

Planning Commission Meeting

A meeting of the Planning Commission was held on Monday evening September 29, 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: Avarez, 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

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

August 25, 2025

A request was made by a commissioner to postpone voting on the minutes until further discussion with the Planning Department.

Roll Call

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

No action was taken on this matter.

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 Berkowitz, which was seconded by Commissioner Hoge 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		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 further adjourn this matter as talks are underway to bring the application back before the Planning Commission soon.

On the motion of Commissioner Hoge, which was seconded by Commissioner Harris, the matter was adjourned. The application will remain as a Public Hearing but will be removed from the agenda until its return.

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							

Michel 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**

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

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

Mr. Veneziano summarized the following items

Various letters have been submitted to the Planning Office/Commission with regard to this Site Plan application

Four variances were determined by the Planning Director in his Zoning Compliance document

The property slopes by 40 feet from front to back and in the center is rock and areas that have to be excavated

The Site is zoned CD4-MU which allows for the multifamily building

The preferred plan is for 5 stories, with the 5th floor being amenity space

The variances that are required are for stories. 3 stories are permitted with a 5-story maximum

Mr. Gianfrancesco summarized his meetings with the 8 neighbors and his meeting with the fire chief.

He stated that they did go before the Zoning Board and received feedback from the public.

However the Zoning Board thought it was a little premature to be before them at this point and recommended they return to the Planning Commission and wrap up any SEQRA issues and hear public comments

The concerns of the Fire Chief will manifest themselves in the next Site Plan Submission The Chief would like to see Emergency Access off of Smith Street and he requested that some anchors be placed strategically on top of the building to assist in rescuing people in case of an emergency

Traffic concerns were addressed by representatives from Kimberly Horn. There is some additional information that will be provided to AKRF addressing their concerns

Information was also provided to the New York State Department of Transportation for their concept review

There was also a discussion regarding parking in the front layer

PUBLIC

Erik Caraballi – 32 Olivia Street

Vincent Giordano – 30 Olivia Street

Several letters from the Public were also received in connection with this application

A site visit will be scheduled for Commissioners (it was suggested that the visit be done during the time that school is dismissed to see the impact for that time of day)

It was also noted that the description of the application needs to be updated to reflect the reduction in the number of parking spaces.

On the motion of Commissioner Passarelli, which was seconded by Commissioner Candelaria, the Public Hearing was adjourned to the October 27th 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

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**

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

The matter was represented by Anthony Gioffre, Esq. of Cuddy & Feder along with Jay Borden. The applicant is amending the approved site plan to increase the number of off-street parking spaces by 10.

The project has been before the Planning Commission in different versions for a number of years
Originally approved as a 12 story building with 194 units and 124 parking spaces
The applicant is proposing an amendment to the previously approved site plan
Proposal is for a 9 story building with 140 units and 90 parking spaces
No changes will be made to the exterior of the building – only the addition of 10 additional parking spaces
Based on feedback from AKRF the interior parking has been modified to address accessible parking spaces this reducing the originally proposed 12 parking spaces to 10
The applicant has adequately addressed all comments from the consultants

Public

Anthony Tirone – Port Chester resident

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

On the motion of Commissioner Hoge, which was seconded by Commissioner Harris, the SEQRA Neg Dec 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							

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

Passarelli			x				
Scarola			x				
Carriere							

It was also noted that item 18 on the conditions sheet should be revised.

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.

The application will remain as a Public Meeting until such time it returns; however, it will be removed from the agenda.

No further action was taken on this matter.

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 (Brian?)

The 30-day waiting period is over and the Planning Commission is lead agency for this matter.

The application was before the Commission last month and the applicant believes that most members have done a site visit

There is an existing lot (in the L) with a 3-story frame building in the rear that houses residences And an accessory garage. This is the current layout

The applicant proposes to sub divide the lot into the Sand Street and the Gray Street properties

Thirteen variances are potentially required due to the driveway

The Sand Street property which has a right of way could be used to access the rear of the property and build into the topography instead of raising the garage. This will eliminate the number of variances required.

A vehicle turning plan has been requested

Stormwater and sanitary sewer plans have been requested by Delaware Engineering

The application will remain a public meeting

No further action was taken on this matter

Michael Scarola, Chair

BOT Referrals

A LOCAL LAW AMENDING THE CODE OF THE VILLAGE OF PORT CHESTER, CHAPTER 345 AND 175, “ZONING,” AND “FEES,” ADDING A NEW SUBSECTION TO 345-805 G (1)(a) AND SECTION 345-805.F (1) (a) TO DEFINE THE SITE PLAN AMENDMENT TRIGGER AND CREATE AN ASSOCIATED FEE

On the motion of Commissioner Passarelli, which was seconded by Commissioner Candelaria, the Planning Commission supported the Local Law mentioned above

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 October 27, 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