

Planning Commission Meeting

A meeting of the Planning Commission was held on Monday evening April 27, 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, Harris, Hoge, Passarelli. and Carriere and

Also present was Planning Director Greg Cutler, Assistant Planning Director Curt LaValla, 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

Constance R. Phillips
Recording Secretary

As presented to the Village Clerk:

Janusz Richards

Janusz Richards
Village Clerk

After the pledge of allegiance, the Commission proceeded with the agenda

Approval of Minutes

March 30, 2026

On the motion of Commissioner Carriere, which was seconded by Commissioner Candelaria, the minutes of the March 30, 2026 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				
Candelaria						x	
Harris		x	x				
Hoge					x		
Passarelli	x		x				
Scarola			x				
Carriere			x				



Michael Scarola, Chair

Case #2016-0137

An application submitted by Angela Poccia Esq. of Snyder & Snyder, LLP on behalf of Verizon Wireless to renew the Special Exception Use Permit for antennas located on the rooftop of **219 Westchester Avenue Section: 142.22, Block: 1, Lot(s) 26**

The matter was represented by Michael Sheridan Esq. of Snyder & Snyder LLP on behalf of Verizon Wireless at the above-named location.

There is a two-year requirement to renew the Special Exception Use permit.

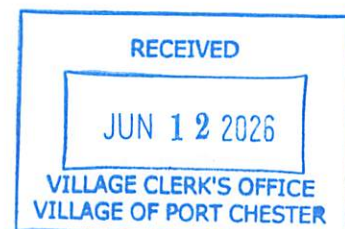
There have been no changes to the site, only maintenance has been performed.

The Village's RF Consultant reviewed the matter and recommended renewal of the permit.

On the motion of Commissioner Hoge, which was seconded by Commissioner Passarelli, the Special Exception Use permit was renewed for a two year period

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			x				





Michael Scarola, Chair

Case #2018-0177

An application submitted by Angela Poccia Esq. of Snyder & Snyder, LLP on behalf of Verizon Wireless to renew the Special Exception Use Permit for antennas located on the rooftop of **330-340 South Regent Avenue Section: 141.52, Block: 1, Lot(s) 4**

The matter was represented by Michael Sheridan Esq. of Snyder & Snyder LLP on behalf of Verizon Wireless at the above-named location.

There is a two-year requirement to renew the Special Exception Use permit.

There have been no changes to the site only maintenance has been performed.

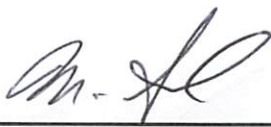
The Village's RF Consultant reviewed the matter and recommended renewal of the permit.

Village's RF Consultant reviewed the matter and recommended renewal of the permit.

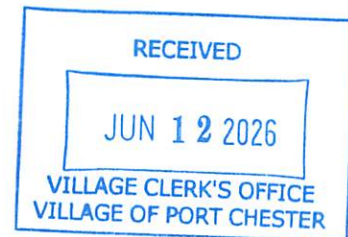
On the motion of Commissioner Carriere, which was seconded by Commissioner Berkowitz, the Special Exception Use permit was renewed for a two year period

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				



Michael Scarola, Chair



Case #2016-0138

An application submitted by Angela Poccia Esq. of Snyder & Snyder, LLP on behalf of Verizon Wireless to renew the Special Exception Use Permit for antennas located on the rooftop of **411 Westchester Avenue Section: 136.77, Block: 1, Lot(s) 51**

The matter was represented by Michael Sheridan Esq. of Snyder & Snyder LLP on behalf of Verizon Wireless at the above-named location.

There is a two-year requirement to renew the Special Exception Use permit.

There have been no changes to the site only maintenance has been performed.

The Village's RF Consultant reviewed the matter and recommended renewal of the permit.

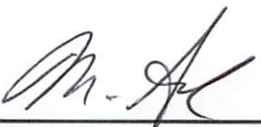
Village's RF Consultant reviewed the matter and recommended renewal of the permit.

On the motion of Commissioner Harris, which was seconded by Commissioner Carriere, the Special Exception Use permit was renewed for a two year period

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				
Passarelli			x				
Scarola			x				
Carriere		x	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

Rich Williams, Engineer for the application provided insight regarding fire safety concerns.

The public expressed concerns regarding the access needed for fire trucks in the rear of the building. They also expressed concerns regarding using the rear gated entrance to the property for continued use by trucks and large vehicles. However, in extreme situations the entrance could be used in connection with landscaping (delivery if trees etc.)

Public

Vincent Giordano – 30 Olivia Street – Port Chester
Joe Catalano – 26 Olivia Street
Jonathan Reason – 153 Smith Street
Resident – no name given



On the motion of Commissioner Berkowitz, which was seconded by Commissioner Hoge, the Public Hearing was closed.

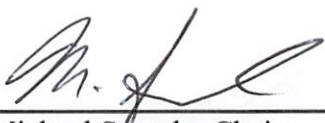
Roll Call

<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		x				
Candelaria						x	
Harris			x				
Hoge		x	x				
Passarelli			x				
Scarola			x				
Carriere			x				

On the motion of Commissioner Hoge, which was seconded by Commissioner Berkowitz, the Site Plan Resolution was approved with 2 additional conditions being added to the Conditions worksheet.

