

Planning Commission Meeting

A meeting of the Planning Commission was held on Monday evening March 30 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: Alvarez, Berkowitz, Candelaria, Harris, Carriere and Passarelli and new alternate member Carriere

Also present was, Planning Director Greg Cutler, Assistant Planning Director Curt LaValla, Village Attorney James Carpinello and Assistant Village Attorney Callie Jones

Also in attendance were AKRF Consultants and Delaware Engineering Consultants.

The meeting opened with a quorum at 6:30 pm

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APR 30 2026

**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

January 7, 2026

On the motion of Commissioner Carriere, which was seconded by Commissioner Candelaria, the minutes of the January 7, 2026 meeting were approved

. (no meetings were held on January 26th and February 23rd due to inclement weather)

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				
Scarola			x				
Carriere	x		x				



Michael Scarola, Chair

Case #2022-0231 – Site Plan Resolution Amendment

An application submitted by Anthony Gioffre Esq. of Cuddy & Feder LLP on behalf of 28 Pearl Street Development LLC to amend a previously approved Site Plan Resolution in connection with redevelopment of the premises with a 9 story multi family structure located at **28 Pearl Street, Section: 142.30, Block: 30, Lot(s): 88**

The matter was represented by Daniel Patrick Esq. of Cuddy & Feder LLP

The applicant is requesting that the conditions be modified that include minor amendments to the approval resolution approved by the Commission about three years ago.

The amendments that are requested are related to the timing of certain permits and certain payments. The original approval resolution the Commission required certain milestones as conditions of approval. Building permits for demolition as well as vertical construction.

The applicant is requesting that the approval resolution be modified to clarify that a permit for the SOE for the structure for the grading work as well as excavation work as support for the excavation work not be considered a permit for vertical work construction because it is not vertical construction

The applicant is asking the Commission to modify the language related to the Fair Share contributions. The BOT adopted a policy that these fees would be paid in two parts, one at building permit for vertical construction and one at temporary C of O

This is different from the approval resolution which states that everything should be paid at the time of C of O.

On the motion of Commissioner Berkowitz, which was seconded by Commissioner Alvarez, the Site Plan Amendment 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	
Passarelli			x				
Scarola			x				
Carriere	x		x				



Michael Scarola, Chair

Case #2021-0218 – Site Plan Resolution Amendment

An application submitted by Anthony Gioffre Esq. of Cuddy & Feder LLP on behalf of 2SM Development, LLC to amend a previously approved Site Plan Resolution in connection with redevelopment of the premises with a 12 story mixed use development located at **2-16 South Main Street, Section: 142.30, Block: 2, Lot(s): 47-53, 54, 57, 58**

The matter was represented by Daniel Patrick Esq. of Cuddy & Feder LLP

The applicant is requesting that the conditions be modified that include minor amendments to the approval resolution. This application is very similar to the request made of the previous application (28 Pearl Street)

The applicant is requesting that the approval resolution be modified to clarify that a permit for the SOE for the structure for the grading work as well as excavation work as support for the excavation work not be considered a permit for vertical work construction because it is not vertical construction

The applicant is asking the Commission to also modify the language related to the Fair Share contributions

Planning director Greg Cutler stated that its really the SOE Supported Evacuation vs the vertical construction permit when things are due. This project has obtained a Building Permit and the Site Plan has nit expired. They also have a demolition permit.

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



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 Carriere, 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	
Passarelli			x				
Scarola			x				
Carriere	x		x				

The matter was represented by Gary Gianfrancesco AIA of Arconics Architecture, along with Scott Allen and Anthony Veneziano

Mr. Veneziano said the matter was before the Commission in late November and presented the application with significant changes which the Commission seemed to support. No meetings were held in January and February due to inclement weather. The applicant is awaiting the next step which is the Neg Dec Approval. The applicant has been back before the Zoning Board of appeals where there were three variances and one waiver issued by the Planning Department. The Zoning Board has authorized a resolution to be prepared for the 3 variances.

