



Village of Port Chester

Planning Commission Regular Meeting

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

Agenda: Monday, July 27, 2026

Time: 6:30 PM

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

1. Approval of Minutes

a. June 29, 2026

2. Public Hearings

a. Case #2024-0255 - 35 Traverse Avenue

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 # 2026-0275 - 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) 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

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 #2026-0276 - 1 Westchester Avenue

An application submitted for the expansion of the southeast corner of the building and an addition of exterior stairs, submitted by Nick Tose Director of Real Estate for Costco Wholesale Corporation for property located at 1 Westchester Avenue, Section: 142.31, Block: 1, Lot(s): 1

4. Adjournment

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



Environmental, Planning, and Engineering Consultants

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PLANNING REVIEW

Village of Port Chester, N.Y.

TITLE OF REVIEW: **Spanish United Pentecostal Church**
Site Plan Application
35 Traverse Street (SBL: 142.39-1-11)¹

ORIGINAL PLAN DATE: April 9, 2024

LATEST REVISION DATE: N/A

DATE RECEIVED FROM PLANNING & ZONING: April 9, 2024

DATE OF MEMO: **April 26, 2024**

☒ Forward to the Department of Planning & Economic Development

COMMENTS AND RECOMMENDATIONS:

1. **Scope of Work Description:** Spanish United Pentecostal Church (“Applicant”), the owner of property located at 35 Traverse Street (SBL: 142.39-1-11) in the Village of Port Chester (the “Project Site”), proposes to modify the existing building to add a two-story rear extension (the “Proposed Project”). The Project Site is located within the CD-5 (Urban Center Character) District. The Proposed Project includes a 2,004 SF extension at the first floor, a 2,004 SF extension at the second floor, and an exterior open deck of 896 SF. The existing use is Place of Worship, which is a permitted use in the CD-5 District. There is no parking on-site, and the Applicant is requesting a waiver of 25 parking spaces.

The Proposed Project requires Site Plan approval from the Planning Commission and a waiver from the parking requirements.

AKRF received the application materials on April 23, 2024, and thus we are providing a limited, initial review of this Application.

¹ In its application materials, the Applicant identifies the Project Site with various S/B/L. Please conform all application materials to the correct S/B/L for the Project Site, which is 142.39-1-11.

2. Documentation Submittals:

- a. Letter from Omni Consulting Group (Ana Soto), dated February 2, 2024, with accompanying Site Plan (1 sheet)
- b. Village of Port Chester Application for Site Plan Approval, dated April 8, 2024
- c. Village of Port Chester Project Proposal Form (undated)
- d. Full Environmental Assessment Form, dated September 14, 2023
- e. Village of Port Chester Application for Building and Lot Plan Approval, dated April 8, 2024
- f. Certificate of Occupancy (issued March 7, 2017)
- g. Site Plans, prepared by OMNI Consulting Group, dated October 23, 2023
- h. List of adjoining property owners, dated December 4, 2023
- i. Site Plan Approval Resolution by Village of Port Chester Planning Commission, dated September 26, 2005
- j. Approved Site Plan, dated September 2, 2003

AKRF offers the following, preliminary, comments on the application. Our initial review focused on the Application's material completeness with the elements required by the Zoning Code, general zoning compliance, major Site Plan features, and SEQRA compliance. Further, more detailed and technical comments on the application, including those related to traffic impacts (to the extent submitted as part of the Application) will be provided to the Planning Commission in future memoranda.

3. **Completeness of Application** – The Application includes the necessary elements, as proscribed by the Zoning Code, with the exception of the following elements. In accordance with Section 345.805.G(2)(g), upon written request from the Applicant to the Planning & Economic Development Administrator, the Planning Commission may consider waiving any of the required elements of the Site Plan application:
 - a. Topographic Survey
 - b. Current Deed
 - c. Easements, Covenants, or Restrictions
 - d. Nighttime Rendering
 - e. Landscaping Plan
 - f. Lighting Plan
4. **General Site Plan** – Please note that the focus of our planning review was on the Application's completeness as well as material conformance of the Application to the applicable zoning standards. We will continue to review the materials in more detail to determine their consistency with the more detailed zoning requirements.

- a. The Project Site is located in the CD-5 District, within which the minimum permitted building height is two stories. **NOTED**
- b. FEAF Part I² **NOTED, FEAF REVISED**
 - i. Please revise the responses to B.i.ii and B.i.iii to “Yes”
 - ii. Revise the response to C.1. to “No”
 - iii. Revise the response to C.3.a to “Yes” and identify zoning of site
 - iv. Complete section C.4
 - v. Complete D.1.a
 - vi. Complete D.1.b
 - vii. Provide a response to D.1.e.i.
 - viii. The Applicant indicates (D.2.a) there will be no excavation during construction. Please confirm that no excavation is required to construct the building expansion.
 - ix. Complete D.2.1
 - x. Revise the response to E.1.a to include “Residential (suburban)” and “Industrial”
 - xi. Complete E.1.b for the first bullet.
- c. The Applicant provided renderings of the front of the existing church
 - i. The Applicant should provide renderings of the planned expansion
NOT REQUIRED- REAR EXTENSION
 - ii. A nighttime rendering should be provided
NOT REQUIRED
- d. The Applicant should provide a landscaping plan
 - i. Attention should be paid to existing adjacent buildings and uses (residential, industrial) to ensure the expansion has adequate screening from adjacent uses.
REFER TO NEW LANDSCAPING PLAN
- e. Lighting
 - i. If exterior lighting is proposed for the expansion, please identify the lighting, and provide a lighting plan.
EXISTING LIGHTING TO REMAIN. NO PROPOSED EXTERIOR LIGHTING
- f. Front Façade.
 - i. The Applicant identified the Proposed Project as a rear expansion, but it appears from the Site Plan (compare Sheets A-200.00 and A-210.00), the Applicant may also be proposing updates to the front façade of the church (west elevation).
 - 1. The Applicant should confirm whether it is removing or adding any glazing of void areas from/to the church’s front façade. Depending on the Applicant’s plan, there is a potential for the expansion of pre-existing non-conformities.
REPLACE EXISTING MAIN ENTRANCE DOORS WITH NEW WOOD DOORS. REMOVE EXISTING RECTANGULAR GLASS TRANSOM AND REPLACE WITH NEW ARCHED GLASS TRANSOM. INSTALL NEW FRONT PORCH WITH TWO COLUMNS.

² The Applicant provided the FEAF Part 1, however it appears the Applicant did not use the EAF Mapper (<https://gisservices.dec.ny.gov/cafmapper/>). The Applicant should use the EAF Mapper, and make any necessary updates to the FEAF Part 1.

RESUBMISSION GUIDELINES

Revised submissions should be made to both the Port Chester Department of Planning & Economic Development and to AKRF.

- Electronic copies are to be sent to:
 - The Village Planning Department at planning@portchesterny.gov and/or via Village Dropbox (pre-arranged with Village); AND
 - AKRF at portchester@akrf.com.
- Hard copy submissions should be sent to:
 - The Village Planning Department (ten complete copies); and
 - AKRF, as follows:
 - One copy of plans, letters, non-engineering reports, Traffic impact studies and parking analyses to Peter Feroe at AKRF, 34 South Broadway, Suite 300, White Plains, NY, 10601.

Submissions are due twenty (20) days prior to the Planning Commission meeting. Failure to follow the submission guidelines may result in an inability of Village staff and consultants to review the submission and, potentially, an inability to appear on the Planning Commission agenda.

Please note that upon submission of revised documents, further review and comment may be provided. Subsequent submissions should be accompanied by a letter from the Applicant including itemized responses to each comment. Omission of said letter may result in an inability to review subsequent submissions.

The above comments represent our professional opinion and judgement, but may not necessarily, in all cases, reflect the opinion of the Planning Commission.



Village of Port Chester Planning Commission

Village Hall
222 Grace Church Street, Room 202
Port Chester, NY 10573



PLANNING@PORTCHESTERNY.GOV

ANTHONY BAXTER, CHAIRPERSON, PLANNING COMMISSION

APPLICATION FOR SITE PLAN APPROVAL

Name of Application: SPANISH UNITED PENTECOSTAL CHURCH		
Tax Map Designation: Section: 142.39 Block: 100 Lot(s): 38		Site Address: No. 35 Street TRAVERSE AVENUE
Property Owner: FERNANDO ZAPATA	Phone #: 717-841-6409	Email: zapata.i1992@gmail.com
Property Owner Address: No. 35 Street: TRAVERSE AVENUE Town: PORT CHESTER State: NY Zip: 10573		
Applicant (If other than owner): ANA SOTO FEDIGAN	Phone #: 646-460-5557	Email: ANA@OMNIARCHITECTURE.ORG
Applicant Address (If other than owner): No. 43 Street: UNION AVENUE Town: HARRISON State: NY Zip: 10528		
Describe the proposed application / project: Under this application, we are proposing a modification to the existing building footprint consisting of a new two-story rear extension. The proposed extension will include 1,793 square feet on the first floor and 1,793 square feet on the second floor, along with an exterior open deck of 895 square feet. The existing Use Group – Place of Worship will remain unchanged for the entire building, including the proposed extension. Since the property does not have any parking available on site, we are requesting a variance for 19 parking spaces. The total seating area on the first floor is 2,283 square feet. Based on the parking requirement of one parking space per 40 square feet of seating area, a total of 58 parking spaces are required. A variance for 39 parking spaces was previously granted under Resolution Z-1331, leaving a remaining requirement of 19 parking spaces, which is the subject of this variance request.		

Property Owner (print name): FERNANDO ZAPATA Date: 04/05/2024

Property Owner (signature)  Date: 04/05/2024

Applicant, if other than Owner (print name) ANA SOTO FEDIGAN Date: 03/05/2026

Applicant, if other than Owner (signature)  Date: 03/05/2026



ARCHITECTURE AND INTERIOR DESIGN

March 5th, 2026

RE: **SPANISH UNITED PENTECOSTAL CHURCH**

35 Traverse Avenue

Block: 100 and Lot: 38

SITE PLAN COVER LETTER

Dear Members of the Planning Commission,

We are submitting an application for **Site Plan Approval** to the Village of Port Chester Planning Commission for the property located at **35 Traverse Avenue**, owned and occupied by the **Spanish United Pentecostal Church**.

The property is located within the **CD-5 Urban Center Characteristic District** and is more specifically identified as **Block 100, Lot 38**.

Under this application, we are proposing a **modification to the existing building footprint**, consisting of a **new two-story rear extension** to the existing **Place of Worship**. The current use group will remain unchanged, and the entire building, including the proposed extension, will continue to operate as a **Place of Worship**.

Since the property does not have any parking available on-site, we are respectfully requesting a **variance of 19 parking spaces**. Based on the proposed first-floor area of **2,283 square feet**, and the parking requirement of **one space per 40 square feet**, a total of **58 parking spaces** are required. Previously, **39 parking spaces were approved** under **ZBA Special Exception Resolution Z-1331**, leaving **19 parking spaces remaining**, which are the subject of this variance request.

Please let us know if any additional information or documentation is required to assist with the review of this application.

Thank you for your time and consideration.

Best,

Ana Soto

43 Union Avenue, Harrison, NY 10528

P. 646.460.5557

www.omniarchitecture.org

35 TRAVERSE AVE
PORT CHESTER, NY 10573

ABBREVIATIONS

A.C.	AIR CONDITIONING	D.I.	DOUBLE LAYER		& AIR CONDITIONING	RM.	ROOM
A.D.	AREA DRAIN	DN.	DOWN			RESIL.	RESILIENT
A.C.T.	ACOUSTIC TILE CEILING	D.V.	DISH WASHER	I.D.	INSIDE DIAMETER		
A.F.F.	ABOVE FINISHED FLOOR	DWG.	DRAWING	INCL.	INCLUDING	S.H.	SERVICE HALL
ALUM.	ALUMINUM			INSUL.	INSULATION	SM	SMOKE DETECTOR
A.N.	AS NOTED	E.C.	ESTABLISHED GRADE			SPKL.	SPRINKLER
APT.	APARTMENT	E.H.	ELECTRIC HEATER	JT.	JOINT	S.S.	SLOP SINK
		E.J.	EXPANSION JOINT			ST.	STEEL
B.	BATHROOM	ELEC.	ELECTRIC	LAM.	LAMINATED	S.T.C.	SOUND
B.C.	BRICK COURSE	ELEV.	ELEVATION	LAV.	LAVATORY		TRANSMISSION CLASS
BLDG.	BUILDING	EQ.	EQUAL	L.CL.	LINEN CLOSET	STOR.	STORAGE
BLK.	BLOCK	E.W.P.M.	ELASTOMERIC	L.P.	LOW POINT		
BM.	BEAM		WATERPROOF	L.R.	LIVING ROOM	T.R.	TOP REGISTER
BOTT.	BOTTOM		MEMBRANE	L.W.	LIGHT WEIGHT	T.V.	TOILET VENT(DUCT)
BR.	BRICK						
B.S.A.	BOARD OF STANDARDS	F.	FOYER	MAX.	MAXIMUM	U.	URINAL
	AND APPEALS.	F.A.I.	FRESH AIR INTAKE	M.C.	MEDICINE CABINET		
B.T.	BATH TUB	F.D.	FLOOR DRAIN	M.CL.	METER CLOSET	V.A.T.	VINYL ASBESTOS TILE
		F.F.	FINISHED FLOOR	MET.	METAL	V.C.J.	VERTICAL CONTROL
CAB.	CABINET	FIN.	FINISH	M.G.	METAL AND GLASS	JOINT	
CEM.ASB.	CEMENT ASBESTOS	FLASH'G	FLASHING	MIN.	MINIMUM	VEST.	VESTIBULE
C.H.	CONCRETE HARDENER	FLR.	FLOOR	M.L.	METAL LOUVER	V.W.C.	VINYL WALL COVERING
C.J.	CONSTRUCTION JOINT	F.P.	FIRE PROOF	M.O.	MASONRY OPENING		
CL.	CLOSET	F.P.H.B.	FROST PROOF HOSE BIB	M.V.	MECHANICAL		
CL'G.	CEILING	F.P.S.C.	FIRE PROOF SELF		VENTILATION		
CM	CARBON MONOXIDE	CLOSING					
	DETECTOR	F.S.P.	FIRE STAND PIPE	O.C.	ON CENTER		
C.M.T.	CORRUGATED METAL			O.D.	OUTSIDE DIAMETER		
	BRICK TILE	GA.	GAUGE	O.F.	OVER FLOW		
COL.	COLUMN	GALV.	GALVANIZED	O.H.	OPPOSITE HAND		
CONC.	CONCRETE	GL.	GLASS	OP'G.	OPENING		
CONT.	CONTINUOUS	GR.	GRADE				
CONV.	CONVECTOR	G.W.B.	GYPSUM WALL BOARD	P.	PAINTED		
CPT.	CARPET			PART'N	PARTITION		
C.R.	CEILING REGISTER	H.B.	HOSE BIB	P.D.	PUMP DISCHARGE		
C.S.	CAST STONE	H.C.	HUNG CEILING	P.DR.	PLANTER DRAIN		
C.T.	CERAMIC TILE	H.CAB.	HANGING CABINETS	P.E.	PASSENGER ELEVATOR		
C.W.	COLD WATER	H.M.	HOLLOW METAL	P.H.V.	PUBLIC HALL		
		H.P.	HIGH POINT	VENT(DUCT)			
D.	DIAMETER	H.R.	HAND RAIL	P.R.	POWDER ROOM		
D.E.	DRYER EXHAUST	H.V.	HALL VENT(DUCT)				
DET.	DETAIL	H.V.A.C.	HEATING, VENTILATION	Q.T.	QUARRY TILE		

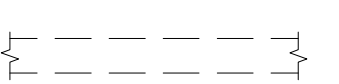
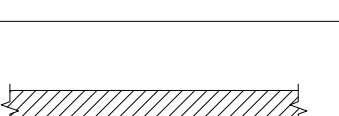
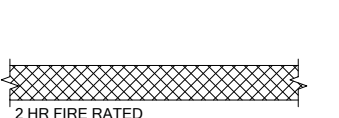
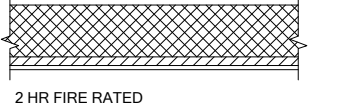
SCOPE OF WORK

PROPOSE A TWO STORY EXTENSION TO AN EXISTING PLACE OF WORSHIP. EXISTING USE TO REMAIN AS HOUSE OF WORSHIP AT 1ST AND 2ND FLOOR.

DRAWING LIST

1	T-100.00	COVER, LEGEND & DRAWING LIST
2	SP-001.00	SITE PLAN
3	A-001.00	EXISTING CELLAR FLOOR PLAN
4	A-002.00	EXISTING AND DEMO FIRST FLOOR PLAN
5	A-003.00	EXISTING AND DEMO SECOND FLOOR PLAN
6	A-101.00	PROPOSED CELLAR FLOOR PLAN
7	A-102.00	PROPOSED FIRST FLOOR PLAN
8	A-103.00	PROPOSED SECOND FLOOR PLAN
9	A-111.00	PROPOSED LANDSCAPING PLAN
10	A-112.00	PROPOSED LIGHTING PLAN
11	A-200.00	EXISTING NORTH AND WEST ELEVATIONS
12	A-210.00	PROPOSED NORTH ELEVATION
13	A-211.00	PROPOSED WEST ELEVATION
14	A-400.00	PROPOSED RENDERINGS

SYMBOLS AND LEGEND

	<u>EXISTING TO REMAIN</u>
	<u>EXISTING TO BE REMOVED</u>
 0.5 HR FIRE RATED UL DES U 407	<u>NEW INTERIOR PARTITION:</u> 2"x4" WOOD STUDS @ 16" O.C. WITH DOUBLE TOP ON BASE PLATES, 5/8" GYPSUM BOARD BOTH SIDES SCREWED TO STUDS, TAPED, SPACKLED AND SANDED READY FOR PAINTING
 2 HR FIRE RATED UL DES U 308	<u>NEW INTERIOR PARTITION:</u> 2"x4" WOOD STUDS @ 16" O.C. WITH DOUBLE TOP ON BASE PLATES, 1 LAYERS 5/8" GYPSUM BOARD TYPE X BOTH SIDES SCREWED TO STUDS, TAPED, SPACKLED AND SANDED READY FOR PAINTING
 2 HR FIRE RATED UL DES U 308	<u>NEW EXTERIOR WALL:</u> 2"x6" WOOD STUDS W/IR-19 FIBERGLASS INSULATION, ONE LAYER INSIDE AND OUT OF 5/8" GYPSUM WALLBOARD 3/4" PLYWOOD SHEATHING & VINYL SIDING
	<u>NEW FOUNDATION WALL</u> NEW 4000 P.S.I. POURED CONCRETE FOUNDATION WALL. SEE CONCRETE NOTES.

ZONING ANALYSIS

35 TRAVERSE AVENUE, PORT CHESTER, NY 10573

ZONING DISTRICT: CD-5 URBAN CENTER CHARACTER DISTRICT BLOCK: 100 LOT: 38 LOT AREA: 9,223.64 SQ. FT. OCCUPANCY GROUP: PLACE OF WORSHIP		MAXIMUM PERMITTED	MINIMUM REQUIRED	EXISTING	PROPOSED	COMPLIANCE	NOTES
USE	USE GROUP			PLACE OF WORSHIP	PLACE OF WORSHIP	OK	PRINCIPAL USE TO REMAIN. PLACE OF WORSHIP
LOT AREA	9,223.64 SQFT		NR	9,223.64 SQFT	9,223.64 SQFT	OK	
COVERAGE	LOT COVERAGE	100%				OK	
			22%	50%	OK		
	OPEN SPACE		N/A			N/A	NOT APPLICABLE TO CD-5 ZONING DISTRICT
BUILDING HEIGHT	BUILDING HEIGHT	6 STORIES MAX	2 STORIES MIN	2 STORIES	2 STORIES	OK	
	SET BACK		10'-0"	N/A	N/A	N/A	REQ. ABOVE BASE HEIGHT
YARD REQ'S	SIDE YARDS		0 MIN	4'-4 / 0	4'-4 / 0	EXISTING COMPLYING	
	FRONT YARD		15 FT	41'-4	41'-4	OK	
	REAR YARD		NR	85'-5"	25'-5"	OK	
PARKING REQ'S.	PARKING		1 PER 3 PERMANENT SEATS. OR 1 PER EACH 40 SQFT. OF SEATING AREA WHERE FIXED SEATING IS NOT PROVIDED.	VARIANCE APPROVED FOR 39 SPACES UNDER Z-1331 RESOLUTION	REQUESTING VARIANCE FOR 19 ADDITIONAL SPACES	REQUESTING VARIANCE	2,283 SF/ 40 SF = 58 PARKING SPACES REQUIRED. VARIANCE APPROVED FOR 39 SPACES UNDER Z-1331. REQUESTING A NEW VARIANCE FOR 19 ADDITIONAL SPACES.

PROJECT/ CLIENT

35 TRAVERSE AVE
PORT CHESTER, NY 10573

IGLESIA PENTECOSTAL UNIDA
HISPANA

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PROFESSIONAL STAMP/ SIGNATURE



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N.Y.S. LICENSE NO. 043491

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DATE:	06/09/2023
PROJECT NO:	202310
DRAWING BY:	AS
CHK BY:	AS

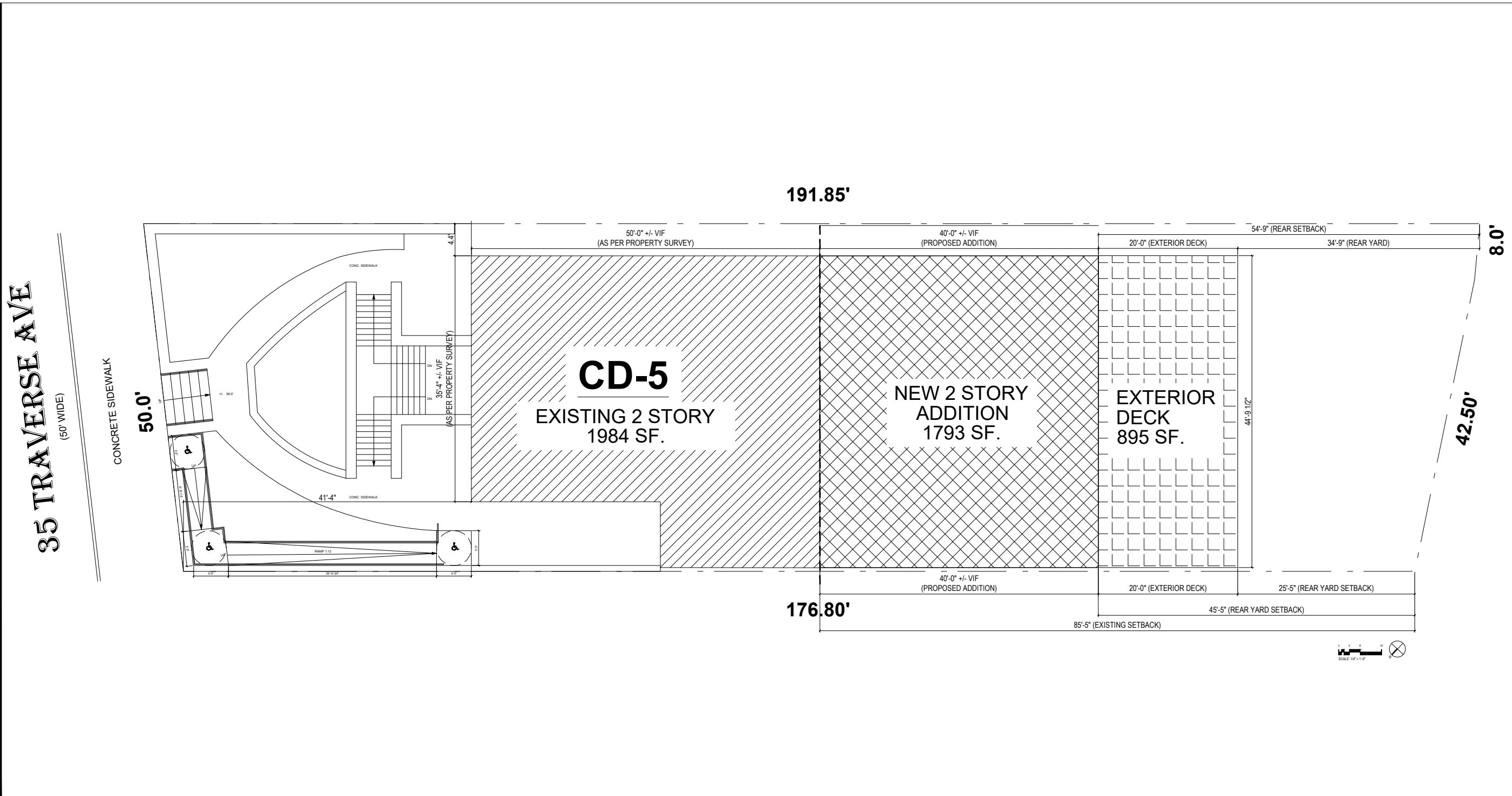
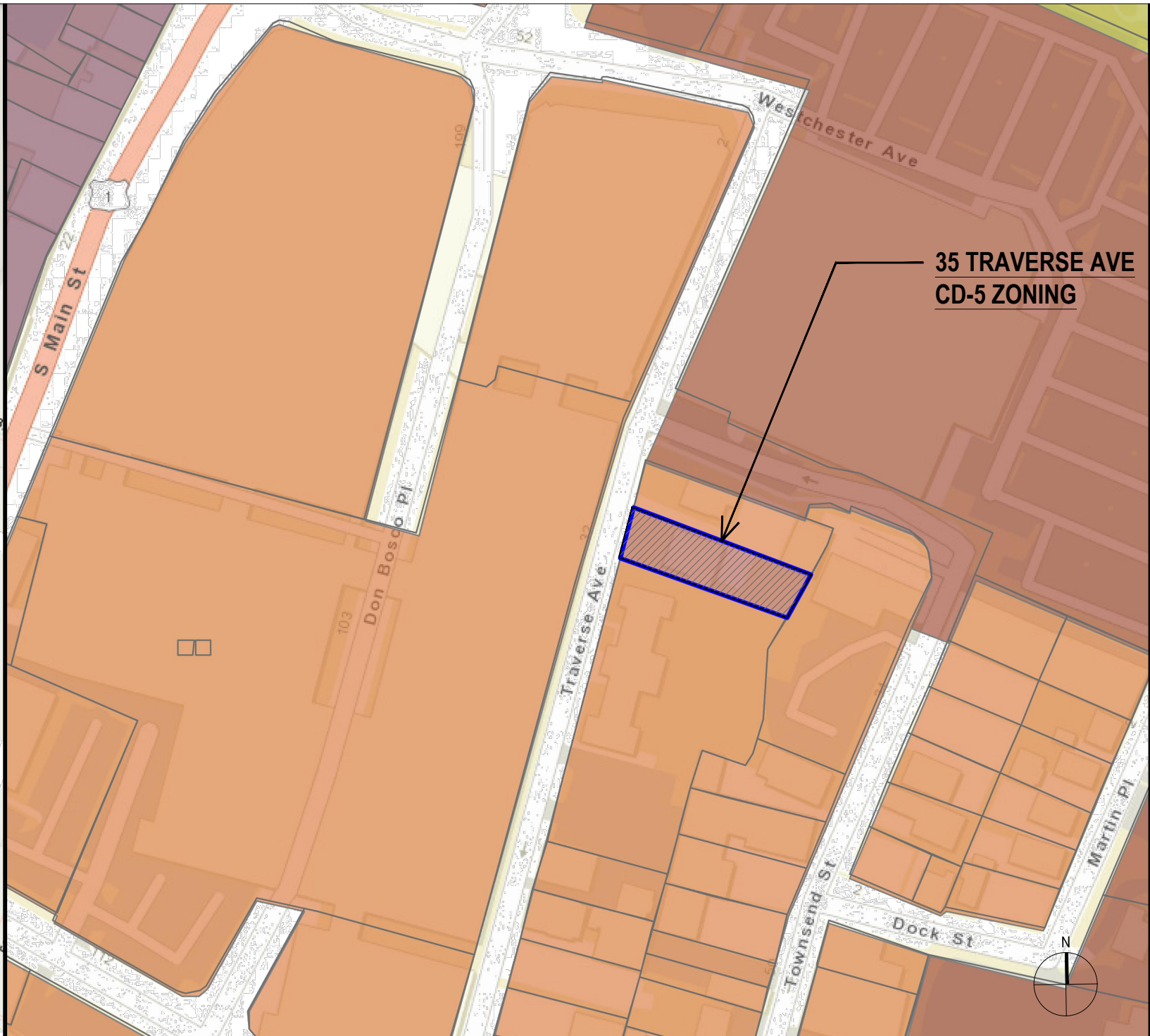
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COVER, LEGEND AND
DRAWING LIST

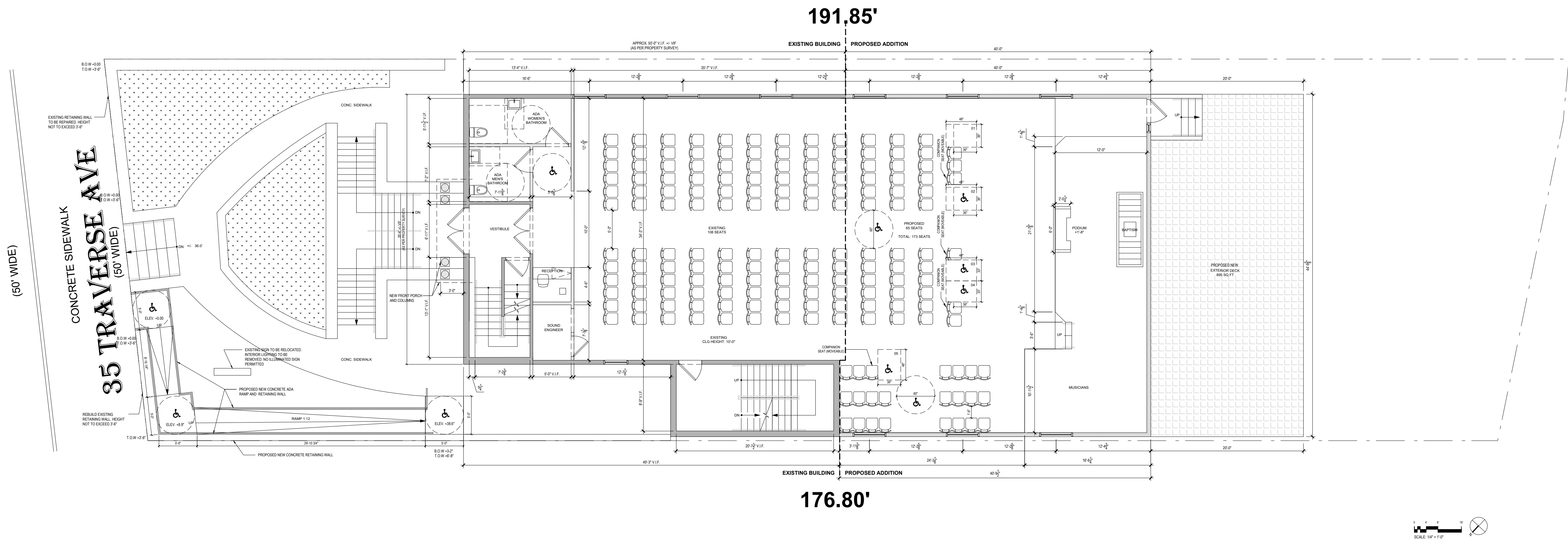
DWG NO:

T-100.00

DOB JOB NUMBER



1 LOCATION MAP SCALE: N/A 2 ZONING MAP SCALE: N/A 3 ZONING MAP SCALE: N/A



4 SITEPLAN SCALE: 1/8"=1'-0"

PROJECT/ CLIENT:		
35 TRAVERSE AVE		
PORT CHESTER, NY 10573		
IGLESIA PENTECOSTAL UNIDA HISPANA		
ISSUE	DESCRIPTION	DATE
1	DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT	10/23/2023
2	DEPT. OF PLANNING AND ECONOMIC DEVELOPMENT	01/23/2024
3	DEPT. OF PLANNING AND ECONOMIC DEVELOPMENT	08/25/2025
4	DEPT. OF PLANNING AND ECONOMIC DEVELOPMENT	03/04/2026
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REGISTERED ARCHITECT
KRYSTEN E. ABRUZZESE
STATE OF NEW YORK
043491

KRISTEN E. ABRUZZESE, R.A.
N.Y.S. LICENSE NO. 043491

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DRAWING BY: AS
CHK BY: AS

TITLE

SITE PLAN

DWG NO:

SP-101.00

DOB JOB NUMBER

35 TRAVERSE AVE
(50' WIDE)

DEMOLITION PLAN KEY NOTES:

- (D01) ALL PLUMBING FIXTURES TO BE REMOVED, ROUGHING TO BE CAPPED.
- (D02) REMOVE EXISTING COLUMNS. REFER TO STRUCTURAL DRAWINGS FOR MORE DETAILS.
- (D03) EXTERIOR LOAD BEARING WALL TO BE REMOVED. REFER TO STRUCTURAL DRAWINGS FOR DETAILS.
- (D04) EXTERIOR RAMP AND RAILINGS TO BE REMOVED.
- (D05) REPLACE EXISTING MAIN ENTRANCE DOOR IN KIND AND SIZE WITH NEW. ALSO, REPLACE TRANSOM ABOVE MAIN DOOR WITH AN ARCH TRANSOM.