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			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 Hoge, 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				
Candelaria						x	
Harris			x				
Hoge	x		x				
Passarelli			x				
Scarola			x				
Carriere		x	x				

The matter was represented by Anthony Gioffre Esq. of Cuddy & Feder LLP along with the applicant Jake Borden, James Karas and Chris Boone from Lessard Architecture.

Mr. Gioffre stated that the latest submission addressed most of the previous concerns from AKRF and Delaware at the last meeting.

A final letter of resolution was executed from SHIPO

The applicant has also been in touch with FEMA

At the last meeting there was great concern with regard to the displacement of the current tenants of the buildings. The applicant has reached out to the tenants and is currently working with them to find a suitable resolution

Jake Borden provided an update of the efforts being made to relocate the existing tenants.

There are 8 residential spaces 15 Commercial spaces and only 10 are occupied. Only 3 tenants expressed their desire to return after completion of the new building

Public Adriana Moncala & Tiffany Lopez (business owners) 132 North Main Street
Jonathan Reason 153 Smith Street Port Chester

Joe Gotalano 26 Olivia Street Port Chester
Vincent Giordano 30 Olivia Street Port Chester



Additional suggestions were made for chairs/benches at the site
Additional spaces were provided for handicapped parking and suggestions were made to have screening on the garage. (samples were provided) a recommendation to the BOT to change Marvin Place into a two-way street.

On the motion of Commissioner Hoge, which was seconded by Commissioner Berkowitz, the Planning Staff was directed to begin drafting documents (Neg Dec and Site Plan) for the next 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			x				

On the motion of Commissioner Hoge, which was seconded by Commissioner Carriere, a Public Hearing was set for May 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		x				
Passarelli			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.

On the motion of Commissioner Hoge, which was seconded by Commissioner Carriere, a 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				
Scarola			x				
Carriere		x	x				

The matter was represented by Dave Barbuti representing Swing Loft indoor training All materials were presented last month and he is open for any questions the Board may have

Planning Director Greg Cutler said he had prepared final documents as he saw no outstanding issues with this project. Currently there are no conditions, but the Board may want to talk about drop off and pick up operations

Applicant indicated there would be structured drop off and pick up. There are 16 dedicated spaces for the site. Parents will hopefully drop of the children and go into the Village or elsewhere until time to pick up the children. Also there is a park nearby where parents can park if necessary. There are also sessions that are dedicated to adults only. (16 max)

Public

No one from the public spoke for or against this matter.

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

On the motion of Commissioner Hoge, which was seconded by Commissioner Carriere, the Site Plan Resolution was approved with an amendment to cap adult training to 16

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				
Scarola			x				
Carriere		x	x				


Michael Scarola, Chair



Case #2024-0255 – Continued Public Meeting

An application submitted for modification of an existing building with a new two story rear extension, submitted by Ana Soto Fedigan on behalf of Spanish United Pentecostal Church for property located at **35 Traverse Avenue, Section: 142.39, Block: 1, Lot(s): 38**

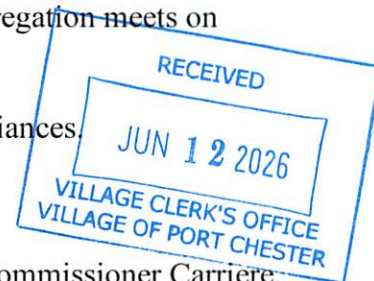
The matter was represented by Ana Soto Fedigan.

Applicant is requesting approval for a rear 2nd floor extension to an existing building. The use will still be a place of worship and there will be no changes to the existing footprint of the building. There is no on street parking around the property. The congregation meets on Monday and Wednesday at 8pm and Sunday at 10p

The matter is currently before the Zoning Board to obtain parking variances.

The Planning Commission will be lead agency for SEQRA

On the motion of Commissioner Hoge which was seconded by Commissioner Carriere, the Planning will be Lead Agency for SEQRA



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				
Scarola			x				
Carriere		x	x				

On the motion of Commissioner Hoge, which was seconded by Commissioner Harris, a Public Hearing was set for May 23, 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		x				

Passarelli			x				
Scarola			x				
Carriere		x	x				



Michael Scarola, Chair

Case #2026-0272 – New Public Meeting

An application submitted for redevelopment of a vacant retail building into four tenant spaces with outdoor seating area, submitted by Heather Michael Grew, RA for property located at **435 Boston Post Road, Section:142.5, Block:1, Lot(s): 1**

Heather Michael Grew represented this matter for the applicant.

The building was formerly a Party City and is located in the Gateway shopping center. The project is a the redevelopment of the vacant Party City retail building into 4 future tenant spaces. The exterior will be re-clad on 3 sides including new aluminum storefront awnings. Site work will create outdoor seating areas for the tenants, ADA accessible parking and entries, site stairs, a trash enclosure, and increased landscape areas.

There will also be some new and additional poll lighting. The sight will also be more ADA accessible.

The back of the building will just be repainted and some new utility doors will be provided.

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



On the motion of Commissioner Hoge, which was seconded by Commissioner Berkowitz, the Planning Staff was directed to prepare Final documents

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			x				



Michael Scarola, Chair

BOT Referral

Zoning Text Amendment to extend the 15 N Main St Site Plan approval to April 25, 2027.

On the motion of Commissioner Passarelli, which was seconded by Commissioner Carriere, the Commission agreed to extend the Site Plan Approval to April 25, 2027

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

Adjourn Meeting

On a unanimous motion & second, the meeting was adjourned to Wednesday May 27, 2026, 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