

Planning Commission Meeting

A meeting of the Planning Commission was held on Wednesday evening May 28, 2025, at the Justice Courtroom, 350 North Main Street, Port Chester, NY at 6:30 p.m. with Chairman Scarola presiding

Present in addition to Chairman Scarola were Commissioners: Alvarez, Berkowitz, Harris, Hoge and Passarelli.

Also present was, Planning Director Greg Cutler, Assistant Planning Director Curt LaValla and Village Attorney James Carpinello.

Also in attendance were AKRF Consultants and Delaware Engineering Consultants.

The meeting opened with a quorum at 6:30 pm

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Constance R. Phillips
Recording Secretary

As presented to the Village Clerk:



Janusz Richards
Village Clerk

After the pledge of allegiance, the Commission proceeded with the agenda.

Approval of Minutes

April 28, 2025

On the motion of Commissioner Hoge, which was seconded by Commissioner Passarelli, the minutes of the April 28, 2025 meeting were approved

Roll Call

<u>Member</u>	<u>Motion</u>	<u>Second</u>	<u>Yes</u>	<u>No</u>	<u>Abstain</u>	<u>Absent</u>	
Alvarez			x				
Berkowitz			x				
Candelaria						x	
Harris			x				
Hoge	x		x				
Passarelli		x	x				
Scarola			x				
Carriere							

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**VILLAGE CLERK
VILLAGE OF PORT CHESTER**


Michael Scarola, Chair

Case #2024-0258

An application submitted by Anthony Gioffre Esq. of Cuddy & Feder LLP on behalf of 140 Owners LLC for Site Plan Approval to reconstruct the previously-existing 3rd story of the existing building. This proposal involves interior renovations in support of the continued personal service and office uses throughout the 1st and 2nd stories as well as reconstruction of the 3rd story to support 2 1-bedroom residential units located **at 30-32 North Main Street, Section 142.31, Block: 1, Lot(s): 31**

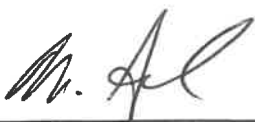
A letter was received from the applicant requesting the matter be adjourned to a later meeting

No action was taken by the applicant, and the matter will be adjourned to the next Planning Commission meeting.

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**VILLAGE CLERK
VILLAGE OF PORT CHESTER**



Michael Scarola, Chair

Case # 2024-0257

An application submitted for Site Plan approval to redevelop the Premises with a new mixed-use development consisting of 401 residential units and approximately 24,950 s/f of commercial space. The development will be supported by 414 off-street structured parking spaces. submitted by Anthony Gioffre Esq. of Cuddy & Feder LLP on behalf of 181 Westchester Avenue LLC, for property located at **181 Westchester Avenue, Section:142.22, Block: 2, Lot(s): 6**

On the motion of Commissioner Hoge, which was seconded by Commissioner Alvarez, the Public Hearing was opened.

Roll Call

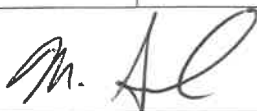
<u>Member</u>	<u>Motion</u>	<u>Second</u>	<u>Yes</u>	<u>No</u>	<u>Abstain</u>	<u>Absent</u>	
Alvarez		x	x				
Berkowitz			x				
Candelaria						x	
Harris			x				
Hoge	x		x				
Passarelli			x				
Scarola			x				
Carriere							

A letter was received from the applicant requesting the matter be adjourned to a later meeting

On the motion of Commissioner Berkowitz, which was seconded by Commissioner Alvarez, the matter was adjourned to the June 28, 2025 meeting.

