

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

Monday, **July 25, 2011** 7:00 p.m.

Courtroom

350 North Main Street, Port Chester, NY

1. Case 2011A-LL Memorandum from Village Clerk, dated Jun 20, 2011, referring proposed legislation Chapter 345, Zoning, regarding site plan approval, where the subject property is in violation, for study and report.

2. 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. The Zoning Board of Appeals granted the necessary variance May 19, 2011.

3. 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 June 27, 2011, the Public Hearing was opened and the matter adjourned.

4. Case #2011-0011 **Public Hearing** 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 June 27, 2011, a Public Hearing was set for this evening.

5. Case #2011-0013 **Public Hearing** 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. At the meeting held June 27, 2011, a Public Hearing was set for this evening.

6. 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 building to retail custom window treatment store showroom also offering custom bedding, sofas, etc. and associated interior design products and services. No change to building footprint. Maintain existing non-conforming warehouse use in adjacent building. At the meeting held June 27, 2011, the matter was adjourned.

7. Case 2011-0003 Environmental Assessment Determination for property located at **305 Midland Avenue, Port Chester, NY**, known and designated as Section 142.61, Block 1, Lot 8.

Application for Special Exception Use 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 allow the site to be used as a gas station with new canopy, remove repair shop and construct convenience store within the same building.

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. Install new tanks (underground). At the meeting held February 28, 2011, the matter was adjourned.

8. 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. At the meeting held June 27, 2011, the matter was adjourned until this evening.

9. Case #2011-0008 Site Plan Application submitted by New Cingular Wireless PCS, LLC for property located at **411 Westchester Avenue, Port Chester, NY**, known and designated as Section 136.77, Block 1, Lot 51. AT&T proposes to add a total of three (3) panel antennas to the façade of the building (1 in each sector) next to its existing panel antennas for a total of nine (9) panel antennas. AT&T will add new fiber and coax cables inside the existing cable tray. Additional equipment will be installed on the backside of the parapet walls and on the existing AT&T equipment location in the corner of the building's roof along with an additional small Global Positioning Satellite ("GPS") antenna

Application for Special Exception Use submitted by New Cingular Wireless, PCS LLC for property located at **411 Westchester Avenue, Port Chester, NY**, known and designated as Section 2, Block 74, Lots 11, 12 and 13, to allow adding three new antennas and related equipment to existing rooftop site.

10. Case #2011-0015 Environmental Assessment Determination for property located at **155 Irving Avenue, Port Chester, NY**, known and designated as section 142.22, Block 2, Lot 59.

Site Plan Application submitted by 155 Irving, LLC for property located at **155 Irving Avenue, Port Chester, NY**, known and designated as Section 142.22, Block 2, Lot 59, for use application for premises to be utilized for retail use on First Floor and Second Floor Office.

11. Case #2011-0016 Environmental Assessment Determination for property located at **22 Don Bosco Place, Port Chester, NY**, known and designated as Section 142.38, Block 2, Lot 30.

Site Plan Application submitted by Father Richard Alejunas SDB for Don Bosco Community Center 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 existing building, Don Bosco Community Center.

12. Case # 2011-0017 Environmental Assessment Determination for property located at **321 Boston Post Road, Port Chester, NY**, known and designated as Section 142.45, Block 1, Lot 18.

Site Plan Application submitted by McDonald's USA LLC for property located at **321 Boston Post Road, Port Chester, NY**, known and designated as Section 142.45, Block 1, Lot 18, for interior and exterior renovations to an existing restaurant with drive-thru with no additional square footage or expansion of the existing footprint.