop Drive/Harbor Drive, Port Chester, NY**, known and designated as Section 142.63, Block 1, Lot 10, for a two lot subdivision in the R7 zoning district.

KMI/s