



Village of Port Chester

Planning Commission Regular Meeting

Justice Court, 350 North Main St., 2nd Floor, Port Chester,
NY

Agenda: Monday, June 29, 2026

Time: 6:30 PM

Justice Court, 350 North Main St., 2nd Floor, Port Chester, NY

1. Approval of Minutes

a. **May 27, 2026**

2. Public Hearings

a. **Case #2024-0255 - 35 Traverse Avenue - NOT TO BE HEARD**

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

b. **Case #2026-0272 - 435 Boston Post Road**

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

3. Public Meetings

a. **Case #2026-0274 - 179 Rectory Street**

An application submitted for the creation of an outdoor dining area adjacent to an existing restaurant, submitted by The Sonora Group, Rafael Palomino, for property located at 179 Rectory Street, Section:136.71, Block:1, Lot(s): 50

b. **Case # 2026-0275 - 21 Grace Church Street**

An application submitted for for Site Plan approval for a change of use and Special Exception Use Approval for one tenant space changing from coffee manufacturing with a subtenant (processing marble& stone business) and restore coffee manufacturing as sole tenant, submitted by Aldo Vitagliano Esq. on behalf of Coffee Holding Company Inc., for property located at 21 Grace Church Street, Section: 142.38, Block: 2, Lot(s): 33

4. BOT Referrals

a. **1 - Draft Local Law codifying fair-share mitigation payments in the Zoning Code**

b. **2 - United Hospital Site Plan Amendment**

c. **3 - Draft Local Law: United Hospital Zoning Text Amendment Petition**

5. Discussion Items

- a. **New York State changes to SEQRA**
- b. **Considering an advisory memo to the Board of Trustees to consider a moratorium**

6. Adjournment