

EXHIBIT 8.

**FINAL SITE PLAN APPROVAL
RESOLUTION OF THE VILLAGE OF PORT CHESTER
PLANNING COMMISSION**

February 22, 2010

**OPEN DOOR
5 GRACE CHURCH STREET
Section 142.38, Block 2, Lots 35 & 45**

RECEIVED

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VILLAGE OF PORT CHESTER
BUILDING

WHEREAS, an application for Planning Commission approval of a final site plan for property located at 5 Grace Church Street (hereinafter referred to as the "Property") has been submitted by the Open Door Family Medical Center (hereinafter referred to as the "Applicant"); and

WHEREAS, the site is located within the C-2 Central Business zoning district and is more specifically know and designated as Section 142.38, Block 2, Lots 35 & 45 (hereinafter referred to as the "Site"); and

WHEREAS, the action involves renovating the existing vacant first floor and portion of existing clinic into a wellness center (hereinafter referred to as the "Project"); and

WHEREAS, the final site plan consists of the following drawings, prepared by Arconics Architecture, P.C., dated August 27, 2009:

- G-1 Location Plan, Key Plan, Abbreviations & Dreaming List
- G-2 Notes and Specifications
- A-1 1st Floor Construction Plan & Reflected Ceiling Plan
- A-2 1st Floor Finish Plan, Exterior Elevations
- A-3 Interior Elevations, Plumbing Schedule, Millwork Details
- A-4 Partition Details, Ceiling Details
- A-5 Door Schedule, Room Signage

WHEREAS, the Village of Port Chester Planning Commission, serving as Lead Agency for the SEQR review of this project, has determined that in accordance with Section 617 of the SEQR regulations, the proposed Project is designated as a Type II Action. As a result, no further SEQR environmental review is required; and

WERERAS, a public hearing was held as required by Village Law concerning the site plan application, and all persons wishing to speak on the application were given an opportunity to be heard; and

WHEREAS, the Planning Commission has considered the final site plan, and all other materials submitted by the Applicant in support of this Project, the comments of Village staff and consultants made via memoranda to the Planning Commission (which memoranda are incorporated herein by reference) the verbal commentary made during

the course of the Planning Commission's meetings pertaining to the review for final site plan approval and evaluation of the proposed action, and the comments of the public; and

WHEREAS, the requirements for final site plan approval contained in Section 345-23 of the Village of Port Chester Zoning Ordinance have been met by said application for final site plan approval.

NOW THEREFORE BE IT RESOLVED, that the application for site plan approval submitted by the Open Door Medical Center, as depicted on the plans identified above, is hereby granted subject to the following conditions:

1. The final site plan authorizes the Applicant to undertake only the activities specifically set forth herein, in accordance with this resolution of approval as delineated on the Final Site Plan, as endorsed by the Planning Commission Chairman. *Any change in use, alteration or modification to the Final Site Plan, or to the existing or approved facilities and site shall require the review and approval by the Planning Commission of the Village of Port Chester.*
2. The Applicant shall furnish the Planning Commission with four (4) print sets of the Final Site Plan as described above, for endorsement by the Planning Commission Chairman, subject to the satisfaction of all approval conditions, which shall then be recorded as the approved Final Site Plan.
3. No changes, additions, erasures, modifications or revisions shall be made to the Final Site Plan, following endorsement by the Planning Commission Chairman. Any changes detected after endorsement of the Site Plan as final, shall result in the immediate termination and revocation of this resolution of approval, thereby making it null and void.
4. Authorized issuance of a Building Permit by the Building Inspector shall be fully based on, and in accordance with this resolution of approval and the signed and filed Final Site Plan. The Building Inspector shall include reference to the Final Site Plan and this resolution of approval on any Building Permit.
5. No construction activity shall take place on the Site prior to the issuance of a Building Permit by the Building Inspector.
6. The hours of construction activity shall take place in conformance with the applicable Town Regulations.
7. The sidewalk in front of the site on Purdy Avenue shall be repaired, to meet Village standards.
8. A clean and legible copy of this Resolution (as signed by the Planning Board Chairman) and a copy of the signed Final Site Plan shall be maintained at the subject property at all times.

9. Prior to the issuance of a Certificate of Occupancy by the Building Inspector, an "As-Built" Plan showing the installed and completed improvements, certified by a New York State licensed Land Surveyor shall be prepared at the sole expense of the Applicant. Said As-Built Plan shall be provided to the Building Inspector, documenting satisfactory completion of all approved and authorized construction activities and zoning compliance.
10. Failure to comply with any of the conditions set forth herein shall be deemed a violation of this approval, which may lead to the revocation of the Approval and/or Certificate of Occupancy, in accordance with the applicable provisions of the Town of Carmel.
11. The applicant shall obtain all other applicable permits and approvals and shall pay all other fees as a part of the execution of the final site plan.

BE IT FURTHER RESOLVED, That this Final Site Plan Approval shall remain valid for a period of one (1) year from the date of its approval. This Final Site Plan Approval shall become null and void on April 26, 2011, unless construction is commenced pursuant to an authorized Building Permit.

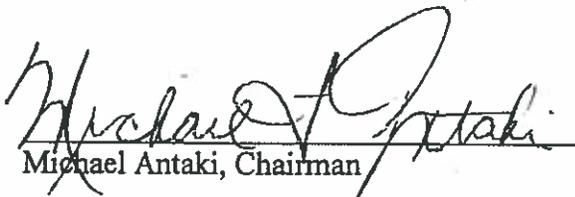
BE IT FINALLY RESOLVED that this Final Site Plan approval resolution shall have an effective date of April 26, 2010.

On motion of Commissioner Didden, seconded by Commissioner Coperine, the resolution was adopted by the following vote:

Ayes: Antaki, Carr, Coperine, Didden, Scarola, Strauch

Nays: None

Recused: Carr


Michael Antaki, Chairman