1 EXISTING AND DEMO FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"

PROJECT/ CLIENT:

35 TRAVERSE AVE

PORT CHESTER, NY 10573

IGLESIA PENTECOSTAL UNIDA
HISPANA

ISSUE	DESCRIPTION	DATE
1	DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT	10/23/2023
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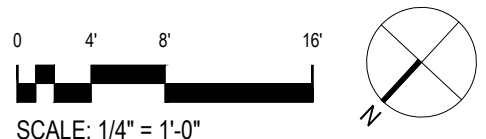
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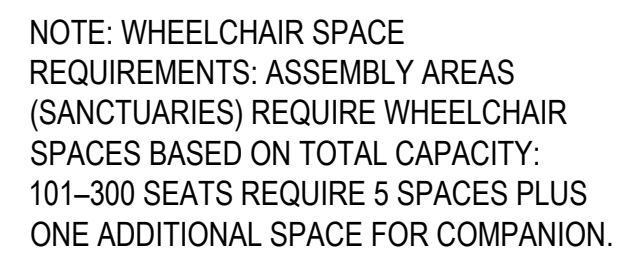
EXISTING AND DEMO
FIRST FLOOR PLAN

DWG NO:

A-002.00

DOB JOB NUMBER





35 TRAVERSE AVE

PORT CHESTER, NY 10573

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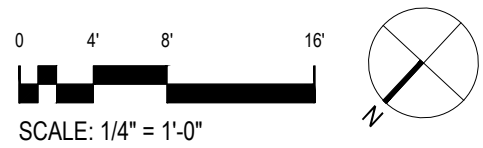
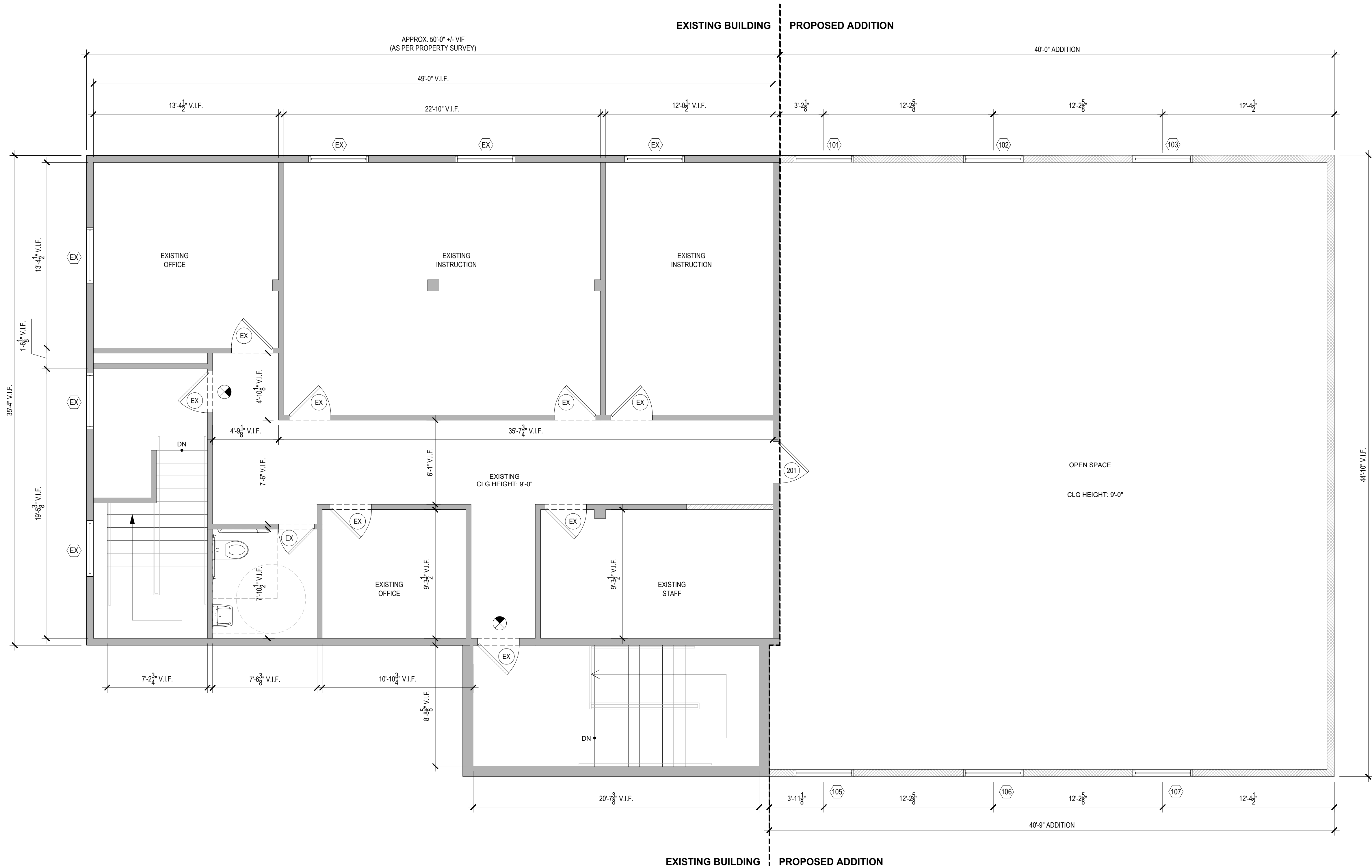
TITLE

PROPOSED
SECOND FLOOR PLAN

DWG NO:

A-103.00

DOB JOB NUMBER





SCALE: 3/16"=1'-0"

35 TRAVERSE AVE

PORT CHESTER, NY 10573

IGLESIA PENTECOSTAL UNIDA
HISPANA

ISSUE	DESCRIPTION	DATE
1	DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT	10/23/2023
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3	DEPT. OF PLANNING AND ECONOMIC DEVELOPMENT	08/25/2025
4	DEPT. OF PLANNING AND ECONOMIC DEVELOPMENT	03/04/2026

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PROJECT NO:	202310
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CHECK BY:	AS

PROJECT NO: 202310

DRAWING BY: AS

CHK BY: AS

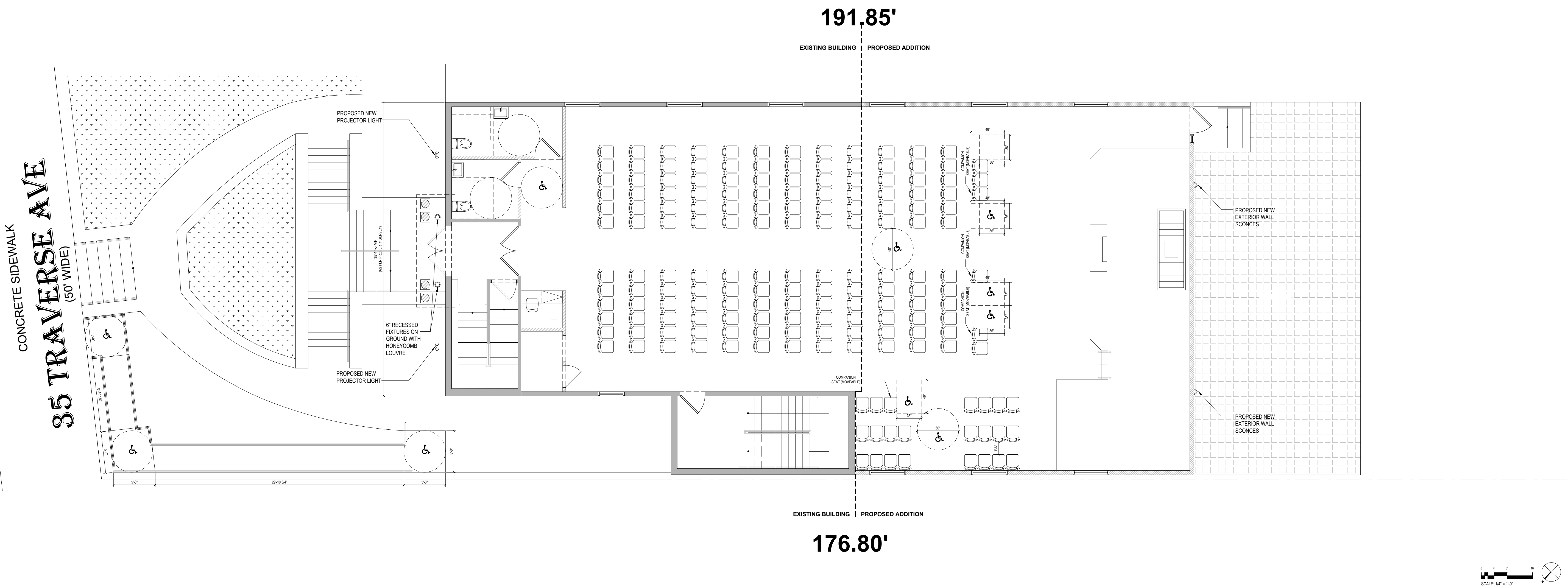
TITLE	DATE
1. <u>Introduction</u>	10/10/2023
2. <u>Background</u>	10/10/2023
3. <u>Methodology</u>	10/10/2023
4. <u>Results</u>	10/10/2023
5. <u>Conclusion</u>	10/10/2023
6. <u>References</u>	10/10/2023
7. <u>Appendix</u>	10/10/2023
8. <u>Summary</u>	10/10/2023
9. <u>Discussion</u>	10/10/2023
10. <u>Future Work</u>	10/10/2023

PROPOSED LIGHTING PLAN

DWG NO:

A-111.00

DOB JOB NUMBER



EXISTING BUILDING	PROPOSED ADDITION
-------------------	-------------------

EXISTING BUILDING | PROPOSED ADDITION

176.80'

2	PROPOSED EXTERIOR LIGHTING PLAN
---	---------------------------------

SCALE: 3/16"=1'-0"

35 TRAVERSE AVE
PORT CHESTER, NY 10573

[illegible]

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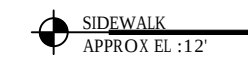
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DATE:	06/09/2023
PROJECT NO:	202310
DRAWING BY:	AS
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EXISTING NORTH AND WEST
ELEVATIONS

A-200.00

DOB JOB NUMBER



REPLACE EXTING DOORS
WITH WOOD DOORS

SCALE: 1/4"=1'-0"



SCALE: 1/4"=1'-0"

PROJECT/ CLIENT:

35 TRAVERSE AVE
PORT CHESTER, NY 10573

IGLESIA PENTECOSTAL UNIDA
HISPANA

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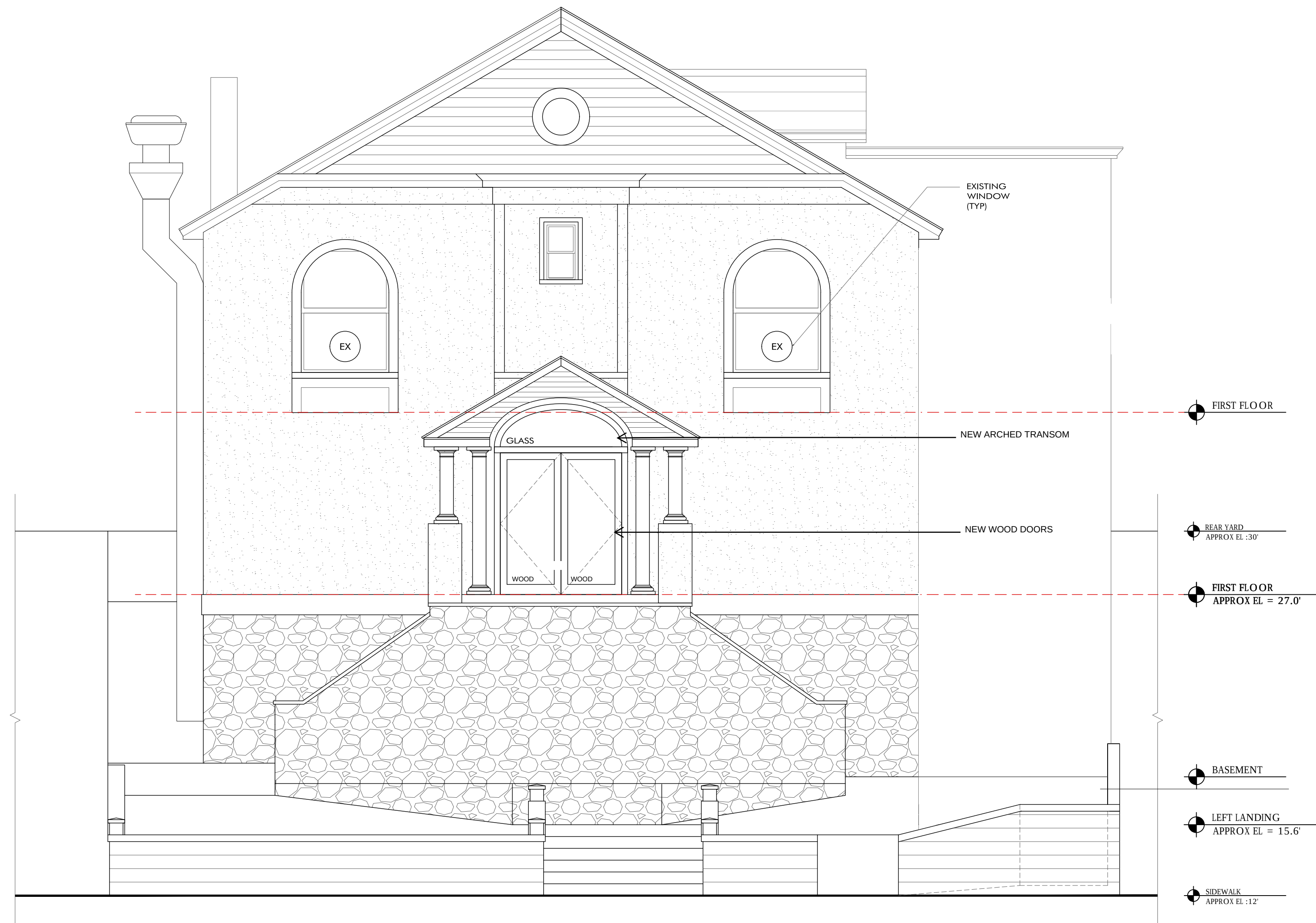
TITLE

PROPOSED NORTH ELEVATION

DWG NO:

A-210.00

DOB JOB NUMBER



1 | PROPOSED NORTH ELEVATION

SCALE: 1/4"=1'-0"

35 TRAVERSE AVE
PORT CHESTER, NY 10573

[illegible]

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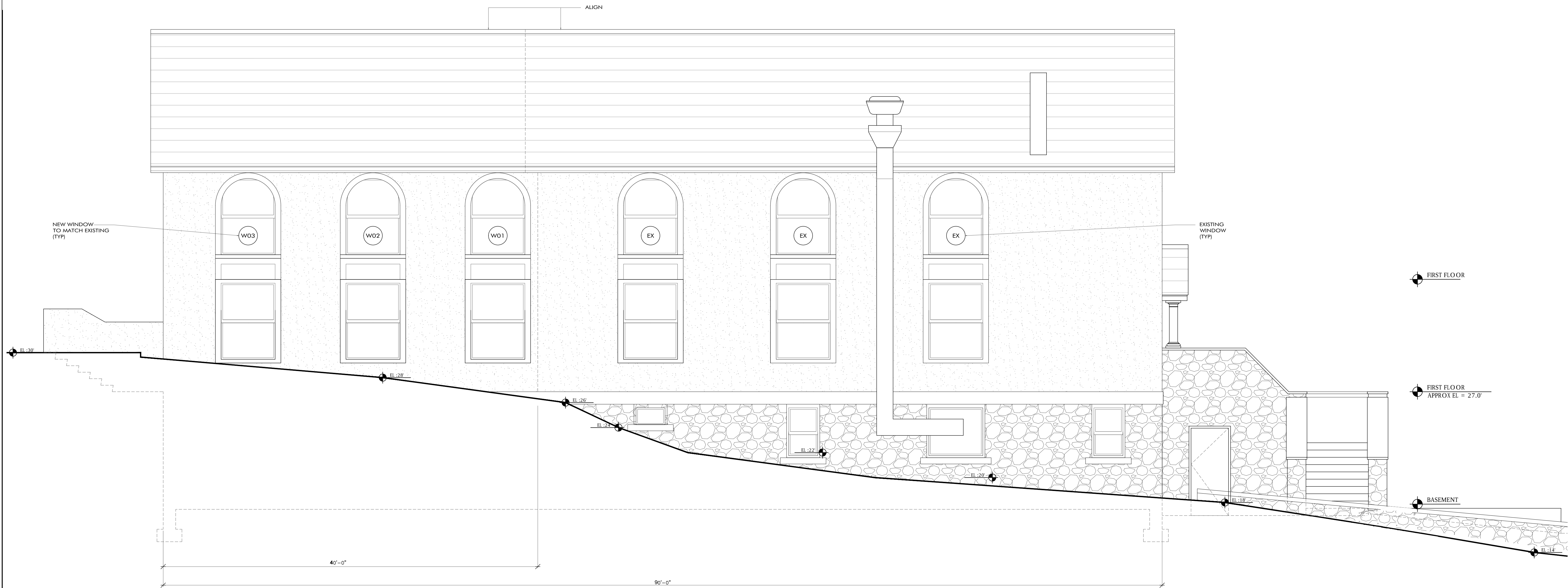
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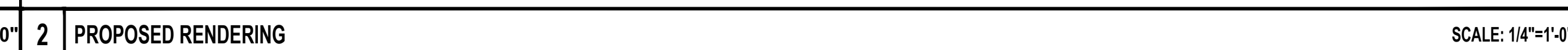
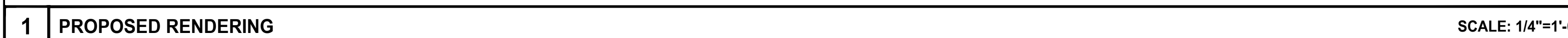
OWG NO: _____

A-211.00

DOB JOB NUMBER



SCALE: 1/4"=1'-0"



DOB	JOB NUMBER
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Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either “Yes” or “No”. If the answer to the initial question is “Yes”, complete the sub-questions that follow. If the answer to the initial question is “No”, proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Iglesia Pentrecostal Unida Hispana		
Project Location (describe, and attach a general location map): 35 Traverse Avenue, Port Chester NY 10573		
Brief Description of Proposed Action (include purpose or need): Propose a two story extension to an existing Place of Worship. Existing use to remain as Place of worship at first and second floor.		
Name of Applicant/Sponsor: Ana Soto Fedigan		Telephone: 646-460-5557
		E-Mail: ana@omniarchitecture.org
Address: 43 Union Avenue		
City/PO: Harrison	State: NY	Zip Code: 10528
Project Contact (if not same as sponsor; give name and title/role):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): Fernando Zapata		Telephone: 717-841-6409
		E-Mail: zapata.i1992@gmail.com
Address: 35 Traverse Avenue		
City/PO: Port Chester	State: NY	Zip Code: 10573

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, ☐ Yes ☒ No or Village Board of Trustees		
b. City, Town or Village ☒ Yes ☐ No Planning Board or Commission	Village of Port Chester Planning Commission	February 23rd 2024
c. City, Town or ☐ Yes ☒ No Village Zoning Board of Appeals		
d. Other local agencies ☐ Yes ☒ No		
e. County agencies ☐ Yes ☒ No		
f. Regional agencies ☐ Yes ☒ No		
g. State agencies ☐ Yes ☒ No		
h. Federal agencies ☐ Yes ☒ No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		☐ Yes ☒ No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		☒ Yes ☐ No
iii. Is the project site within a Coastal Erosion Hazard Area?		☒ Yes ☐ No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐Yes☒No

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☐Yes☒No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐Yes☒No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐Yes☒No

If Yes, identify the plan(s):

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐Yes☒No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☒ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?

CD-5 Urban Center Character District

b. Is the use permitted or allowed by a special or conditional use permit? ☒ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☒ No

If Yes,

i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? Port Chester-Rye

b. What police or other public protection forces serve the project site?

Port Chester Police Department

c. Which fire protection and emergency medical services serve the project site?

Village of Port Chester Fire Department and Reliance Engine & Hose

d. What parks serve the project site?

Columbus Park and Edgewood Park

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?

Civic Use- Place of Worship

b. a. Total acreage of the site of the proposed action? 9,223.64 SF acres

b. Total acreage to be physically disturbed? 2,688 SF acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 9,223.64 SF acres

c. Is the proposed action an expansion of an existing project or use? ☒ Yes ☐ No

i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % 1793 sf Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☒ No

If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed? ☐ Yes ☒ No

iii. Number of lots proposed? _____

iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☒ No

i. If No, anticipated period of construction: 9-12 months

ii. If Yes:

• Total number of phases anticipated _____

• Anticipated commencement date of phase 1 (including demolition) _____ month _____ year

• Anticipated completion date of final phase _____ month _____ year

• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☐ Yes ☒ No If Yes, show numbers of units proposed.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? ☐ Yes ☒ No If Yes,	
i. Total number of structures _____ ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length iii. Approximate extent of building space to be heated or cooled: _____ square feet	

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐ Yes ☒ No If Yes,	
i. Purpose of the impoundment: _____ ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify: _____ iii. If other than water, identify the type of impounded/contained liquids and their source. _____ iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____	

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐ Yes ☒ No If Yes:	
i. What is the purpose of the excavation or dredging? _____ ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site? • Volume (specify tons or cubic yards): _____ • Over what duration of time? _____ iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____ _____ _____ iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☒ No If yes, describe. _____ _____ _____ v. What is the total area to be dredged or excavated? _____ acres vi. What is the maximum area to be worked at any one time? _____ acres vii. What would be the maximum depth of excavation or dredging? _____ feet viii. Will the excavation require blasting? ☐ Yes ☒ No ix. Summarize site reclamation goals and plan: _____ _____ _____	

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☒ No If Yes:	
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____ _____	

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☒ No
If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☒ No
If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? ☐ Yes ☒ No
If Yes:

i. Total anticipated water usage/demand per day: _____ gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☐ Yes ☒ No
If Yes:

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? ☐ Yes ☒ No
- Is the project site in the existing district? ☐ Yes ☒ No
- Is expansion of the district needed? ☐ Yes ☒ No
- Do existing lines serve the project site? ☐ Yes ☒ No

iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☒ No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☒ No
If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☐ Yes ☒ No
If Yes:

i. Total anticipated liquid waste generation per day: _____ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

iii. Will the proposed action use any existing public wastewater treatment facilities? ☐ Yes ☒ No
If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? ☐ Yes ☒ No
- Is the project site in the existing district? ☐ Yes ☒ No
- Is expansion of the district needed? ☐ Yes ☒ No

• Do existing sewer lines serve the project site? _____ • Will a line extension within an existing district be necessary to serve the project? _____ If Yes: • Describe extensions or capacity expansions proposed to serve this project: _____	☒ Yes ☐ No ☐ Yes ☒ No
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____ If Yes: • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____	☐ Yes ☒ No
v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans): _____	
vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____	
e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? _____ If Yes: i. How much impervious surface will the project create in relation to total size of project parcel? _____ Square feet or _____ acres (impervious surface) _____ Square feet or _____ acres (parcel size) ii. Describe types of new point sources. _____ iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)? _____ • If to surface waters, identify receiving water bodies or wetlands: _____ • Will stormwater runoff flow to adjacent properties? _____	
iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? _____	
f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? _____ If Yes, identify: i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) _____ ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) _____ iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) _____	
g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? _____ If Yes: i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) _____ ii. In addition to emissions as calculated in the application, the project will generate: • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)	

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐ Yes ☒ No If Yes: i. Estimate methane generation in tons/year (metric): _____ ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____			
i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐ Yes ☒ No If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____			
j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐ Yes ☒ No If Yes: i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐ Weekend ☐ Randomly between hours of _____ to _____. ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____ iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____ iv. Does the proposed action include any shared use parking? ☐ Yes ☒ No v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____ vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☒ Yes ☐ No vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐ Yes ☒ No viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☒ Yes ☐ No			
k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☐ Yes ☒ No If Yes: i. Estimate annual electricity demand during operation of the proposed action: _____ ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____ iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐ Yes ☒ No			
l. Hours of operation. Answer all items which apply. <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> i. During Construction: • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ </td> <td style="width: 50%; vertical-align: top;"> ii. During Operations: • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ </td> </tr> </table>		i. During Construction: • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____	ii. During Operations: • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____
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m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☐ Yes ☒ No If yes: i. Provide details including sources, time of day and duration: _____ _____	☐ Yes ☒ No
ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☒ No Describe: _____ _____	☐ Yes ☒ No
n. Will the proposed action have outdoor lighting? ☐ Yes ☒ No If yes: i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures: _____ _____	☐ Yes ☒ No
ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☒ No Describe: _____ _____	☐ Yes ☒ No
o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☒ No If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____ _____ _____	☐ Yes ☒ No
p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☒ No If Yes: i. Product(s) to be stored _____ ii. Volume(s) _____ per unit time _____ (e.g., month, year) iii. Generally, describe the proposed storage facilities: _____ _____	☐ Yes ☒ No
q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☒ No If Yes: i. Describe proposed treatment(s): _____ _____ _____	☐ Yes ☒ No
ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☒ No	☐ Yes ☒ No
r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☒ No If Yes: i. Describe any solid waste(s) to be generated during construction or operation of the facility: • Construction: _____ tons per _____ (unit of time) • Operation : _____ tons per _____ (unit of time) ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste: • Construction: _____ • Operation: _____ iii. Proposed disposal methods/facilities for solid waste generated on-site: • Construction: _____ • Operation: _____	☐ Yes ☒ No

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☒ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☒ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☒ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site																																							
a. Existing land uses. i. Check all uses that occur on, adjoining and near the project site. ☐ Urban ☒ Industrial ☒ Commercial ☒ Residential (suburban) ☐ Rural (non-farm) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____ ii. If mix of uses, generally describe: _____																																							
b. Land uses and coverytypes on the project site. <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 40%;">Land use or Coverytype</th> <th style="width: 15%;">Current Acreage</th> <th style="width: 25%;">Acreage After Project Completion</th> <th style="width: 20%;">Change (Acres +/-)</th> </tr> </thead> <tbody> <tr> <td>• Roads, buildings, and other paved or impervious surfaces</td> <td style="text-align: center;">3,952 sf</td> <td style="text-align: center;">6,915 sf</td> <td style="text-align: center;">2,963 sf</td> </tr> <tr> <td>• Forested</td> <td style="text-align: center;">N/A</td> <td></td> <td></td> </tr> <tr> <td>• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)</td> <td style="text-align: center;">N/A</td> <td></td> <td></td> </tr> <tr> <td>• Agricultural (includes active orchards, field, greenhouse etc.)</td> <td style="text-align: center;">N/A</td> <td></td> <td></td> </tr> <tr> <td>• Surface water features (lakes, ponds, streams, rivers, etc.)</td> <td style="text-align: center;">N/A</td> <td></td> <td></td> </tr> <tr> <td>• Wetlands (freshwater or tidal)</td> <td style="text-align: center;">N/A</td> <td></td> <td></td> </tr> <tr> <td>• Non-vegetated (bare rock, earth or fill)</td> <td style="text-align: center;">N/A</td> <td></td> <td></td> </tr> <tr> <td>• Other Describe: _____</td> <td style="text-align: center;">N/A</td> <td></td> <td></td> </tr> </tbody> </table>				Land use or Coverytype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)	• Roads, buildings, and other paved or impervious surfaces	3,952 sf	6,915 sf	2,963 sf	• Forested	N/A			• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	N/A			• Agricultural (includes active orchards, field, greenhouse etc.)	N/A			• Surface water features (lakes, ponds, streams, rivers, etc.)	N/A			• Wetlands (freshwater or tidal)	N/A			• Non-vegetated (bare rock, earth or fill)	N/A			• Other Describe: _____	N/A		
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• Other Describe: _____	N/A																																						

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☒ No	
• If yes, DEC site ID number: _____ • Describe the type of institutional control (e.g., deed restriction or easement): _____ • Describe any use limitations: _____ • Describe any engineering controls: _____ • Will the project affect the institutional or engineering controls in place? ☐ Yes ☒ No • Explain: _____	
E.2. Natural Resources On or Near Project Site	
a. What is the average depth to bedrock on the project site? _____ feet	
b. Are there bedrock outcroppings on the project site? ☐ Yes ☒ No If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %	
c. Predominant soil type(s) present on project site: _____ % _____ % _____ %	
d. What is the average depth to the water table on the project site? Average: _____ feet	
e. Drainage status of project site soils: ☐ Well Drained: _____ % of site ☐ Moderately Well Drained: _____ % of site ☐ Poorly Drained: _____ % of site	
f. Approximate proportion of proposed action site with slopes: ☐ 0-10%: _____ % of site ☐ 10-15%: _____ % of site ☐ 15% or greater: _____ % of site	
g. Are there any unique geologic features on the project site? ☐ Yes ☒ No If Yes, describe: _____	
h. Surface water features.	
i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☐ Yes ☒ No	
ii. Do any wetlands or other waterbodies adjoin the project site? ☐ Yes ☒ No	
If Yes to either <i>i</i> or <i>ii</i> , continue. If No, skip to E.2.i.	
iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☐ Yes ☒ No	
iv. For each identified regulated wetland and waterbody on the project site, provide the following information:	
• Streams: Name _____ Classification _____ • Lakes or Ponds: Name _____ Classification _____ • Wetlands: Name _____ Approximate Size _____ • Wetland No. (if regulated by DEC) _____	
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☒ No	
If yes, name of impaired water body/bodies and basis for listing as impaired: _____	
i. Is the project site in a designated Floodway? ☐ Yes ☒ No	
j. Is the project site in the 100-year Floodplain? ☐ Yes ☒ No	
k. Is the project site in the 500-year Floodplain? ☐ Yes ☐ No	
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☒ No	
If Yes:	
i. Name of aquifer: _____	

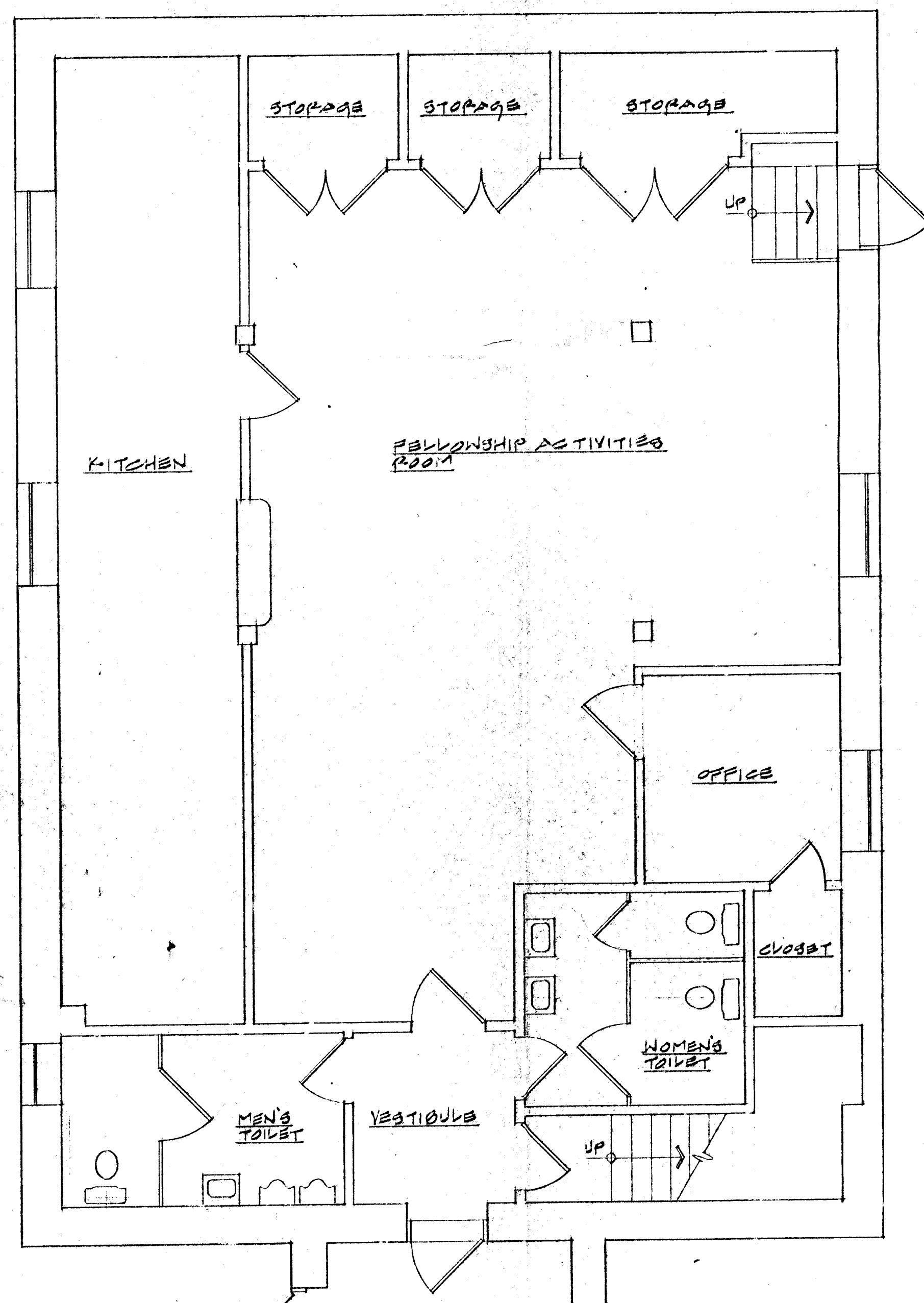
m. Identify the predominant wildlife species that occupy or use the project site: _____ _____ _____
n. Does the project site contain a designated significant natural community? ☐ Yes ☐ No If Yes: i. Describe the habitat/community (composition, function, and basis for designation): _____ ii. Source(s) of description or evaluation: _____ iii. Extent of community/habitat: • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐ Yes ☒ No If Yes: i. Species and listing (endangered or threatened): _____ _____ _____
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☒ No If Yes: i. Species and listing: _____ _____ _____
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☒ No If yes, give a brief description of how the proposed action may affect that use: _____ _____ _____
E.3. Designated Public Resources On or Near Project Site
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☒ No If Yes, provide county plus district name/number: _____
b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☒ No i. If Yes: acreage(s) on project site? _____ ii. Source(s) of soil rating(s): _____
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☒ No If Yes: i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____ _____ _____
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☒ No If Yes: i. CEA name: _____ ii. Basis for designation: _____ iii. Designating agency and date: _____



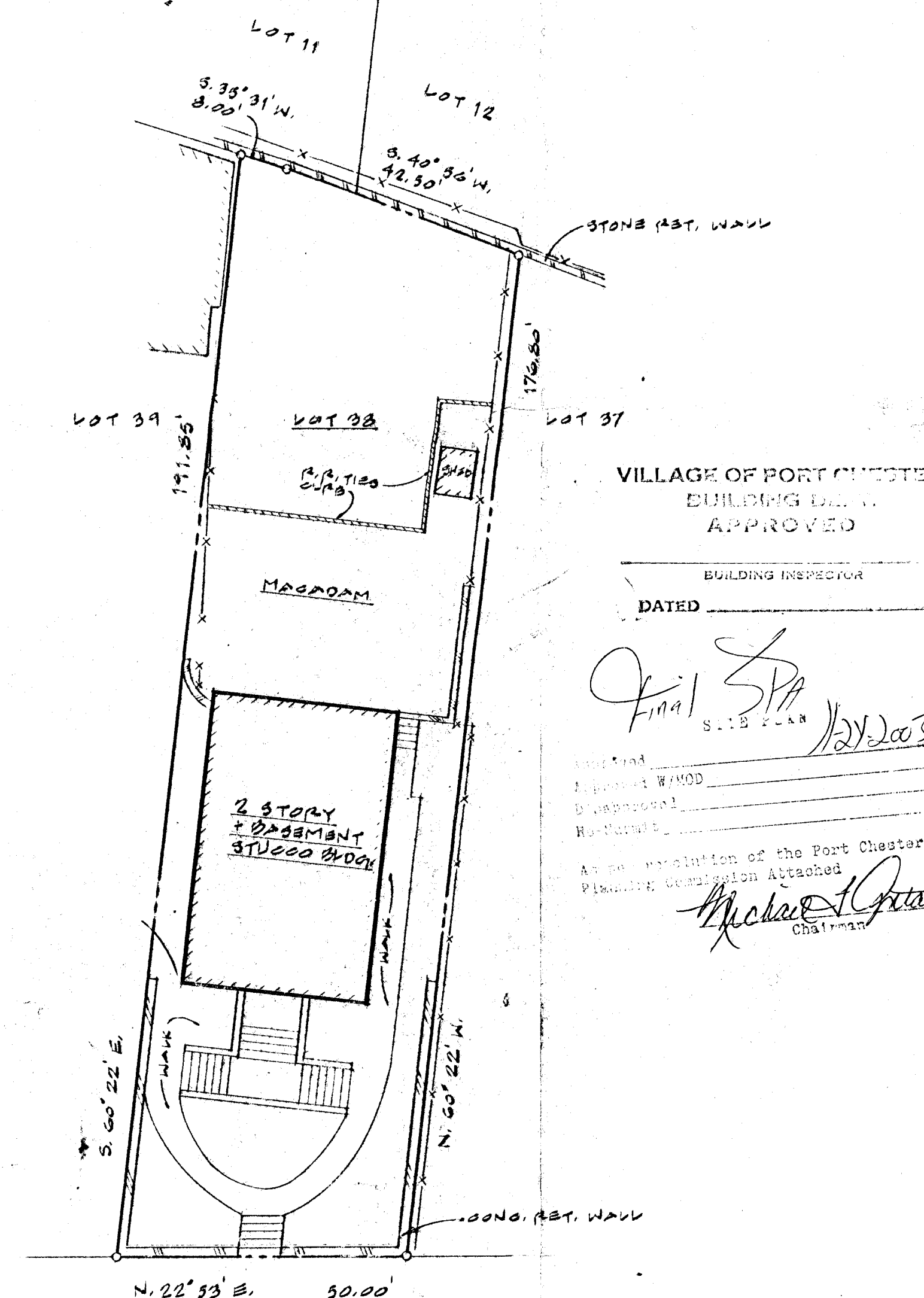
LOCATION MAP
N.T.S.



