

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

**Tuesday, December 27, 2011 - 7:00 p.m.
Senior Center
222 Grace Church Street, Port Chester, NY**

1. **Approval of the minutes** of the meetings held **November 28, 2011**

2. **Case #2011-0010 Resolutions: Final Site Plan Resolution and SEQR Negative Declaration Resolution:** 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. At the meeting held November 28. The Public Hearing was closed and the Planning Consultant was directed to draft Resolutions of Final Site Plan & SEQR Negative Declaration.

3. **Case #2011-0020 Public Hearing:** 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.

4. **Case #2011-0023 Public Hearing:** 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.

5. **Case #2011-0007 Continued 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. At the meeting held November 28th the Public hearing was continued, A RF Report

was still pending from the independent consult. The matter was adjourned until tonight's meeting. The Public Hearing remains open.

6. **Case #2011-0018 Continued 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, at the meeting held November 28 2011 a Public Hearing was held. An independent Traffic Report was pending from Mr. Adler, the Traffic Consultant. Additional unresolved issues were addressed without resolution. The matter was adjourned until tonight's meeting. The public Hearing remains open.

7. **Case #2011-0021 Continued Public Hearing:** Site Plan Application submitted by Michiel Boender for property located at **29 North Main Street, Port Chester, NY (Copacabana Restaurant)** 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. At the meeting held November 28, 2011 the Public Hearing was opened. Several outstanding items in reference to this application still needed to be addressed. The matter was adjourned until tonight's meeting. The Public Hearing remains open.

8. **Willett Avenue and Abendroth Place, Port Chester, NY, "The Castle". SEQR Negative Declaration:** Submitted by Anthony Gioffre/Cuddy and Feder, known and designated as Section 142.23, Block1, and Lots 18-23. Applicant proposes to construct a residential development on 1.44 acre site located along Willett Avenue and Abendroth Place

9. **Case # 2011-0031 Public Meeting:** an application submitted by Clark Neuringer, R.A. for property located at **31 Merritt Street, Port Chester, NY** known and designated as Section 141.28, Block 3, Lots 54, Applicant is requesting a change of use from warehouse to manufacturing, and replacement of retaining wall and other minor site work.

10. **Case # 2011-0032 Public Meeting:** an application submitted by John Colangelo, Esq. & 78-80 Purdy Ave. Holdings Ltd., for property located at **78-80 Purdy Avenue, Port Chester, NY** known and designated as Section 142.38, Block 2, Lots 24 and 25 to consider request for revisions to an approved site plan to allow for outdoor display of retail merchandise area

11. **Case # 2011-0033 Public Meeting:** Site Plan and Special Exception Use Applications submitted by New Cingular Wireless PCS, LLC (AT&T) Site 143, for property located at **DPW Smokestack-Fox Island Road**, known and designated as Section 142.55, Block 1, Lot 3, applicant request to upgrade an existing wireless telecommunication facility.

12. **Case #715 (F4523) 57 Soundview Street aka Soundview & Spring Street** Final Site Plan Approval request submitted by Arconics Architecture 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. Applicant proposes to construct an 8 unit attached residential cluster development with 18 off street parking spaces.

13. **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. At the meeting held November 28, 2011 a letter was submitted requesting an adjournment until tonight's meeting pending a report from an independent consultant.

14. **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. At the meeting held November 28, 2011, several issues remained unsolved from the July 21, 2011 memo. There is still a clarification issue regarding a convenience store being a retail store or a gasoline station. The matter was adjourned until tonight's meeting.

15. **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 a recommendation from the Board. At the November 28, 2011 meeting, a discussion was held relative to pole sites and additional information that needed to be reviewed by the Board. The matter was adjourned until tonight's meeting.

16. **Recommendations**

Recommendation to update Parking Requirements in the C2 Zone