

Planning Commission Meeting

A meeting of the Planning Commission was held on Monday evening June 29, 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, Hoge, Passarelli. and Carriere

Also present was Planning Director Greg Cutler, Assistant Planning Director Curt LaValla, Village Attorney James Carpinello (via WebEx)

Also in attendance were AKRF 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

May 27, 2026

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

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 Berkowitz, which was seconded by Commissioner Hoge, 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	x				
Passarelli			x				
Scarola			x				
Carriere							

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

The applicant gave a brief overview of the application and the changes made as a result of the feedback received from last month's meeting. The applicant stated that all issues had been resolved including speed humps and ADA safety.

AKRF Traffic Consultant had no outstanding issues.

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

On the motion of Commissioner Passarelli, which was seconded by Commissioner Alvarez, 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	x				
Berkowitz			x				
Candelaria			x				
Harris			x				

Hoge			x				
Passarelli	x		x				
Scarola			x				
Carriere							

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

Michael Scarola, Chair

Case #2024-0255 This matter was not heard due to defective noticing

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**

This matter was opened and adjourned to the July meeting

On the motion of Commissioner Hoge, 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		x				
Passarelli			x				
Scarola			x				
Carriere							

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

Michael Scarola, Chair

Case #2026-0274 New Public Meeting

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**

A letter was received from the applicant requesting an adjournment to the July 27th meeting.

No action was taken on this matter, and it will be carried over to the next agenda.

Michael Scarola, Chair

Case # 2026-0275 – New Public Meeting

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**

The matter was represented by Aldo Vitagliano Esq.

This building was one of the first businesses in the downtown revitalization of Port Chester in the early 1980s. A portion of the building was occupied by Empire CoffeeRoasters and having some hard times a portion of the space was sub-let to a stone and marble company (on the Grace Church Street side)

The coffee business has since been sold to a larger Coffee Company in Mass. who are trying to consolidate their business on the East Coast. The new company would like to add a new coffee roasting machine at the site. Per the Building Department, no Site Plan or permits for that site can be located. A major discussion was held regarding the loading and unloading of tractor trailers at that site. Trucks often block traffic on Grace Church Street increasing the risk of traffic accidents and jeopardizing the safety of pedestrians. Several options were discussed in connection with safe truck movement. More discussion is needed on the notion of decoupling the tractor from the trailers while loading and unloading. What assistance would be needed to do such and any other safety aspects of safety operations at the site. It has been requested that traffic studies be resubmitted showing the turning diagrams of the different size trucks.

The applicant requested a Public Hearing be set for next month while they prepare the updated traffic study

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

Michael Scarola, Chair

BOT Referrals

A. Draft Local Law codifying fair-share mitigation payments in the Zoning Code

On the motion of Commissioner Passarelli, which was seconded by Commissioner Candelaria, the Commission voted to send a positive recommendation to the BOT in this matter.

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		x				
Scarola			x				
Carriere							

B. United Hospital Site Plan Amendment

On the motion of Commissioner Hoge, which was seconded by Commissioner Alvarez, the Commission voted to send a positive recommendation to the BOT in this matter.

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	x				
Berkowitz			x				
Candelaria			x				
Harris			x				
Hoge	x		x				
Passarelli			x				
Scarola			x				
Carriere							

C. Draft Local Law: United Hospital Zoning Text Amendment Petition

On the motion of Commissioner Hoge, which was seconded by Commissioner Harris, the Commission voted to send a positive recommendation to the BOT in this matter.

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							

Michael Scarola, Chair

Discussion Items

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

Planning Director Greg Cutler led a group discussion and question and answer session on the above listed items.

No action was taken on these items

Michael Scarola, Chair

Adjourn Meeting

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