ZONING MAP
N.T.S.



BASEMENT FLOOR PLAN
1/4" = 1'-0"



TRaverse AVENUE

NOTE:
THE INFORMATION ON THIS SITE PLAN WAS TAKEN
FROM A SURVEY PREPARED BY RICHARD J. DOMATO
LAND SURVEYOR
MT. VERNON, N.Y.

SITE PLAN
1" = 20'-0"

ARCONICS
ARCHITECTURE P.C.

PLANNING • ARCHITECTURE • INTERIORS

545.5 WESTCHESTER AVENUE
RYE BROOK, N.Y. 10573
914-937-5596

MUNICIPAL APPROVALS
35 TRAVERSE AVENUE
Port Chester, NY 10573

DATE	ISSUE TO	PR.	TR.
5-5-03	CLIENT	2	
5-5-03	BOARD OF TRUSTEES	1	
7-21-03	WATER COMMISSION	6	
8-25-03	FOR PERMIT	3	
9-2-03	Z.B.A.	1	

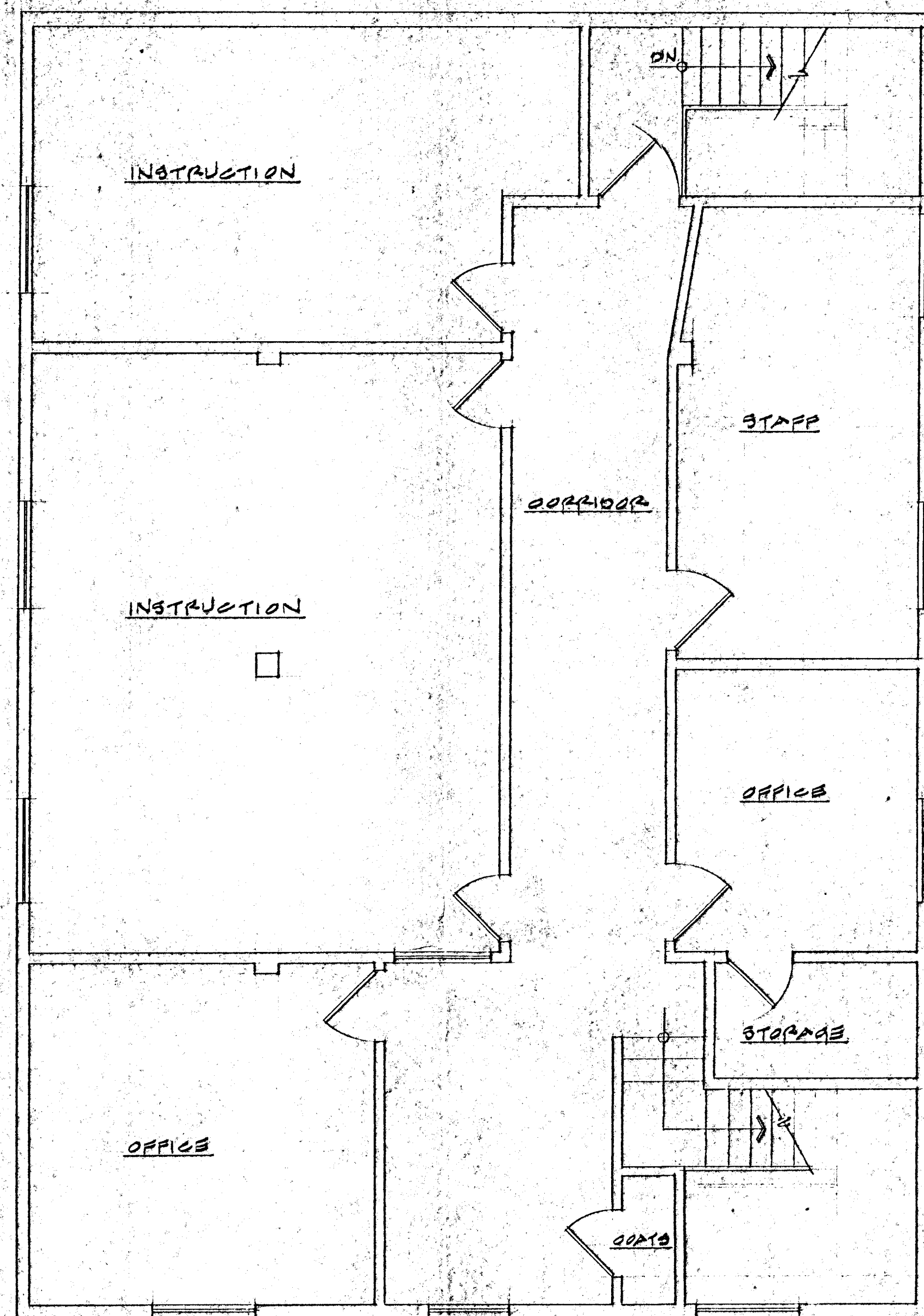
OFFICE OF PLANNING
Approved _____
Disapproved _____
Resubmit _____
Approved with modifications _____
Approval of final site plan shall incorporate all conditions of
the Planning Commission's resolution attached.

NOV 21 2003
NO. DATE REVISIONS BY

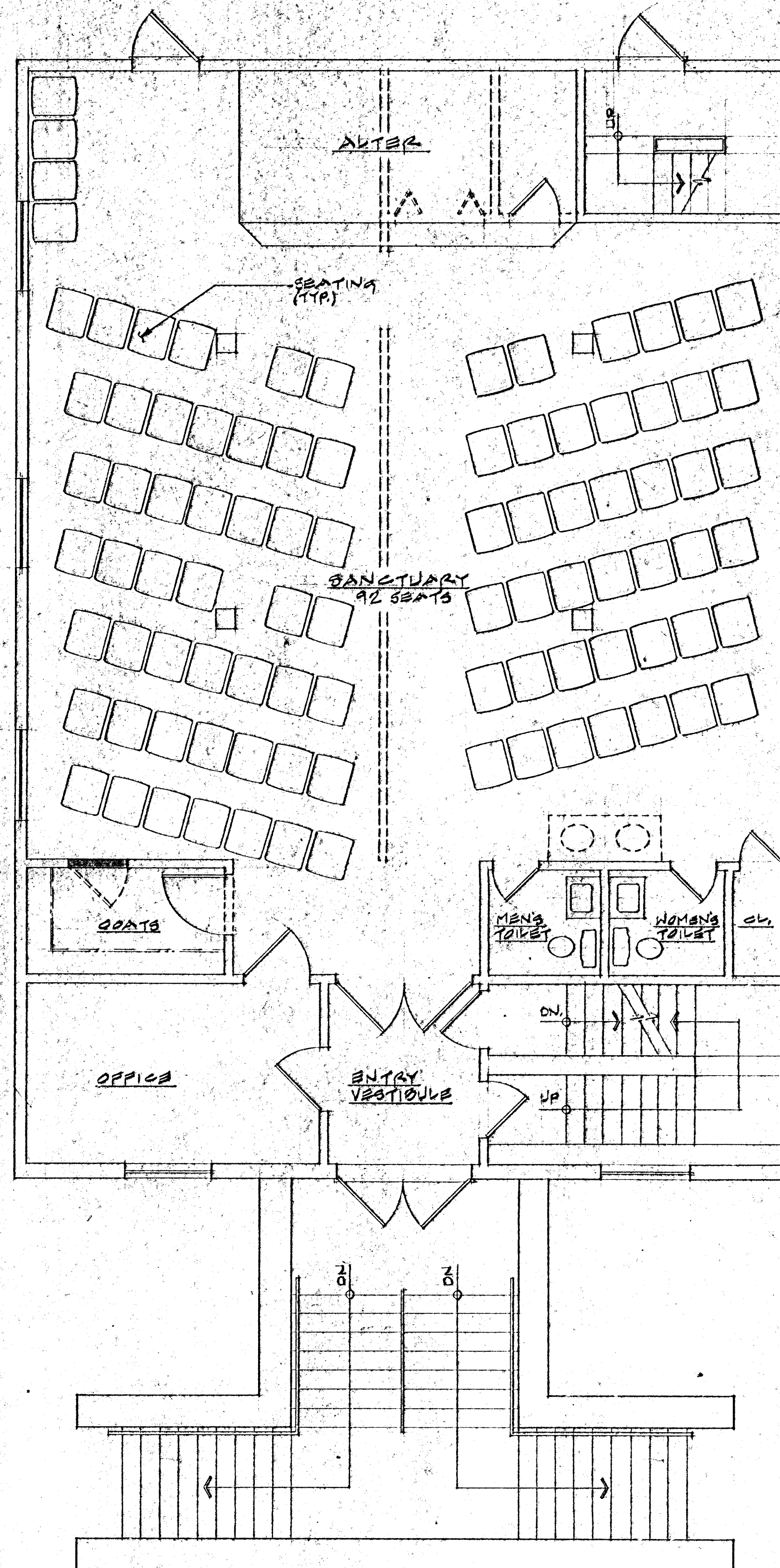
LOCATION MAP,
ZONING MAP, SITE
PLAN & BASEMENT
FLOOR PLAN

PROJECT NO. 2315
SCALE: NOT TO SCALE
DRAWN BY: LE
CHECKED BY: G.G.
DATE: 3-25-03

SP-1



SECOND FLOOR PLAN
1/4" = 1'-0"



FIRST FLOOR PLAN
1/4" = 1'-0"

ARCONICS
ARCHITECTURE P.C.

PLANNING • ARCHITECTURE • INTERIORS

545.5 WESTCHESTER AVENUE
RYE BROOK, N.Y. 10573
914-937-5596

MUNICIPAL APPROVALS
36 TRAVERSE AVENUE
Port Chester, NY 10573

DATE	ISSUE TO	PR.	TR.
5-5-03	CLIENT	2	
5-5-03	BOARD OF TRUSTEES	1	
7-21-03	WATER COMMISSION	0	
8-25-03	FOR PERMIT	3	
9-2-03	Z.O.A.	1	

NO.	DATE	REVISIONS	BY
-----	------	-----------	----

FIRST FLOOR PLAN &
SECOND FLOOR PLAN



PROJECT NO. 2315
SCALE: NOTED
DRAWN BY: JG
CHECKED BY: JG
DATE: 3-26-03

A-1

TRAFFIC REVIEW **Village of Port Chester, N.Y.**

TITLE OF REVIEW: **Spanish United Pentecostal Church**
Site Plan Application
35 Traverse Avenue (SBL: 142.39-1-11)

DATE OF MEMO: **April 24 2026**

This memorandum provides traffic comments on the 35 Traverse Avenue Site Plan Application.

1. **Traffic Comments**

Provided by Elaine Du, PE

- a. The parking requirement calculated by the Applicant is based on the seating area square footage, which is permitted if fixed seating is not provided. However, the parking requirement based on square footage equals the parking requirement based on permanent seats.
- b. The existing number of seats is 108, according to the site plan, which requires 36 parking spaces. The proposed expansion will add 65 seats, resulting in a total of 173 seats, which requires 58 parking spaces. If the previous approvals granted a variance of 39 parking spaces, this equates to a difference of 19 parking spaces.
- c. Provide a description of the use of the second floor expansion and open deck.
- d. Confirm where congregants currently park during services.

Full Environmental Assessment Form
Part 2 - Identification of Potential Project Impacts

Agency Use Only [If applicable]	
Project :	35 Traverse Ave Site Plan
Date :	June 11 2026

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer “**Yes**” to a numbered question, please complete all the questions that follow in that section.
- If you answer “**No**” to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box “Moderate to large impact may occur.”
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the “whole action”.
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. Impact on Land Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1) <i>If “Yes”, answer questions a - j. If “No”, move on to Section 2.</i> ☒ NO ☐ YES			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	☐	☐
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	☐	☐
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	☐	☐
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	☐	☐
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	☐	☐
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	☐	☐
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	☐	☐
h. Other impacts: _____ _____		☐	☐

2. Impact on Geological Features

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g)

☒ NO☐ YES

If "Yes", answer questions a - c. If "No", move on to Section 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____ _____	E2g	☐	☐
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	☐	☐
c. Other impacts: _____ _____		☐	☐

3. Impacts on Surface Water

The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h)

☒ NO☐ YES

If "Yes", answer questions a - l. If "No", move on to Section 4.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	☐	☐
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	☐	☐
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	☐	☐
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	☐	☐
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	☐	☐
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	☐	☐
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	☐	☐
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	☐	☐
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	☐	☐
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	☐	☐
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	☐	☐

l. Other impacts: _____ _____		☐	☐
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4. Impact on groundwater The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t) <i>If “Yes”, answer questions a - h. If “No”, move on to Section 5.</i>			
		☒ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	☐	☐
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	☐	☐
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	☐	☐
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	☐	☐
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	☐	☐
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	☐	☐
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	☐	☐
h. Other impacts: _____ _____		☐	☐

5. Impact on Flooding The proposed action may result in development on lands subject to flooding. (See Part 1. E.2) <i>If “Yes”, answer questions a - g. If “No”, move on to Section 6.</i>			
		☒ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	☐	☐
b. The proposed action may result in development within a 100 year floodplain.	E2j	☐	☐
c. The proposed action may result in development within a 500 year floodplain.	E2k	☐	☐
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	☐	☐
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	☐	☐
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	☐	☐

g. Other impacts: _____ _____		☐	☐
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6. Impacts on Air The proposed action may include a state regulated air emission source. (See Part 1. D.2.f., D.2.h, D.2.g) <i>If "Yes", answer questions a - f. If "No", move on to Section 7.</i>				☒ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur		
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels:					
i. More than 1000 tons/year of carbon dioxide (CO ₂)	D2g	☐	☐		
ii. More than 3.5 tons/year of nitrous oxide (N ₂ O)	D2g	☐	☐		
iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)	D2g	☐	☐		
iv. More than .045 tons/year of sulfur hexafluoride (SF ₆)	D2g	☐	☐		
v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions	D2g	☐	☐		
vi. 43 tons/year or more of methane	D2h	☐	☐		
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	☐	☐		
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	☐	☐		
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	☐	☐		
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	☐	☐		
f. Other impacts: _____ _____		☐	☐		

7. Impact on Plants and Animals The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) <i>If "Yes", answer questions a - j. If "No", move on to Section 8.</i>				☒ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur		
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	☐	☐		
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	☐	☐		
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	☐	☐		
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	☐	☐		

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	☐	☐
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	☐	☐
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	☐	☐
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____	E1b	☐	☐
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	☐	☐
j. Other impacts: _____		☐	☐

8. Impact on Agricultural Resources The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) ☒ NO ☐ YES <i>If "Yes", answer questions a - h. If "No", move on to Section 9.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	☐	☐
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	☐	☐
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	☐	☐
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	☐	☐
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	☐	☐
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	☐	☐
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	☐	☐
h. Other impacts: _____		☐	☐

9. Impact on Aesthetic Resources The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.) <i>If "Yes", answer questions a - g. If "No", go to Section 10.</i>			
		☒ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	☐	☐
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	☐	☐
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	☐ ☐	☐ ☐
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	☐ ☐	☐ ☐
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	☐	☐
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile 1/2 -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	☐	☐
g. Other impacts: _____ _____		☐	☐

10. Impact on Historic and Archeological Resources The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.) <i>If "Yes", answer questions a - e. If "No", go to Section 11.</i>			
		☒ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places.	E3e	☐	☐
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	☐	☐
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	☐	☐

d. Other impacts: _____ _____		☐	☐
If any of the above (a-d) are answered “Moderate to large impact may occur”, continue with the following questions to help support conclusions in Part 3: e. i. The proposed action may result in the destruction or alteration of all or part of the site or property. ii. The proposed action may result in the alteration of the property’s setting or integrity. iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3g, E3f E3e, E3f, E3g, E1a, E1b E3e, E3f, E3g, E3h, C2, C3	☐ ☐ ☐	☐ ☐ ☐

11. Impact on Open Space and Recreation The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. (See Part 1. C.2.c, E.1.c., E.2.q.) <i>If “Yes”, answer questions a - e. If “No”, go to Section 12.</i>				☒ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur		
a. The proposed action may result in an impairment of natural functions, or “ecosystem services”, provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	☐	☐		
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	☐	☐		
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	☐	☐		
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	☐	☐		
e. Other impacts: _____ _____		☐	☐		

12. Impact on Critical Environmental Areas The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d) <i>If “Yes”, answer questions a - c. If “No”, go to Section 13.</i>				☒ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur		
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	☐	☐		
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	☐	☐		
c. Other impacts: _____ _____		☐	☐		

13. Impact on Transportation

The proposed action may result in a change to existing transportation systems.

☒ NO

☐ YES

(See Part 1. D.2.j)

If "Yes", answer questions a - f. If "No", go to Section 14.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	☐	☐
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	☐	☐
c. The proposed action will degrade existing transit access.	D2j	☐	☐
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	☐	☐
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	☐	☐
f. Other impacts: _____ _____		☐	☐

14. Impact on Energy

The proposed action may cause an increase in the use of any form of energy.

☒ NO

☐ YES

(See Part 1. D.2.k)

If "Yes", answer questions a - e. If "No", go to Section 15.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	☐	☐
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	☐	☐
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	☐	☐
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	☐	☐
e. Other Impacts: _____ _____			

15. Impact on Noise, Odor, and Light

The proposed action may result in an increase in noise, odors, or outdoor lighting.

☒ NO

☐ YES

(See Part 1. D.2.m., n., and o.)

If "Yes", answer questions a - f. If "No", go to Section 16.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	☐	☐
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	☐	☐
c. The proposed action may result in routine odors for more than one hour per day.	D2o	☐	☐

d. The proposed action may result in light shining onto adjoining properties.	D2n	☐	☐
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	☐	☐
f. Other impacts: _____ _____		☐	☐

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.)

☒ NO

☐ YES

If "Yes", answer questions a - m. If "No", go to Section 17.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	☐	☐
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	☐	☐
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	☐	☐
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	☐	☐
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	☐	☐
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	☐	☐
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	☐	☐
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	☐	☐
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	☐	☐
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	☐	☐
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	☐	☐
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	☐	☐
m. Other impacts: _____ _____			

17. Consistency with Community Plans The proposed action is not consistent with adopted land use plans. (See Part 1. C.1, C.2. and C.3.) <i>If “Yes”, answer questions a - h. If “No”, go to Section 18.</i>			
☒ NO ☐ YES			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action’s land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	☐	☐
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	☐	☐
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	☐	☐
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	☐	☐
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, E1b	☐	☐
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	☐	☐
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	☐	☐
h. Other: _____ _____		☐	☐

18. Consistency with Community Character The proposed project is inconsistent with the existing community character. (See Part 1. C.2, C.3, D.2, E.3) <i>If “Yes”, answer questions a - g. If “No”, proceed to Part 3.</i>			
☒ NO ☐ YES			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	☐	☐
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	☐	☐
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	☐	☐
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	☐	☐
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	☐	☐
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	☐	☐
g. Other impacts: _____ _____		☐	☐

Full Environmental Assessment Form
Part 3 - Evaluation of the Magnitude and Importance of Project Impacts
and
Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: ☐ Type 1 ☒ Unlisted

Identify portions of EAF completed for this Project: ☒ Part 1 ☒ Part 2 ☒ Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information included with the Site Plan review application

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the Village of Port Chester Planning Commission _____ as lead agency that:

☒ A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

☐ B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.7(d)).

☐ C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action: 35 Traverse Ave Site Plan Review

Name of Lead Agency: Village of Port Chester Planning Commission

Name of Responsible Officer in Lead Agency: Michael Scarola

Title of Responsible Officer: Chair

Signature of Responsible Officer in Lead Agency:

Date: 6/29/2026

Signature of Preparer (if different from Responsible Officer) *Curt Lavalla*

Date: 6/11/2026

For Further Information:

Contact Person: Greg Cutler, AICP, Director of Planning

Address: 222 Grace Church St

Telephone Number: 914-937-6780

E-mail: gcutler@portchesterny.gov

For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)

Other involved agencies (if any)

Applicant (if any)

Environmental Notice Bulletin: <http://www.dec.ny.gov/enb/enb.html>

NEGATIVE DECLARATION ADDENDUM

PROPOSED ACTION

The proposed action is Site Plan review for a expansion of a House of Worship located at 35 Traverse Avenue.

REQUIRED APPROVALS

The action is subject to the following approvals:

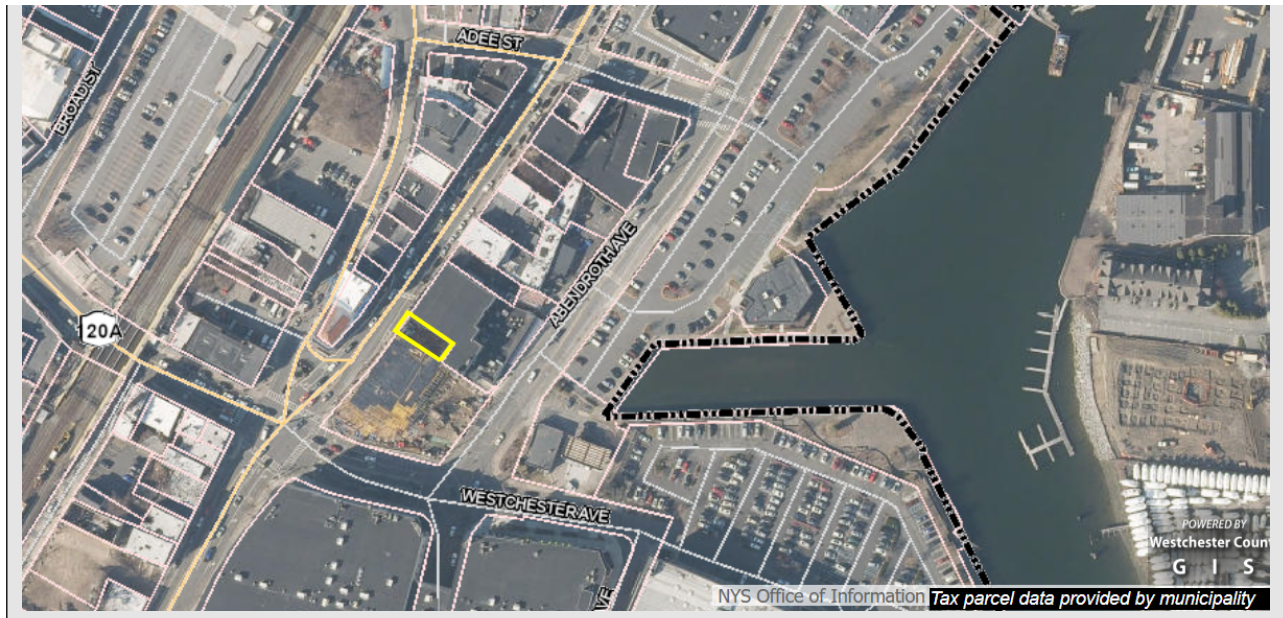
1. SEQRA Review in connection with Site Plan review by the Planning Commission as lead agency.

BACKGROUND

Review of potential impacts

Project Location

Tax Parcel Map



For Further Information

Contact Person:

Greg Cutler, AICP- Director of Planning and Economic Development
Village of Port Chester Department of Planning and Economic Development
222 Grace Church St
Port Chester, NY 10573
(914) 937-6780

NEGATIVE DECLARATION ADDENDUM

PROPOSED ACTION

The proposed action is Site Plan review for an expansion of a House of Worship located at 35 Traverse Avenue.

REQUIRED APPROVALS

The action is subject to the following approvals:

1. SEQRA Review in connection with Site Plan review by the Planning Commission as lead agency.

BACKGROUND

Review of potential impacts

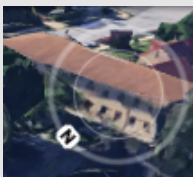
The proposed action will not have an adverse effect on the land, geological features, surface water, groundwater, flooding, or plants and animals. The subject house of worship is connected to public water and sanitary facilities. The proposed action complies with zoning regulations, except for parking, which is sought to be addressed through a concurrent application to the Zoning Board of Appeals, as mentioned below.

The proposed action will not adversely affect the flow of vehicular traffic, as no parking or vehicular circulation is provided for onsite. An Area Variance for parking is also being sought for consideration of structured public parking available adjacent to the project site.

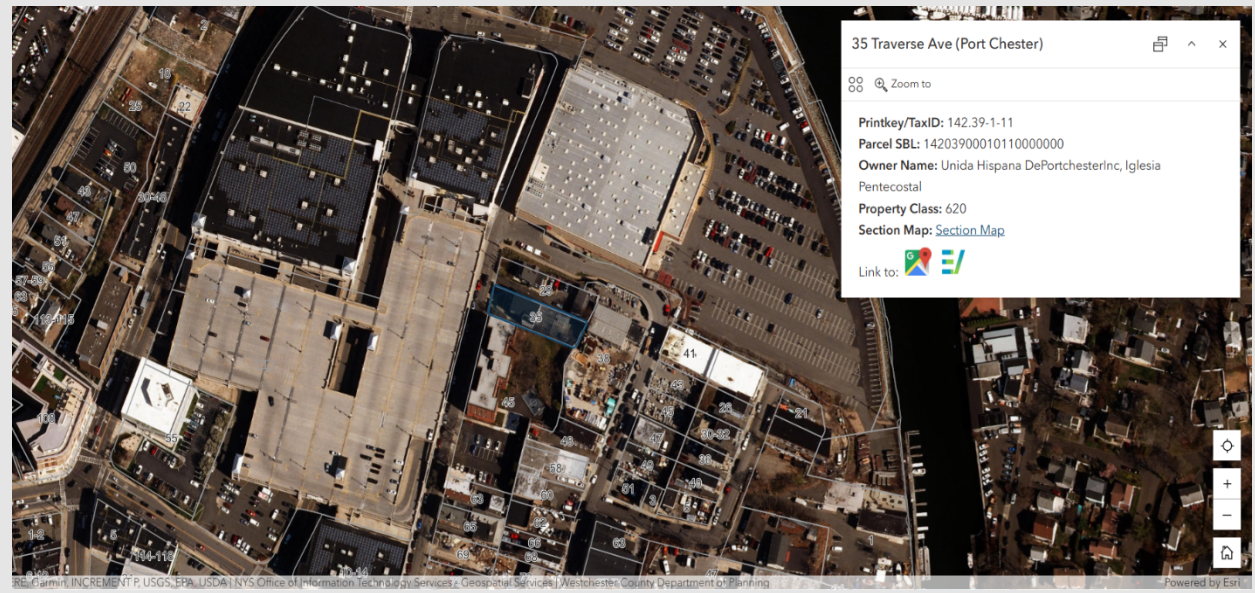
The proposed action will not adversely affect the quantity or quality of stormwater leaving the site, as the percentage of impervious surfaces will not increase.

The proposed action will not adversely affect community character, as the expansion of the existing house of worship will not create neighborhood incongruities. The proposed action is also consistent with the Village of Port Chester Comprehensive Plan.

Project Location



Tax Parcel Map



For Further Information

Contact Person:

Greg Cutler, AICP- Director of Planning and Economic Development
Village of Port Chester Department of Planning and Economic Development
222 Grace Church St
Port Chester, NY 10573
(914) 937-6780

Full Environmental Assessment Form
Part 2 - Identification of Potential Project Impacts

Agency Use Only [If applicable]	
Project :	35 Traverse Ave Site Plan
Date :	June 11 2026

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer “**Yes**” to a numbered question, please complete all the questions that follow in that section.
- If you answer “**No**” to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box “Moderate to large impact may occur.”
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the “whole action”.
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. Impact on Land Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1) <i>If “Yes”, answer questions a - j. If “No”, move on to Section 2.</i> ☒ NO ☐ YES			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	☐	☐
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	☐	☐
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	☐	☐
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	☐	☐
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	☐	☐
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	☐	☐
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	☐	☐
h. Other impacts: _____ _____		☐	☐

2. Impact on Geological Features

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g)

☒ NO☐ YES

If "Yes", answer questions a - c. If "No", move on to Section 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____ _____	E2g	☐	☐
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	☐	☐
c. Other impacts: _____ _____		☐	☐

3. Impacts on Surface Water

The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h)

☒ NO☐ YES

If "Yes", answer questions a - l. If "No", move on to Section 4.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	☐	☐
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	☐	☐
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	☐	☐
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	☐	☐
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	☐	☐
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	☐	☐
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	☐	☐
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	☐	☐
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	☐	☐
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	☐	☐
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	☐	☐

l. Other impacts: _____ _____		☐	☐
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4. Impact on groundwater The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t) <i>If "Yes", answer questions a - h. If "No", move on to Section 5.</i>			
		☒ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	☐	☐
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	☐	☐
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	☐	☐
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	☐	☐
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	☐	☐
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	☐	☐
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	☐	☐
h. Other impacts: _____ _____		☐	☐

5. Impact on Flooding The proposed action may result in development on lands subject to flooding. (See Part 1. E.2) <i>If "Yes", answer questions a - g. If "No", move on to Section 6.</i>			
		☒ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	☐	☐
b. The proposed action may result in development within a 100 year floodplain.	E2j	☐	☐
c. The proposed action may result in development within a 500 year floodplain.	E2k	☐	☐
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	☐	☐
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	☐	☐
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	☐	☐

g. Other impacts: _____ _____		☐	☐
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6. Impacts on Air The proposed action may include a state regulated air emission source. (See Part 1. D.2.f., D.2.h, D.2.g) <i>If "Yes", answer questions a - f. If "No", move on to Section 7.</i>				☒ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur		
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels:					
i. More than 1000 tons/year of carbon dioxide (CO ₂)	D2g	☐	☐		
ii. More than 3.5 tons/year of nitrous oxide (N ₂ O)	D2g	☐	☐		
iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)	D2g	☐	☐		
iv. More than .045 tons/year of sulfur hexafluoride (SF ₆)	D2g	☐	☐		
v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions	D2g	☐	☐		
vi. 43 tons/year or more of methane	D2h	☐	☐		
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	☐	☐		
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	☐	☐		
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	☐	☐		
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	☐	☐		
f. Other impacts: _____ _____		☐	☐		

7. Impact on Plants and Animals The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) <i>If "Yes", answer questions a - j. If "No", move on to Section 8.</i>				☒ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur		
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	☐	☐		
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	☐	☐		
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	☐	☐		
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	☐	☐		

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	☐	☐
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	☐	☐
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	☐	☐
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____	E1b	☐	☐
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	☐	☐
j. Other impacts: _____		☐	☐

8. Impact on Agricultural Resources The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) ☒ NO ☐ YES <i>If "Yes", answer questions a - h. If "No", move on to Section 9.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	☐	☐
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	☐	☐
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	☐	☐
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	☐	☐
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	☐	☐
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	☐	☐
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	☐	☐
h. Other impacts: _____		☐	☐

9. Impact on Aesthetic Resources The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.) <i>If "Yes", answer questions a - g. If "No", go to Section 10.</i>			
		☒ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	☐	☐
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	☐	☐
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	☐ ☐	☐ ☐
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	☐ ☐	☐ ☐
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	☐	☐
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile 1/2 -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	☐	☐
g. Other impacts: _____ _____		☐	☐

10. Impact on Historic and Archeological Resources The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.) <i>If "Yes", answer questions a - e. If "No", go to Section 11.</i>			
		☒ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places.	E3e	☐	☐
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	☐	☐
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	☐	☐

d. Other impacts: _____ _____		☐	☐
If any of the above (a-d) are answered “Moderate to large impact may occur”, continue with the following questions to help support conclusions in Part 3: e. i. The proposed action may result in the destruction or alteration of all or part of the site or property. ii. The proposed action may result in the alteration of the property’s setting or integrity. iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3g, E3f E3e, E3f, E3g, E1a, E1b E3e, E3f, E3g, E3h, C2, C3	☐ ☐ ☐	☐ ☐ ☐

11. Impact on Open Space and Recreation The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. (See Part 1. C.2.c, E.1.c., E.2.q.) <i>If “Yes”, answer questions a - e. If “No”, go to Section 12.</i>				☒ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur		
a. The proposed action may result in an impairment of natural functions, or “ecosystem services”, provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	☐	☐		
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	☐	☐		
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	☐	☐		
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	☐	☐		
e. Other impacts: _____ _____		☐	☐		

12. Impact on Critical Environmental Areas The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d) <i>If “Yes”, answer questions a - c. If “No”, go to Section 13.</i>				☒ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur		
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	☐	☐		
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	☐	☐		
c. Other impacts: _____ _____		☐	☐		

13. Impact on Transportation

The proposed action may result in a change to existing transportation systems.

