

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

Monday, **May 24, 2010**, 7:00 p.m.

Courtroom

350 North Main Street, Port Chester, NY

1. Case #711 Proposed Local Law amending Chapter 270, **Sidewalk Cafes**, referred for study and report.

2. Case #695(F2966) **Public Hearing** Environmental Assessment Determination for property located at **20 Abendroth Avenue, Port Chester, NY**, known and designated as Section 142.23, Block 2, Lot 25.

Site Plan Application submitted by EJ Port Realty, LLC for property located at **20 Abendroth Avenue, Port Chester, NY**, known and designated as Section 142.23, Block 2, Lot 25, for interior alterations for fit-up of food preparation/packaging area for adjacent gourmet food store. At the meeting held April 26, 2010, the Public Hearing was opened and the matter adjourned until this evening.

3. Case #692(F3004) **Public Hearing** Environmental Assessment Determination for property located at **211 Irving Avenue, Port Chester, NY**, known and designated as Section 142.22, Block 1, Lot 37.

Site Plan Application submitted by Bagel Emporium for property located at **211 Irving Avenue, Port Chester, NY**, known and designated as Section 142.22, Block 1, Lot 37, to install 11'6" diameter x 23' high storage bin. At the meeting held April 26, 2010, the Public Hearing was opened, the matter referred to the Zoning Board of Appeals and the matter adjourned until this evening.

4. Case #642(F367) **Public Hearing** final site plan application submitted by 2da Iglesia Pentecostal Juan 3:16, Inc. for property located at **52, 54, 56, 58 Poningo Street, Port Chester, NY**, known and designated as Section 2, Block 63, Lots 13, 14A, 14B, and 15, to convert existing one-story concrete block building into church chapel for congregation use (Public Assembly). A Public Hearing was held and preliminary site plan approval granted November 29, 2004. The necessary variances were granted at a meeting of the Zoning Board of Appeals March 18, 2010. At the meeting held April 26, 2010, a Public Hearing was set for this evening.

5. Case #696(F1869) **Public Hearing** Environmental Assessment Determination for property located at the entire city block bounded by **Willett Avenue** and **Abendroth Place, Port Chester, NY**, known and designated as Section 142.23, Block 1, Lots 18-23.

Application for Special Exception Use submitted by Castle Port Chester LLC for property located at **Willett Avenue** and **Abendroth Place, Port Chester, NY**, known and designated as Section 142.23, Block 1, Lots 18-23, to allow the site to be used for multi-family residential and ground floor commercial.

Site Plan application submitted by Castle Port Chester, LLC for property located at **Willett Avenue and Abendroth Place, Port Chester, NY**, known and designated as Section 142.23, Block 1, Lots 18-23, to construct a residential development known as the “*Castle*” on 1.44 acre site located along Willett Avenue between Abendroth Place (North) and Abendroth (South) in the Village of Port Chester, Westchester County, New York. The 83-unit residential structure rises above a 1 level, 98 car parking structure. The project area includes 1.15 acres comprised of 205-219 Willett Avenue and 9 Abendroth Place (Lots 18, 19, 20, 21, 22 and 23) and 0.29 acres (12,500 square feet) of Abendroth Place right-of-way. The applicant is requesting the abandonment of 12,500 square feet of the Abendroth Place right-of-way from the Village of Port Chester Board of Trustees. The project will also require Site Plan Approval and Special Exception Use approval from the Village of Port Chester Planning Board. At the meeting held April 26, 2010, a Public Hearing was set for this evening.

6. Case #627A(F382) Site Plan Application submitted by The Salvation Army for property located at **36 Bush Avenue, Port Chester, NY**, known and designated as Section 2, Block 51, Lot 24, for renovation and enlargement of existing commercial/office building and related site improvements. The action requires an approval for Special Exception Use under the current zoning. The proposed use is as a Salvation Army Facility, which would include being used as a place of worship. At the meeting held March 29, 2010, an Environmental Assessment Determination was approved, but the motion to approve the Preliminary Site Plan Resolution did not carry. Revised plans, dated May 12, 2010, have been submitted for this project.

7. Case #687(F2833) Environmental Assessment Determination for property located at **406 King Street, Port Chester, NY**, known and designated as Section 136.62, Block 1, Lot 4.

Site Plan Application submitted by Port Chester Congregation of Jehovah’s Witnesses for property located at **406 King Street, Port Chester, NY**, known and designated as Section 136.62, Block 1, Lot 4, for demolition of existing building and basement and rebuilt with an enlarged footprint without a basement. At the request of the applicant at the meeting held April 26, 2010, the matter was adjourned until this evening. Applicant has submitted correspondence to withdraw the application.

KMI/s