

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

Monday, **September 27, 2010**, 7:00 p.m.  
**Courtroom**  
350 North Main Street, Port Chester, NY

1. Case #710C Memorandum from Village Attorney, dated September 17, 2010, for a proposed Local Law, 90 Moratorium on Pawnshops, for study and report.

2. Case #696(F1869) **Resolutions: - 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 August 30, 2010, the Planning Consultant was directed to prepare the necessary Resolutions for final site plan approval.

3. Case #712(F142) **Public Hearing** 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. At the meeting held August 30, 2010, the matter was adjourned until this evening.

4. 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 August 30, 2010, the matter was adjourned until this evening.

5. Case #714(F818) Environmental Assessment Determination for property located at **26 Poningo Street, Port Chester, NY**, known and designated as Section 142.22, Block 1, Lot 39.

Site plan application submitted by Fernando and Alba Martinez for property located at **26 Poningo Street, Port Chester, NY**, known and designated as Section 142.22, Block 1, Lot 39, to be used for personal fitness training.

KMI/s