☒ NO

☐ YES

(See Part 1. D.2.j)

If "Yes", answer questions a - f. If "No", go to Section 14.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	☐	☐
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	☐	☐
c. The proposed action will degrade existing transit access.	D2j	☐	☐
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	☐	☐
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	☐	☐
f. Other impacts: _____ _____		☐	☐

14. Impact on Energy

The proposed action may cause an increase in the use of any form of energy.

☒ NO

☐ YES

(See Part 1. D.2.k)

If "Yes", answer questions a - e. If "No", go to Section 15.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	☐	☐
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	☐	☐
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	☐	☐
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	☐	☐
e. Other Impacts: _____ _____			

15. Impact on Noise, Odor, and Light

The proposed action may result in an increase in noise, odors, or outdoor lighting.

☒ NO

☐ YES

(See Part 1. D.2.m., n., and o.)

If "Yes", answer questions a - f. If "No", go to Section 16.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	☐	☐
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	☐	☐
c. The proposed action may result in routine odors for more than one hour per day.	D2o	☐	☐

d. The proposed action may result in light shining onto adjoining properties.	D2n	☐	☐
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	☐	☐
f. Other impacts: _____ _____		☐	☐

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.)

☒ NO

☐ YES

If "Yes", answer questions a - m. If "No", go to Section 17.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	☐	☐
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	☐	☐
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	☐	☐
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	☐	☐
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	☐	☐
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	☐	☐
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	☐	☐
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	☐	☐
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	☐	☐
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	☐	☐
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	☐	☐
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	☐	☐
m. Other impacts: _____ _____			

17. Consistency with Community Plans The proposed action is not consistent with adopted land use plans. (See Part 1. C.1, C.2. and C.3.) <i>If “Yes”, answer questions a - h. If “No”, go to Section 18.</i>			
☒ NO ☐ YES			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action’s land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	☐	☐
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	☐	☐
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	☐	☐
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	☐	☐
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, E1b	☐	☐
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	☐	☐
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	☐	☐
h. Other: _____ _____		☐	☐

18. Consistency with Community Character The proposed project is inconsistent with the existing community character. (See Part 1. C.2, C.3, D.2, E.3) <i>If “Yes”, answer questions a - g. If “No”, proceed to Part 3.</i>			
☒ NO ☐ YES			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	☐	☐
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	☐	☐
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	☐	☐
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	☐	☐
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	☐	☐
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	☐	☐
g. Other impacts: _____ _____		☐	☐

Full Environmental Assessment Form
Part 3 - Evaluation of the Magnitude and Importance of Project Impacts
and
Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: ☐ Type 1 ☒ Unlisted

Identify portions of EAF completed for this Project: ☒ Part 1 ☒ Part 2 ☒ Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information included with the Site Plan review application

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the Village of Port Chester Planning Commission _____ as lead agency that:

☒ A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

☐ B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.7(d)).

☐ C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action: 35 Traverse Ave Site Plan Review

Name of Lead Agency: Village of Port Chester Planning Commission

Name of Responsible Officer in Lead Agency: Michael Scarola

Title of Responsible Officer: Chair

Signature of Responsible Officer in Lead Agency:

Date: 6/29/2026

Signature of Preparer (if different from Responsible Officer) *Curt Lavalla*

Date: 6/11/2026

For Further Information:

Contact Person: Greg Cutler, AICP, Director of Planning

Address: 222 Grace Church St

Telephone Number: 914-937-6780

E-mail: gcutler@portchesterny.gov

For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)

Other involved agencies (if any)

Applicant (if any)

Environmental Notice Bulletin: <http://www.dec.ny.gov/enb/enb.html>



Village of Port Chester
Department of Planning and Economic Development
222 Grace Church Street
Port Chester, NY 10573
PLANNING@PORTCHESTERNY.GOV



Greg Cutler, AICP, Director

APPLICATION FOR SITE PLAN APPROVAL

Name of Application: Coffee Holding Company, Inc.		
Tax Map Designation: Section: 142.38 Block: 2 Lot(s): 33		Site Address: No. 21 Street grace Church Street
Property Owner: 21 grace Church Street Realty, LLC	Phone #: 1 (800) 458-2233	Email: dgordon@coffeeholding.com
Property Owner Address: No. 3475 Street: Victory Blvd Town: Staten Island State: NY Zip: 10314		
Applicant (If other than owner): Coffee Holding Company, Inc.	Phone #: 1-800-458-2233	Email: dgordon@coffeeholding.com
Applicant Address (If other than owner): No. 3475 Street: Victory Blvd Town: Staten Island State: NY Zip: 10314		
Describe the proposed application / project: The project involves the change of use of one tenant space from coffee manufacturing with a subtenant processing marble and stone to eliminate the subtenancy and thus restore the coffee manufacturing use as sole tenancy. Permitting required to replace an existing out of service roaster with a replacement used roaster from another location. The land use remains Industrial.		

Property Owner (print name): David Gordon Date: 06/04/2026

Property Owner (signature) _____ Date: 06/04/2026

Applicant, if other than Owner (print name) _____ Date: _____

Applicant, if other than Owner (signature) _____ Date: _____



Greg Cutler, AICP, Director

SITE PLAN SUBMISSION CHECKLIST

Checklist to Accompany Application Submission

Completion of a Project Proposal Form (PPF)	☒
Pre-Submission conference held with Village Staff	☒
Application for Site Plan Approval with cover letter; must include Building & Lot Plan	☒
Current, certified Property Survey by a Surveyor licensed in the State of New York	☒
Site Plan Drawing(s); Signed & Sealed by Design Professional	☒
Full SEQRA Environmental Assessment Form (EAF), Part 1 and associated documentation showing compliance with the Findings Statement	☒
Floor Plan(s), Sections, and Renderings	☐ N/A
Nighttime Rendering	☐ N/A
Stormwater Pollution Prevention Plan (SWPPP), as applicable	☐ N/A
Steep Slopes Analysis Plan, if applicable	☐ N/A
Landscaping Plan per Article 4 of Zoning	☐ N/A
Lighting Plan per Article 4 of Zoning	☐ N/A
Erosion & Sedimentation Control Plan, as applicable	☐ N/A
Grading Plan, as applicable	☐ N/A
Site Plan Application Fee: \$50 / 1000 s.f. of proposed / existing non-residential floor area; and \$50 / dwelling unit for residential component	☒
Initial Escrow Deposit to be set by Director	☐
Copy of Current Deed	☐ N/A
Copies of all Easements, Covenants, or Restrictions	☐ N/A
List of Adjoining Property Owners within a radius of 200 feet from the project site, in accordance with Section 345.808.D.3	☐ N/A
Public Notice Requirements to be fulfilled in accordance with Table 345.808	☐ N/A

Application to be certified as complete by the Planning & Economic Development Zoning Administrator prior to Planning Commission appearance.

All items listed above shall be submitted in digital (PDF) format only to
planning@portchesterny.gov.



Village of Port Chester Planning Commission

Village Hall

222 Grace Church Street, Room 202

Port Chester, NY 10573

PLANNING@PORTCHESTERNY.GOV



ANTHONY BAXTER, CHAIRPERSON, PLANNING COMMISSION

SPECIAL EXCEPTION USE SUBMISSION CHECKLIST

Checklist to Accompany Application Submission

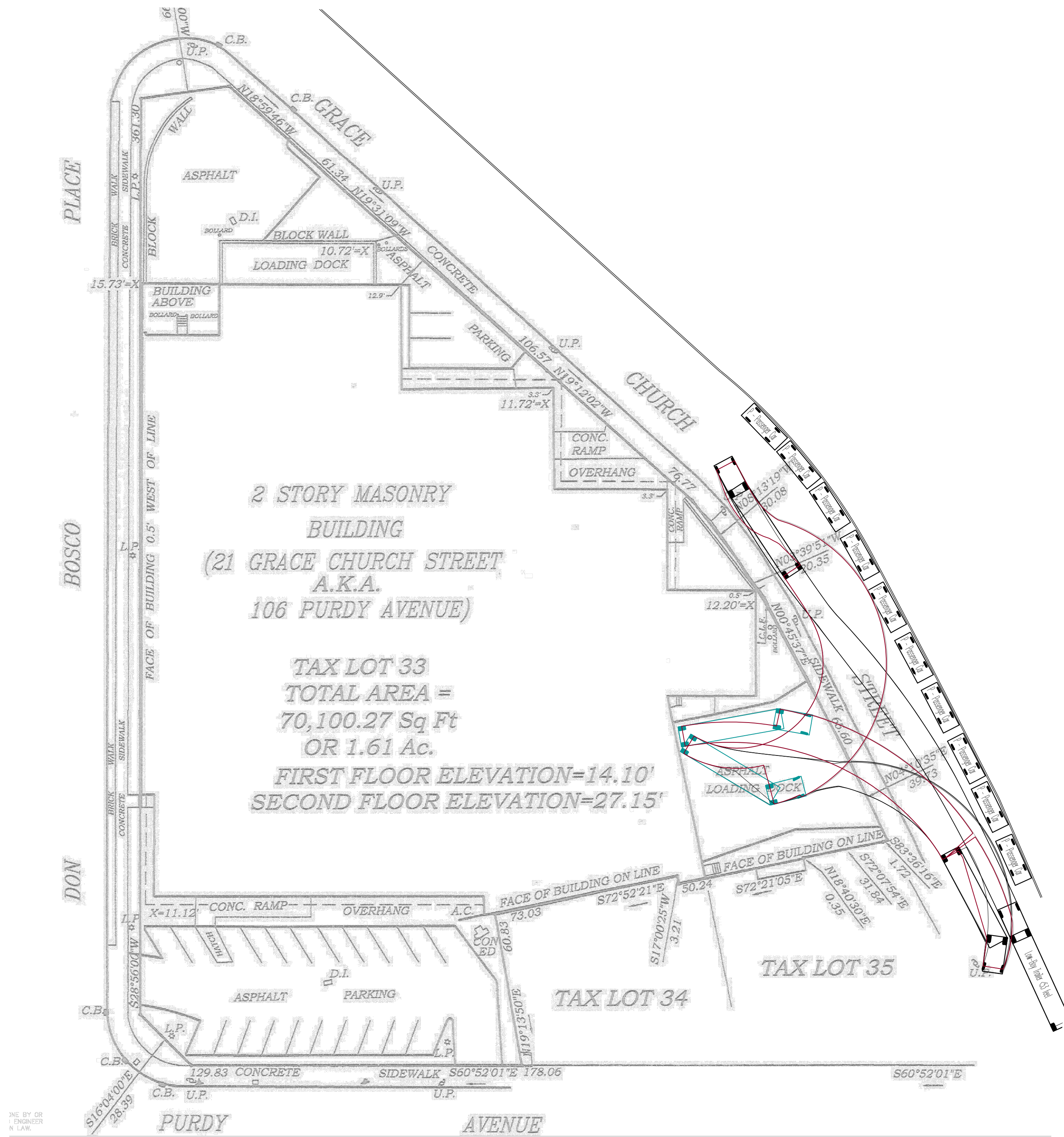
Application for Special Exception Use Approval	☒
Accompanying Site Plan Application & Checklist, if applicable	☒
Statement of Compliance with General and Specific Special Exception Criteria noted in Article 4	☒
Request, in writing, for any waiver of General or Specific Special Exception Criteria	☒
SEQRA Short Environmental Assessment Form (SEAF), Part 1 unless already provided as part of Site Plan application	☒
Special Exception Use Application Fee and Escrow deposits: Child Care Facility or Child Care in Home or Family Day Care; Home Professional Office \$500 Cemetery / Funeral Services; Veterinary Office, Clinic, of Hospital, or Board and Care of Small Animals; Brewery, Distillery, or Winery; Outdoor Storage; Retail Sales \$1,000 Accessory Use to Warehousing or other Light Industrial or Light Manufacturing All other Special Exception Uses \$3,000	☒
Initial Escrow Fee: \$5,000 (unless submitted with a site plan)	☐
Public Notice Requirements to be fulfilled in accordance with Table 345.808	☐

Special Exception Use application to be certified as complete by the Planning & Economic Development Zoning Administrator prior to Planning Commission appearance.

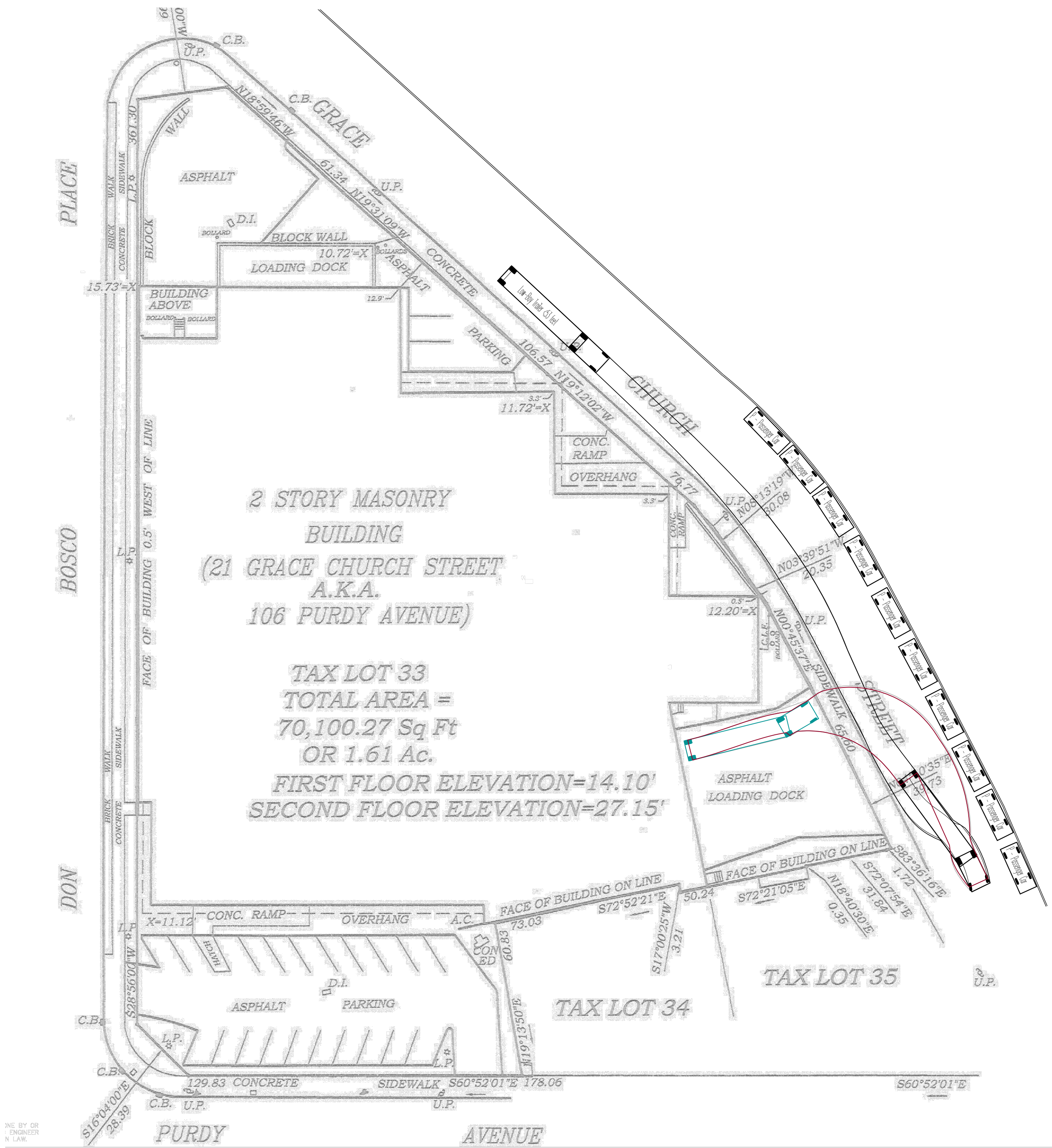
Village Staff may require additional project information, as necessary.

A flash drive containing the full application shall be sent to our department, a digital copy (PDF) of all documents must also be received at planning@portchesterny.gov as well. Twenty (20) paper copies of each document collated shall be requested by staff at a later date after initial review.

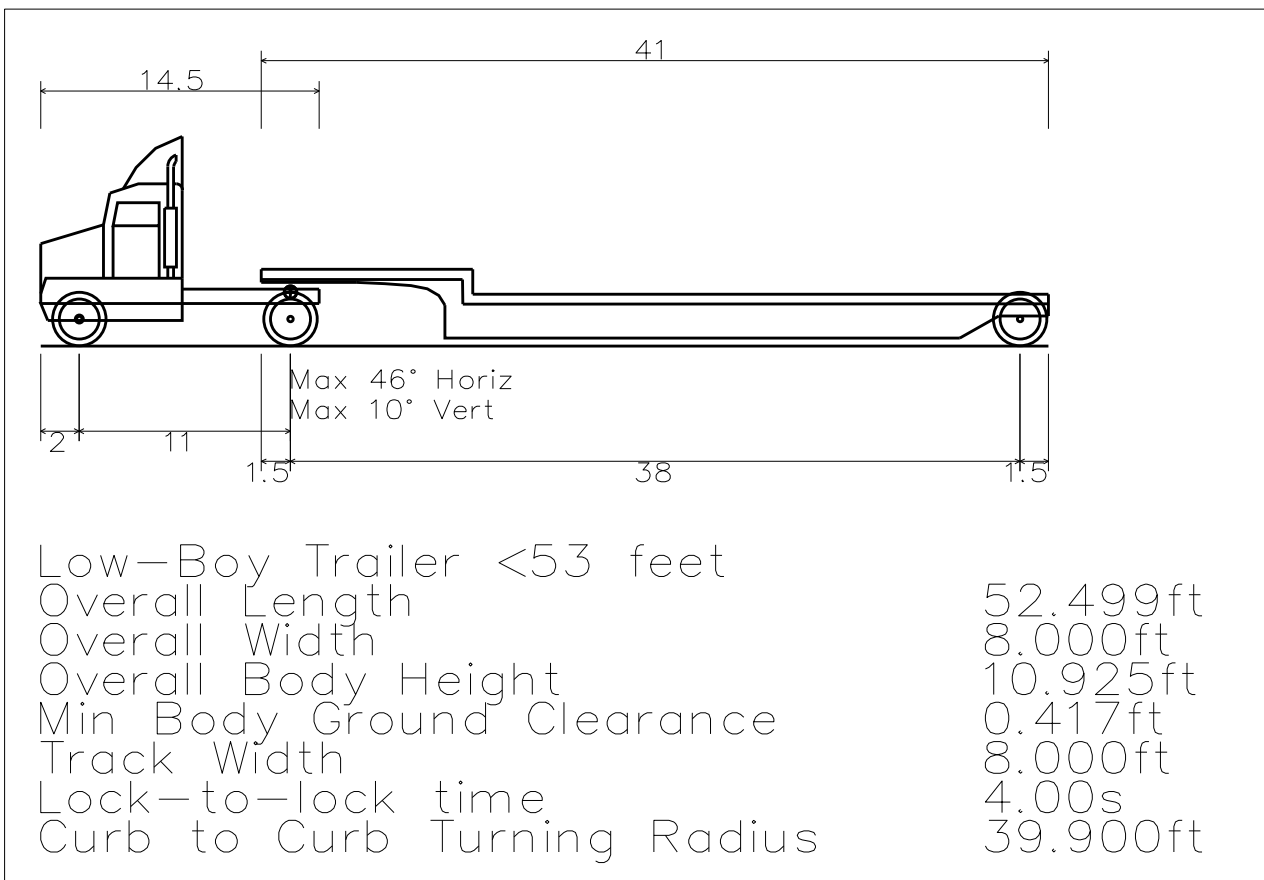
PC 6/2020



1 VEHICLE MANEUVERABILITY STUDY
1" = 20'



2 VEHICLE MANEUVERABILITY STUDY
1" = 20'



ANY ALTERATIONS OR REVISIONS OF THESE PLANS, UNLESS DONE BY OR UNDER THE DIRECTION OF THE NYS LICENSED AND REGISTERED ENGINEER THAT PREPARED THEM, IS A VIOLATION OF THE NYS EDUCATION LAW.

ENGINEER:  GREGORY J. CACCIOPPOLI, P.E. CACCIOPPOLI ENGINEERING, PLLC 441 CENTRAL PARK AVENUE, SUITE 1238 SCARSDALE, NEW YORK 10583										
PROJECT: VEHICLE TRACKING STUDY 21 GRACE CHURCH STREET PORTCHESTER, NY 10573										
Date: 4/30/26 Scale: Designed By: GC Checked By: GC Page No.		1/1								
<table border="1"> <thead> <tr> <th>No.</th> <th>Description</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>1</td> <td></td> <td></td> </tr> <tr> <td>0</td> <td></td> <td></td> </tr> </tbody> </table>			No.	Description	Date	1			0	
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Gregory Caccioppoli, P.E.
NYS Lic. No. 105839
441 Central Park Ave, Suite 1238
Scarsdale, NY 10583
914-689-0220
greg@caccioeng.com

03/31/2026

Greg Cutler, AICP
Planning & Economic Development
Director of Planning and Economic Development
E: gcutler@portchesterny.gov
222 Grace Church ST. | Port Chester, NY 10573

Change of Intensity of Use Analysis - Existing Marble/Stone Manufacturing to Proposed Coffee Manufacturing

Document Type	Technical Memorandum
Subject	Analysis of Change of Intensity of Use
Basis	Building layout unchanged; industrial/manufacturing classification remains the same
Date	March 31, 2026

This memorandum evaluates whether the proposed change of use from an existing marble and stone manufacturing operation to a proposed coffee manufacturing operation would materially increase the intensity of use of the property, including vehicular traffic, pedestrian activity, loading activity, and domestic water and sanitary sewer demand.

This analysis is based on the representations that the building footprint and internal layout are not changing, the use remains within the same general industrial/manufacturing classification, the site will continue to operate with one loading bay, and the range of delivery vehicles will remain within the envelope already common to industrial and commercial activity on the surrounding street network.

Methodology and Classification

The Institute of Transportation Engineers (ITE) Trip Generation framework classifies production-oriented facilities under industrial land-use categories rather than by the specific product being manufactured. ITE publishes a Manufacturing category (Land Use 140) for facilities whose primary activity is converting raw materials or parts into finished products. ITE does not publish separate land-use categories for coffee manufacturing and marble or stone manufacturing; accordingly, both uses are evaluated within the broader industrial/manufacturing framework when their primary function is production or fabrication.

Because the proposed operation is not a customer-facing coffee shop, restaurant, or drive-through use, the relevant comparison is manufacturing use versus manufacturing use. The existing and proposed operations therefore fall within the same general ITE industrial land-use family, which is an important indicator that the proposed use is not inherently more intensive from a trip-generation standpoint.





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Existing and Proposed Conditions

Item	Existing Condition	Proposed Condition
Primary use	Marble/stone manufacturing	Coffee manufacturing
Building layout	Existing layout remains	No change
Land-use family	Industrial / manufacturing	Industrial / manufacturing
Loading facilities	One loading bay	One loading bay
Delivery vehicle range	Small trucks to tractor trailers	Small trucks to tractor trailers
Pedestrian profile	Employees, delivery personnel, business visitors	Employees, delivery personnel, business visitors
Water / sewer basis	Occupancy-driven domestic demand	Expected to remain the same

Vehicular Traffic Analysis

No material increase in vehicular traffic intensity is expected. The building area is unchanged, the layout is unchanged, and the use remains within the same general manufacturing category. The ITE trip-generation data shows that the average weekday vehicle-trip rates for related industrial categories are very similar. Based on ITE data reports approximately 4.75 weekday trips per 1,000 square feet for Manufacturing (Land Use 140) and approximately 4.87 weekday trips per 1,000 square feet for General Light Industrial (Land Use 110).

The same source shows weekday peak-hour rates that are likewise close, with Manufacturing at approximately 0.68 AM peak-hour trips and 0.74 PM peak-hour trips per 1,000 square feet, compared with approximately 0.74 AM and 0.65 PM peak-hour trips per 1,000 square feet for General Light Industrial. These figures support the conclusion that even between related industrial categories, traffic generation is similar. Where the use remains in the same manufacturing family, the expected net change in passenger-vehicle traffic is minimal.

Pedestrian Activity

No meaningful increase in pedestrian activity is anticipated. The proposed operation remains industrial in character and is not being converted to a retail, restaurant, or service use that would attract walk-in or customer traffic. The anticipated pedestrian activity therefore remains generally limited to employees, delivery personnel, and occasional business visitors, which is consistent with the existing industrial operating pattern.

This conclusion is also supported by ITE's distinction between industrial manufacturing uses and customer-serving coffee uses. While coffee-shop uses are separately classified in ITE's 900-series service and retail categories, the proposed operation is a production-oriented use without a public-facing coffee-shop component.





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Vehicular Loading and Delivery Operations

No material increase in loading intensity is expected. The site currently operates with one loading bay, and the proposal does not add loading docks, expand loading areas, or alter the site circulation pattern for trucks. The number of loading positions therefore remains unchanged.

The delivery vehicle range is expected to remain within the operating envelope already associated with industrial and commercial activity on the street, from smaller trucks of approximately 24 feet in length to tractor trailers in the range of 48 to 53 feet. Similar-size trucks already serve nearby businesses on the same street, including Stop & Shop, demonstrating that the surrounding roadway network presently accommodates this class of delivery vehicle.

In addition, deliveries will be scheduled to avoid half of peak hours between 8:00 a.m. and 9:00 a.m., which is a reasonable operational mitigation to reduce interaction with peak local traffic conditions. ITE-based truck-trip material for Manufacturing (Land Use 140) shows average weekday truck-trip generation on the order of approximately 0.45 truck trip ends per 1,000 square feet of gross floor area, while also indicating a broad observed range depending on the specific operation. In this case, the unchanged loading infrastructure and planned delivery scheduling support the conclusion that loading activity will remain within the existing operational capacity of the site and street system.

Water Demand and Sanitary Sewer Demand

No material increase in domestic water demand or sanitary sewer demand is expected. Under the New York State Uniform Code, plumbing fixture requirements are tied to the actual use of the building or space and to the occupant load established by the Building Code. Because the building is not being enlarged, the internal layout is not changing, and the use and occupancy load are represented to remain the same, domestic fixture demand is not expected to change in any material respect.

On that basis, domestic water demand and sanitary sewer demand associated with employee and occupant use are expected to remain generally equivalent to existing conditions. This conclusion assumes that the proposed operation will not introduce a new or materially greater process-water demand or industrial wastewater stream beyond what is separately permitted or regulated.

Environmental Quality

The proposed change of use is not expected to result in a material degradation of environmental quality with respect to site disturbance, stormwater runoff, pedestrian conditions, air quality or general neighborhood operating character, because the building layout is unchanged, the use remains within the same general industrial/manufacturing classification, no building enlargement is proposed, the operation is permitted and monitored by the Environmental Protection Agency (EPA) and the site will continue to function with the same loading configuration.

Summary of Findings

Category	Conclusion
Vehicular traffic	No material increase expected; unchanged building area and same manufacturing land-use family.
Pedestrian activity	No material increase expected; no new customer-facing retail or restaurant component.



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Loading operations	No material increase expected; one loading bay remains and deliveries will be scheduled outside 8:00-9:00 a.m.
Truck operations	Truck sizes remain within the range already present on the street network, including nearby commercial deliveries.
Water demand	No material change expected because domestic occupancy-based demand remains the same.
Sanitary sewer demand	No material change expected because occupancy load and domestic fixture demand remain the same.
Environmental Quality	No degradation of environmental quality since no change to site and the operation is permitted and monitored by the EPA

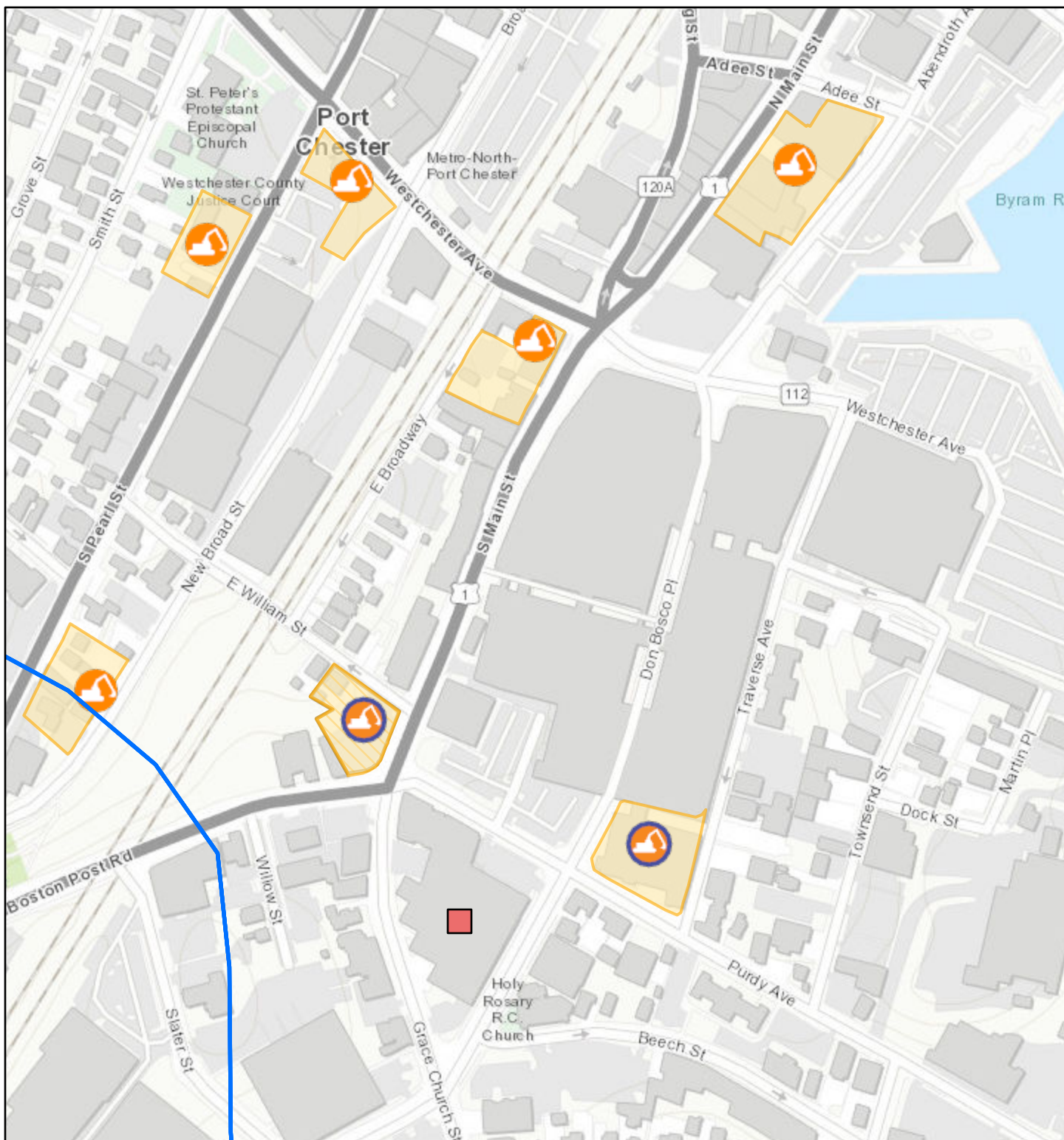
Conclusion

Based on the foregoing, the proposed change from marble/stone manufacturing to coffee manufacturing is not expected to result in a material increase in the intensity of use of the property. The building area and internal layout remain unchanged, the use remains within the same industrial/manufacturing classification, no additional loading facilities are proposed, truck operations will continue through the existing single loading bay, deliveries will be scheduled outside the busiest morning period, and domestic water and sanitary sewer demand are not expected to increase because the use and occupancy load remain the same.