The purpose of the appearance tonight is to obtain the Negative Declaration from the Planning commission. In addition, the applicant has addressed the concerns of the Commission and the consultants.

Public

Vincent Giordano – 30 Olivia Street – Port Chester

Review of Sound Study/ (AKRF) performed this operation (Section K of Neg Dec regarding noise mitigation)

Landscaping Plan has been completed /relocation of the trees

A waiver for the curb cuts has been granted. More than one cut per driveway

Move handicap parking spaces closer to the elevators

Next step – accept Neg Dec for Zoning Board

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

On the motion of Commissioner Passarelli, which was seconded by Commissioner Carriere, the Staff was directed to prepare resolutions for next month's 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				
Harris			x				
Hoge						x	
Passarelli	x		x				
Scarola			x				
Carriere		x	x				

On the motion of Commissioner Carriere, which was seconded by Commissioner Candelaria, the meeting was adjourned to April 27, 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	x				
Harris			x				
Hoge						x	
Passarelli			x				
Scarola			x				
Carriere	x		x				



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**

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

The matter was represented by Daniel Patrick Esq. of Cuddy & Feder LLP along with Jake Borden, Chris Boone and Diego D’Villareale and James Karas

Some of the highlights of this overview:

This application consists of seven buildings which will be demolished and rebuilt with 8 stories

The proposed project would consist of 250 residential units with 25 affordable units (30 studios, 122 one-bedroom units, 86 two-bedroom units and 12 three-bedroom units). These units are estimated to generate 14 school aged children

There will be 250 structured off street parking spaces for residents and 125 structured off street spaces for the public.

Frontage on North Masin Street, Highland Street, Marvin Place and a small portion of Willett Avenue

The MOU has been adopted earlier this month by the BOT which permits the applicant to build two stories higher in exchange for the off-street parking spaces.

Revised curb cuts, 1 for off street loading area, 1 for off street residential parking and 1 for off street public parking

Public Adriana Moncala & Tiffany Lopez (business owners) 132 North Main Street

It was also recommended that Marvin Place should be two way to alleviate congestion in the area.

On the motion of Commissioner Carriere, which was seconded by Commissioner Candelaria, a recommendation will be made to the BOT to change Marvin Place into a two way street.

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				
Scarola			x				
Carriere	x		x				

On the motion of Commissioner Passarelli, which was seconded by Commissioner Carriere, a Public Hearing was set for April 27, 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		x				
Scarola			x				
Carriere		x	x				


Michael Scarola, Chair

Case #2026-0267 – New Public Meeting

An application submitted for Site Plan approval for a change of occupancy from Warehouse to indoor sports training facility (the Swing Loft), submitted by David A. Barbuti, Architect for property located at **45 Ryan Avenue, Section: 142.41, Block: 1, Lot(s): 32**

The matter was represented by David Barbuti, Architect representing the Swing Loft. The application is for a change in occupancy from vacant warehouse space to an indoor sports training facility.

It is appointment based with no walk-ins Training sessions have a maximum of 5 athletes per session with two trainers and one clerical person

There will be 3 batting cages 2 golf simulators and a weight lift area

On the motion of Commissioner Carriere, which was seconded by Commissioner Candelaria, a Public Hearing was set for April 27, 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	x				
Harris			x				
Hoge						x	
Passarelli			x				
Scarola			x				
Carriere	x		x				



Michael Scarola, Chair

BOT Referral

A LOCAL LAW AMENDING THE CODE OF THE VILLAGE OF PORT CHESTER, CHAPTER 345, "ZONING," TO AMEND THE DEFINITION OF PARKING AREA.

On the motion of Commissioner Carriere, which was seconded by Commissioner Candelaria, the Commission voted to send a positive recommendation to the Board of Trustees regarding the parking 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	x						



Michael Scarola, Chair

Adjourn Meeting

On a unanimous motion & second, the meeting was adjourned to April 27, 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			x				



Michael Scarola, Chair