

Planning Commission Meeting

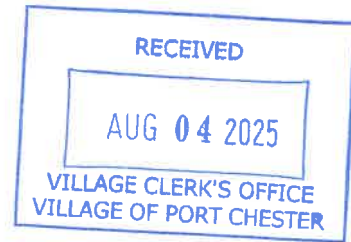
A meeting of the Planning Commission was held on Monday evening June 30, 2025, at the Justice Courtroom, 350 North Main Street, Port Chester, NY at 6:30 p.m. with Chairman Scarola presiding

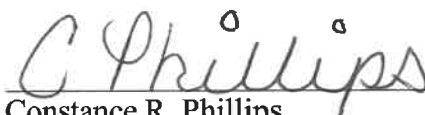
Present in addition to Chairman Scarola were Commissioners: Alvarez, Candelaria, Harris, Hoge and Passarelli.

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

Also in attendance were AKRF Consultants and Delaware Engineering Consultants.

The meeting opened with a quorum at 6:30 pm




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

May 28, 2025

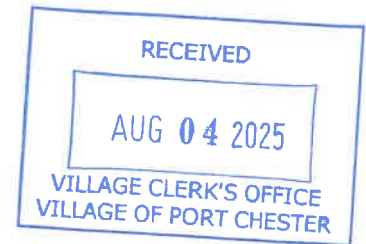
There were 3 corrections to the minutes with regard to the roll call votes

On the motion of Commissioner Hoge, which was seconded by Commissioner Harris, the minutes of the May 28, 2025 meeting were approved with the 3 corrections

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



Case # 2021-0226 – SEU Renewal

A letter was received from David Kenny Esq of Snyder & Snyder LLP on behalf T-Mobile for renewal of the Special Exception Use Permit for wireless antennas located on the rooftop of **125 North Main Street Section 142.23, Block 2, Lot(s) 38**

David Kenny of Snyder and Snyder LLP represented the matter for T Mobile

The Village's RF Consultant had no issues with this renewal



On the motion of Commissioner Hoge, which was seconded by Commissioner Alvarez, the Special Exception Use was approved for an additional two years
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

Case # 2018-0176 aka 2016-0146 – SEU Renewal

A letter was received from Alexis Engelhardt, Senior Wireless Specialist of AiroSmith Development on Behalf of New Cingular Wireless Pcs, LLC (AT&T) for renewal of the Special Exception Use Permit for wireless antennas located on the rooftop of **169 Terrace Avenue, Section: 136.63, Block: 2, Lot(s): 36**

Marty McGee of AiroSmith Development represented this matter for AT&T

The Village's RF Consultant indicated that there were some significant changes to the site which was different from what the applicant indicated.

The applicant said there was some swapping out of antennas which would answer the RF Consultants concerns. However the applicant provided that information 1 hour prior to the meeting and no one was able to review the newly submitted materials

No further action could be taken on this matter and the matter was adjourned to the July meeting



Michael Scarola, Chair

Case # 2023-0245 – SEU Renewal

A letter was received from Anthony Gioffre, Esq. of Cuddy & Feder LLP on behalf of Boston Post Road Owner, LLC for renewal of the Special Exception Use Permit for the Wireless Monopole Facility located on the premises of **406 Boston Post Road, Section: 141.52, Block: 1, Lot(s): 2**

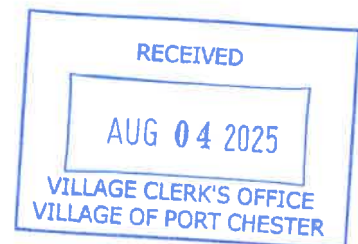
The matter was represented by Anthony Gioffre Esq. of Cuddy & Feder LLP

The Village's RF Consultant had no issues with this renewal.

On the motion of Commissioner Alvarez, which was seconded by Commissioner Hoge, the Special Exception Use was approved for an additional two years.

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	x				
Hoge			x				
Passarelli			x				
Scarola			x				
Carriere							




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**

The matter was represented by Anthony Gioffre Esq and Dan Patrick Esq. of Cuddy & Feder LLP along with the applicant Howie Ravikoff

A resolution was prepared granting Site Plan approval for this matter.
In addition, a change was needed for Condition #6 on the Conditions Sheet.



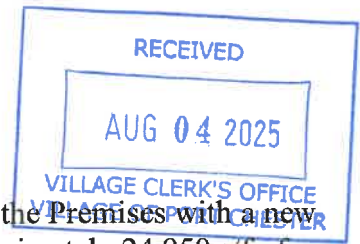
On the motion of Commissioner Hoge, which was seconded by Commissioner Harris, the Site Plan Resolution was approved

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	x				
Hoge	x		x				
Passarelli			x				
Scarola			x				
Carriere							

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 Harris, which was seconded by Commissioner Hoge, the Public Hearing was opened.