Accordingly, from the standpoint of traffic, pedestrian activity, loading operations, environmental quality and domestic utility demand, the proposed use is reasonably characterized as comparable to the existing use and not a higher-intensity operation.

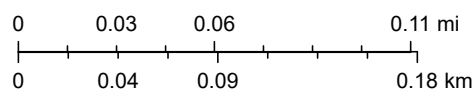


Environmental Remediation Projects Near 21 Grace Church St



April 2, 2026

1:4,514



County of Westchester, UConn/CTDEEP, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

LAW OFFICES
OF
ALDO V. VITAGLIANO, P.C.
ATTORNEY AT LAW

211 SOUTH RIDGE STREET – Second Floor - RYE BROOK, NEW YORK 10573

(914) 921-0333

FAX: (914) 921-0796

www.avvpc.com

ALDO V. VITAGLIANO*

*Also admitted in Fla. & Conn.

BRENDAN G. MALONEY

PERRY M. OCHACHER

Of Counsel

April 2, 2026

Hon. Greg Cutler
Planning Director
Village of Port Chester
222 Grace Church Street
Port Chester, NY 10573

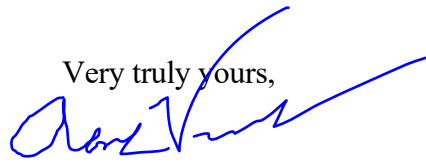
Re: 21 Grace Church Street

Dear Greg:

Supplementing the application and related documentation filed herewith for the referenced property, this letter requests expedited Planning Review of the application. The applicant purchased assets from the long-established Port Chester business and Tenant Empire Coffee Company, intending to consolidate their business to Port Chester from Massachusetts. Part of their plans included recapturing space that had been subleased by Empire to RMI Marble and Stone Company. During the process to replace an existing out of service roaster with a replacement used roaster, and after Con Edison completed their review and service, the Building Department issued a stop work order on 12/31/2025 to ensure that proper permits were in place. Planning Department review was required. The submission herewith is intended to satisfy the requirement. Lifting the Stop Work Order to allow permitted work to continue during review would be appreciated, but likely outside of your control. Coordination with the Building Department would be appreciated.

We believe that the intended use fits squarely within prior approvals for this location and expect that this can be approved expeditiously. A business that saved 40 good manufacturing jobs, and is adding on a few more, relocating their operation to restore a Port Chester business is in sight, and certainly important for the business community. We stand ready to address any concerns your review may raise. Please keep us informed. Thank you.

Very truly yours,



Aldo V. Vitagliano

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

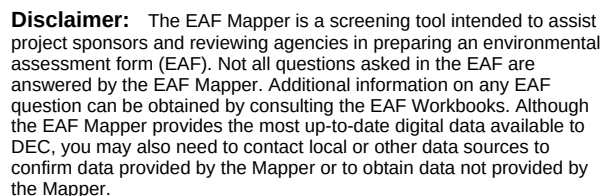
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
21 Grace Church Street			
Name of Action or Project: 21 Grace Church Street			
Project Location (describe, and attach a location map): 21 Grace Church Street, Port Chester NY 10573			
Brief Description of Proposed Action: The project involves the change of use one tenant space from coffee manufacturing with a subtenant processing marble and stone to a eliminate the subtenancy and thus restore the coffee manufacturing use as sole tenancy. Permitting required to replace an existing out of service roaster with a replacement used roaster from another location. The land use remains Industrial.			
Name of Applicant or Sponsor: Caccioppoli Engineering, PLLC		Telephone: 914-689-0220 E-Mail: greg@caccioeng.com	
Address: 441 Central Park Ave, Suite 1238			
City/PO: Scarsdale		State: New York	Zip Code: 10583
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO ☒	YES ☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Village of Port Chester Planning, Building Dept		NO ☐	YES ☒
3. a. Total acreage of the site of the proposed action? _____ 1.61 acres b. Total acreage to be physically disturbed? _____ 0 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 1.61 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action: 5. ☒ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☐ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify): ☐ Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☐	☒
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☒	☐	
b. Are public transportation services available at or near the site of the proposed action?	☐	☒	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☒	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies:			
The proposed equipment will meet energy code requirements.	☐	☒	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____	☒	☐	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	☒	☐	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	☐	☒	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☒	☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	☒	☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☒	☐	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☒ Urban ☐ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	☒	☐
16. Is the project site located in the 100-year flood plan?	NO	YES
	☐	☒
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	NO	YES
	☒	☐
	☒	☐
	☒	☐
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	☒	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	☒	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	☐	☒
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Gregory Caccioppoli</u> Date: <u>3/31/2026</u> Signature: <u></u> Title: <u>Engineer</u>		

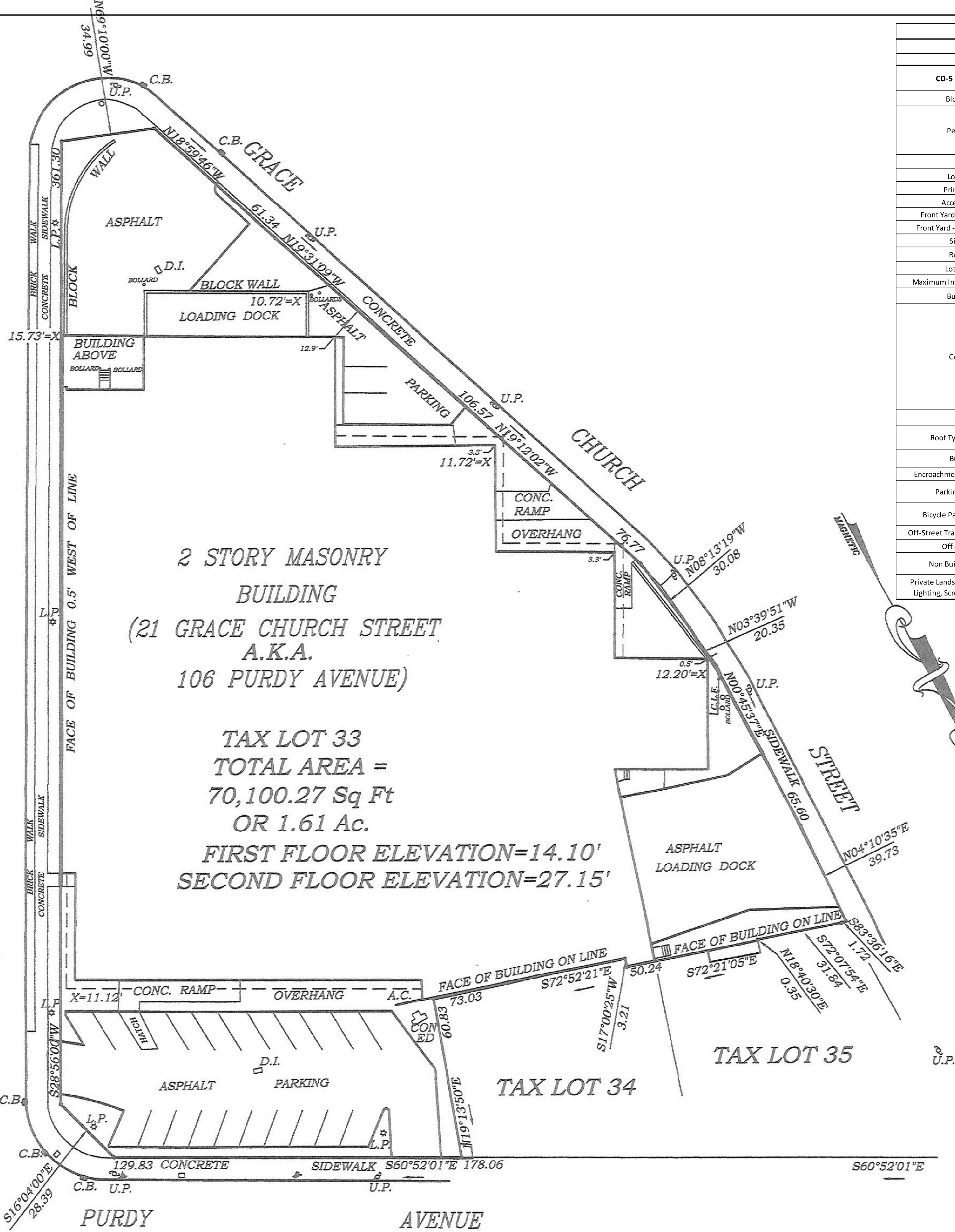


Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	Yes
Part 1 / Question 20 [Remediation Site]	Yes

PLACE

BOSCO

DON



2 STORY MASONRY
BUILDING
(21 GRACE CHURCH STREET
A.K.A.
106 PURDY AVENUE)

TAX LOT 33
TOTAL AREA =
70,100.27 Sq Ft
OR 1.61 Ac.
FIRST FLOOR ELEVATION=14.10'
SECOND FLOOR ELEVATION=27.15'

TAX LOT 34

TAX LOT 35

BUILDING AND LOT PLAN REQUIREMENTS TABLE				
THERE ARE NO CHANGES PROPOSED TO THE EXISTING LOT, SITE OR BUILDING				
21 Grace Church Street -TAX LOT: 142.38-2-33				
CD-5 Zoning District	Required/Allowable	Existing	Proposed	Variance
Block Perimeter	2,000 (Max.)	970 ft +-	970 ft +-	
Permitted Uses	See Table 345.405.K-1	Light Industrial / Manufacturing & Office (Contractor Material Sales)	Light Industrial / Manufacturing & Office (Coffee Processing)	
Width (Ft.)	18	402 ft +-	402 ft +-	
Lot Area (Sq Ft)	None	70,100.27 sf	70,100.27 sf	
Principal Building	1 max	1	1	
Accessory Building	1 max	0	0	
Front Yard - Primary Street (Ft.)	0' min / 15' max	0.5	0.5	
Front Yard - Secondary Street (Ft.)	0' min / 15' max	0.5	0.5	
Side Yard (Ft.)	0' min / 24' max	n/a	n/a	
Rear Yard (Ft.)	None Required	n/a	n/a	
Lot Enfrontment	Lot has legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement.			
Maximum Impervious Coverage (%)	100%	100%	100%	
Building Height	2 Stories Min / 6 Stories Max	2 Stories	2 Stories	
Ceiling Height	First floor must be a minimum of 11 feet with a maximum of 25 feet from finished floor to finished ceiling. Floors above the first floor must be a minimum of 9 feet with a maximum of 11 feet for Residential uses; a minimum of 11 feet with a maximum of 14 feet for nonresidential uses, such as Business/Commercial, Office, Retail/Personal Service, or Lodging Use.	Unchanged	Unchanged	
Facade	Unchanged	Unchanged	Unchanged	
Roof Type and Roof Pitch	Unchanged	Unchanged	Unchanged	
Building Type	Flex (Permitted)	Flex	Flex	
Encroachments: Required Setbacks	There are no changes to the site as part of this application			
Parking Requirements	Use Class (Light Industrial) and Occupancy Load remains unchanged, and parking remains unchanged. No Site Changes			
Bicycle Parking Requirements	Use Class (Light Industrial) and Occupancy Load remains unchanged, and parking remains unchanged. No Site Changes			
Off-Street Trash Receptacle/Dumpster	Provided at entrance of an inactive loading bay			
Off-Street Loading	One active loading bay for the establishment			
Non Building Components	There are no changes to the non building components as part of the site. There is only a piece of equipment being replaced on the inside of the building, which is not seen			
Private Landscaping & Fencing, Signs, Lighting, Screens and Streetscreens	These site features are not being altered as part of this application, and will remain the same.			

ENGINEER:
GREGORY J. CACCIOPOLI
P.E.
CACCIOPOPOLI ENGINEERING, PLLC
441 CENTRAL PARK AVENUE, SUITE 1238
SCARSDALE, NEW YORK 10583
(S) greg@cacchiopoli.com
(P) 914-689-0220

STATE OF NEW YORK
GREGORY J. CACCIOPOLI
10583
LICENSED PROFESSIONAL ENGINEER

Date: 03/31/25
Scale: 1" = 10'
Designed By: GC
Checked By: GC
Page No.

BUILDING & LOT PLAN

PROJECT:
21 GRACE CHURCH STREET
PORTCHESTER, NY 10573

No.	Description	Date
2		
1		

1/1

Page 93 of 164

Curitiba, May 13, 2026

To Whom It May Concern,

My name is Luiz Felipe Setha Fossatti, and I am a Mechanical Engineer graduated from São Paulo State University in 2006. I also hold an MBA in Engineering and Product and Service Management from University of São Paulo.

My experience in the coffee roaster industry dates back to 2008, when I joined Companhia Lilla de Máquinas. I initially worked as a Process Engineer for six years and was promoted to Engineering Manager in 2014. I remained with the company until 2024, when I joined Leogap Indústria e Comércio de Máquinas, a company within the Probat Group.

At Leogap, I currently serve as Senior Manager of Engineering, Installations, and Projects.

At the end of 2025, Probat acquired the intellectual property of Lilla. As a result, I once again became responsible for managing a product portfolio with which I have extensive experience and familiarity.

Throughout its history, Lilla delivered dozens of coffee roasters to customers in the United States and consistently fulfilled its commitment to providing safe and reliable equipment. Now, under the leadership of Probat—the global leader in coffee roasting technology, responsible for supplying more than two-thirds of the industrial coffee roasters produced worldwide—safety remains our highest priority.

I am the legally designated technical manager responsible for Leogap's engineering activities worldwide, and this project is no exception.

Please feel free to contact me should you require any additional information or clarification.

Sincerely,

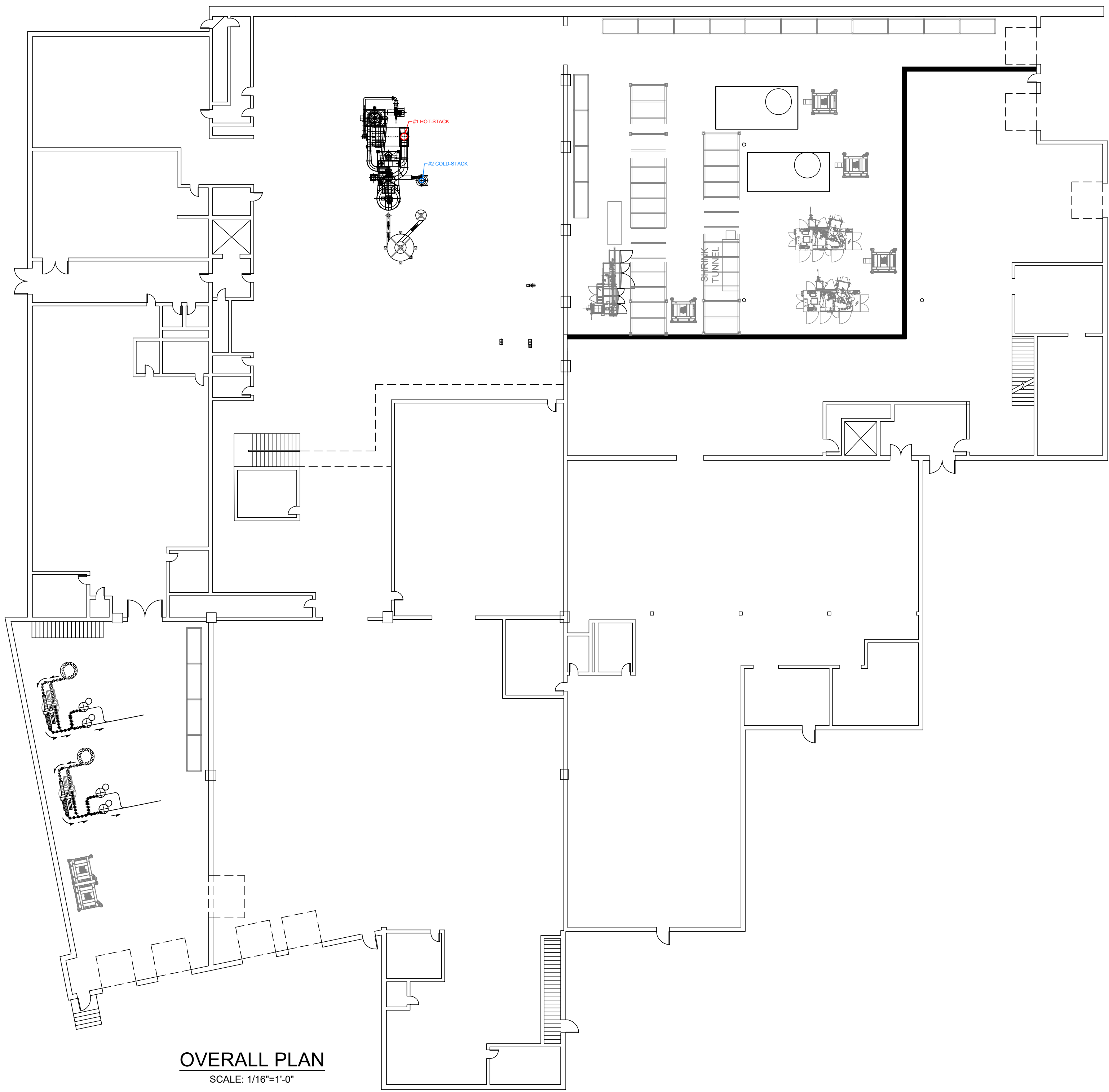


Documento assinado digitalmente
gov.br LUIZ FELIPE SETHA FOSSATTI
Data: 13/05/2026 12:51:00-0300
Verifique em <https://validar.iti.gov.br>

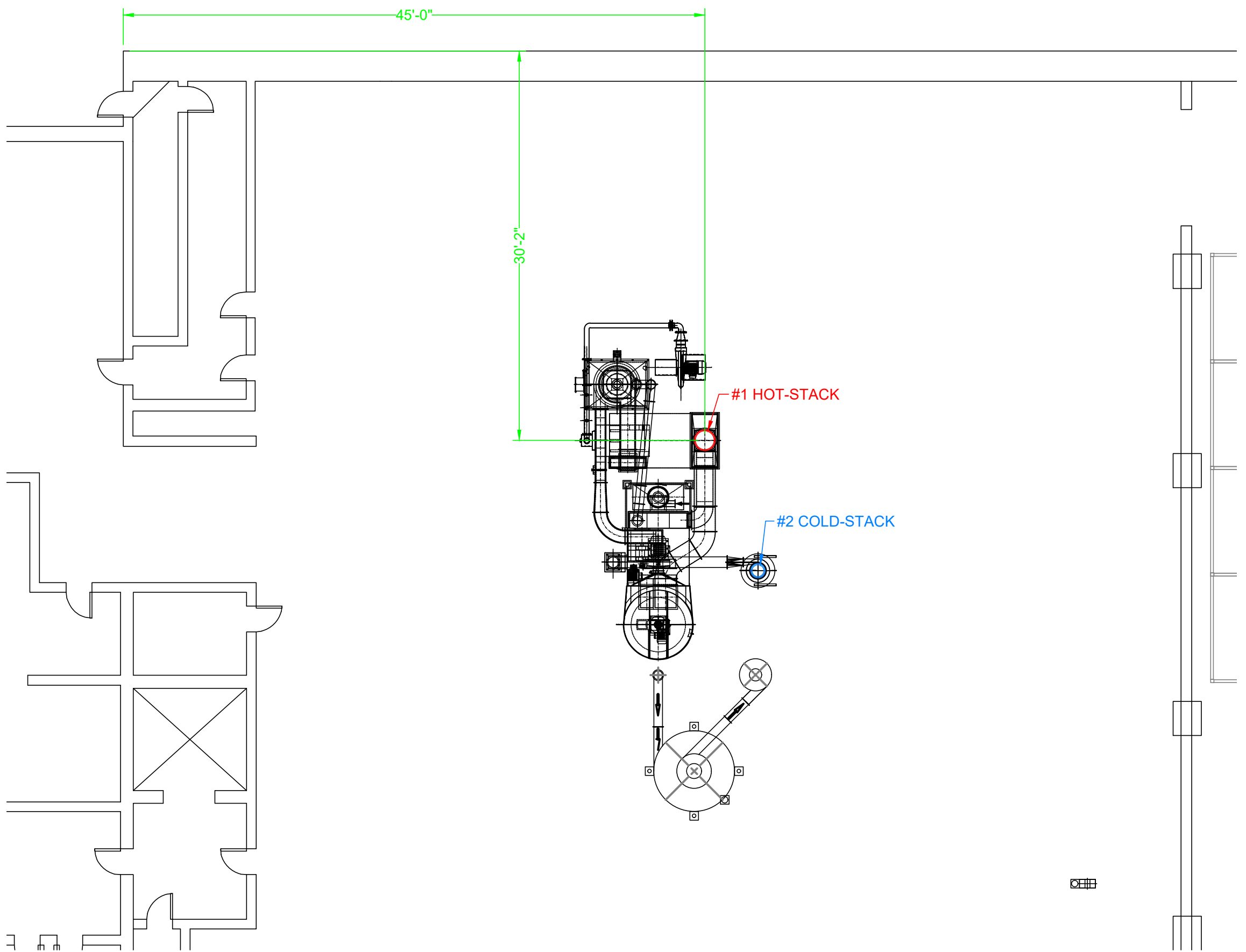
Luiz Felipe Setha Fossatti

Senior Manager – Engineering, Installations, and Projects

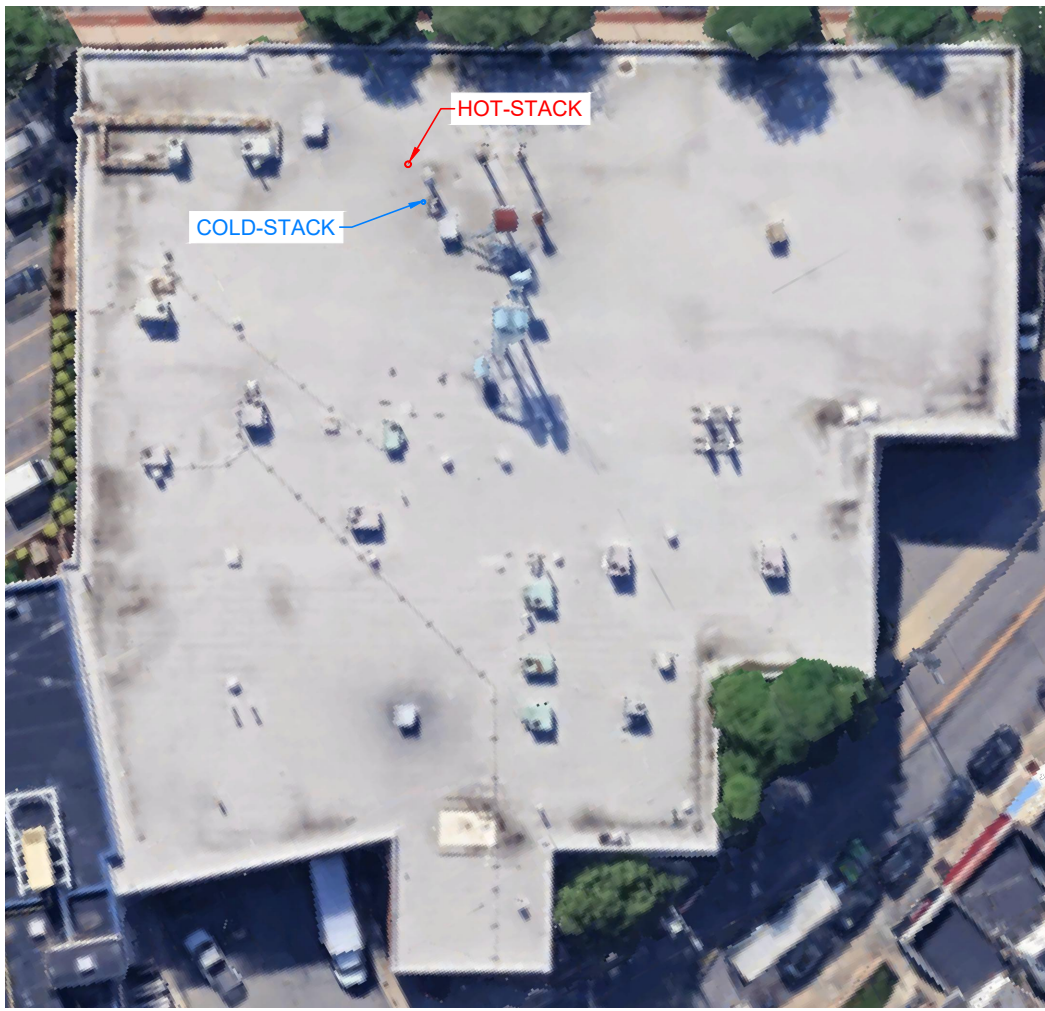
Leogap Indústria e Comércio de Máquinas / Probat GroupLtda.



OVERALL PLAN
SCALE: 1/16"=1'-0"



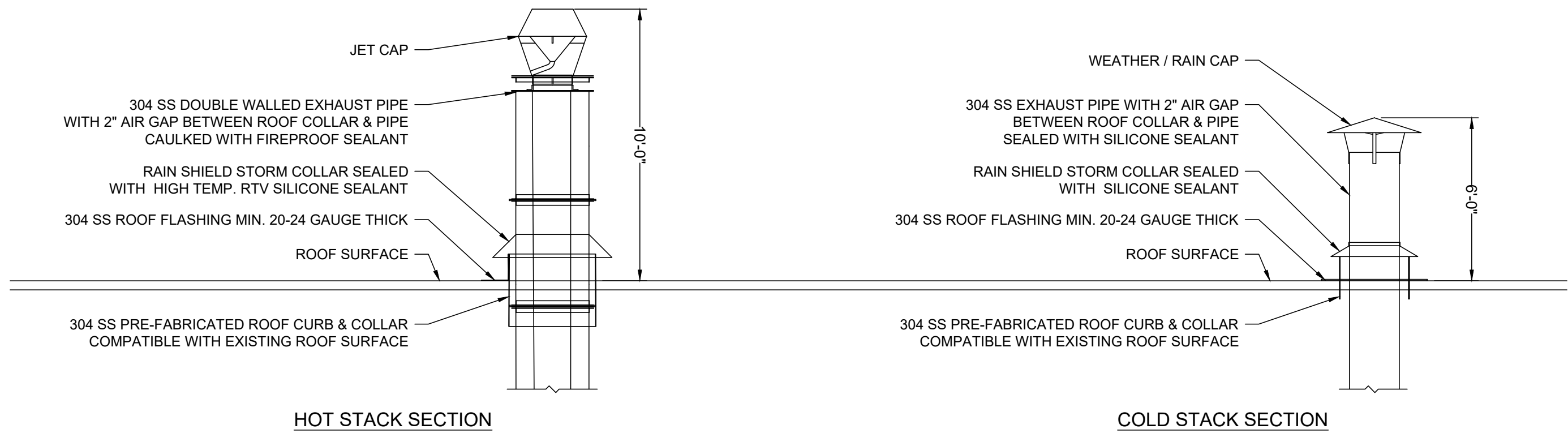
ENLARGED PLAN
SCALE: 1/8"=1'-0"



AERIAL PLAN VIEW
NOT TO SCALE



AERIAL 3D VIEW
NOT TO SCALE



ROOF PENETRATION DETAILS
SCALE: 1/4"=1'-0"

0	03/20/26	ISSUED FOR REVIEW
REV:	DATE:	DESCRIPTION:

APPROVED BY:	DATE:
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DUANE AND COMPANY

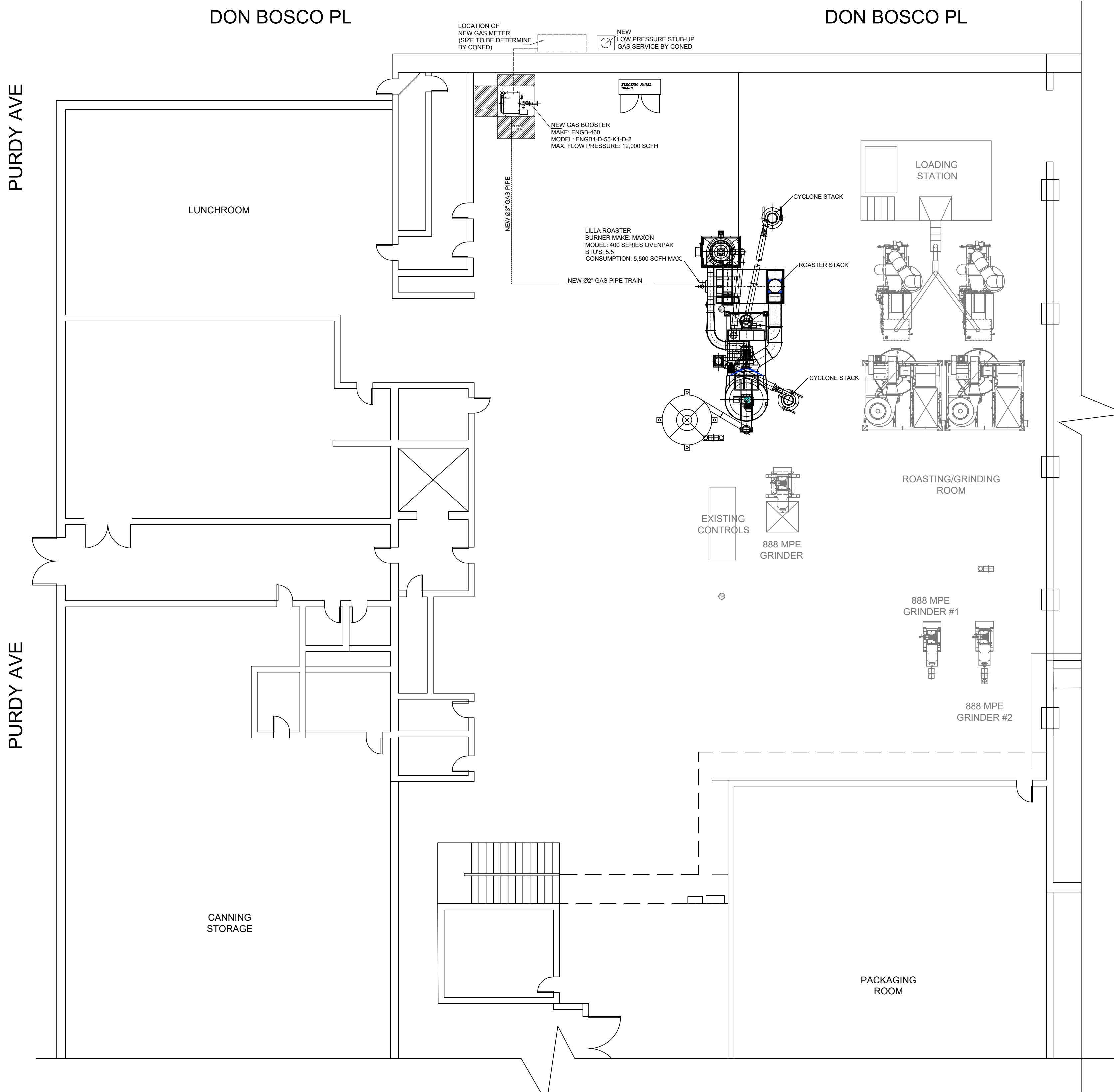
P.O. BOX 101
For Hills, NJ 07931

PROJECT: EMPIRE COFFEE

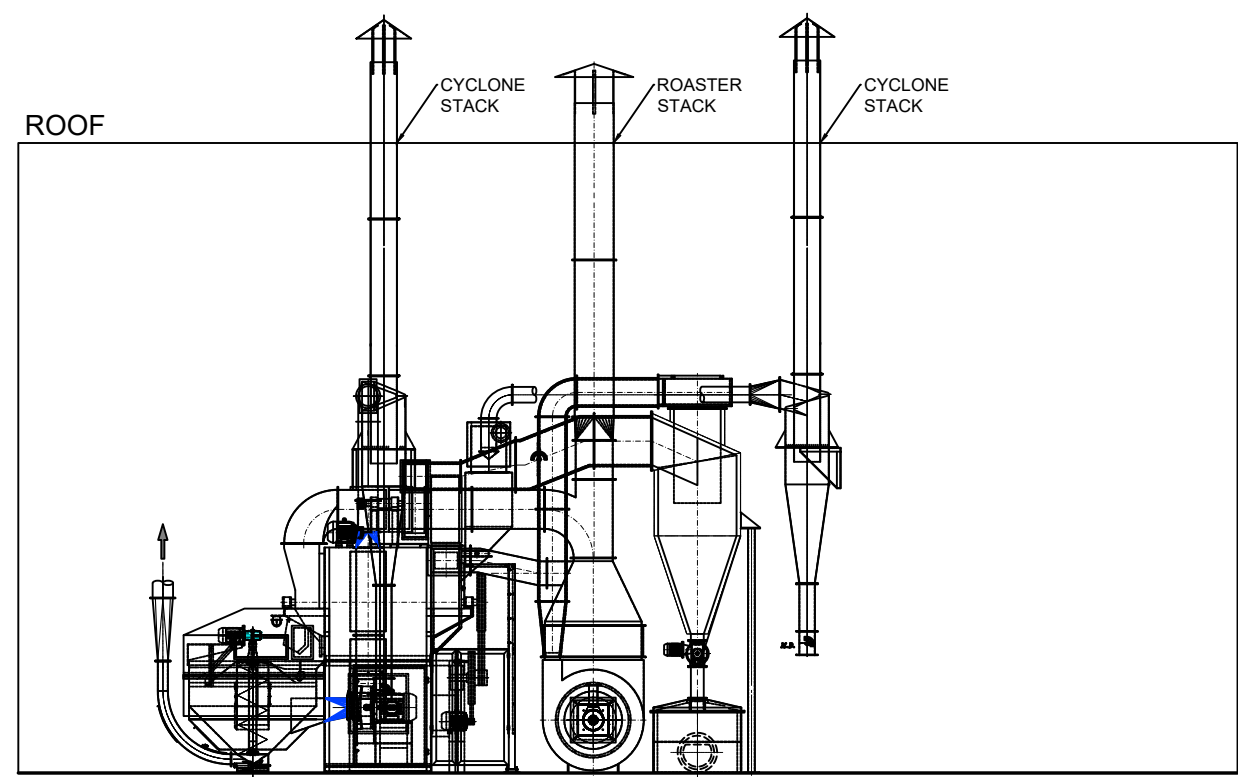
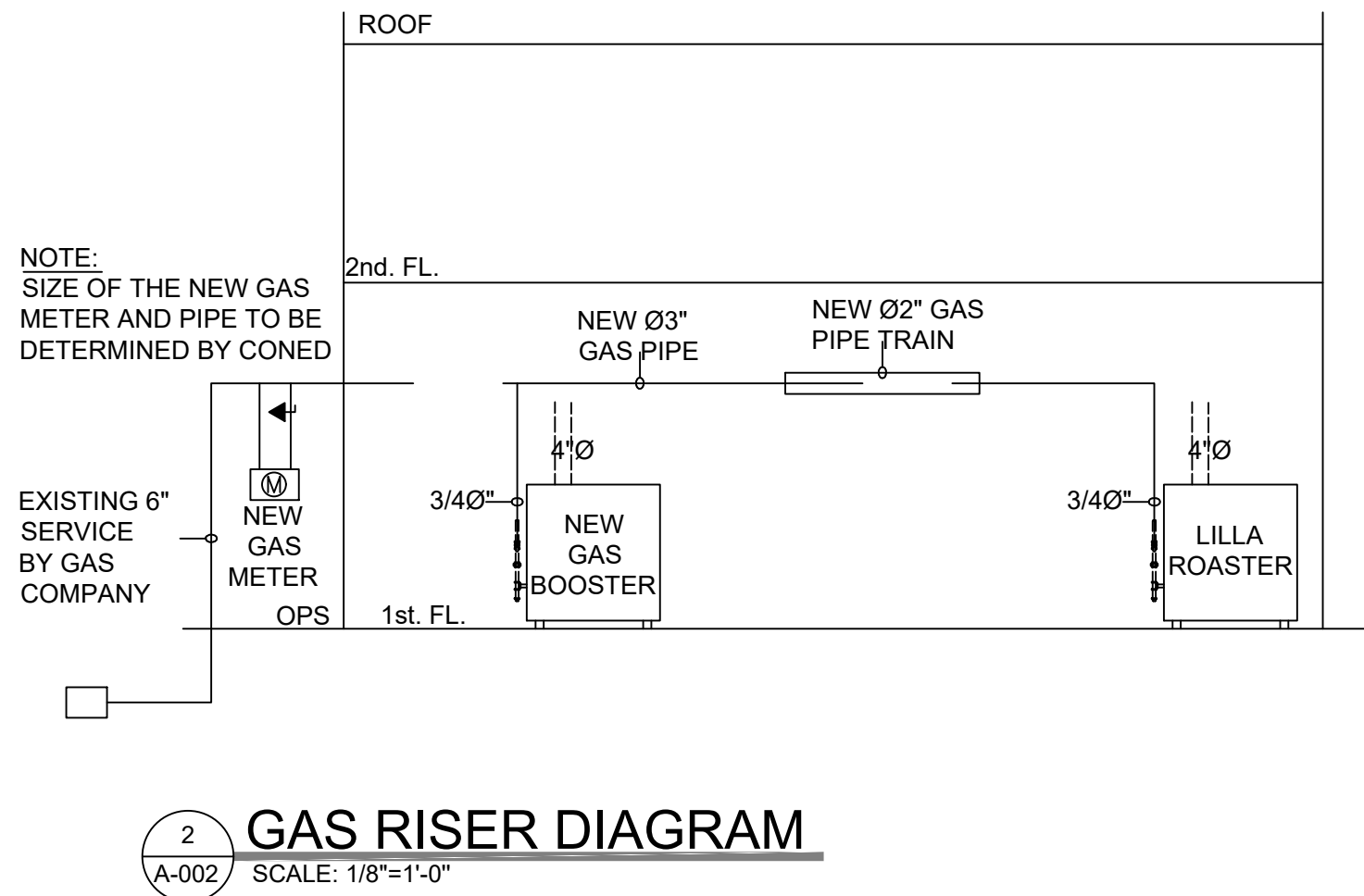
DRN BY: PLG | DATE: 03/20/26 | SCALE: AS NOTED

