

Planning Commission Meeting

A meeting of the Planning Commission was held on Monday evening August 25, 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:, Berkowitz, Candelaria, Harris, and Passarelli.

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

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.

Prior to the start of the regular agenda, there was a request for a advice and counsel session with the Village Attorney regarding an item on the agenda.

On the motion of Commissioner Passarelli, which was seconded by Commissioner Berkowitz, the Commission entered into an advice and counsel session at 7:02 pm

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	
Passarelli	x		x				
Scarola			x				
Carriere							

On the motion of Commissioner Passarelli, which was seconded by Commissioner Berkowitz, the Commission exited an advice and counsel session at 7:20 pm

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	
Passarelli	x		x				
Scarola			x				
Carriere							

Michael Scarola, Chair

Approval of Minutes

July 28, 2025

On the motion of Commissioner Passarelli, which was seconded by Commissioner Harris the minutes of the July 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	x				
Hoge						x	
Passarelli	x		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**

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

On the motion of Commissioner Harris, which was seconded by Commissioner Passarelli the Public Hearing was re-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	
Passarelli		x	x				
Scarola			x				
Carriere							

On the motion of Commissioner Berkowitz, which was seconded by Commissioner Candelaria, the matter was adjourned to the August 25, 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	x				
Harris			x				
Hoge						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 Berkowitz, which was seconded by Commissioner Candelaria, 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		x				
Candelaria		x	x				
Harris			x				
Hoge						x	
Passarelli			x				
Scarola			x				
Carriere							

Anthony Gioffre Esq. ad Dan Patrick Esq. of Cuddy & Feder represented this matter

The applicant considered and implemented the changes that had been requested by the Commission. The applicant and consultants agreed that there are no more outstanding issues with this matter.

Public:

No one from the public spoke for or against this application

On the motion of Commissioner Berkowitz, 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		x				
Candelaria			x				
Harris			x				
Hoge						x	
Passarelli		x	x				

Scarola			x				
Carriere							

On the motion of Commissioner Berkowitz, which was seconded by Commissioner Harris, the Special Exception Use 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		x				
Candelaria			x				
Harris		x	x				
Hoge						x	
Passarelli				x			
Scarola			x				
Carriere							

On the motion of Commissioner Berkowitz, which was seconded by Commissioner Candelaria, 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		x				
Candelaria		x	x				
Harris			x				
Hoge						x	
Passarelli				x			
Scarola			x				
Carriere							

Michael Scarola, Chair

Case #2025-0260

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**

On the motion of Commissioner Berkowitz, which was seconded by Commissioner Harris, 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		x				
Candelaria			x				
Harris		x	x				
Hoge						x	
Passarelli			x				
Scarola			x				
Carriere							

Anthony Gioffre Esq. and Dan Patrick Eq. of Cuddy & Feder LLP represented this matter along with Rubin Almeida from Lessard Engineering

The applicant has appeared before the Zoning Board of Appeals in connection with the two needed variances which were granted

A Special meeting was held by the Planning Commission to vote on the SEQRA resolution, which was approved at that meeting

No one from the Public spoke for or against this matter

On the motion of Commissioner Berkowitz, 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		x				
Candelaria			x				
Harris			x				
Hoge						x	
Passarelli		x	x				
Scarola			x				
Carriere							

On the motion of Commissioner Passarelli, which was seconded by Commissioner Candelaria a vote was held to approve the Site Plan Resolution with certain conditions.

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	
Passarelli	x		x				
Scarola			x				
Carriere							

The motion was carried but did not pass the vote

The applicant and the Commission discussed having a Special meeting to revote on the matter since all Commission members were not present for this particular voting session.

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**

Gary Gianfrancesco and Anthony Veneziano represented this matter along with their team members

The applicant informed the Commission that on September 2, they had a meeting with the surrounding neighbors

The ZBA suggested that the applicant work on the Neg Dec items before seeking variances

The applicant has made some revisions to the original application.