Roll Call

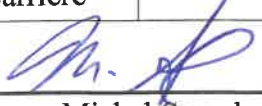
<u>Member</u>	<u>Motion</u>	<u>Second</u>	<u>Yes</u>	<u>No</u>	<u>Abstain</u>	<u>Absent</u>	
Alvarez			x				
Berkowitz						x	
Candelaria			x				
Harris	x		x				
Hoge		x	x				
Passarelli			x				
Scarola			x				
Carriere							

Anthony Gioffre Esq. of Cuddy & Feder LLP represented this matter.
A request was made to adjourn this matter to the next meeting

On the motion of Commissioner Hoge, which was seconded by Commissioner Candelaria, the matter was adjourned to the July 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	x				
Harris			x				
Hoge	x		x				
Passarelli			x				
Scarola			x				
Carriere							


Michel Scarola, Chair



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							

Anthony Gioffre Esq. and Dan Patrick Esq. of Cuddy & Feder represented this matter along with Rex Gedney, Architect, Alan Getz and Todd Ober

The applicant has appeared before the Zoning Board of Appeals and has closed the Public Hearing on the matter and directed Staff to prepare approval resolutions for consideration at their next meeting. They were unable to take an action because the Planning Commission ha not taken an action for SEQRA

No additional submission has been submitted; no additional comment from the public have been made and no additional comments from AKRF have been provided.

This application was last heard in April
There are 2 outstanding AKRF issues Parking and Construction
Need answers on How much Excavation and Truck trips and route and hours.
Setbacks and landscaping need to be agreed upon

Public:

No one from the public spoke for or against this application

Planning Director reviewed the 18 items for SEQRA
18E potential concern

On the motion of Commissioner Hoge, which was seconded by Commissioner Candelaria, the Planning Commission was asked to prepare a Draft of the Neg Dec Resolution with supporting data

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	x				
Harris			x				
Hoge	x		x				
Passarelli				x			
Scarola			x				
Carriere							

On the motion of Commissioner Hoge, which was seconded by Commissioner Candelaria, matter was adjourned to the July 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	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.



Michael Scarola, Chair

Case #2025-0261

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**

A letter was received from the applicant requesting this matter be adjourned to the July 28, 2025 meeting

No further action was taken on this matter



A handwritten signature in blue ink, appearing to read "Michael Scarola", written over a horizontal line.

Michael Scarola, Chair

Case #2025-0260 – New Public Meeting



An application for Site Plan amendment approval of a proposed multifamily development previously approved in 2022, submitted by Anthony Gioffre, Esq on behalf of Regency Port Chester JV, LLC for property located at **208 and 216 King Street, Section: 142.22, Block: 2, Lot(s): 45 & 65**

Anthony Gioffre Esq. and Dan Patrick Esq. of Cuddy & Feder LLP represented this matter along with Chris Boone, Architect

The applicant is here to amend a previously approved site plan which was granted approval on September 28, 2022

Applicant is proposing the same number of stories as the Approved Development; the overall building height is being reduced from a total height of 209'-7" to 188'-7". However under the new Code changes, the applicant will need a two story variance

Applicant is proposing to reduce the overall building footprint by approximately 1,600 s/f, resulting in greater setback areas from the shared lot lines and room for additional onsite drainage infrastructure.

The Applicant continues to propose 185 residential units. However, the Applicant proposes to modify the unit mix to 40 studios; 54 1-bedrooms; 80 2-bedrooms; 11 3-bedrooms. The amendment also proposes to increase the total number of parking spaces from 152 off-street parking spaces to 185 off-street parking spaces, achieving a ratio of 1:1 parking for each residential unit.

An update is needed regarding design of parking in the garage as it relates to tandem and handicapped parking spaces, the sanitary flow of the new mix, positioning of exhaust fans in and out of the garages

On the motion of Commissioner Hoge, which was seconded by Commissioner Candelaria the Planning Commission expressed its intent to be Lead Agency for SEQRA

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	x				
Harris			x				
Hoge	x		x				
Passarelli			x				
Scarola			x				

On the motion of Commissioner Hoge, which was seconded by Commissioner Harris the Planning Commission referred the matter to the ZBA with a positive recommendation

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				

On the motion of Commissioner Harris, which was seconded by Commissioner Candelaria, the The Planning Staff/AKRF was directed to prepare a Neg Dec Resolution for the July 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	x				
Harris	x		x				
Hoge			x				
Passarelli			x				
Scarola			x				

On the motion of Commissioner Hoge, which was seconded by Commissioner Harris, a Public Hearing was set for the July 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	x				
Harris	x		x				
Hoge			x				
Passarelli			x				
Scarola			x				


 Michael Scarola, Chair

Case # 2025-0262 – New Public Meeting

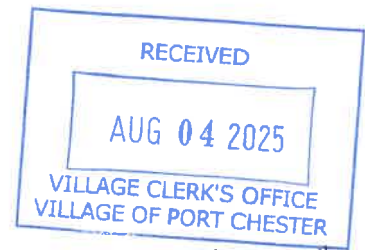
An application to sub-divide and construct a two-family rental residence on the vacant portion of the lot. Submitted by 74 Grace Church Street LLC for property located at **74 Grace Church Street, Section:142.46. Block: 2 Lot(s): 33**

Although this item was listed on the agenda, this matter was not heard.





Michael Scarola, Chair



Discussion items

SEQRA Overview workshop

Tentatively scheduled for 5:30 pm, right before the Planning Commission meeting of July 28th

**Consideration to revise the sequence of approval conditions related to the under
grounding of wires at 27-45 North Main Street**

On the motion of Commissioner Hoge, which was seconded by Commissioner Candelaria, the Commission agreed to revising the sequence of approvals regarding the undergrounding of wires relating to 27-45 North Main Street prior to the Certificate Of Occupancy

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	x				
Harris				x			
Hoge	x		x				
Passarelli			x				
Scarola			x				



Michael Scarola, Chair

Adjourn Meeting

On the motion unanimous motion & second, the meeting was adjourned to July 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							



Michael Scarola, Chair