

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

Monday, **October 24, 2011 7:00** p.m.
Courtroom
350 North Main Street, Port Chester, NY

1. Approval of the minutes of the meetings held **September 26, 2011**

2. **Case #715(F4523) Resolutions: *Special Exception Use* and *Preliminary Site Plan Approval*** submitted by S.A.C. Developers for property located at **57 Soundview Street, Port Chester, NY**, known and designated as Section 142.29, Block 2, Lots 30.1, 30.2, 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 September 26, 2011 the Planning Consultant was directed to prepare the necessary Resolutions.

3. **Case #2011-0011 Resolution: *Final Site Plan Approval*** 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, for physical fitness training. At the meeting held September 26, 2011 the Planning Consultant was directed to prepare a Resolution of Final Site Plan Approval. In addition, applicant has submitted for this meeting, a Lighting Plan (Studer Design Architects) dated September 22, 2011.

4. **Case #2011-0012 Resolutions: *Final Site Plan Approval*** 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 September 26, 2011 the Planning Consultant was directed to prepare Resolutions of negative declaration, SEQR Determination of Significance and Final Site Plan Approval.

5. **Case #2011-0008 Resolutions: *Final Site Plan Approval and Resolution of Special Exception Use*** 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. At the meeting held September 26, 2011 the Planning Consultant was directed to prepare the necessary resolutions.

6. **Case #2011-0015 Resolution: Final Site Plan Approval** 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. At the meeting held September 26, 2011 the Planning Consultant was directed to prepare a Resolution of Final Site Plan Approval.

7. **Case #2011-0021** Site Plan Application submitted by Michiel Boender for property located at **29 North Main Street, Port Chester, NY** known and designated as 142.31, Block 1, Lot 16 for. Applicant proposes to add roof and enclosure of an existing outdoor terrace. Relocate existing stairs and add new stairs to exterior for egress.

8. **Case #2011-0022** Site Plan Application submitted by JBH Architectural Design PLLC for property located at **47 North Main Street, Port Chester, NY** known and designated as Section 142.31, Block 1, Lot 10. Applicant proposes New Office Space on 2nd floor, New Barber Shop on 1st floor and Phone Service on 1st floor.

9. **Case #2011-0007** Site Plan Application Application of Special Exception Use submitted by Cuddy and Feder for property located at **999 High Street, Port Chester, NY**. Section 141-52 Block 17, Lot 43. Applicant proposes to Antenna and Equipment upgrades at existing site. Applicant has submitted revised Application of Special Exception Use for this meeting.

10. **Case #2011-0010 Public Hearing** 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. At the meeting held September 26, 2011 the Public Hearing was re-opened and adjourned until tonight.

11. **Case #2011-0014 Public Hearing** 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 sq .ft. expansion at the rear of the existing supermarket. This expansion will enclose the existing cooler, freezer, loading lift and baler. Additionally, new stock area will be provided in this area. At the meeting held September 26 Public Hearing was declared opened, a traffic circulation plan was handed up to the members of the Board and the matter was adjourned until tonight.

12. **Case #2011-0017** Environmental Assessment Determination. 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 September 26, 2011 a letter from Eric G. Meyn was received requesting an adjournment until tonight. **Adjournment request letter submitted**

13. **Case #2011-0018** Environmental Assessment Determination. 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. At the meeting held September 26, 2011 the matter was adjourned until tonight.

14. **Case 2011-0003** Environmental Assessment Determination/ Application for Special Exception . 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 September 26, 2011 a letter from Christopher L Colby, AIA, LEED AP, Spire Architecture was received requesting the matter be adjourned until tonight. **Adjournment letter submitted**

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