

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

Monday, **November 28, 2011 - 7:00 p.m.**  
**Courtroom**  
350 North Main Street, Port Chester, NY

1. ***Approval of the minutes*** of the meetings held **October 24, 2011**
  
2. **Case #2011-0014 Resolutions: Negative Declaration SEQR and Final Site Plan Approval.** 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.
  
3. **Case #2011-0021 Public Hearing:** 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.
  
4. **Case #2011-0022 Public Hearing:** 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 2<sup>nd</sup> floor, New Barber Shop on 1<sup>st</sup> floor and Phone Service on 1<sup>st</sup> floor. Application requires approval for a change of use.
  
5. **Case #2011-0007 Public Hearing:** 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 add Antennas and Equipment upgrades at existing site.
  
6. **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, at the meeting held October 24, 2011 the Public hearing was reopened and adjourned until tonight. The Public Hearing remains open.

7. **Case #2011-0018 Public Hearing:** 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, at the meeting held October 24, 2011 a Public Hearing was set for tonight.

8. **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, at the meeting held October 24, 2011 a request for adjournment was received. The matter was adjourned until tonight.

9. **Case 2011-0003** Environmental Assessment Determination Application for Special Exception Use. 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, at the meeting held October 24, 2011 a request for adjournment was received. The matter was adjourned until tonight.

10. **United Water Westchester, Inc. – AMI Westchester Project, Discussion & Recommendation:** At the meeting held October 24, 2011 a presentation was made to the Board regarding the new automatic meter reading system designed to track waste, and water usage, protect meter tampering and removal. Applicant proposes to put multiple units throughout the Village. Information was distributed for review and the matter was placed on the agenda for tonight for a recommendation from the Board

11. **Case #2011-0020 Public Meeting** Site Plan Application submitted by Dennis Noskin, Architect for owner Jeffrey White for property located at **116 North Main Street, (rear) Port Chester, NY**, known and designated as Section 142.23, Block 1, Lot 10. Applicant proposes to renovate former Cablevision site for a new restaurant.

12. **Case #2011-0023 Public Meeting** Site Plan Application submitted by Arconics Architecture for property located at 64 Merritt Street, Port Chester, NY, known and designated as Section 141.28, Block 2, Lot 4. Applicant proposes to renovate existing vacant commercial space into office space.

13. **Case #2011A-LL Memorandum from Village Clerk**

A LOCAL LAW AMENDING CHAPTER 345 OF THE CODE OF  
THE VILLAGE OF PORT CHESTER WITH REGARD TO TAKING  
ACTION ON AN APPLICATION FOR SITE PLAN APPROVAL  
WHERE THE SUBJECT PROPERTY IS IN VIOLATION.

At a meeting held July 25, 2011 the matter was adjourned. At the meeting held September 26, 2011 the matter was adjourned. The matter was not considered at the October 24, 2011 meeting.