TITLE: LILA ROASTER PROPOSED DETAILS

DWG NO: EMPIRE-DETAILS	SHEET: 1 OF 1	REV: 0
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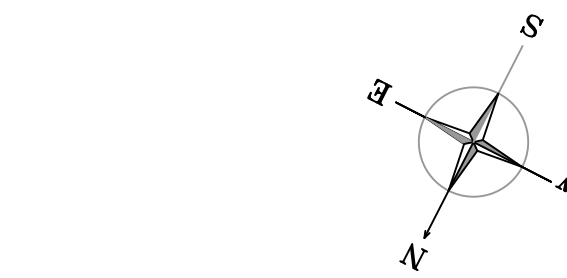
EXISTING PARTIAL FIRST FLOOR PLAN - ADDITIONAL EQUIPMENT
SCALE: $\frac{1}{8}'' = 1'$



LILLA ROASTER ELEVATION
SCALE: $\frac{1}{8}'' = 1'-0''$

2007 LILLA ROASTER OPUS 20 SPECIFICATIONS

●	COMPRESSED AIR	CONSUMPTION: 25 LITERS/HOUR (7 GL/HOUR) PRESSURE: 8 TO 8 BAR CONNECTION: 1/4\"/>
●	QUENCHING WATER (TREATED)	CONSUMPTION: 180 LITERS/HOUR (14 GL/HOUR) PRESSURE: 3 TO 5 kg/cm ² (42.67 PSI TO 71.12 PSI) CONNECTION: 3/4\"/>
●	NATURAL GAS	MAXIMUM FLOW: 150 m ³ /HOUR (5300 RT/HOUR) AVERAGE CONSUMPTION: 50 m ³ /HOUR (1765 RT/HOUR) PRESSURE: 0.2 BAR (2 PSI) CONNECTION: 1/2\"/>
●	ELECTRICAL POWER	TOTAL ELECTRIC POWER: 56.5 HP MOTORS: 100,000 VOLTS - 60 HZ CONNECTION: 120 VOLTS/PHASE
●	EMERGENCY WATER	CONSUMPTION: 2000 LITERS/HOUR (555 GL/HOUR) PRESSURE: 3 TO 5 kg/cm ² (42.67 PSI TO 71.12 PSI) CONNECTION: 1\"/>
●	WATER DRAIN (PURGE)	CONSUMPTION: 08 LITERS/HOUR CONNECTION: 3/4\"/>
⊕	ELECTRICAL EARTH	PROVIDE APPROPRIATE GROUND (EMTH) FOR ELECTRICAL MOTORS AND PLC



OWNER:
21 GRACE CHURCH STREET REALTY LLC
21 GRACE CHURCH STREET
PORTCHESTER, NY 10573

ENGINEER:
CACCIOPPOLI ENGINEERING, PLLC
441 CENTRAL PARK AVE, SUITE 1238
SCARDALE, NY 10583

ANY ALTERATIONS OR REVISIONS OF THESE PLANS, UNLESS DONE BY OR UNDER THE DIRECTION OF THE NYS LICENSED AND REGISTERED ENGINEER THAT PREPARED THEM, IS A VIOLATION OF THE NYS EDUCATION LAW.

THIS PLAN NOT VALID FOR CONSTRUCTION WITHOUT ENGINEERS SEAL & SIGNATURE



NO.	DATE	REVISION
-	-	-
-	-	-
-	-	-
-	-	-

MECHANICAL EQUIPMENT

21 GRACE CHURCH STREET
(AKA 106 PURDY AVE)
PORTCHESTER, NY 10573
SECTION: 142.38 BLK: 2 & LOT: 33

EXISTING PARTIAL FIRST FLOOR PLAN

CACCIOPPOLI ENGINEERING PLLC
N.Y. LIC. #105839
441 CENTRAL PARK AVE, SUITE 1238
SCARDALE, NY 10583

CONTACT: 914-689-0220
EMAIL: greg@caccioeng.com

DESIGNED: GC	DATE	PROJECT #	SHEET
DRAWN: JD	FEBRUARY 12 2026	---	1-1
REVIEWER: GC			

LAW OFFICES
OF
ALDO V. VITAGLIANO, P.C.
ATTORNEY AT LAW

211 SOUTH RIDGE STREET – Second Floor - RYE BROOK, NEW YORK 10573

(914) 921-0333

FAX: (914) 921-0796

www.avvpc.com

ALDO V. VITAGLIANO*

*Also admitted in Fla. & Conn.

BRENDAN G. MALONEY

PERRY M. OCHACHER

Of Counsel

June 9, 2026

Hon. Michael Scarola, Chairman
Planning Commission
Village of Port Chester
222 Grace Church Street
Port Chester, NY 10573

Re: 21 Grace Church Street

Dear Chairman Scarola and Members of the Commission:

Our office along with Caccioppoli Engineering are representing the applicant in connection with the applications for Site Plan and Special Exception to reestablish a use as a coffee processor in a partial space vacated by long time established business and tenant at that location, Empire Coffee, during a period of downsizing. After Empire shrunk their operation, space was sub-leased to RMI Marble, a stone and marble processor that has since vacated. I am not certain if site plan approval was sought or even required. Our client has purchased the assets of Empire Coffee with an expectation of reestablishing the previous use of the entire space and consolidating existing operations from Massachusetts to Port Chester.

During the process to replace an existing out of service roaster with a replacement used roaster, and after Con Edison completed their review and service, the Building Department issued a stop work order on 12/31/2025 to ensure that proper permits were in place. Planning Department review was required which has now resulted in a referral to your Commission.

We believe that the intended use fits squarely within prior approvals for this location and expect that this can be approved expeditiously. A business that saved 40 good manufacturing jobs, and is adding on a few more, relocating their operation to restore a Port Chester business is in sight, and certainly important for the business community.

Concerns raised during planning review related to the trucking operation and navigability into on site loading docks. At times when larger trucks are used, the sidewalk apparently was blocked. Right now, on average the applicant takes deliver 1-2 times a week from warehouses in

New Jersey, using a 53' truck that maximizes the amount of product they can receive reducing the overall number of trucks needed. Additionally, until all permits are received, they continue at great expense to receive a truck each week from their Colorado facility due to not being able to process without the permits from the Building Department for the product they need for their business. Given the distance to travel, utilizing smaller trucks is not feasible. The time to unload a truck of the pallets of beans is minimal in most cases under one hour for a full truck and much less for a smaller box truck.

The applicant is willing to require larger vehicles to disengage their cab from the trailer so as to not block the sidewalk. Elaine from AKRF indicated that this would help mitigate traffic concerns since I believe she said that at least one of the bays they use could accommodate this and the company loads or unloads only one vehicle at a time. The applicant has also offered to allocate one employee to flag duty when vehicles were backing in to be uncoupled, or recoupled. Once vehicles are loaded, they proceed away from the site.

Coffee beans are then roasted on site and packaged into various packaging options, palletted and trucked usually by trucks small then 53' to retailers and warehouses for eventual distribution for consumer consumption. There are other vehicles that might being in supplies for packaging materials. My client estimates that there would be currently approximately 20-25 truck movements (in and out) a month with the majority being less than 53'. The client has some ability to control (but cannot guarantee due to circumstances beyond their control) the timing of many of these movements to more suitable hours where there might be less pedestrian traffic. Again, the client is willing to require cab disengagement, as well as a flagman for any 53' vehicles. 53' vehicles are the most common in all industries, and the continued use of this location by any company requiring truck will likely face the same issues. At the end of the day, the net amount of truck traffic is virtually a wash as the new tenant is merely replacing the truck traffic of the former approved tenant. It is not as if they never had any trucks, and the building has site plan approved loading docks for this purpose. I remind the Planning Commission that about 55 jobs are in jeopardy if this special expectation is not permitted by your Board. I repeat that the initial use was a coffee roaster use, and then a change of a portion of the space to a marble and stone use. Uses are not materially different (product in/product out).

We look forward to presenting this application to you for approval. Thank you.

Very truly yours,



Aldo V. Vitagliano

SURVEY OF PROPERTY

PREPARED FOR

21 GRACE CHURCH STREET REALTY LLC

PROPERTY BEING

A PORTION OF BLOCK NO. 106

ON MAP ENTITLED

"SURVEY OF 'BUILDING V' BARKER PROPERTIES"

A.K.A.

SECTION 142.38-BLOCK 2-LOT 33

ON MAP ENTITLED

"THE OFFICIAL TAX MAP OF THE VILLAGE OF PORT CHESTER"

SITUATE AT

VILLAGE OF PORT CHESTER

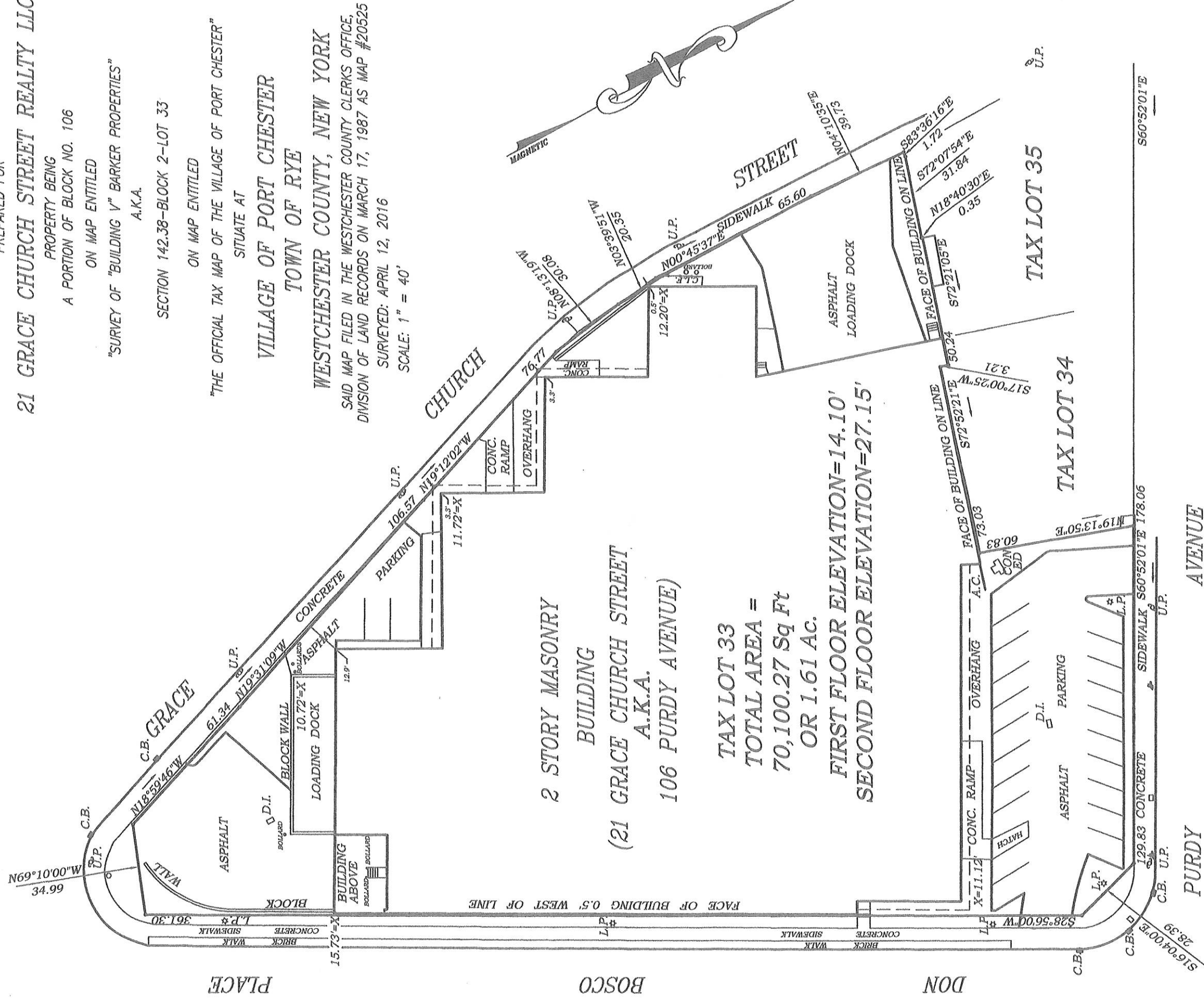
TOWN OF RYE

WESTCHESTER COUNTY, NEW YORK

SAID MAP FILED IN THE WESTCHESTER COUNTY CLERKS OFFICE,
DIVISION OF LAND RECORDS ON MARCH 17, 1987 AS MAP #20525

SURVEYED: APRIL 12, 2016

SCALE: 1" = 40'



TAX LOT 33
TOTAL AREA =
70,100.27 Sq Ft
OR 1.61 Ac.

FIRST FLOOR ELEVATION=14.10'
SECOND FLOOR ELEVATION=27.15'

- CERTIFIED TO: 1.) 21 GRACE CHURCH STREET REALTY LLC
2.) MANUFACTURERS AND TRADERS TRUST COMPANY
3.) LINCOLN LAND SERVICES, LLC
4.) FIRST AMERICAN TITLE INSURANCE COMPANY

JOHN J. MULDOON

18 TICHE ROAD

SHENOROCK N.Y. 10587

(914) 494-2812



First American Title Insurance Company

Policy No.: 5011436-0109215e

Title No.: 797-03673-LLS-W

**SCHEDULE A
DESCRIPTION OF PREMISES**

ALL that certain plot, piece or parcel of land, situate, lying and being in the Village of Port Chester, Town of Rye, County of Westchester and State of New York, being a portion of Block No. 106 as shown on a certain map prepared by J.W. Delano, Surveyor and filed in the Westchester County Clerk's Office, Division of Land Records, on March 17, 1981 as Map No. 20525 and said Parcel of land being bounded and described as follows:

----- BEGINNING at a point on the southerly side of Purdy Avenue, distant easterly as measured along the southerly side of Purdy Avenue from the northwesterly corner of Block No. 106 as shown on Filed Map No. 20525 aforementioned, south 60 degrees 52 minutes 01 seconds east, 178.060 feet, said point of beginning also being the northwesterly corner of the parcel herein described;

RUNNING THENCE easterly still along the southerly side of Purdy Avenue, south 60 degrees 52 minutes 01 seconds east, 129.829 feet to the northeasterly corner of the parcel herein described:

THENCE in a southerly direction along the westerly side of Don Bosco Place as widened and laid out in connection with the May 1981 New York State D.O.T. Plans for Midland Avenue Extension (PIN: 8751.37.101) as follows:

South 16 degrees 04 minutes 00 seconds east, 28.386 feet;

South 28 degrees 56 minutes 00 seconds west, 361.299 feet to the southeasterly corner of the parcel herein described;

THENCE westerly still in accordance with said New York D.O.T. Plans. North 69 degrees 10 minutes 00 seconds west, 34.987 feet to the easterly side of Grace Church Street as shown on Filed Map No. 20525 aforementioned, said point being the southwesterly corner of the parcel herein described;

THENCE in a northerly direction along the easterly side of Grace Church Street aforementioned as follows:

North 18 degrees 59 minutes 46 seconds west, 61.336 feet;

North 19 degrees 31 minutes 09 seconds west, 106.575 feet;

North 19 degrees 12 minutes 02 seconds west, 76.766 feet;

North 8 degrees 13 minutes 19 seconds west, 30.083 feet;

North 3 degrees 39 minutes 51 seconds west, 20.350 feet;

North 0 degrees 45 minutes 37 seconds east, 65.599 feet;

North 4 degrees 10 minutes 35 seconds east, 39.731 feet;

THENCE generally in an easterly direction through Block No. 106 as follows:

South 83 degrees 36 minutes 16 seconds east, 1.716 feet;

South 72 degrees 07 minutes 54 seconds east, 31.838 feet;

North 18 degrees 40 minutes 30 seconds east, 0.350 feet;

First American Title Insurance Company

Policy No.: 5011436-0109215e

Title No.: 797-03673-LLS-W

**SCHEDULE A
DESCRIPTION OF PREMISES**

South 72 degrees 21 minutes 05 seconds east, 50.239 feet;
South 17 degrees 00 minutes 25 seconds west, 3.207 feet;
South 72 degrees 52 minutes 21 seconds, 73.030 feet;
North 19 degrees 13 minutes 50 seconds east, 60.831 feet to the point or place of BEGINNING.

FOR CONVEYANCING ONLY: TOGETHER with all the right, title and interest of the party of the first part, of in and to the land lying in the street in front of and adjoining said premises.



Village of Port Chester Planning Commission

Village Hall
222 Grace Church Street, Room 202
Port Chester, NY 10573
PLANNING@PORTCHESTERNY.GOV



ANTHONY BAXTER, CHAIRPERSON, PLANNING COMMISSION

APPLICATION FOR SPECIAL EXCEPTION USE APPROVAL

SITE PLAN APPROVAL APPLICATION & CHECKLIST TO ACCOMPANY THIS FORM

Name of Application and Special Exception Use Category: Coffee Holding Company, Inc.		
Tax Map Designation: Section: 142.38 Block: 2 Lot(s): 33		Site Address: No. 21 Street Grace Church Street
Property Owner: 21 grace Church Street Realty, LLC	Phone #: 1 (800) 458-2233	Email: dgordon@coffeeholding.com
Property Owner Address: No. 3475 Street: Victory Blvd Town: Staten Island State: Ny Zip: 10314		
Applicant (If other than owner): Coffee Holding Company, Inc.	Phone #: 1-800-458-2233	Email: dgordon@coffeeholding.com
Applicant Address (If other than owner): No. 3475 Street: Victory Blvd Town: Staten Island State: Ny Zip: 10314		
Describe the proposed application / project: The project involves the change of use of one tenant space from coffee manufacturing with a subtenant processing marble and stone to eliminate the subtenancy and thus restore the coffee manufacturing use as sole tenancy. Permitting required to replace an existing out of service roaster with a replacement used roaster from another location. The land use remains Industrial.		

Please attach to this form written confirmation of compliance with each of the special exception use standards,
per Section 345.805.G.2.a-g

Property Owner (print name): David Gordon Date: 06/04/2026

Property Owner (signature) _____ Date: 06/04/2026

Applicant, if other than Owner (print name) _____ Date: _____

Applicant, if other than Owner (signature) _____ Date: _____



Gregory Caccioppoli, P.E.
NYS Lic. No.105839
441 Central Park Ave, Suite 1238
Scarsdale, New York 10583
914-689-0220
greg@caccioeng.com

June 8th, 2026

Attn: Aldo Vitagliano
Department of planning
222 Grace Church Street
Port Chester, NY 10573

Re: Statement of Compliance
21 Grace Church Street, Port Chester Ny

Dear Mr. Vitagliano:

This application meets all applicable general and specification conditions, requirements and standards, including without limitation those set forth in Section 345-405K(6) €, (f), 345-405K(8)(b), and 345-405K(4), with the exception that there is an aroma and minor discharge when coffee is being roasted.

The proposed Special Exception Use is consistent with the intent and purpose of the objective of the Village Comprehensive Plan, specifically as it relates to Section 12.3 Recommendations #1 by maintaining an existing business and its related job base, utilization of existing commercial and light industrial areas as it has been traditionally utilized, and supporting the retention of ratables in the Village of Port Chester and related jobs and job growth. In addition, the retention of a coffee roaster serves to enhance Port Chester's reputation as a provider of high-quality foods and services – coffee consumption being a well-known niche market with a devoted fan base.

Please feel free to call me if you have any questions.

Very truly yours,

Gregory Caccioppoli, P.E.



Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either “Yes” or “No”. If the answer to the initial question is “Yes”, complete the sub-questions that follow. If the answer to the initial question is “No”, proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Sponsor Information.

Name of Action or Project: 21 Grace Church Street		
Project Location (describe, and attach a general location map): 21 Grace Church Street		
Brief Description of Proposed Action (include purpose or need): The project involves the change of use of one tenant space from processing marble and stone and restore the use to its previous use of coffee manufacturing. Permitting required to replace an existing out of service roaster with a replacement used roaster from another location. The land use remains Industrial.		
Name of Applicant/Sponsor: Coffee Holding Company, Inc.	Telephone: 1-800-458-2233	
	E-Mail: dgordon@coffeeholding.com	
Address: 3475 Victory Blvd		
City/PO: Staten Island	State: Ny	Zip Code: 10314
Project Contact (if not same as sponsor; give name and title/role):	Telephone:	
	E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):	Telephone:	
	E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, ☐ Yes ☒ No or Village Board of Trustees		
b. City, Town or Village ☐ Yes ☒ No Planning Board or Commission		
c. City Council, Town or ☐ Yes ☒ No Village Zoning Board of Appeals		
d. Other local agencies ☐ Yes ☒ No		
e. County agencies ☐ Yes ☒ No		
f. Regional agencies ☐ Yes ☒ No		
g. State agencies ☐ Yes ☒ No		
h. Federal agencies ☐ Yes ☒ No		
i. Coastal Resources. i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐ Yes ☒ No ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐ Yes ☒ No iii. Is the project site within a Coastal Erosion Hazard Area? ☐ Yes ☒ No		

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐ Yes ☒ No

- **If Yes**, complete sections C, F and G.
- **If No**, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☐ Yes ☒ No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐ Yes ☒ No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐ Yes ☒ No

If Yes, identify the plan(s):

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐ Yes ☒ No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☒ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?

CD-5

b. Is the use permitted or allowed by a special or conditional use permit? ☒ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☒ No

If Yes,

i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? Port Chester - Rye School District

b. What police or other public protection forces serve the project site?

Police department Port Chester - Fire Department Port Chester & EMS Port Chester

c. Which fire protection and emergency medical services serve the project site?

Port Chester Fire Department and Port Chester PD, Port Chester - Rye - Rye Brook EMS

d. What parks serve the project site?

Edgewood Park, Columbus park , Abendroth park and Civil War Monument Park

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Industrial

b. a. Total acreage of the site of the proposed action? 1.61 acres

b. Total acreage to be physically disturbed? 0 acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 1.61 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☒ No

i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☒ No

If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed? ☐ Yes ☒ No

iii. Number of lots proposed? _____

iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will proposed action be constructed in multiple phases? ☐ Yes ☒ No

i. If No, anticipated period of construction: _____ months

ii. If Yes:

• Total number of phases anticipated _____

• Anticipated commencement date of phase 1 (including demolition) _____ month _____ year

• Anticipated completion date of final phase _____ month _____ year

• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☐ Yes ☒ No If Yes, show numbers of units proposed.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? ☐ Yes ☒ No If Yes,	
i. Total number of structures _____	
ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length	
iii. Approximate extent of building space to be heated or cooled: _____ square feet	

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐ Yes ☒ No If Yes,	
i. Purpose of the impoundment: _____	
ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify: _____ 	
iii. If other than water, identify the type of impounded/contained liquids and their source. _____	
iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres	
v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length	
vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____	

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? ☐ Yes ☒ No (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) If Yes:	
i. What is the purpose of the excavation or dredging? _____	
ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?	
• Volume (specify tons or cubic yards): _____ • Over what duration of time? _____	
iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____	
iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☒ No If yes, describe. _____	
v. What is the total area to be dredged or excavated? _____ acres	
vi. What is the maximum area to be worked at any one time? _____ acres	
vii. What would be the maximum depth of excavation or dredging? _____ feet	
viii. Will the excavation require blasting? ☐ Yes ☒ No	
ix. Summarize site reclamation goals and plan: _____	

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☒ No If Yes:	
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____	

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☒ No
If Yes, describe: _____

iv. Will proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☒ No
If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? ☒ Yes ☐ No
If Yes:

i. Total anticipated water usage/demand per day: _____ 1014 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☒ Yes ☐ No
If Yes:

- Name of district or service area: Veolia #2
- Does the existing public water supply have capacity to serve the proposal? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☒ No
- Do existing lines serve the project site? ☒ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☒ No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☒ No
If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☐ Yes ☒ No
If Yes:

i. Total anticipated liquid waste generation per day: _____ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

iii. Will the proposed action use any existing public wastewater treatment facilities? ☒ Yes ☐ No
If Yes:

- Name of wastewater treatment plant to be used: Port Chester WWTP
- Name of district: Port Chester
- Does the existing wastewater treatment plant have capacity to serve the project? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☒ No

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐ Yes ☒ No If Yes: i. Estimate methane generation in tons/year (metric): _____ ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____			
i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐ Yes ☒ No If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____			
j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐ Yes ☒ No If Yes: i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐ Weekend ☐ Randomly between hours of _____ to _____. ii. For commercial activities only, projected number of semi-trailer truck trips/day: _____ iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____ iv. Does the proposed action include any shared use parking? ☐ Yes ☒ No v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____			
vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☒ Yes ☐ No vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐ Yes ☒ No viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐ Yes ☒ No			
k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☐ Yes ☒ No If Yes: i. Estimate annual electricity demand during operation of the proposed action: _____ ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____ iii. Will the proposed action require a new, or an upgrade to, an existing substation? ☐ Yes ☒ No			
l. Hours of operation. Answer all items which apply. <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> i. During Construction: • Monday - Friday: _____ N/A • Saturday: _____ N/A • Sunday: _____ N/A • Holidays: _____ N/A </td> <td style="width: 50%; vertical-align: top;"> ii. During Operations: • Monday - Friday: _____ 8a-5p • Saturday: _____ N/A • Sunday: _____ N/A • Holidays: _____ N/A </td> </tr> </table>		i. During Construction: • Monday - Friday: _____ N/A • Saturday: _____ N/A • Sunday: _____ N/A • Holidays: _____ N/A	ii. During Operations: • Monday - Friday: _____ 8a-5p • Saturday: _____ N/A • Sunday: _____ N/A • Holidays: _____ N/A
i. During Construction: • Monday - Friday: _____ N/A • Saturday: _____ N/A • Sunday: _____ N/A • Holidays: _____ N/A	ii. During Operations: • Monday - Friday: _____ 8a-5p • Saturday: _____ N/A • Sunday: _____ N/A • Holidays: _____ N/A		

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☐ Yes ☒ No If yes: i. Provide details including sources, time of day and duration: _____ _____	
ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☒ No Describe: _____ _____	
n.. Will the proposed action have outdoor lighting? ☐ Yes ☒ No If yes: i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures: _____ _____	
ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☒ No Describe: _____ _____	
o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☒ No If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____ _____ _____	
p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☒ No If Yes: i. Product(s) to be stored _____ ii. Volume(s) _____ per unit time _____ (e.g., month, year) iii. Generally describe proposed storage facilities: _____ _____	
q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☒ No If Yes: i. Describe proposed treatment(s): _____ _____ _____	
ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☒ No	
r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☒ No If Yes: i. Describe any solid waste(s) to be generated during construction or operation of the facility: • Construction: _____ tons per _____ (unit of time) • Operation : _____ tons per _____ (unit of time) ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste: • Construction: _____ _____ • Operation: _____ _____ iii. Proposed disposal methods/facilities for solid waste generated on-site: • Construction: _____ _____ • Operation: _____ _____	

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☒ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☒ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☒ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☒ Industrial ☐ Commercial ☐ Residential (suburban) ☐ Rural (non-farm)

☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	1.61	1.61	0
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____			

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☒ No							
- If yes, DEC site ID number: _____ - Describe the type of institutional control (e.g., deed restriction or easement): _____ - Describe any use limitations: _____ - Describe any engineering controls: _____ - Will the project affect the institutional or engineering controls in place? ☐ Yes ☒ No - Explain: _____ _____ _____							
E.2. Natural Resources On or Near Project Site							
a. What is the average depth to bedrock on the project site? _____ N/A feet							
b. Are there bedrock outcroppings on the project site? ☐ Yes ☒ No If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %							
c. Predominant soil type(s) present on project site: <table style="width: 100%; border: none;"> <tr> <td style="border-bottom: 1px solid black; width: 60%;">Urban Fill</td> <td style="border-bottom: 1px solid black; width: 40%; text-align: right;">100 %</td> </tr> <tr> <td style="border-bottom: 1px solid black;"></td> <td style="border-bottom: 1px solid black; text-align: right;">%</td> </tr> <tr> <td style="border-bottom: 1px solid black;"></td> <td style="border-bottom: 1px solid black; text-align: right;">%</td> </tr> </table>		Urban Fill	100 %		%		%
Urban Fill	100 %						
	%						
	%						
d. What is the average depth to the water table on the project site? Average: _____ N/A feet							
e. Drainage status of project site soils: <table style="width: 100%; border: none;"> <tr> <td>☐ Well Drained:</td> <td style="text-align: right;">_____ % of site</td> </tr> <tr> <td>☒ Moderately Well Drained:</td> <td style="text-align: right;">100 % of site</td> </tr> <tr> <td>☐ Poorly Drained</td> <td style="text-align: right;">_____ % of site</td> </tr> </table>		☐ Well Drained:	_____ % of site	☒ Moderately Well Drained:	100 % of site	☐ Poorly Drained	_____ % of site
☐ Well Drained:	_____ % of site						
☒ Moderately Well Drained:	100 % of site						
☐ Poorly Drained	_____ % of site						
f. Approximate proportion of proposed action site with slopes: <table style="width: 100%; border: none;"> <tr> <td>☒ 0-10%:</td> <td style="text-align: right;">100 % of site</td> </tr> <tr> <td>☐ 10-15%:</td> <td style="text-align: right;">0 % of site</td> </tr> <tr> <td>☐ 15% or greater:</td> <td style="text-align: right;">0 % of site</td> </tr> </table>		☒ 0-10%:	100 % of site	☐ 10-15%:	0 % of site	☐ 15% or greater:	0 % of site
☒ 0-10%:	100 % of site						
☐ 10-15%:	0 % of site						
☐ 15% or greater:	0 % of site						
g. Are there any unique geologic features on the project site? ☐ Yes ☒ No If Yes, describe: _____ _____							
h. Surface water features.							
i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☐ Yes ☒ No							
ii. Do any wetlands or other waterbodies adjoin the project site? ☐ Yes ☒ No							
If Yes to either <i>i</i> or <i>ii</i> , continue. If No, skip to E.2.i.							
iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☐ Yes ☒ No							
iv. For each identified regulated wetland and waterbody on the project site, provide the following information:							
- Streams: Name _____ Classification _____ - Lakes or Ponds: Name _____ Classification _____ - Wetlands: Name _____ Approximate Size _____ - Wetland No. (if regulated by DEC) _____							
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☒ No If yes, name of impaired water body/bodies and basis for listing as impaired: _____ _____							
i. Is the project site in a designated Floodway? ☐ Yes ☒ No							
j. Is the project site in the 100 year Floodplain? ☐ Yes ☒ No							
k. Is the project site in the 500 year Floodplain? ☐ Yes ☒ No							
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☒ No If Yes: i. Name of aquifer: _____							

m. Identify the predominant wildlife species that occupy or use the project site: _____ gray Squirrels _____ Urban Birds _____	
n. Does the project site contain a designated significant natural community? ☐ Yes ☒ No If Yes: i. Describe the habitat/community (composition, function, and basis for designation): _____ ii. Source(s) of description or evaluation: _____ iii. Extent of community/habitat: • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres	
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐ Yes ☒ No	
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☒ No	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☒ No If yes, give a brief description of how the proposed action may affect that use: _____ _____	
E.3. Designated Public Resources On or Near Project Site	
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☒ No If Yes, provide county plus district name/number: _____	
b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☒ No i. If Yes: acreage(s) on project site? _____ ii. Source(s) of soil rating(s): _____	
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☒ No If Yes: i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____ _____ _____	
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☒ No If Yes: i. CEA name: _____ ii. Basis for designation: _____ iii. Designating agency and date: _____	

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places?	☐ Yes ☒ No
If Yes:	
i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District	
ii. Name: _____	
iii. Brief description of attributes on which listing is based: _____	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☐ Yes ☒ No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	
If Yes:	
i. Describe possible resource(s): _____	
ii. Basis for identification: _____	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	☒ Yes ☐ No
If Yes:	
i. Identify resource: <u>Playland park , Marshlands conservancy, Crawford park</u>	
ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): <u>Playland park</u>	
iii. Distance between project and resource: <u>2.5 , 3.5 , 4.5</u> miles.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	☐ Yes ☒ No
If Yes:	
i. Identify the name of the river and its designation: _____	
ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	
☐ Yes ☒ No	

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name David Gordon Date 06/05/2026

Signature David Gordon Title Owner

TRAFFIC REVIEW **Village of Port Chester, N.Y.**

TITLE OF REVIEW: **21 Grace Church Street Realty, LLC**
Building & Lot Plan Application
21 Grace Church Street (SBL: 142.38-2-33)

DATE OF MEMO: **May 13, 2026**

This memorandum provides traffic comments on the 21 Grace Church Street Building & Lot Plan Application.