Roll Call

<u>Member</u>	<u>Motion</u>	<u>Second</u>	<u>Yes</u>	<u>No</u>	<u>Abstain</u>	<u>Absent</u>	
Alvarez			x				
Berkowitz	x		x				
Candelaria						x	
Harris			x				
Hoge		x	x				
Passarelli			x				
Scarola			x				
Carriere							



Michel Scarola, Chair



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**VILLAGE CLERK
VILLAGE OF POPPONG WESTER**

Case #2024-0256

An application submitted by Anthony Gioffre, Esq. of Cuddy & Feder LLP on behalf of AKT Two Realty LLC for Special Exception Use and Site Plan Approval for a proposed annex to an existing self-storage building located at **123 Oak Street (FKA 200 William Street), Section:142.29, Block: 3, Lot(s) 35**

On the motion of Commissioner Hoge, which was seconded by Commissioner Alvarez, the Public Hearing was opened.

Roll Call

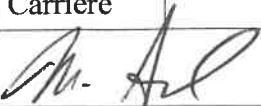
<u>Member</u>	<u>Motion</u>	<u>Second</u>	<u>Yes</u>	<u>No</u>	<u>Abstain</u>	<u>Absent</u>	
Alvarez		x	x				
Berkowitz			x				
Candelaria						x	
Harris			x				
Hoge	x		x				
Passarelli			x				
Scarola			x				
Carriere							

A letter was received from the applicant requesting the matter be adjourned to a later meeting

On the motion of Commissioner Harris, which was seconded by Commissioner Hoge, the matter was adjourned to the June 28, 2025 meeting.

Roll Call

<u>Member</u>	<u>Motion</u>	<u>Second</u>	<u>Yes</u>	<u>No</u>	<u>Abstain</u>	<u>Absent</u>	
Alvarez			x				
Berkowitz			x				
Candelaria						x	
Harris	x		x				
Hoge		x	x				
Passarelli			x				
Scarola			x				
Carriere							


Michael Scarola, Chair

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VILLAGE OF PORT CHARLOTTE

Case #2025-0259

An application submitted by David Cooper Esq. of Zarin & Steinmetz on behalf of 133 Main Street Owner LLC Food processing & Café, for Special Exception Use and Site Plan Approval for the repurposing of a long-time shuttered building, adding a kitchen/flash freezing space for direct to consumer food preparation and packaging, as well as an accessory café for walk in service located at **133 North Main Street, Section: 144.23, Block2, Lot 20**

On the motion of Commissioner Hoge, which was seconded by Commissioner Alvarez, the Public Hearing was opened

Roll Call

<u>Member</u>	<u>Motion</u>	<u>Second</u>	<u>Yes</u>	<u>No</u>	<u>Abstain</u>	<u>Absent</u>	
Alvarez		x	x				
Berkowitz			x				
Candelaria						x	
Harris			x				
Hoge	x		x				
Passarelli			x				
Scarola			x				
Carriere							

The matter was represented by David Cooper Esq. of Zarin & Steinmetz LLP along with Stephen Matri co-founder of Renatus Group and Pietro Catizone, Principal, Catizone Engineering.

The applicant Jane Foodie is looking to adaptively reuse the bank by adding a kitchen/flash freezing space for direct to consumer food preparation and packaging, as well as an accessory café for walk in service.

The applicant has responded to all comments from ARF and Delaware Engineering

The Applicant proposes to provide 12 parking spaces and an off-street loading space (reusing the former bank drive-thru). Vehicles would access the site via a driveway along Abendroth Avenue and exit the site via a driveway along North Main Street.

Due to the site's proximity to the signalized North Main Street and Willett Avenue intersection and the potential for the southbound North Main Street queue to extend beyond the site driveway, the applicant should consider making the North Main Street driveway right out only.

Public

no one from the public spoke for or against this matter



On the motion of Commissioner Hoge, which was seconded by Commissioner Passarelli, the Public Hearing was closed

Roll Call

<u>Member</u>	<u>Motion</u>	<u>Second</u>	<u>Yes</u>	<u>No</u>	<u>Abstain</u>	<u>Absent</u>	
Alvarez			x				
Berkowitz			x				
Candelaria						x	
Harris			x				
Hoge	x		x				
Passarelli		x	x				
Scarola			x				
Carriere							

On the motion of Commissioner Hoge, which was seconded by Commissioner Alvarez, the Special Exception use and Site Plan Resolutions were approved.

