

Planning Commission Meeting

A meeting of the Planning Commission was held on Monday evening July 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, Candelaria, Harris, Hoge 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

RECEIVED

AUG 27 2025

VILLAGE CLERK
VILLAGE OF PORT CHESTER



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 from the Planning Commissioner to entertain a request for an Add-On to the agenda for an application at 74 Grace Church Street, Port Chester NY

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**

On the motion of Commissioner Passarelli, which was seconded by Commissioner Candelaria, the Commission voted on entertaining an add on item to the agenda.

In order for an add on item to be added to the agenda, the vote to do so must be unanimous.

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							

The outcome of the vote was not unanimous; therefore, the item was not added to the agenda.



Michael Scarola, Chair

Approval of Minutes

June 30, 2025

There was 1 correction to the minutes with regard to the roll call vote

On the motion of Commissioner Hoge, which was seconded by Commissioner Alvarez,, the minutes of the June 30, 2025 meeting were approved with the 1 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	x				
Berkowitz			x				
Candelaria			x				
Harris			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.

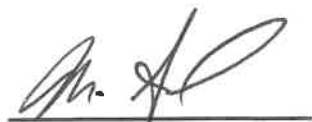
The applicant said there was some swapping out of antennas which would answer the RF Consultants concerns.

The applicant provided an updated response to the RF Consultants' concerns which he RF Consultant said satisfied the items that were noted in his report.

On the motion of Commissioner Berkowitz, which was seconded by Commissioner Harris, the Special Exception Use request was granted for an additional 2 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		x				
Candelaria			x				
Harris		x	x				
Hoge			x				
Passarelli			x				
Scarola			x				
Carriere							


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 # 2024-0257

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 Berkowitz, the Public Hearing was opened.

Roll Call

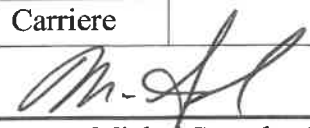
<u>Member</u>	<u>Motion</u>	<u>Second</u>	<u>Yes</u>	<u>No</u>	<u>Abstain</u>	<u>Absent</u>	
Alvarez			x				
Berkowitz		x	x				
Candelaria			x				
Harris			x				
Hoge	x		x				
Passarelli			x				
Scarola			x				
Carriere							

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

On the motion of Commissioner Hoge, which was seconded by Commissioner Alvarez, 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	x				
Berkowitz			x				
Candelaria			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 Berkowitz, 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				
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,

The applicant restated they have appeared before the Zoning Board of Appeals and they have 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 has not taken an action for SEQRA

Discussions were held regarding the new renderings that were provided by the applicant. The commission was appreciative that their comments for the mist part had been incorporated into the new renderings

There were discussions regarding the safety aspects on certain sides of the building especially with the larger plantings

Some additional suggestions were made and the applicant was requested to provide an update based on the suggestions and provide a night rendering as well.

Public:

No one from the public spoke for or against this application

The Planning Staff provided the Commission with a SEQRA Neg Dec Resolution for their approval.

On the motion of Commissioner Hoge, which was seconded by Commissioner Alvarez, the Planning Commission approved the resolution

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							

On the motion of Commissioner Berkowitz, which was seconded by Commissioner Harris, the Planning Staff was directed to prepare Special Exception and Site Plan Resolutions for 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				
Candelaria		x	x				
Harris			x				
Hoge	x		x				
Passarelli				x			
Scarola			x				
Carriere							

On the motion of Commissioner Berkowitz, which was seconded by Commissioner Candelaria the meeting was adjourned to the August 25, 2025 meeting with the Public Hearing remaining open.

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 #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 August 25, 2025 meeting

No further action was taken on this matter

A handwritten signature in dark ink, appearing to read 'M. Scarola', is written over a horizontal line.

Michael Scarola, Chair

Case #2025-0260 – Continued Public Hearing

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 Hoge, which was seconded by Commissioner Berkowitz 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				
Hoge	x		x				
Passarelli			x				
Scarola			x				

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

Since the last appearance before the Commission the applicant has appeared before the Zoning Board of Appeals icw the two needed variances

The Zoning Board has directed staff to prepare a resolution granting the two variances for the next meeting. However, no action can be taken until the Planning Commission acts on SEQRA

The applicant reiterated the applicant is making the project smaller and better in addition to the height of the building being reduced by 20 ft.

The applicant is also working towards meeting the conditions necessary for a demolition permit

The applicant made it known that a major hurdle in this matter is obtaining a sign-off from Con Edison

At this time the Planning Commission is not the Lead Agency fir this matter and the notification circulation must go on for 30 days. Therefore the Planning Commission cannot take action ooon the Neg Dec at this time.

The applicant is therefore requesting a special meeting to vote on SEQR prior to the zoning Board meeting, so that they may take an action.

No one from the Public spoke for or against this matter

On the motion of Commissioner Hoge, seconded by Commissioner Candelaria to schedule a special meeting during the week of August 11th to vote on the SEQRA Neg Dec Resolution

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				

On the motion of Commissioner Hoge, seconded by Commissioner Passarelli, 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				
Harris			x				
Hoge	x		x				
Passarelli			x				
Scarola			x				



Michael Scarola, Chair

Adjourn Meeting

On the motion unanimous motion & second, the meeting was adjourned August 25, 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