

## Planning Commission Meeting

A meeting of the Planning Commission was held on Monday evening November 24, 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 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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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.

**Approval of Minutes**

**August 25, 2025**

On the motion of Commissioner Berkowitz, which was seconded by Commissioner Passarelli, the minutes of the August 25, 2025 meeting were approved.

Roll Call

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



Michael Scarola, Chair

## Approval of Minutes

**September 29, 2025**

On the motion of Commissioner Hoge, which was seconded by Commissioner Berkowitz, the minutes of the September 29, 2025 meeting were approved with 1 minor correction

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      |               |               |            |           |                |               |  |



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**

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

Roll Call

| <b><u>Member</u></b> | <b><u>Motion</u></b> | <b><u>Second</u></b> | <b><u>Yes</u></b> | <b><u>No</u></b> | <b><u>Abstain</u></b> | <b><u>Absent</u></b> |  |
|----------------------|----------------------|----------------------|-------------------|------------------|-----------------------|----------------------|--|
| 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.

It was noted that based on the feedback received from the Planning Commission and the feedback from the neighbors while visiting the residences, the application was modified to include some of the feedback.

Each member of the applicant's team provided an overview of their expertise and contribution to the project

The applicant has met with the fire Chief to discuss fire and safety concern

The applicant also reached out to United Hospital to address the potential interest of a shared shuttle service for potential residents

A full video of the meeting can be seen by clicking the link below

[pctv.portchesterny.org/internetchannel/show/867?channel=1](https://pctv.portchesterny.org/internetchannel/show/867?channel=1)

**Public**

Vincent Giordano 30 Olivia Street Port Chester

Erik Carabalco 32 Oliva Street Port Chester

On the motion of Commissioner Hoge, which was seconded by Commissioner Candelaria, the Commission directed staff to prepare/start the Neg Dec process

**Roll Call**

| <b><u>Member</u></b> | <b><u>Motion</u></b> | <b><u>Second</u></b> | <b><u>Yes</u></b> | <b><u>No</u></b> | <b><u>Abstain</u></b> | <b><u>Absent</u></b> |  |
|----------------------|----------------------|----------------------|-------------------|------------------|-----------------------|----------------------|--|
| 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 Candelaria, the Public Hearing was adjourned to the January 7, 2026 meeting

**Roll Call**

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

  
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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**

The matter was represented by Anthony Gioffre Esq. of Cuddy & Feder LLP along with his team members Dan Patrick Esq, Chris Boone and Jake Borden

Mr. Gioffre said the application has been pending since 2023

There has been a slight change in the number of units to 250 – 30 Studios, 122 1-bedroom and 12 3-beedroom

There will be 375 off-street, structured parking spaces, including 125 spaces that will be reserved for municipal, public parking

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the Applicant is also showing the relocation of the Marvin Place parking spaces from the eastern side of Marvin Place to the western side, which will facilitate improved emergency response access

The Applicant is in the process of preparing responses to the latest review memoranda prepared by the Village's consultants, including the Delaware Engineering, D.P.C. ("Delaware") review memorandum

Chris Boone highlighted all the changes that were made to the site plan since its last appearance before the Planning Commission

The applicant will provide more information with the next submission

No further action was taken on this matter



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Michael Scarola, Chair

**Case #2025-0263**

An application submitted for Site Plan Approval and Special Exception Use to renovate the interior of a vacant building for a beauty parlor, nail salon and spa, submitted by Paul Noto Esq., on behalf of DI'US LLC for property located at **601 North Main Street, Section:136.64, Block: 1, Lot**

Paul Noto, Esq. and his team represented this matter for the applicant along with members of his team.

Per the village Code this matter requires a Special Exception Use Site Plan

The application is for interior renovations only to a one story building which was formerly an exercise facility

There is a tenant in one portion of the building who will be taking over the entire building

The building has 14 parking spaces, and the main entrance will be off the parking lot side.

There are entrances on Mssin Street which will be closed off as they are not needed for egress

The number of toilets will be reduced from 3 to two and the number of showers will also be reduced.

On the motion of Commissioner Hoge, which was seconded by Commissioner Alvarez, the Public Haring was set for January 7, 2026

Roll Call

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

On the motion of Commissioner Hoge, which was seconded by Commissioner Berkowitz, the Planning Staff was directed to prepare resolutions for the January 7<sup>th</sup> 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      |               |               |            |           |                |               |  |



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Michael Scarola, Chair

## **Adjourn Meeting**

On a unanimous motion & second, the meeting was adjourned to January 7, 2026

Roll Call

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



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Michael Scarola, Chair