The applicant made an extensive presentation with regard to the application

See presentation here [Planning Commission Meeting 08/25/2025](#)

On the motion of Commissioner Berkowitz, which was seconded by Commissioner Harris, a Public Hearing was set for the September 29th 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	x				
Hoge						x	
Passarelli			x				
Scarola			x				
Carriere							

Michael Scarola, Chair

Case # 2025-0262

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**

The matter was represented by Jaclyn Tyler Architect and the applicant Scott

The applicant stated there might be a need for approximately 13 variances and is looking to be referred to the Zoning Board of appeals

The new building for this sub division will be located on the Sand Street side of the property

As a result of having a garage, The entrance to the garage will start in Layer 2 but the actual parking will be in layer 3 (this would require a variance) In addition a height variance would be required because of the elevation..

The Commission discussed with the applicant the possibility of a Site visit

The frontage of the 74 Grace church property is along Sand Street. There is an easement that crosses the property which has caused set back issues.

There is an existing non-conforming garage located on the 74 Grace Church property which will need variances and will remain part of the rear lot

The commission also expressed its intent to be Lead Agency for SEQRA with this application

On the motion of Commissioner Berkowitz, which was seconded by Commissioner Passarelli, the Commission expressed its intent to be Lead Agency for 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	
Passarelli		x	x				
Scarola			x				
Carriere							

Michael Scarola, Chair

Case #2022-0231

An application to amend a previously approved Site Plan by increasing off street parking while maintaining the original 9 story structure with 140 residential units. Submitted by Anthony Gioffre, Esq. of Cuddy & Feder LLP, for property located at **28-34 Pearl Street, Section: 142.30, Block:1, Lot(s):83 & 84**

The matter was represented by Anthony Gioffre Esq and Daniel Patrick Esq of Cuddy & Feder LLP

The Applicant submitted a new Building & Lot Plan application which proposes to maintain the 9-story structure with 140 residential units comprised of the same unit mix as previously approved by Building & Lot Plan Amendment 1 and Building & Lot Plan Amendment 2 (54 studios; 49 1-bedrooms; 37 2-bedrooms). However, the Applicant now proposes to increase the total parking from 90 off-street parking spaces to 102 off-street parking spaces, resulting in a net increase of 12 parking spaces and achieving a parking ratio of 0.73 parking space per residential unit.

Given the approved 2023 Site Plan, the 2024 Building & Lot Plan Amendment 1, and the 2024 Building & Lot Plan Amendment 2 for the project and the proposed minor modifications which pertain solely to parking, the Applicant is requesting waivers from those application requirements as permitted by Sections 345.119 and 345.805.F.4.

On the motion of Commissioner Berkowitz, which was seconded by Commissioner Passarelli, the Commission expressed its intent to act as 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		x				
Candelaria			x				
Harris			x				
Hoge						x	
Passarelli		x	x				
Scarola			x				
Carriere							

On the motion of Commissioner Berkowitz, which was seconded by Commissioner Harris, a Public Hearing was set for September 29, 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		x				
Candelaria			x				
Harris			x				
Hoge						x	
Passarelli		x	x				
Scarola			x				
Carriere							

On the motion of Commissioner Passarelli, which was seconded by Commissioner Candelaria, staff was directed to prepare SEQRA and Site Plan Resolutions for the September 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	
Passarelli	x		x				
Scarola			x				
Carriere							

Michael Scarola, Chair

BOT Referrals

Option 1: Board of Trustees referral of a Local Law amending the zoning code to provide the 2 South Main Street Site Plan an additional 6 months to secure a building permit under its site plan approval.

Option 2: Board of Trustees referral of a Local Law amending the zoning code to provide the 2 South Main Street Site Plan an additional 60 days to secure a building permit under its site plan approval

On the motion of Commissioner Passarelli, which was seconded by Commissioner Candelaria, the Commission agreed to support option number two.

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	
Passarelli	x		x				
Scarola			x				
Carriere							

Michael Scarola, Chair

Adjourn Meeting

On a unanimous motion & second, the meeting was adjourned to September 29, 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