

Adjourn Meeting

On a unanimous motion & second, the meeting was adjourned to January 26, 2026

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							

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APR 15 2026

VILLAGE CLERK
VILLAGE OF PORT CHESTER



Michael Scarola, Chair

BOT Referral

A LOCAL LAW AMENDING THE CODE OF THE VILLAGE OF PORT CHESTER, CHAPTER 345, "ZONING," TO ADDRESS ISSUES OF CLARITY AND CONSISTENCY

A brief overview of the components of the Local Law was provided by Planning Director Greg Cutler.

On the motion of Commissioner Hoge, which was seconded by Commissioner Candelaria, the Commission voted to send a Positive recommendation to the BOT with regard to this Local Law

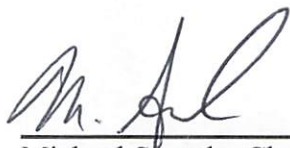
Roll Call

<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							No vote

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APR 15 2026

**VILLAGE CLERK
VILLAGE OF PORT CHESTER**



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**

The matter was represented by Jaclyn Tyler, architect for the project.

The matter has appeared before the Zoning Board of Appeals (no action was taken)

The applicant has made some revisions to the plan which include Drainage/Stormwater, Revision of driveway and access configuration, aligned the civil engineering plans with the architectural site plan.

Provided updated surveys of the property

Provided some responses to the previous Delaware Engineering memo (additional information is needed.

Applicant will discuss options with the applicant and provide an update at the January 26th meeting.

No further action was taken on this matter and the matter was adjourned to the January 26, 2026 meeting

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VILLAGE OF PORT CHESTER



Michael Scarola, Chair

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VILLAGE OF PORT CHESTER

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, Diego Hodera

The applicant has provided some responses to the AKRF and Delaware Engineering comments. Additional information and comments are still outstanding and will be provided to both in the next submission.

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

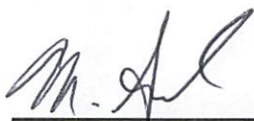
The applicant will provide additional renderings which depict looking at the building from different directions; In addition, the applicant will bring sample façade materials to the next meeting

The Applicant also intends to pay homage to the history of the Embassy Theater with an installment within the lobby, including the original "EMBASSY" sign currently located on the external southwest facing wall of the Embassy Theater building.

On the motion of Commissioner Harris, which was seconded by Commissioner Berkowitz, a Public Hearing was set for January 26, 2026

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							No vote



Michael Scarola, Chair

Case #2025-0261

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APR 15 2026

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 Passarelli, the Public Hearing was opened

Roll Call

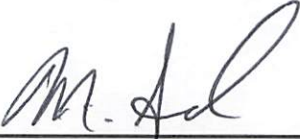
<u>Member</u>	<u>Motion</u>	<u>Second</u>	<u>Yes</u>	<u>No</u>	<u>Abstain</u>	<u>Absent</u>	
Alvarez						x	
Berkowitz			x				
Candelaria			x				
Harris			x				
Hoge	x		x				
Passarelli		x	x				
Scarola			x				
Carriere							No vote

An e-mail was received in the Planning Office from the applicant, requesting the Commission adjourn the matter to the January 26, 2026 meeting

On the motion of Commissioner Berkowitz, which was seconded by Commissioner Harris, the application was adjourned to the January 26, 2026 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							No vote



Michael Scarola, Chair

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APR 15 2026

VILLAGE CLERK

VILLAGE OF PORT JEFFERSON

Case # 2022-0228 - Resolution Amendment

An application submitted by David Cooper Esq. of Zarin & Steinmetz LLP on behalf of Broad Street Owner LLC to amend a previously approved resolution for 280 residential units, 8,700 s.f. of ground floor commercial space, and 271 self-parking spaces within a 15-story building located at **44 Broad Street, Section: 144.22, Block: 2, Lot(s): 69-76**

David Cooper Esq. of Zarin & Steinmetz along with Kevin Leahey represented the matter for the applicant.