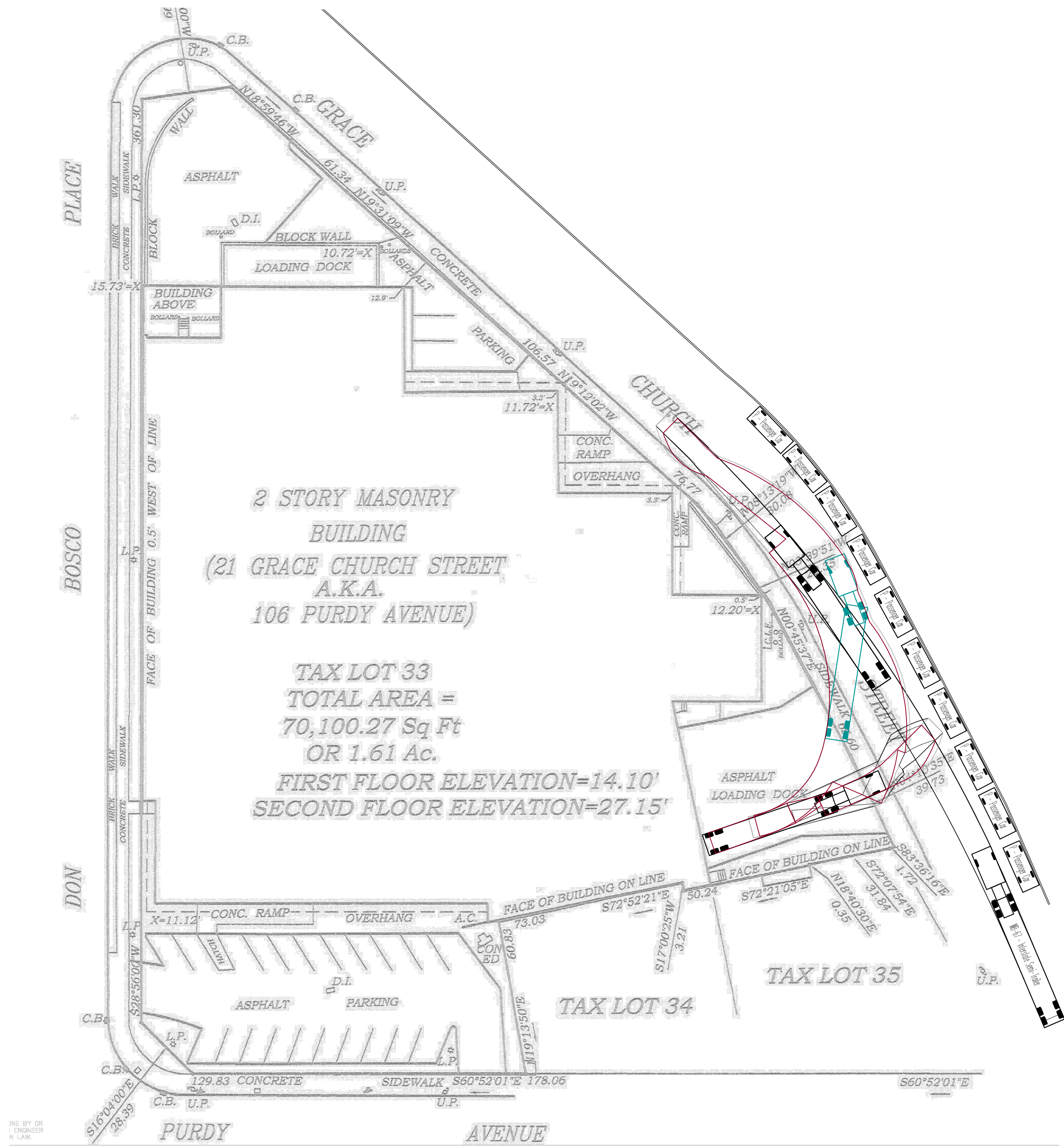
1. **Traffic Comments**

Provided by Elaine Du, PE

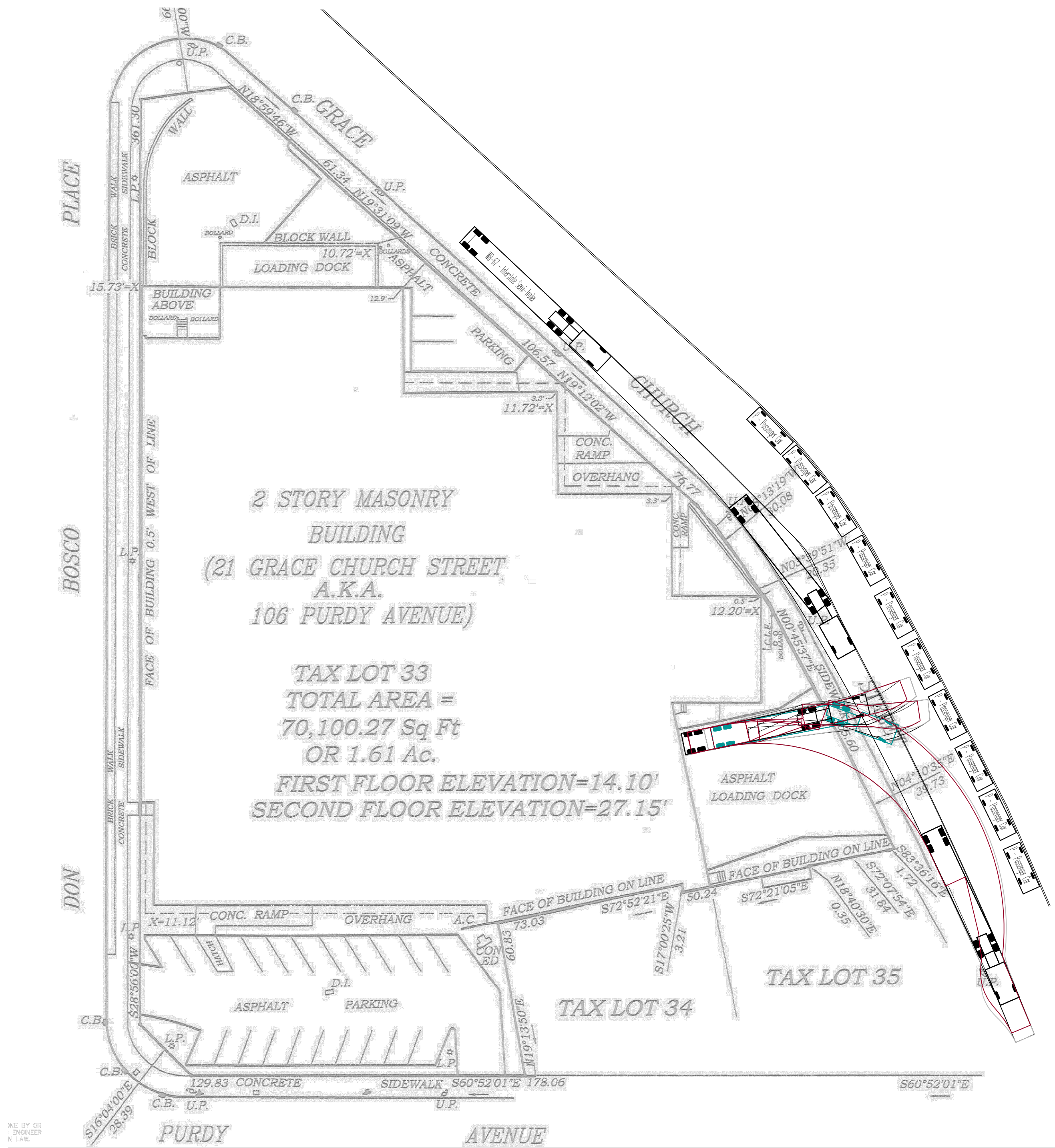
- a. The Applicant proposes to change the existing use from a marble and stone manufacturing facility to a coffee manufacturing facility. The Applicant proposes to utilize a range of trucks at the site, from small box trucks to 53' tractor trailers at the loading docks located on Grace Church Street close to Purdy Avenue.
- b. The existing loading dock currently experiences truck activity that often blocks the sidewalk and the adjacent travel lane on Grace Church Street, which creates an unsafe condition for all road users, including vehicles, pedestrians, and bicyclists. An example is shown in the image below taken in April 2026.



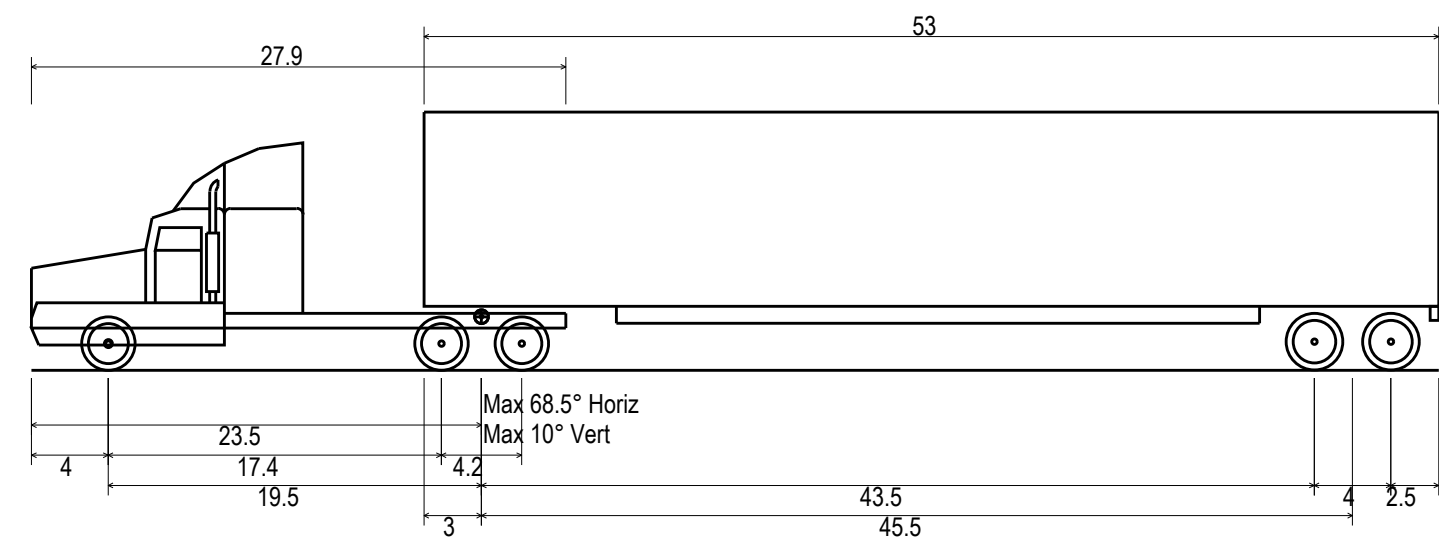
- c. The Applicant submitted a vehicle tracking study showing a tractor with a 41' flatbed maneuvering into and out of the loading docks, showing that would be able to safely maneuver into and out of the loading dock and would be able to park at the site without blocking the sidewalk or traffic. This vehicle does not represent the largest vehicle, a 53' tractor trailer, accessing the loading docks.
- d. Based on the vehicle tracking study, the size of trucks at the site should be limited to a total length (including both tractor and trailer) of approximately 53 feet long, or a maximum trailer length of 41' long.
- e. The 48' and 53' tractor trailers proposed by the Applicant (a WB-50 and WB-67, respectively) should be restricted from accessing the site, as they would block the sidewalk and a portion of the travel lane.



1 VEHICLE MANEUVERABILITY STUDY
1" = 20'



2 VEHICLE MANEUVERABILITY STUDY
1" = 20'



WB-67 - Interstate Semi-Trailer
Overall Length 73.501ft
Overall Width 8.500ft
Overall Body Height 13.500ft
Min Body Ground Clearance 1.334ft
Max Track Width 8.500ft
Lock-to-lock time 6.00s
Max Steering Angle (Virtual) 28.40°

ANY ALTERATIONS OR REVISIONS OF THESE PLANS, UNLESS DONE BY OR UNDER THE DIRECTION OF THE NYS LICENSED AND REGISTERED ENGINEER THAT PREPARED THEM, IS A VIOLATION OF THE NYS EDUCATION LAW.

ENGINEER: CACCIOPOPOLI ENGINEERING	GREGORY CACCIOPOLI, P.E. CACCIOPOPOLI ENGINEERING, PLLC 441 CENTRAL PARK AVENUE, SUITE 1238 SCARSDALE, NEW YORK 10583	
PROJECT:	VEHICLE TRACKING STUDY	
21 GRACE CHURCH STREET PORTCHESTER, NY 10573		Date: 7/6/26 Scale: Designed By: GC Checked By: GC Page No.
1		1/1
0		
No.	Description	Date
Revisions		



















TRAFFIC REVIEW **Village of Port Chester, N.Y.**

TITLE OF REVIEW: **21 Grace Church Street Realty, LLC**
Building & Lot Plan Application
21 Grace Church Street (SBL: 142.38-2-33)

DATE OF MEMO: **July 24, 2026**

This memorandum provides traffic comments on the 21 Grace Church Street Site Plan and Special Exception Use Permit Application.

1. Traffic Comments

Provided by Elaine Du, PE

- a. The truck maneuverability study submitted by the client shows a 53' trailer with tractor (WB-67 design vehicle) maneuvering into and out of the northern and southern loading docks. The study was done on a site survey. The maneuverability study should be done on a site plan sheet, showing the double yellow line and any infrastructure such as utility poles. The plan should also be properly scaled, as a WB-67 at the southern loading dock would extend about 8 to 9 feet into the northbound travel lane.
- b. In addition to a 53' truck, the Applicant indicated that 48' trucks would be using the site. The Applicant should provide a truck maneuverability study for a 48' trailer with tractor (WB-62 design vehicle) to show whether uncoupling would be needed for a 48' truck.
- c. As shown in the truck maneuverability study, with the tractor uncoupled, the trailer would not block the sidewalk or the travel lane. However, the process of uncoupling and coupling the tractor-trailer will still temporarily block the sidewalk and adjacent travel lane. The Applicant should provide a detailed description of proposed tractor-trailer uncoupling and coupling operations, including duration of the maneuvers, storage area for the tractors, and frequency of trucks.
- d. Should the sidewalk and/or the adjacent travel lane be blocked for long periods of time to uncouple and couple the tractor-trailer, the Applicant should consider having staff or Port Chester Police at the site to help direct traffic, pedestrians, and bicyclists along Grace Church Street.
- e. The Applicant should consider shifting truck traffic at the site to be off-peak to avoid conflicting with peak period traffic (weekdays 7-10AM, 4-7PM) to the extent possible.

Truck Tracking			Month: July, 2026		
SHIPPING OUT					
DATE	DAY	Truck size	BLOCK SIDEWALK YES OR NO	Vendor	Time in Time out
1	Wednesday	26	NO	Accurate	11:30 11:45
		26	NO	SunTech / RIST	11:10 11:30
2	Thursday	53	Yes	Stan Transport	12:30 1:00
		53	Yes	A & B	N/A
		26	NO	SunTech / Sunfoca	N/A
		26	NO	SAIA	1:00 1:10
3	Holiday			No Shipping	
4	Saturday			No Shipping	
5	Sunday			No Shipping	
6	Monday	26	NO	Accurate	3:34 3:47
7	Tuesday	53	Yes	Cardinal	7:30 7:56
		26	NO	Accurate	2:00 2:10
		53	yes	JDG Transport	12:05 12:55

SHIPPING OUT							
8	Wednesday	26	NO	Accurate	12:20	1:00	
		53	yes	ABH Trucking	12:10	1:08	
		53	yes	Ander Transport	1:33	2:17	
9	Thursday	26	NO	NRT	11:10	11:36	
		48	NO	UNFI	11:42	11:51	
		26	NO	ESTES	2:00	2:12	
10	Friday	48	yes	MBM Transport	9:24	9:32	
		53	yes	Cargo Solution	12:55	2:00	
		53	yes	DMV Express	4:15	4:44	
		26	NO	RIST Transport	2:54	3:05	
		53	yes	Delta Prime	2:35	3:32	
11	Saturday			No Shipping			
12	Sunday			No Shipping			
13	Monday	53	Yes	LLC Transport	3:10	3:35	
		26	NO	Accurate	2:33	2:48	
14	Tuesday	26	NO	Large Solution	6:00	6:24	
		H8	YES	ESTES Express	1:34 PM	1:42 PM	

SHIPPING OUT							
15	Wednesday	26	No	Fedex Priority	1:42 PM	1:47 PM	
16	Thursday	26	No	Amazon Freight LTL	4:01 PM	4:07 PM	
		26	No	Accurate	10:56 AM	11:22 AM	
		53	Yes	HD Freight LLC	12:30 PM	1:00 PM	
		48	Yes	UNFI	1:08 PM	1:14 PM	
		28	No	XPO LOGISTICS	3:46 PM	3:54 PM	
17	Friday	26	No	CSA	10:01 AM	10:12 AM	
		26	No	BIST Transport	2:05 PM	2:13 PM	
18	Saturday			No Shipping			
19	Sunday			No Shipping			
20	Monday	26	No	Ink Logistics	10:10 AM	10:23 AM	
		26	No	Accurate	3:35 PM	3:51 PM	
		26	No	PACE MOTOR LINES	2:25 PM	2:40 PM	
21	Tuesday	26	No	Accurate	12:09 PM	12:24 PM	
		53	Yes	NBT	11:39 AM	11:50 AM	

SHIPPING OUT						
22	Wednesday	26	NO	JeTeX	2:26	2:36
23	Thursday					
24	Friday					
25	Saturday					
26	Sunday			No Shipping		
				No Shipping		
27	Monday					
28	Tuesday					

Truck Tracking			Month: July, 2026		
RECEIVING					
IN			BLOCK SIDEWALK		
DATE	DAY	Truck size	YES OR NO	Vendor	Time in Time out
1	Wednesday				
2	Thursday	26	NO	Accurate	9:45 9:50
3	Holiday			No receiving	
4	Saturday			No receiving	
5	Sunday			No receiving	
6	Monday	26 48	NO NO	Accurate UNICORR	3:34 3:47 10:30 10:40
7	Tuesday	26 26	NO NO	PAV XPRESS Accurate	12:10 12:17 11:43 12:02

RECEIVING							
8	Wednesday	26	NO	WARD	1:11	1:18	
9	Thursday	53	Yes	Regency	10:27	10:50	
		53	yes	Ballserve logistics			
10	Friday	53	Yes	Can Corporation	9:58	11:22	
		53	Yes	Regency	6:00	6:15	
		53	yes	Sanjay pallets	12:26	12:49	
		26	NO	Fedex freight	1:49	1:53	
11	Saturday			No receiving			
12	Sunday			No receiving			
13	Monday	48	Yes	ABF	11:00	11:15	
		26	NO	Fedex freight	1:49	1:53	
14	Tuesday	53	Yes	Regency	6:00	6:15	
		53	Yes	Accurate	8:49	9:25	

RECEIVING							
15	Wednesday	26	No	MAX MAX LLC	7:49AM	7:59AM	
16	Thursday						
17	Friday	24	No	Accurate	11:38AM	11:41AM	
18	Saturday						
19	Sunday						
				No receiving			
				No receiving			
20	Monday	53	Yes	SHM Transport	1:07PM	2:18PM	
21	Tuesday	53	Yes	Sunteck Transport	12:50PM	1:15PM	
		20	No	DACKY Trucking	9:03AM	9:49AM	

RECEIVING							
22	Wednesday	26	No	FedEx Freight	11:11AM	11:15AM	
23	Thursday						
24	Friday						
25	Saturday	No receiving No receiving					
26	Sunday						
27	Monday						
28	Tuesday						

RECEIVING							
29	Wednesday						
30	Thursday						
31	Friday						
XX							



Village of Port Chester
Department of Planning and Economic Development

222 Grace Church Street
Port Chester, NY 10573

PLANNING@PORTCHESTERNY.GOV



Greg Cutler, AICP, Director

APPLICATION FOR SITE PLAN APPROVAL

Name of Application: SONORA GROUP INC		
Tax Map Designation: Section: 136.71 Block: 1 Lot(s): 50		Site Address: No. 179 Street RECTORY STREET
Property Owner: SONORA GROUP INC	Phone #: 917-295-6690	Email: CHEFRAFAELPALOMINO@GMAIL.COM
Property Owner Address: No. 175 Street: BEDFORD BANKSVILLE RD Town: BEDFORD State: NY Zip: 10506		
Applicant (If other than owner):	Phone #:	Email:
Applicant Address (If other than owner): No. Street: Town: State: Zip:		
Describe the proposed application / project: OUTDOOR DINING AREA ADJACENT TO EXISTING RESTAURANT		

Property Owner (print name): SONORA GROUP INC Date: 6/8/26

Property Owner (signature)  Date: 6/8/26

Applicant, if other than Owner (print name) Date:

Applicant, if other than Owner (signature) Date:

PROP LINE

16 SPACES

PROP LINE

RECTORY ST CURB LINE

WILLETT AVE CURB LINE

BUILDING / LOT PLAN

SCALE: 3/32"=1'-0"

DATA ADAPTED FROM SURVEY AS PREPARED BY AHNEMAN KIRBY DATED APRIL 19 2023

SIDEWALK

EXISTG. ITEMS OVER THE
PROPLINE TO BE REMOVED

SERVICE COUNTER

KITCHEN

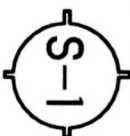
DINING
42 SEATS

DECK
16 SEATS

OUTDOOR
DINING
892 SF

WOMEN'S

DINING
25 SEATS

BAR

NOTES

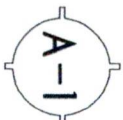
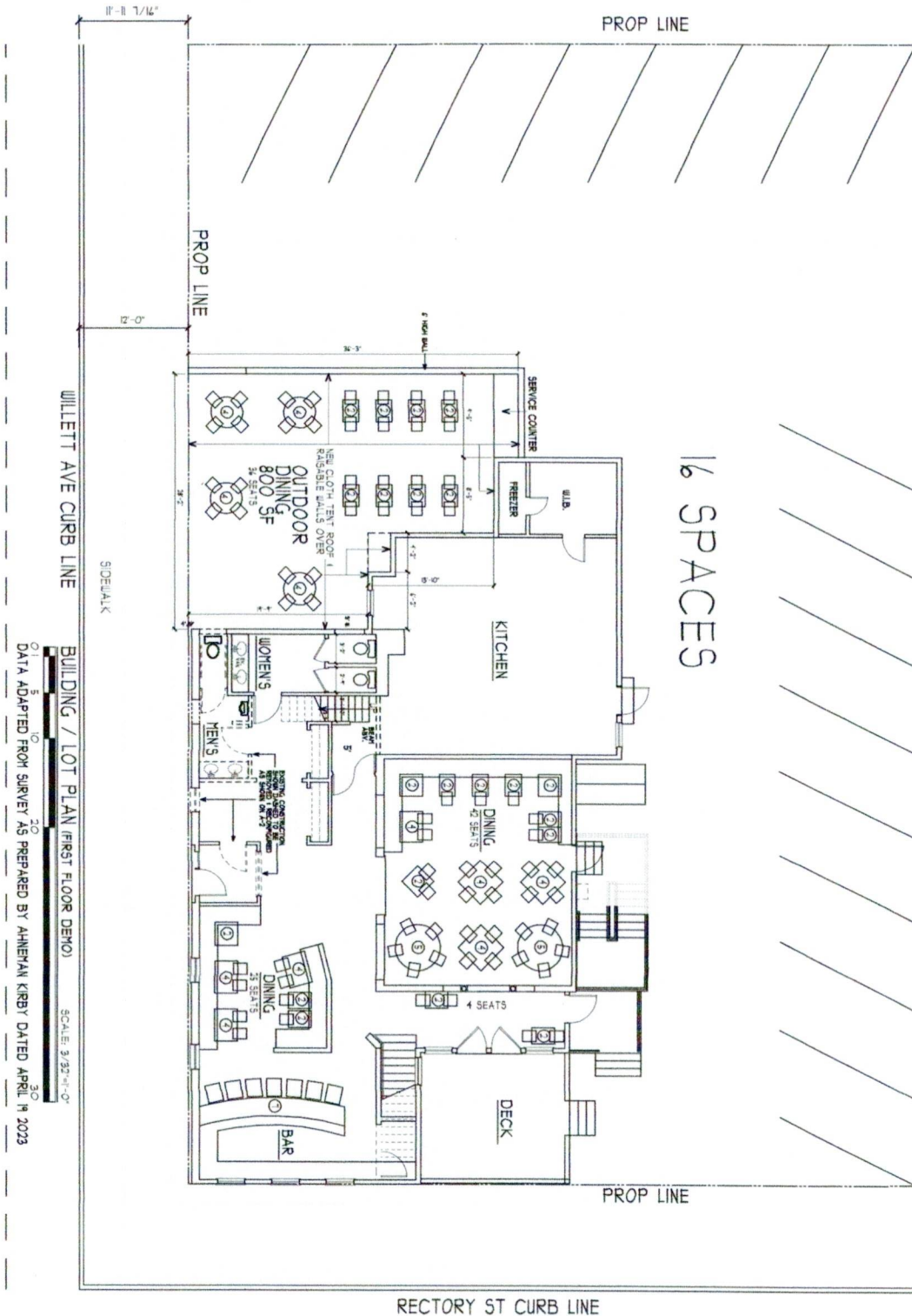
SCALE:	AS NOTED
DATE:	1/1/23
DRN. BY:	MAB/GR
MAB JOB NO.:	23-006
MAB FILE NO.:	23-006CD

SONORA RESTAURANT
179 RECTORY STREET PORT CHESTER, NY

EDGEWATER GROUP-ARCHITECTS
163 NORTH MAIN STREET-SUITE 202 P.O. BOX 4750
PORT CHESTER, NY 10573 GREENWICH, CT 06831
TEL: (914) 837-4226 FAX: (914) 837-4225 TEL: (203) 531-6870

REV.	DATE	REVISION
------	------	----------

16 SPACES



TITLE: FIRST FLOOR DEMO PLAN - NOTES -	SCALE: AS NOTED	SONORA RESTAURANT 175 HECTORY STREET PORT GARDNER, NSW EDGEWATER GROUP-ARCHITECTS 10 BELL STREET, SYDNEY NSW 2000 TEL: (02) 9231 4444 FAX: (02) 9231 4444 EMAIL: info@edgewater.com.au	DATE: 4/1/26
	DRN. BY: MAB/GR		
	MAB JOB NO.: 26-010		
	MAB FILE NO.: 23-006CD		

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information							
Name of Action or Project: SONORA GROUP INC.							
Project Location (describe, and attach a location map): 179 RECTORY STREET, PORT CHESTER NY 10573							
Brief Description of Proposed Action: OUTDOOR DINING AREA ADJACENT TO EXISTING RESTAURANT							
Name of Applicant or Sponsor: SONORA GROUP INC.		Telephone: 917-295-6690					
		E-Mail:					
Address: 179 RECTORY STREET							
City/PO: PORT CHESTER		State: NY	Zip Code: 10573				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;">☒</td> <td style="text-align: center;">☐</td> </tr> </table>	NO	YES	☒	☐
NO	YES						
☒	☐						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: VILLAGE OF PORT CHESTER PLANNING & ECONOMIC DEVELOPMENT, VILLAGE OF PORT CHESTER BUILDING DEPARTMENT			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;">☐</td> <td style="text-align: center;">☒</td> </tr> </table>	NO	YES	☐	☒
NO	YES						
☐	☒						
3.a. Total acreage of the site of the proposed action? 0.23 acres b. Total acreage to be physically disturbed? 0 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0 acres							
4. Check all land uses that occur on, adjoining and near the proposed action. ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☒ Commercial ☒ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____ ☐ Parkland							

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO ☐	YES ☒	N/A ☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO ☐	YES ☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO ☒	YES ☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO ☒	YES ☐	
b. Are public transportation service(s) available at or near the site of the proposed action?	☐	☒	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	☐	☒	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: NOT APPLICABLE	NO ☐	YES ☐	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ NOT APPLICABLE	NO ☐	YES ☒	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ NOT APPLICABLE	NO ☐	YES ☐	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?	NO ☒ ☒	YES ☐ ☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	NO ☒ ☒	YES ☐ ☐	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☒ Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO ☒	YES ☐	
16. Is the project site located in the 100 year flood plain?	NO ☒	YES ☐	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? ☐ NO ☐ YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: ☐ NO ☐ YES NOT APPLICABLE	NO ☒	YES ☐	

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____ _____	NO ☒	YES ☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____ _____	NO ☒	YES ☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____ _____	NO ☒	YES ☐
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>MICHIEL A. BOENDER</u> Date: <u>5/2/2023</u> Signature: <u><i>Michiel A. Boender</i></u>		



422410040DED6

Control Number
422410040

WIID Number
2002241-000028

Instrument Type
DED



**WESTCHESTER COUNTY RECORDING AND ENDORSEMENT PAGE
(THIS PAGE FORMS PART OF THE INSTRUMENT)
*** DO NOT REMOVE *****

THE FOLLOWING INSTRUMENT WAS ENDORSED FOR THE RECORD AS FOLLOWS:

TYPE OF INSTRUMENT DED - DEED

FEE PAGES 4

TOTAL PAGES 4

RECORDING FEES

STATUTORY CHARGE	\$6.00
RECORDING CHARGE	\$12.00
RECORD MGT. FUND	\$19.00
RP 5217	\$25.00
TP-584	\$5.00
CROSS REFERENCE	\$0.00
MISCELLANEOUS	\$0.00
TOTAL FEES PAID	\$67.00

TRANSFER TAXES

CONSIDERATION	\$675,000.00
TAX PAID	\$2,700.00
TRANSFER TAX #	1818

RECORDING DATE **09/26/2002**
TIME **17:06:00**

MORTGAGE TAXES

MORTGAGE DATE	
MORTGAGE AMOUNT	\$0.00
EXEMPT	
YONKERS	\$0.00
BASIC	\$0.00
ADDITIONAL	\$0.00
SUBTOTAL	\$0.00
MTA	\$0.00
SPECIAL	\$0.00
TOTAL PAID	\$0.00

SERIAL NUMBER
DWELLING

**THE PROPERTY IS SITUATED IN
WESTCHESTER COUNTY, NEW YORK IN THE:
TOWN OF RYE**

WITNESS MY HAND AND OFFICIAL SEAL

**LEONARD N. SPANO
WESTCHESTER COUNTY CLERK**

**Record & Return to:
BRENDA QUASTELLA ESQ
193 6TH AVE

BROOKLYN, NY 11217**

0402-0238

DR

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT — THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

THIS INDENTURE, made the 11th day of July, 2002, and
BETWEEN JAMES CARRIERE, a/k/a James A. Carriere, residing at 7 Cottage Street,
Port Chester, New York, 10573

party of the first part, and SONORA GROUP, INC., doing business at
179 Rectory Street, Port Chester, New York, 10573.

party of the second part,

WITNESSETH, that the party of the first part, in consideration of ten dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the

SEE SCHEDULE "A" DESCRIPTION ANNEXED HERETO

Conveyance is made subject to a certain mortgage made be Grantor to Business Loan Center, Inc., in the original amount of \$475,000.00, dated 11/29/01, recorded 3/21/02 in Control No. 420730242.

