

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

Monday, **December 20, 2010**, 7:00 p.m.

Senior Center
220 Grace Church Street
Port Chester, NY

1. **Resolutions:** Case #692(F3004) 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 matter referred to the Zoning Board of Appeals. At the meeting held October 25, 2010, the matter was adjourned until this evening. At the meeting held November 29, 2010, the Planning Consultant was directed to prepare the necessary Resolutions.

2. Case #721(F2038) Site Plan Application submitted by Cottage Landings LLC for property located at **15 Edgar Place/42 Cottage Street, Port Chester, NY**, known and designated as Section 142.62, Block 1, Lot 60, for construction of in-ground storm water retention system.

3. Case #715(F4523) **Public Hearing** Environmental Assessment Determination 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.

Site Plan Application submitted by S. A. C. Developers LLC 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, to construct 8-unit site development with on-site parking pursuant to Cluster provision of Village Law 7-738. **At the meeting held November 29, 2010, a Public Hearing was set for this evening.**

4. Case #717(F3137) Environmental Assessment Determination for property located at **120 North Pearl Street, Port Chester, NY**, known and designated as Section 142.022, Block 2, Lot 62.

Application for Special Exception Use submitted by William Devore for property located at **120 North Pearl Street, Port Chester, NY**, known and designated as Section 142.022, Block 2, Lot 62, to allow the site to be used from auto glass repair to a 25-unit residential development.

Site Plan Application submitted by William Devore, for property located at **120 North Pearl Street, Port Chester, NY**, known and designated as Section 142.022, Block 2, Lot 62, to construct a residential development on a 29,739 square foot, or 0.66 acre. Site is located on the northwest side of North Pearl Street between King Street and Irving Avenue in the Village of Port Chester, Westchester County, New York. The 25-unit residential development integrates 45 parking spaces into the proposed 5-story structure. The project will require Site Plan Approval and Special Exception Use approval from the Village of Port Chester Planning Commission. At the meeting held November 29, 2010, the matter was adjourned until this evening.

5. Case #719(F4676) Environmental Assessment Determination for property located at **22 Broad Street, Port Chester, NY**, known and designated as Section 142.22, Block 2, Lot 1.

Site Plan Application submitted by Roosevelt Holding, LLC for property located at **22 Broad Street, Port Chester, NY**, known and designated as Section 142.22, Block 2, Lot 1, for the change of use from non-conforming warehouse/storage to partial retail on lower level.

6. Case #720(F214) Environmental Assessment Determination for property located at **7 Willow Street, Port Chester, NY**, known and designated as Section 142.38, Block 2, Lot 47.

Site Plan Application submitted by Benjamin G. Barton for property located at **7 Willow Street, Port Chester, NY**, known and designated as Section 142.38, Block 2, Lot 47, for renewal of nightclub occupancy/use.