The items blow were amended on the Site Plan Commitment pages:

Since the Project is subject to NYSDEC oversight under the Brownfield Cleanup Program and will require soil remediation, the Applicant may obtain an excavation and SOE permit prior to the issuance of a Building Permit

Applicant must provide a copy of an executed Developer's Agreement between Veolia and the Applicant that states, among other things, that: Veolia has determined and deemed sufficient a capital improvement plan for service to the Village's downtown area of which the project is a part; and, that the project has contributed, or committed to Veolia's sole satisfaction, to contribute its equitable portion of the necessary capital improvements as solely determined by Veolia. Satisfaction of this condition will not be required prior to the Applicant obtaining an excavation and SOE permit

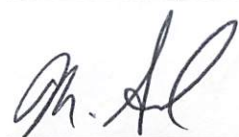
(added to heading)

**PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR WORK OTHER THAN
DEMOLITION AND SITE GRADING (INCLUDING EXCAVATION AND SOE)**

On the motion of Commissioner Passarelli, which was seconded by Commissioner Hoge, the amended Site Plan Conditions Worksheets were approvec

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	x				
Passarelli	x		x				
Scarola			x				
Carriere							No vote



Michael Scarola, Chair

Public

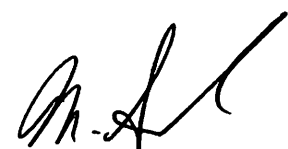
No one from the public spoke for or against this application

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 Passarelli, which was seconded by Commissioner Hoge, Special Exception/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				
Hoge		x	x				
Passarelli	x		x				
Scarola			x				
Carriere							No vote



Michael Scarola, Chair

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APR 15 2026

VILLAGE CLERK
VILLAGE OF PORT CHESTER

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**

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							No vote

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 and 3 other businesses will also occupy the building (a nail salon, a hair salon and a spa)

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

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

There will be 1 sign on the building to represent all of the businesses

The salon in the building will operate during normal business hours as appropriate.

Approval of Minutes

November 11, 2025

On the motion of Commissioner Berkowitz, which was seconded by Commissioner Harris, the minutes of the November 11, 2025 meeting were approved.

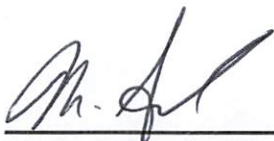
Roll Call

<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		x				
Candelaria			x				
Harris		x	x				
Hoge			x				
Passarelli			x				
Scarola			x				
Carriere							No vote

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**VILLAGE CLERK
VILLAGE OF PORT CHESTER**



Michael Scarola, Chair

After the pledge of allegiance, the Commission took a vote to add an application to the agenda.

The application was for 74 Grace Church Street which was submitted on time by the applicant but was inadvertently omitted from the agenda.

Vote to add to the agenda

On the motion of Commissioner Hoge, which was seconded by Commissioner Candelaria, the 74 Grace Church application was added to the agenda.

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							No vote

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APR 15 2026

**VILLAGE CLERK
VILLAGE OF PORT CHESTER**



Michael Scarola, Chair

Planning Commission Meeting

A meeting of the Planning Commission was held on Wednesday evening January 7, 2026, at the Justice Courtroom, 350 North Main Street, Port Chester, NY at 6:30 p.m. with Chairman Scarola presiding

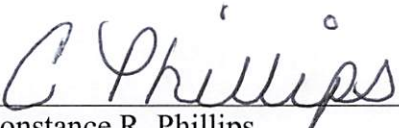
Present in addition to Chairman Scarola were Commissioners: Berkowitz, Candelaria, Harris, Hoge and Passarelli and new alternate member Carriere

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 OF PORT CHESTER



Constance R. Phillips
Recording Secretary

As presented to the Village Clerk:



Janusz Richards
Village Clerk