

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

Monday, **June 28, 2010**, 7:00 p.m.
Courtroom
350 North Main Street, Port Chester, NY

1. Approval of the minutes of the meetings held **March 29, 2010** and **April 26, 2010**.

2. Case #642(F367) **Resolution**: 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 May 24, 2010, the Public Hearing was held, closed, the matter adjourned and the Planning Consultant directed to prepare the necessary Findings.

3. Case #627A(F382) **Resolution**: 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, were submitted for this project. At the meeting held May 24, 2010, the revised plans were reviewed and the Planning Consultant directed to prepare the necessary Resolution.

4. 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 May 24, 2010, the Public Hearing was opened and the matter adjourned until this evening.

5. 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 Public Hearing was opened, the matter referred to the Zoning Board of Appeals. At the meeting held May 24, 2010, the Public Hearing was closed and the matter adjourned until this evening.

6. 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 May 24, 2010, the Public Hearing was opened and the matter adjourned until this evening.

7. Case #711(F518) Environmental Assessment Determination for property located at **1 Martin Place, Port Chester, NY**, known and designated as Section 142.39, block 1, Lot 61.

Site Plan Application submitted by Stilltheone Distillery, LLC for property located at **1 Martin Place, Port Chester, NY**, known and designated as Section 142.39, Block 1, Lot 61, for a micro-distillery in M-1/DW zoning district.

8. Case #712(F142) Environmental Assessment Determination for property located at **305 South Regent Street, Port Chester, NY**, known and designated as Section 142.037, Block 1, Lot 1.

Site Plan Application submitted by Restaurant Depot Port Chester for property located at **305 South Regent Street, Port Chester, NY**, known and designated as Section 142.037, Block 1, Lot 1, to acquire existing land and warehouse/distribution center (6.3 acres and 142,000 square feet) for partial demolition/alteration of existing building leaving a 95,382 square foot wholesale facility providing food and supplies to the food service industry. Includes 76,467 square feet of enclosed space, 18,915 square feet of canopy for covered parking, 185 space parking area and five bay loading dock. The work will also include retaining walls, landscaping, site lighting and other site amenities.

KMI/s