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**BY ELECTRONIC DELIVERY**

Village of Port Chester Planning Commission and  
Village of Port Chester Department of Planning and Economic Development  
Village Hall  
222 Grace Church Street  
Port Chester, New York 10573  
Attention: Curt Lavalla, AICP

**Re: Site Plan Review for The Complex at Port Chester**

Dear Mr. Lavalla and Members of the Planning Commission:

In connection with the on-going site plan review for the project known as The Complex at Port Chester ("Project", or "The Complex"), this letter is submitted on behalf of the applicant ("Applicant") to supplement the existing extensive site plan materials. This letter is submitted to your department and the members of the Planning Commission as Lead Agency ("Commission").

Specifically, the submits four drawings by the Project's architect, Architectura. Two of the drawings are 2-D renderings and two drawings are 3-D renderings showing a comparison of the instant Project's height and massing to the height and massing on the project at 2 South Main Street, the proposed project directly adjacent to The Complex. As is plainly shown by the Architectura submission, the building at 2 South Main Street has greater overall mass and is taller than what is proposed at The Complex.

At the May Planning Commission meeting, members raised a concern that The Complex was too tall for the neighborhood. Yet, to the surprise of the Applicant, the Commission raised no such concerns for the 2 South Main Street Project and even went so far to instruct Village staff to draft the approval resolution for the 2 South Main Project while in contrast, failed to even garner A second on a proposed motion to vote for a similar action for The Complex.

It is respectfully submitted that based upon the advancement of the project at 2 South Main, the Commission has no legal, planning, technical or reasonable basis to deprive the Applicant of the same process and application of the site plan review process that was given to 2 South Main Street. As the Village Consultant, AKRF, stated collectively on the record at the May meeting, all outstanding engineering, planning and traffic issues for site plan review purposes have been satisfied. The Complex has fulfilled every requirement that 2 South Main has, with one glaring

additional fulfillment; it has submitted the deeds to the totality of the land the Project is being built upon. The Complex is fully owned by the Applicant, fully compliant with the code of the Village of Port Chester, and stands awaiting the procedural process and equal application of the law that the Commission has publicly granted to its larger and taller neighbor.

Please do not hesitate to contact the undersigned should there be any questions or concerns.

Very truly yours,



Mark W. Blanchard  
Project Attorney