

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

Monday, **June 27, 2011** 7:00 p.m.
Courtroom
350 North Main Street, Port Chester, NY

1. Approval of the minutes of the meetings held **January 31, 2011, February 28, 2011, March 28, 2011** and **April 25, 2011**.

2. Case #717(F3137) **Resolution**: 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 May 23, 2011, the Public Hearing was closed and the Planning Consultant directed to prepare the necessary Resolution.

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 February 28, 2011, the matter was referred to the Zoning Board of Appeals and adjourned until this evening. The Zoning Board of Appeals granted the necessary variance May 19, 2011.

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 May 23, 2011, the Public Hearing was re-opened and the matter adjourned until this evening.

5. Case #2011-0010 **Public Hearing** 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. At the meeting held May 23, 2011, a Public Hearing was set for this evening.

6. 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. At the meeting held May 23, 2011, the matter was adjourned until this evening.

7. Case #2011-0012 Environmental Assessment Determination for property located at **21 Abendroth Avenue, Port Chester, NY**, known and designated as Section 142.23, Block 2, Lot 11.

Site Plan Application submitted by Adam Gibbs for property located at **21 Abendroth Avenue, Port Chester, NY**, known and designated as Section 142.23, Block 2, Lot 11, to convert existing industrial space to a retail custom window treatment store showroom also offering custom bedding, sofas, etc. and associated interior design products and services. No change to building footprint.

8. Case #2011-0013 Environmental Assessment Determination for property located at **8 South Main Street, Port Chester, NY**, known and designated as Section 142.03, Block 2, Lot 50.

Site Plan Application submitted by Mauricio Gonzalez for property located at **8 South Main Street, Port Chester, NY**, known and designated as Section 142.03, Block 2, Lot 50, for interior renovation of an existing building ground floor tenant space. No changes to square footage, footprint, exterior.

9. Case #2011-0014 Environmental Assessment Determination for property located at **155 North Main Street, Port Chester, NY**, known and designated as Section 142.23, Block 2, Lot 31.

Site Plan Application submitted by LaPlacita Supermarket Corp. for property located at **155 North Main Street, Port Chester, NY**, known and designated as Section 142.23, Block 2, Lot 31, to construct a 2,100 s.f. expansion at the rear of the existing supermarket. This expansion will enclose the existing cooler, freezer, loading lift and bayler. Additionally, new stock area will be provided in this area.

10. Case #539D(F920) **411 Westchester Avenue**, Verizon Wireless, letter from Snyder & Snyder, LLP, dated June 6, 2011, requesting an extension of the Special Exception Use permit granted June 30, 2008.