

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

Monday, **May 23, 2011** 7:00 p.m.
Courtroom
350 North Main Street, Port Chester, NY

1. Case #2011-0002 **Resolution**: 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. At the meeting held April 25, 2011, the Public Hearing was closed and the Planning Consultant directed to prepare a Resolution of recommendation to the Board of Trustees.

2. Case #2011-0001 **Resolution: 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 April 25, 2011, the Public Hearing was held, the matter adjourned and the Planning Consultant directed to prepare a site plan approval Resolution.

3. Case #718(F579) **Resolution: 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 April 25, 2011, the Public Hearing was held and the Planning Consultant directed to prepare a Resolution.

4. 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 April 25, 2011, the Public Hearing was opened and the matter adjourned until this evening.

5. 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 January 31, 2011. At the meeting held April 25, 2011, the matter was adjourned until this evening.

6. Case #642(F367) **52, 54, 56 and 58 Poningo Street, Port Chester, NY**, letter received from Arconics Architecture, P. C., dated May 5, 2011, requesting an extension of site plan approval granted June 28, 2010 and extended at the meeting held November 29, 2010.

7. Case #2011-0010 Environmental Assessment Determination for property located at **25 Willett Avenue, Port Chester, NY**, known and designated as Section 142.23, Block 2, Lot 22.

Site Plan Application submitted by Colliemore, Inc. for property located at **25 Willett Avenue, Port Chester, NY**, known and designated as Section 142.23, Block 2, Lot 22, to modify and expand existing building to accommodate European-style restaurant.

8. Case #2011-0011 Environmental Assessment Determination for property located at **440 North Main Street, Port Chester, NY**, known and designated as Section 2, Block 23, Lots 15A, 17 and 18.

Site Plan Application submitted by Elite Training Concepts/Elite Kids for property located at **440 North Main Street, Port Chester, NY**, known and designated as Section 2, Block 23, Lots 15A, 17 and 18, physical fitness training.

9. Case #2011-0009 Environmental Assessment Determination for property located at **Willett Avenue and Abendroth Place, Port Chester, NY**, known and designated as Section 142.23, Block 1, Lots 18-23.

Application for Special Exception Use submitted by Phoenix Capital Partners IV, LLC for property located at **Willett Avenue and Abendroth Place, Port Chester, NY**, known and designated Section 142.23, Block 1, Lots 18-23, to allow the site to be used as a mixed use project to include 120 residential units, 1,380 sq. ft. of commercial space and related parking and amenities.

Site Plan Application submitted by Phoenix Capital Partners IV, LLC for property located at **Willett Avenue and Abendroth Place, Port Chester, NY**, known and designated as Section 142.23, Block 1, Lots 18-23, for an amended Site Plan, Special Exception Use and Area Variance Applications proposing to modify approved project to increase number of approved residential units from 83 to 120, but reducing the overall number of bedrooms from 155 to 136.