

Planning Commission Meeting

A meeting of the Planning Commission was held on Wednesday evening May 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: Harris, Hoge, Passarelli. and Carriere

Also present was Planning Director Greg Cutler, Assistant Planning Director Curt LaValla, Village Attorney James Carpiello

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

April 27, 2026

On the motion of Commissioner Hoge, which was seconded by Commissioner Carriere, the minutes of the April 27, 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			x	
Candelaria						x	
Harris			x				
Hoge	x		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 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, Daniel Patrick Esq. of Cuddy & Feder

Mr. Gioffre stated on May 13th a review meeting was held to review any outstanding items A trade secret document was also provided to the attorney iregarding displacement and relocation

Veolia will be dealt with at the time of the building permit

Applicants have been working with tenants for relocation and ability to return upon completion of the site

All outstanding items from the consultants have been satisfactorily addressed

Applicant has agreed to add additional benches along Marvin place, as suggested. Displacement items have been incorporated into the Neg Dec and supports the fact that they are making certain offerings to the existing tenants to offset any negativity due to displacement.

Sanitary flow monitoring has successfully been completed and confirms that there is sufficient capacity.

FEMA Comments have been received and will be addressed at time of Building Permit approval

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

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

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

Michael Scarola, Chair

Case #2026-0272

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**

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			x				

Heather Michael Grew , architect, represented this matter for the applicant along with Craig B and Peter S from M&J Wilcow. Joe Lanahan, Civil Engineer was also present.

The vacant building was formerly a Party City and most recently a Spooky Town located in the Gateway Shopping Center. The proposed project is the redevelopment of the vacant site into four tenant spaces. The exterior will be re-clad with new masonry on 3 sides. The applicant will add additional store fronts with canopies on each tenant space and create two outdoor seating patios.

The applicant will also be doing Code and utility upgrades. Additional ADA access will be added and improved. There will be dedicated accessible ADA parking to the South of the building. Grease tanks will also be added due to the potential change in use. There will also be a lot more landscaping to cover the impervious surfaces. Revisions (relocation) of the center speed humps has been moved as talked about at the last meeting. Signage will be provided indicsting a reduction of speed to 15 mph

The applicant possesses a Traffic Study that takes a look at all of the tenants identifying what each tenants parking requirements are. For the overall plaza the required number is 1,633 standard spaces and 27 ADA accessible spaces. For a total of 1,660. For the proposed number of spaces there will be 1,708 standard spaces and 59 ADA accessible spaces for a total of 1,767

parking spaces overall. (107 spaces above required) Overall Plaza Saturday peak for trip generation went from 177 to 262

Restaurants are proposed to be fast casual as opposed to the originally proposed sit down type.

Public no one from the public spoke for or against this matter

There were also discussions on the use of raised pedestrian walkways and suggested that a traffic be reviewed by Elaine of AKRF

On the motion of Commissioner Hoge, which was seconded by Commissioner Carriere, the matter was adjourned to the June 29th meeting and the Public Hearing remains open.

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

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 did make an appearance at the Zoning Board if Appeals, who was receptive to the project but unable to render a decision until SEQRA determination has completed. The 30 day time frame to allow the Planning Commission has not yet been met. Anticipating no objections in the 1 day that is left, the Planning Commission could direct staff to prepare a Neg Dec Resolution for this matter.

He applicant stated that nothing has changed since last month's presentation to the Commission.

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

Due to the non-clarity of meeting /hearing status for this matter. The Public hearing will be held at next month's meeting, and the Neg Dec will also be provided the same night.

Parking was also discussed and because there is no on site parking, congregants park on the street or in the nearby MTA parking garage.

On the motion of Commissioner Hoge, which was seconded by Commissioner Carriere, a Public Hearing was set for June 29, 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				

On the motion of Commissioner Carriere, which was seconded by Commissioner Hoge, the Planning Staff was directed to prepare a Neg Dec Resolution and a Site Plan resolution for the June 29th 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		x				
Passarelli			x				
Scarola			x				
Carriere		x	x				

Michael Scarola, Chair

BOT Referral

101 Midland Avenue Map Change to re-zone from R-2F to CD-4

`On the motion of Commissioner Passarelli, which was seconded by Commissioner Harris, the Commission agreed positively to the proposed change.

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

Adjourn Meeting

On a unanimous motion & second, the meeting was adjourned to Monday June 29, 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