

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

Monday, **September 26, 2011 7:00** p.m.
Courtroom
350 North Main Street, Port Chester, NY

1. Approval of the minutes of the meetings held **May 23, 2011, June 27, 2011** and **August 29, 2011**.

2. Case #717(F3137) **Resolutions: *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.

Final site plan approval - 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 June 27, 2011, the SEQR and preliminary site plan Resolutions were approved.

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. The Zoning Board of Appeals granted the necessary variance May 19, 2011. At the meeting held July 25, 2011, the Public Hearing was opened and the matter adjourned.

4. 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 July 25, 2011, the Public Hearing was re-opened and the matter adjourned.

5. 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. At the meeting held July 25, 2011, a neutral recommendation was made to the Zoning Board of Appeals. At a meeting of the Zoning Board of Appeals September 15, 2011, the matter was withdrawn.

6. Case #2011-0012 **Public Hearing** 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. A Public Hearing was set on July 25, 2011.

7. Case #2011-0014 **Public Hearing** 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. A Public Hearing was set on July 25, 2011.

8. Case #2011-0008 **Public Hearing** 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. A Public Hearing was set on July 25, 2011.

9. Case #2011-0015 **Public Hearing** 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. A Public Hearing was set on July 25, 2011.

10. Case #2011-0016 **Public Hearing** 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. A Public Hearing was set on July 25, 2011.

11. 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. At the meeting held July 25, 2011, the matter was adjourned.

12. Case #2011-0018 Environmental Assessment Determination for property located at **152 King Street, Port Chester, NY**, known and designated as Section 142.22, Block 2, Lot 63.

Site Plan Application submitted by 152 King St. Realty, LLC, for property located at **152 King Street, Port Chester, NY**, known and designated as Section 142.22, Block 2, Lot 63, for proposed interior renovations to a 1-story building to convert existing repair bays to a convenience store with Dunkin Donuts.

13. 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 and extended January 31, 2011 for six months. Letter from Cuddy & Feder, LLP, dated August 30, 2011, requesting a twelve month extension.

14. Case #718(F579) Letter from Edgewater Group Architects, dated September 8, 2011, requesting an extension of site plan approval, granted May 23, 2011, for **29 North Main Street, Port Chester, NY**.

15. 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. At the meeting held July 25, 2011, the matter was adjourned until the meeting to be held September 26, 2011.

16. Case #2011-LL Memorandum from Village Clerk, dated June 15, 2011, referring the proposed legislation Chapter 345, “Zoning” with regard to public notice requirements, for study and report. At the meeting held June 27, 2011, the matter was adjourned.

17. Case #2011A-LL Memorandum from Village Clerk, dated June 20, 2011, referring proposed legislation Chapter 345, Zoning, regarding site plan approval, where the subject property is in violation, for study and report. At the meeting held July 25, 2011, the matter was adjourned.

18. Case #2011B-LL Referral of proposed legislation, Chapter 151 and Chapter 345 with regard to Certificate of Occupancy requirements for review and recommendation.

19. Case #2011C-LL Referral for study and report of proposed legislation, Chapter 345, Sections 345-2B and 345-6 relative to Temporary Sales/Construction Trailers.