(two corrections were also made to the Conditions page)

Roll Call

<u>Member</u>	<u>Motion</u>	<u>Second</u>	<u>Yes</u>	<u>No</u>	<u>Abstain</u>	<u>Absent</u>	
Alvarez		x	x				
Berkowitz			x				
Candelaria						x	
Harris			x				
Hoge	x		x				
Passarelli			x				
Scarola			x				
Carriere							

Michael Scarola, Chair

Case #2023-0244

An application submitted for Site Plan approval to redevelop the premises with a new 8-story mixed use building with 234 residential units and 245 off Street parking spaces, submitted by Anthony Gioffre Esq. of Cuddy & Feder LLP on behalf of Chester Owner, LLC - The Embassy for property located at **128-156 North Main Street, Section:142.23, Block: 1, Lot(s): 32,34,36,37,38,39,40**

A letter was received from the applicant requesting that this matter be adjourned to a future meeting.

No further action was taken on this matter.

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VILLAGE OF PORT CHESTER**



Michael Scarola, Chair



Case #2025-0261 –New Public Meeting

An application submitted for Site Plan approval to raze the existing bank structure with and construct a multi-family building consisting of 120 units with 183 on-site structured parking spaces. Submitted by Gary Gianfrancesco AIA of Arconics Architecture for property located at **250 Boston Post Road, Section:142.37, Block: 1, Lot(s): 3**

The matter was represented by Gary Gianfrancesco, AIA of Arconics Architecture, Anthony Veneziano Esq. of Veneziano & Associates, Richard Williams of Insite Engineering along with other team members

The proposed project will remove the existing 3,669 square foot, single-story bank with drive-thru and all associated asphalt parking areas and two (2) curb cuts and construct a 120-unit rental building with 183 parking spaces and an amenity space served by a single 2-way curb cut.

The proposed 120-unit multi-family building with compliant parking will eliminate one (1) curb cut, generate less traffic than a fast-food use or even the reuse of the existing building for another bank, and will introduce people to living in this gateway corridor

The property is in Census Tract 79, which is designated as a Federal Opportunity Zone, one of 12 such zones in Westchester. Opportunity Zones provide developers with attractive reductions or deferrals of capital gains to encourage long-term investments in designated low-income areas.

The existing site has steep slopes of 15% or more over 30% of the existing site. Slopes of 15% generally are to be avoided from building on. There is another 9% of the existing site which has slopes of 10%-15% therefore nearly 40% of the existing site area provides an extreme challenge for development with 30% which should be avoided.

The site, which is not a corner lot, has frontage on two streets of very different character. The site contains rock outcroppings and steep slopes and has a grade change of approximately 39' from Boston Post Road up to Smith Street

On the motion of Commissioner Hoge, which was seconded by Commissioner Berkowitz and Hoge. The Planning commission declared itself Lead Agency (SEQRA) on this matter.

Roll Call

<u>Member</u>	<u>Motion</u>	<u>Second</u>	<u>Yes</u>	<u>No</u>	<u>Abstain</u>	<u>Absent</u>	
Alvarez			x				
Berkowitz		x	x				
Candelaria						x	
Harris			x				
Hoge	x		x				
Passarelli			x				
Scarola			x				

No further action was taken on this matter

The matter was carried over to the June 28th meeting

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Michael Scarola, Chair

Adjourn Meeting

On the motion unanimous motion & second, the meeting was adjourned to June 28, 2025

Roll Call

<u>Member</u>	<u>Motion</u>	<u>Second</u>	<u>Yes</u>	<u>No</u>	<u>Abstain</u>	<u>Absent</u>	
Alvarez			x				
Berkowitz			x				
Candelaria						x	
Harris			x				
Hoge			x				
Passarelli			x				
Scarola			x				
Carriere							

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