

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

Monday, **April 25, 2011** 7:00 p.m.  
**Courtroom**  
350 North Main Street, Port Chester, NY

1. Case 2011-LL Memorandum for Village Clerk, dated April 6, 2011, referring a proposed Local Law amending the Code of the Village of Port Chester confirming the authority of Code Enforcement Personnel to enforce Chapter 345, the Zoning Code referred to the Planning Commission for their study and report.

2. Case #720(F214) **Resolution Public Hearing** 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 March 28, 2011, the Planning Consultant was directed to prepare a Resolution of **negative** recommendation to the Zoning Board of Appeals.

3. Case #2011-0002 **Public Hearing** 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. The Public Hearing was opened at the meeting held February 28, 2011. At the meeting held March 28, 2011, the matter was 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. The Public Hearing was opened at the meeting held January 31, 2011. At the meeting held March 28, 2011, the matter was adjourned until this evening.

5. Case #2011-0004 **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 further change of use from non-conforming warehouse to additional retail space for tenant doing auto detailing (non-repair, non-servicing). At the meeting held March 28, 2011, a Public Hearing was set for this evening.

6. Case #2011-0001 **Public Hearing** Environmental Assessment Determination for property located at **67 Purdy Avenue, Port Chester, NY**, known and designated as Section 142.39, Block 1, Lot 19.

Site Plan Application submitted by Joseph Rogliano for property located at **67 Purdy Avenue, Port Chester, NY**, known and designated as Section 142.39, Block 1, Lot 19, for the construction of a warehouse. At the meeting held March 28, 2011, the Public Hearing was opened and the matter adjourned until this evening.

7. Case #718(F579) **Public Hearing** Environmental Assessment Determination for property located at **29 North Main Street, Port Chester, NY**, known and designated as Section 142.31, Block 1, Lot 16.

Site Plan Application submitted by Michiel A. Boender, AIA for property located at **29 North Main Street, Port Chester, NY**, known and designated as Section 142.31, Block 1, Lot 16, for removable enclosure of exterior roof over outdoor terrace, relocate exterior stair and add new stair to lower level-outdoor dining area with new delineation of surface, planters and bollards. At the meeting held March 28, 2011, a Public Hearing was set for this evening.

8. Case #2011-0006 **Public Hearing** Environmental Assessment Determination for property located at **260 and 262 Boston Post Road, Port Chester, NY**, known and designated as (260) 142.45, Block 1, Lot 4, and (262) 142.37, Block 1, Lot 2.

Site Plan Application submitted by Michiel A. Boender, AIA, Edgewater Group Architects for property located at **260 and 262 Boston Post Road, Port Chester, NY**, known and designated as (260) 142.45, Block 1, Lot 4, and (262) 142.37, Block 1, Lot 2, for the construction of a proposed loading dock and elevator addition at 260 Boston Post Road, exterior façade rehab of buildings at 260 and 262 Boston Post Road, raising roof at 260 Boston Post Road approximately 4' +/-, subdivide 260 Boston Post Road for two tenants and new Second floor entrance. At the meeting held March 28, 2011, a Public Hearing was set for this evening.

KMI/s