

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

Monday, **January 4, 2010**, 7:00 p.m.

*Senior Center*  
220 Grace Church Street  
Port Chester, NY

1. Case #418C(F707) Environmental Assessment Determination for property located at **25 Midland Avenue, Port Chester, NY**, known and designated as Section 142.46, Block 2, Lots 17 and 14.

Site Plan Application submitted by Arconics Architecture, P.C. for property located at **25 Midland Avenue, Port Chester, NY**, known and designated as Section 142.46, Block 2, Lots 17 and 14, for a proposed two-story addition to existing structure. At the meeting held November 30, 2009, the Public Hearing was held, closed, a positive recommendation made to the Zoning Board of Appeals and the matter adjourned until this evening.

2. Case #679(F113) **Public Hearing** Environmental Assessment Determination for property located at **Abendroth and Willett Avenues, Port Chester, NY**, known and designated as Section 142.23, Block 2, Lots 13, 14 and 15.

Application for Special Exception Use submitted by Phoenix Mariner, LLC for property located at **Abendroth and Willett Avenues, Port Chester, NY**, known and designated as Section 142.23, Block 2, Lots 13, 14 and 15, to allow the site to be used from a present use of industrial to a proposed use of residential dwelling units.

Site Plan Application submitted by Phoenix Mariner, LLC for property located at **Abendroth and Willett Avenues, Port Chester, NY**, known and designated as Section 142.23, Block 2, Lots 13, 14 and 15. Phoenix Mariner LLC proposes to construct a residential development known as the "**Mariner**" on a 1.4 acre site located along Abendroth Avenue between Willett Avenue and Highland Street in the Village of Port Chester, Westchester County, New York.

The project area is comprised of a four-story residential building above a ground-floor parking level. The project is located within a C2 Central Business Zoning District. The proposed building contains 100 units above an at-grade, 149-car parking level. The project requires Site Plan approval and Special Exception Use approval from the Village of Port Chester Planning Commission, consistency review with local waterfront revitalization program from the Waterfront Commission (approval granted 07/24/06) and a density variance from the Zoning Board of Appeals (granted 02/15/07). At the meeting held November 30, 2009, the matter was adjourned until this evening.

3. Case #573A(F1640) **Public Hearing** Environmental Assessment Determination for property located at **2 Purdy Avenue, Port Chester, NY**, known and designated as Section 142.47, Block 1, Lot 30.

Site Plan Application submitted by Westmore Fuel Company, Inc., for property located at **2 Purdy Avenue, Port Chester, NY**, known and designated as Section 142.47, Block 1, Lot 30, for the installation of new 20,000 gallon Biofuel Tank. At the meeting held November 30, 2009, the Public Hearing was set for this evening.

4. Case #541A(F493) Environmental Assessment Determination for property located at **400 North Main Street, Port Chester, NY**, known and designated as Section 136.72, Block 1, Lots 1, 2 and 3.

Final Site Plan Application submitted by Edgewater Group for property located at **400 North Main Street, Port Chester, NY**, known and designated as Section 136.72, Block 1, Lots 1, 2 and 3, for the construction of a two story addition First Floor and office to restaurant on Second Floor, expand parking lot, overall upgrade for exterior of building, site and parking lot. At the meeting held November 30, 2009, Resolutions of SEQR Determination and preliminary site plan were approved. In addition, at the meeting held December 17, 2009, the Zoning Board of Appeals granted the necessary variances.

5. Case 685(F3987) **Public Hearing** Environmental Assessment Determination for property located at **11 Riverdale Avenue, Port Chester, NY**, known and designated as Section 136.56, Block 1, Lot 49.

Site Plan Application submitted by SHM Acquisitions for property located at **11 Riverdale Avenue, Port Chester, NY**, known and designated as Section 136.56, Block 1, Lot 49, for a proposed amendment to Site Plan Approval to permit the approved gym use to occupy 4,141 s.f. building space previously utilized as office space by others. The proposed space would contain lockers and ancillary uses. No new gym spaces will be provided. At the meeting held November 30, 2009, the Public Hearing was opened and the matter adjourned until this evening.

6. Case #684(F3488) Environmental Assessment Determination for property located at **225 William Street, Port Chester, NY**, known and designated at Section 2, Block 93, Lot 23A.

Site Plan Application submitted by NDC Contracting Corporation for property located at **225 William Street, Port Chester, NY**, known and designated as Section 2, Block 93, Lot 23A, for a new Laundromat. At the meeting held November 30, 2009, the matter was adjourned until this evening.

KMI/s