

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

Monday, **October 25, 2010**, 7:00 p.m.

Courtroom

350 North Main Street, Port Chester, NY

1. Case #627A(F382) Final Site Plan 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. At the meeting held June 28, 2010 preliminary site plan approval was granted. The Board of Trustees granted Special Exception Use approval at their meeting held October 5, 2010.

2. 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.

3. Case #418C(F707) **25 Midland Avenue**, Red's Garage, letter from Arconics Architecture, P.C., dated September 20, 2010, requesting a one year extension of site plan approval.

4. Case #712(F142) **Resolutions**: 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 September 27, 2010, the verbal Public Hearing was declared closed to allow written public comments until October 12, 2010. At the meeting held October 12, 2010, the matter was adjourned until this evening.

5. 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.

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 remove existing automotive uses and building as well as two billboards to construct 25 dwelling units with 45 off-street parking spaces and associated residential office.

6. Case #716(F1019) Environmental Assessment Determination for property located at **138-140 Irving Avenue, Port Chester, NY**, known and designated as Section 142.22, Block 2, Lot 3.

Site Plan Application submitted by Criollito Restaurant, Inc. for property located at **138-140 Irving Avenue, Port Chester, NY**, known and designated as Section 142.22, Block 2, Lot 3, for change of use to restaurant at 140 Irving Avenue to expand an existing restaurant at 138 Irving Avenue.

KMI/s