TOGETHER with all right, title and interest, if any, of the party of the first part, in and to any streets and roads abutting the above-described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

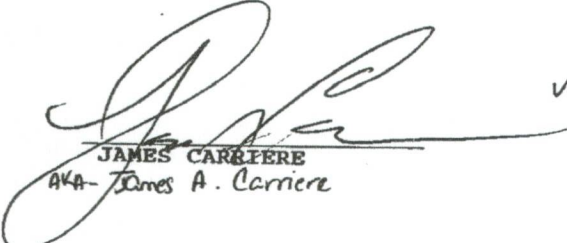
AND the part of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:


JAMES CARRIERE
aka James A. Carriere

TT
\$200.00

Acknowledgement taken in New York State

State of New York, County of Westchester, ss:

On the 11 day of July, in the year 2002, before me, the undersigned, personally appeared

JAMES CARRIERE
personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument.

✓
MARIO L. DEMARCO
Notary Public, State of New York
No. 020E5047045
Qualified in Westchester County
Term Expires July 24, 2004

Acknowledgement by Subscribing Witness taken in New York State

State of New York, County of _____, ss:

On the _____ day of _____, in the year _____, before me, the undersigned, personally appeared

the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who being by me duly sworn, did depose and say, that he/she/they reside(s) in

that he/she/they know(s) to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto.

Title No.: CW020238

Carrier
TO
Sonbra Group, Inc.

Distributed by
Chicago Title Insurance Company

Acknowledgement taken in New York State

State of New York, County of _____, ss:

On the _____ day of _____, in the year _____, before me, the undersigned, personally appeared

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument.

Acknowledgement taken outside New York State

* State of _____, County of _____, ss:
* (or insert District of Columbia, Territory, Possession or Foreign Country)

On the _____ day of _____, in the year _____, before me, the undersigned, personally appeared

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual made such appearance before the undersigned in the

(add the city or political subdivision and the state or country or other place the acknowledgement was taken).

SECTION 2
BLOCK 21
LOT 13
COUNTY OR TOWN

RETURN BY MAIL TO:

Brendan Quastella, Esq.
193 6th Ave
Brooklyn NY Zip No. 11217

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

CW02-0238

Title No.: 1816-2000

All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Village of Port Chester, Town of Rye, County of Westchester and State of New York, which on a certain map entitled, "Map of property belonging to the Estate of Read Peck, deceased", and filed in the Westchester County Clerk's Office, Division of Land Records, on the 20th day of June, 1877, in Volume 5 of Maps, at page 43, New No. 1851, are designated by the Lot Number 12 and the westerly three-fifths of Lot Number 13, and which taken together are bounded and described as follows:

COMMENCING at the corner formed by the intersection of the southeasterly line of Willett Avenue with the northerly line of Rectory Street; and

RUNNING THENCE along said line of Willett Avenue, North 38 degrees 41' East 125.00 feet to Lot Number 17;

THENCE along Lot No. 17, South 51 degrees 19' East 80.00 feet;

THENCE through said Lot Number 13, South 38 degrees 41' West 125.00 feet to the northerly line of Rectory Street;

THENCE along said line of Rectory Street, North 51 degrees 19' West 80.00 feet to the point and place of **BEGINNING**.



VILLAGE OF PORT CHESTER PLANNING & ECONOMIC DEVELOPMENT

Gregory Cutler *AICP* Director

Curt LaValla *AICP* Assistant Director

Mattie Wilkes, Assistant Planner

Connie Phillips, Planning Commission Secretary

MEMORANDUM

TO: Board of Appeals

FROM: Greg Cutler, AICP

DATE: July 10, 2026

SUBJECT: 179 Rectory (Sonora Restaurant)- Department Review Memo

Summary of Proposed Work

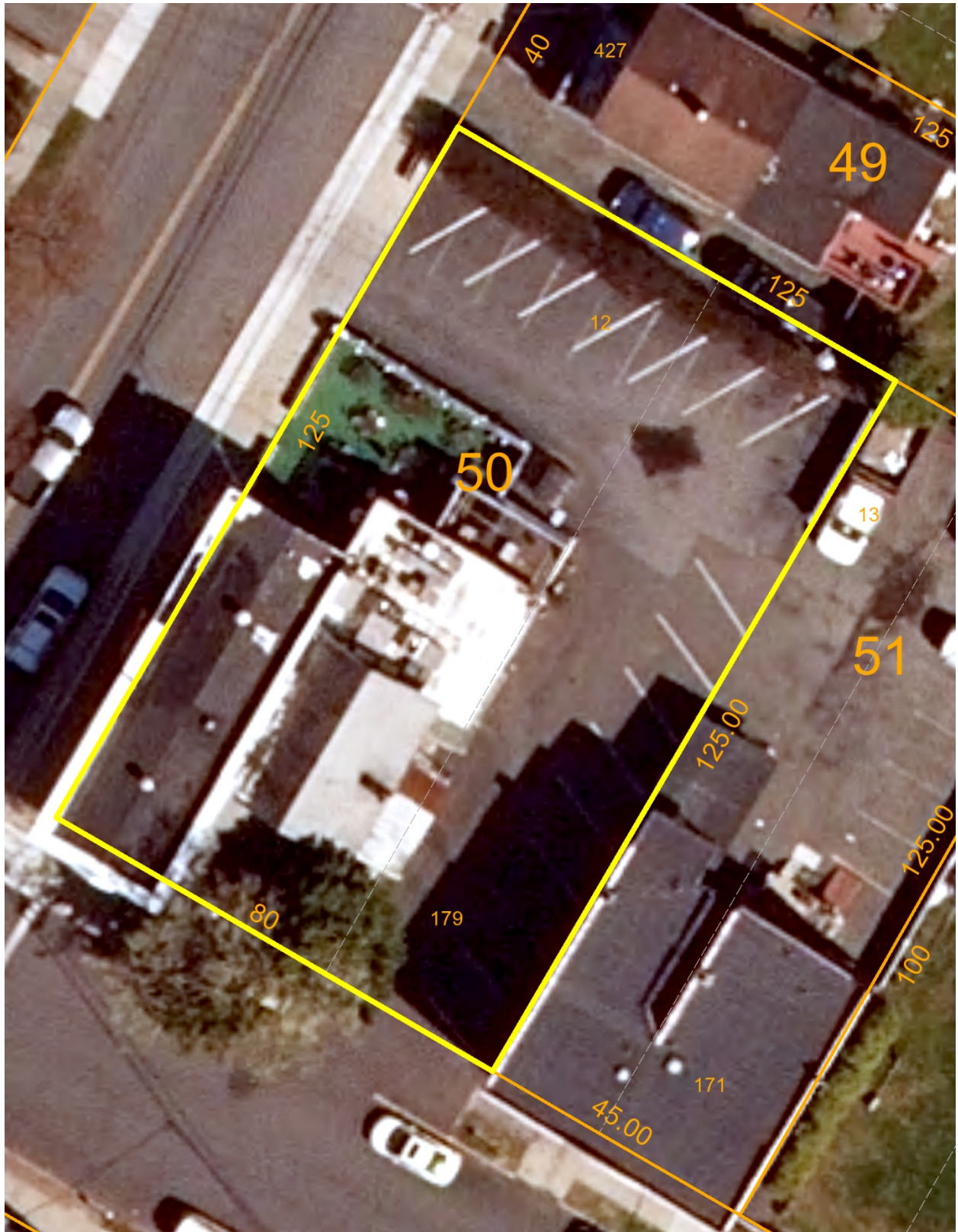
An Area Variance is sought to construct a covering over an existing outdoor dining space that would encroach on the side yard setback. The property is situated in the R2F two-family Character District and the use is a lawful nonconforming restaurant. The application is subject to site plan approval by the Planning Commission due to the nonconforming status.

SEQRA Classification

The proposed action is classified as Type II, accordant with NYCRR 617.5 (c) (16). Therefore, the action is not subject review under SEQRA.

General Planning Department Comments

- The ZBA application does not include a narrative addressing the five (5) statutory Area Variance criteria.
- Using the best fit method the front setback is Rectory Street, and the secondary frontage is Willett Avenue. The front setback requirement for a secondary frontage is 8ft. The applicant is proposing no front setback to the covered structure. It should be noted that the existing building already encroaches the secondary front yard setback and sites near or on the property line.





Village of Port Chester Planning Commission

Village Hall
222 Grace Church Street, Room 202
Port Chester, NY 10573



PLANNING@PORTCHESTERNY.GOV

ANTHONY BAXTER, CHAIRPERSON, PLANNING COMMISSION

APPLICATION FOR SITE PLAN APPROVAL

Name of Application: Costco Wholesale Proposed Building Expansion		
Tax Map Designation: Section: 142.31 Block: 1 Lot(s): 50		Site Address: No. 1 Street Westchester Ave.
Property Owner: G&S Port Chester Unit 3 LLC	Phone #: 646-532-2305	Email: monica@gsinvestors.com
Property Owner Address: No. 211 Street: E 43rd Street, Floor 25 Town: New York State: NY Zip: 10017		
Applicant (If other than owner): Costco Wholesale Corporation	Phone #: 703-885-4006	Email: ntose@costco.com
Applicant Address (If other than owner): No. 999 Street: Lake Drive Town: Issaquah State: WA Zip: 98027		
Describe the proposed application / project: Proposed building expansion of the southeast corner of the building and addition of exterior stairs along the south elevation. The building expansion will include a total floor area of 7,047 SF that will span 2 stories and include a pedestrian / cart escalator, mezzanine area, and bottle return area.		

Gregg Wasser
Property Owner (print name): Steven Korman Date: 05.18.2026
Property Owner (signature) [Signature] Date: 05.18.2026
Applicant, if other than Owner (print name) Nick Tose, Director of Real Estate Development Date: 7/7/2026
Applicant, if other than Owner (signature) Nick Tose' Date: 7/7/2026
92DD5650067444C...

SITE DEVELOPMENT PLANS



PROPOSED BUILDING EXPANSION

SEC: 142.31 | BLK: 1 | LOT: 42
1 WESTCHESTER AVENUE
VILLAGE OF PORT CHESTER
WESTCHESTER COUNTY, NY 10573

REFERENCES AND CONTACTS

REFERENCES

•PARTIAL TOPOGRAPHIC & LOCATION SURVEY:
CONTRIC, PORT ASSOCIATES, INC.
275 BROADHOLLOW ROAD, SUITE LL110
MELVILLE, NY 11747
DATED: 12/03/2024
JOB #: 04-182020-00
ELEVATIONS: NAD 83

•GEOTECHNICAL INVESTIGATION REPORT:
C.T. MALE ASSOCIATES, P.C.
50 CENTURY HILL DRIVE
LATHAM, NY 12110
DATED: 01/20/00

•ARCHITECTURAL PLAN:
M&Z ARCHITECTS
8444 WESTPARK DRIVE, SUITE 120
MALEAN, VA 22102
DATED: 11/18/2025

GOVERNING AGENCIES

•VILLAGE OF PORT CHESTER
PLANNING COMMISSION
222 GRACE CHURCH STREET, SUITE 202
PORT CHESTER, NY 10573
PHONE: (914) 937-6780

•VILLAGE OF PORT CHESTER
BUILDING DEPARTMENT
222 GRACE CHURCH STREET
PORT CHESTER, NY 10573
PHONE: (914) 939-5203

•VILLAGE OF PORT CHESTER
ZONING BOARD OF APPEALS
355 HAWK STREET
PORT CHESTER, NY 10573
PHONE: (914) 939-5203

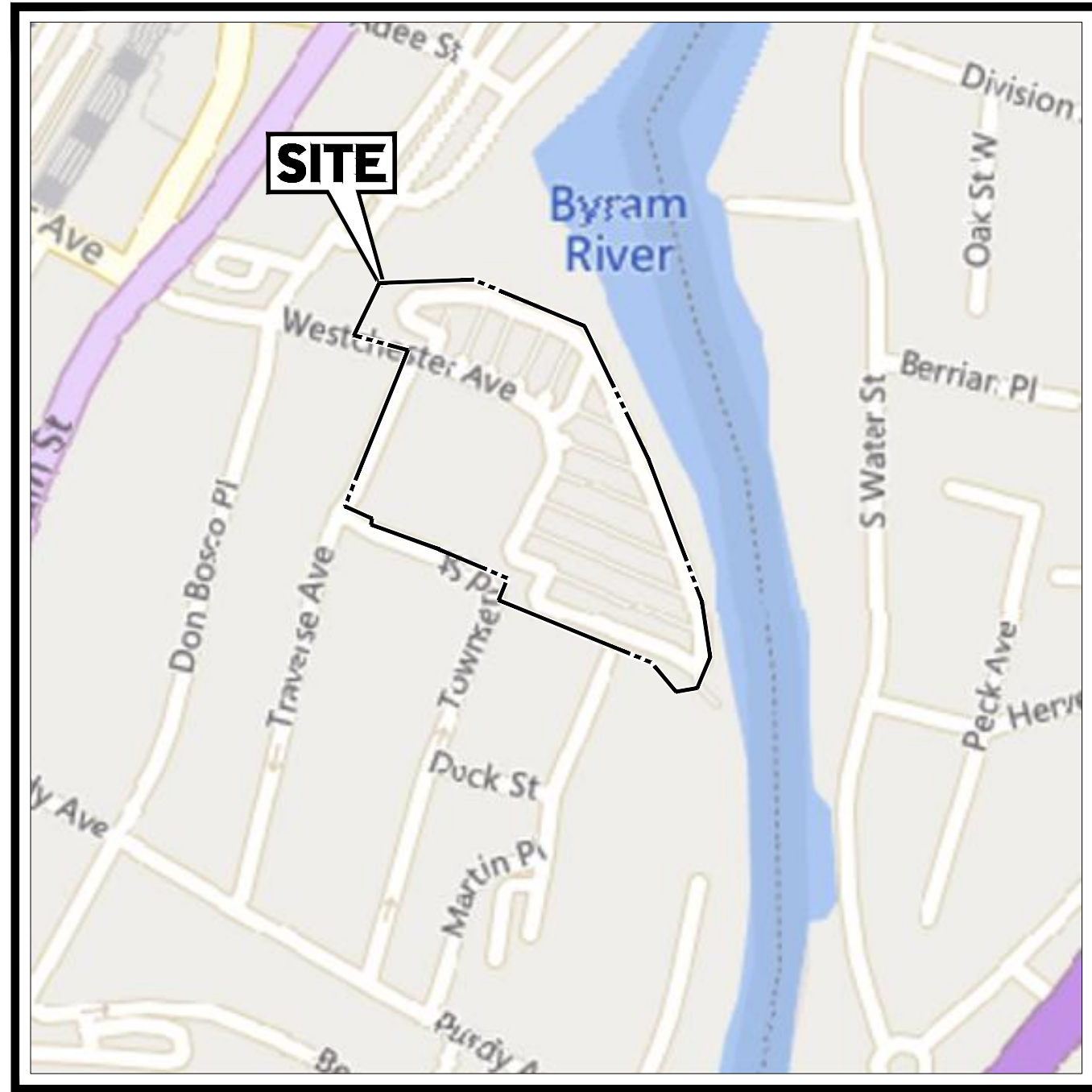
•VILLAGE OF PORT CHESTER
WATERFRONT COMMISSION
222 GRACE CHURCH STREET
PORT CHESTER, NY 10573
(914) 939-5203

•VILLAGE OF PORT CHESTER
ARCHITECTURAL BOARD OF REVIEW
222 GRACE CHURCH STREET
PORT CHESTER, NY 10573
PHONE: (914) 939-5203

ROW JURISDICTION

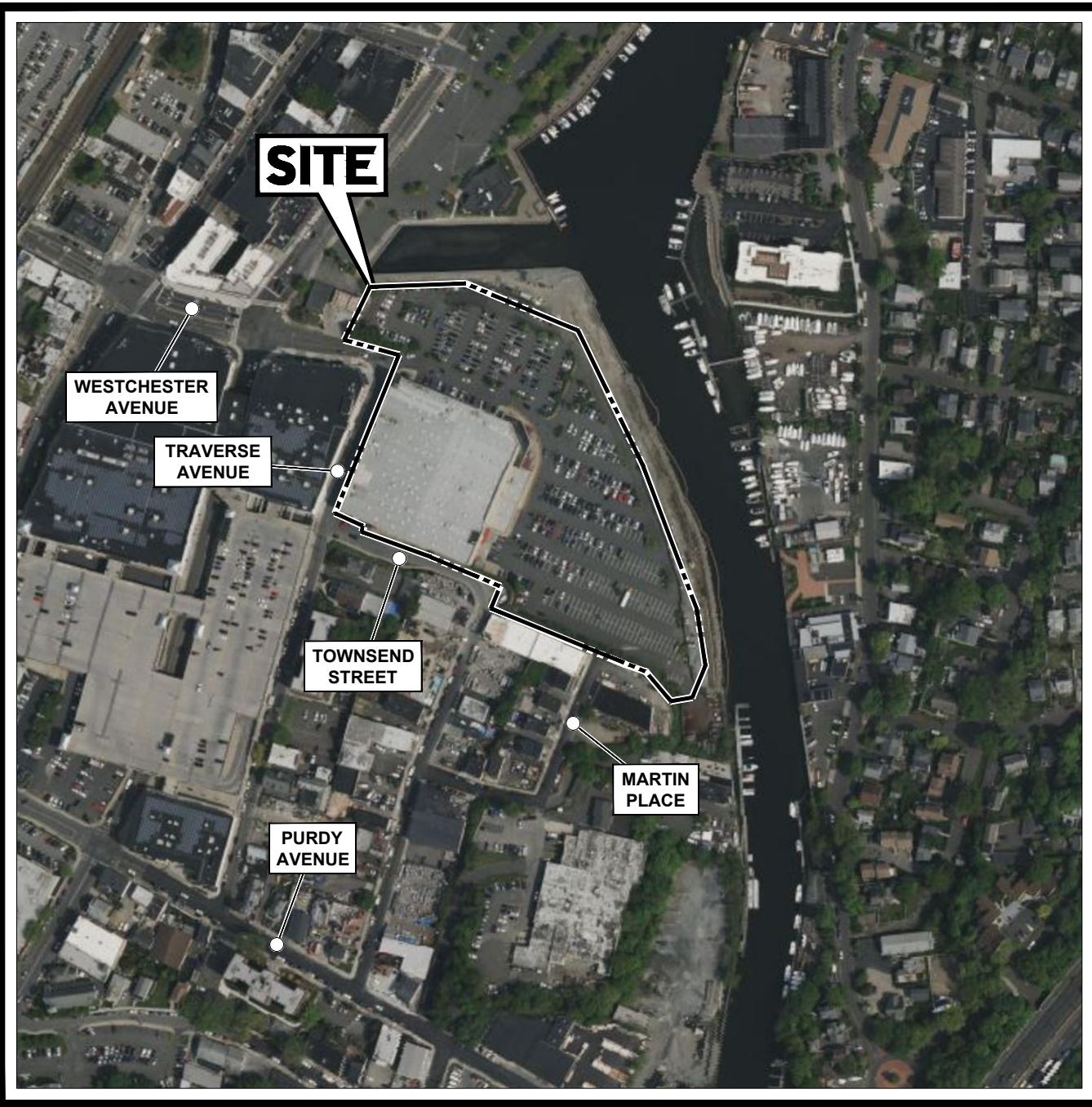
•VILLAGE OF PORT CHESTER
DEPARTMENT OF PUBLIC WORKS
85 FOX ISLAND ROAD
PORT CHESTER, NY 10573
PHONE: (914) 939-5207

THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY
REFERENCE AS PART OF THESE PLANS. HOWEVER, BOHLER
ENGINEERING DOES NOT CERTIFY THE ACCURACY OF THE WORK
REFERENCED OR DERIVED FROM THESE DOCUMENTS, BY OTHERS.



LOCATION MAP

SCALE: 1" = 300'
SOURCE: BING MAPS 2024



AERIAL MAP

SCALE: 1" = 300'
SOURCE: BING MAPS 2024

SHEET INDEX	
SHEET TITLE	SHEET NUMBER
COVER SHEET	C-101
GENERAL NOTES AND LEGEND	C-102
DEMOLITION AND SOIL EROSION AND SEDIMENT CONTROL PLAN	C-201
OVERALL SITE PLAN	C-301
SITE PLAN	C-302
GRADING AND DRAINAGE PLAN	C-401
DETAILS SHEET	C-901
PARTIAL TOPOGRAPHIC & LOCATION SURVEY (BY OTHERS)	1 OF 1



REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	03/11/26	REV. PER PRELIMINARY TOWN MEETING	MT



Know what's below.
Call before you dig.

NEW YORK CITY & LONG ISLAND
YOU MUST CALL 811 BEFORE ANY EXCAVATION
WHETHER IT'S ON PRIVATE OR PUBLIC LAND.
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PROJECT No.: NJA240305 00-1A
DRAWN BY: AS
CHECKED BY: MD
DATE: 02/19/2026
CAD I.D.: P-CIVL-CNDS

PROJECT:

SITE DEVELOPMENT PLANS

FOR



PROPOSED BUILDING EXPANSION

SEC: 142.31 | BLK: 1 | LOT: 42
1 WESTCHESTER AVENUE
VILLAGE OF PORT CHESTER
WESTCHESTER COUNTY, NY 10573



275 BROADHOLLOW ROAD, SUITE 100
MELVILLE, NY 11747
Phone: (631) 738-1200
Fax: (631) 285-6464
www.BohlerEngineering.com



SHEET TITLE:

COVER SHEET

SHEET NUMBER:

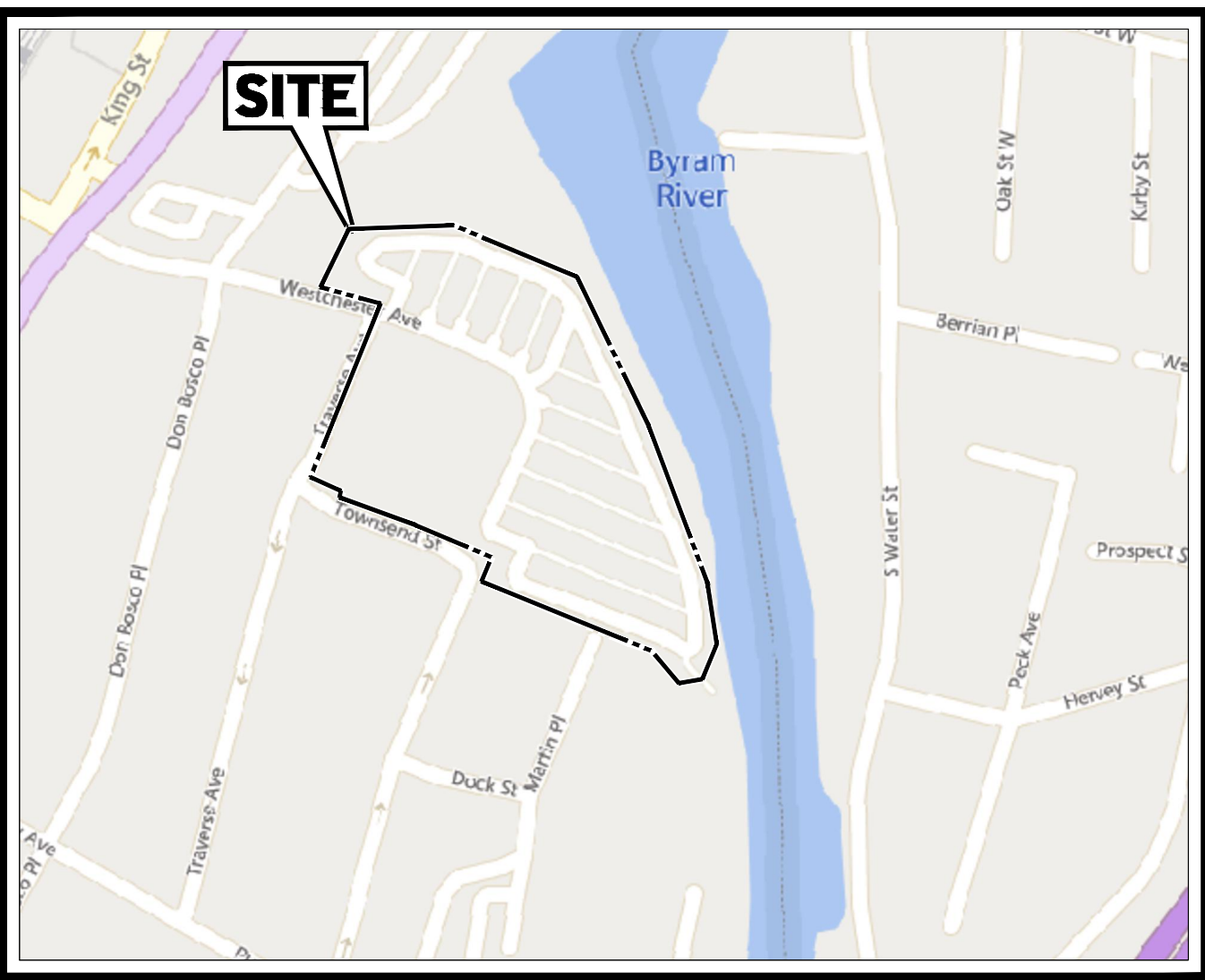
C-101

REVISION 1 - 03/11/26

PREPARED BY



IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT
WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO
THE INCORPORATIONS OF ANY AVAILABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN
WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE
ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN
FULL CONFORMANCE WITH LOCAL, STATE AND FEDERAL LAWS.



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THE FIRM IS AN EQUAL OPPORTUNITY OF AFFAIRS EMPLOYER AND DOES NOT DISCRIMINATE IN EMPLOYMENT PRACTICES ON THE BASIS OF RACE OR ETHNICITY.
E-EO/AAE

[illegible]

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DOCUMENT. NUMBER INDICATED OTHERWISE.

PROJECT No.:	NJA240305.00-1A
DRAWN BY:	AS
CHECKED BY:	MD
DATE:	02/19/2026
CAD I.D.:	P-CIVL-SITE

PROJECT:

SITE DEVELOPMENT PLANS

FOR

COSTCO
WHOLESALE

**PROPOSED BUILDING
EXPANSION**

SEC: 142.31 | BLK: 1 | LOT: 42
1 WESTCHESTER AVENUE
VILLAGE OF PORT CHESTER
WESTCHESTER COUNTY, NY 10573

BOHLER 
BOHLER PLANNING, LANDSCAPE ARCHITECTURE,
ENGINEERING AND SURVEYING NY, PLLC
275 BROADHOLLOW ROAD, SUITE 100
MELVILLE, NY 11747
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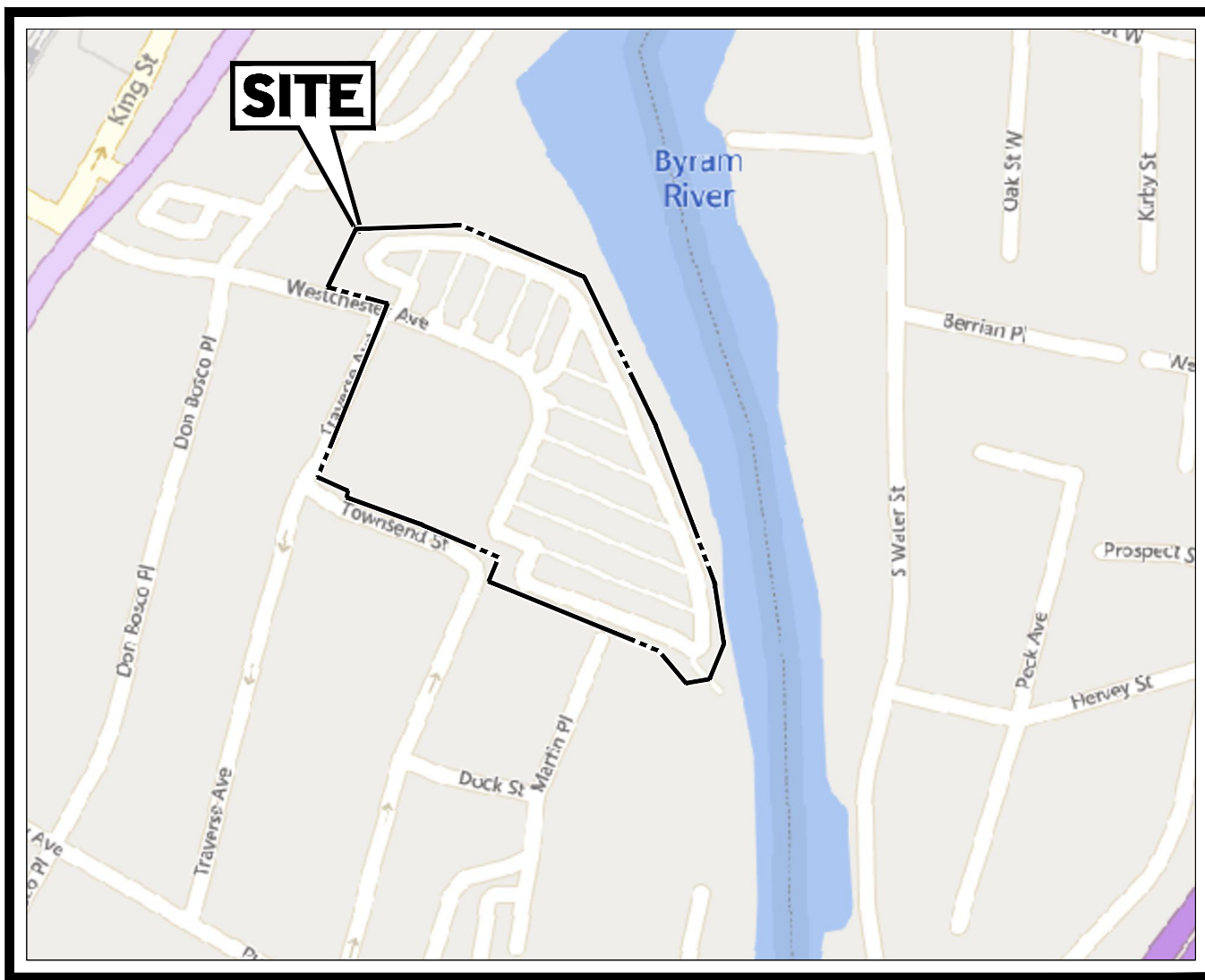
DANIEL PEDERSEN
PROFESSIONAL ENGINEER
NEW YORK LICENSE No. 080127

SHEET TITLE:
**DEMOLITION AND
SOIL EROSION
AND SEDIMENT
CONTROL PLAN**

SHEET NUMBER:

C-201

REVISION 1 - 03/11/26



SITE LOCATION MAP

SCALE: 1" = 300'
SOURCE: Bing Maps 2024 @Microsoft Corporation

ZONING TABLE

ZONE: URBAN CENTER WATERFRONT CHARACTER DISTRICT (CD-SW)
PERMITTED USE: RETAIL MEMBERSHIP CLUB

APPLICANT/OWNER INFORMATION

APPLICANT / PROPERTY OWNER:

G & S PORT CHESTER UNIT II LLC
211 E 43RD STREET, FLOOR 25
NEW YORK, NY 10017

BULK REQUIREMENTS

ITEM	CODE	PERMITTED	EXISTING	PROPOSED
BUILDING HEIGHT	§ 345-405.A.7(I)	2 STORIES MINIMUM IN SECOND LOT LAYER 4 STORIES MAXIMUM ALONG THE BYRAM RIVER WATERFRONT	2 STORIES	2 STORIES
MIN LOT WIDTH	§ 345-405.A.7(E)	18'	476'	EXIST TO REMAIN
MAX IMPERVIOUS COVERAGE	§ 345-405.A.7	80% (254,961 SF)	84.30% (18,135 SF)	84.30% (18,164 SF)
MIN FRONT YARD SETBACK	§ 345-405.A.7(G)	0'	0'	EXIST TO REMAIN
MAX FRONT YARD SETBACK	§ 345-405.A.7(G)	15'	0'	EXIST TO REMAIN
MIN SIDE YARD SETBACK	§ 345-405.A.7(G)	12'	N/A	N/A
MAX SIDE YARD SETBACK	§ 345-405.A.7(G)	24'	N/A	N/A
MIN WATERFRONT SETBACK	§ 345-405.A.7(G)	25' FROM PROPERTY LINE	177' 9" (BLDG)	EXIST TO REMAIN

KEY = EXISTING NONCONFORMANCE

PARKING REQUIREMENTS

ITEM	CODE	PERMITTED	EXISTING	PROPOSED
MIN STALL SIZE	§ 345-405.N.3	8' X 18'	9' X 18'	9' X 19'
MIN AISLE WIDTH	§ 345-405.N.3	21'	24'	24'
LOADING REQUIREMENTS	§ 345-405.P.1	1	4	EXIST TO REMAIN
MIN LOADING SIZE	§ 345-405.P.1	10' X 50'	12' X 70'	EXIST TO REMAIN
MIN LANDSCAPE AREA	§ 345-405.N.1(Y)(I)(a)	ANY PARKING LOT HAVING MORE THAN FIVE PARKING SPACES MUST HAVE AT LEAST 5% OF ITS TOTAL AREA LANDSCAPED (220,817 SF PARKING AREA) (11,041 SF LANDSCAPING REQUIRED)	5.41% (11,941 SF)	5.42% (11,970 SF)
MIN NUMBER OF STALLS	§ 345-405.N	308	575	569

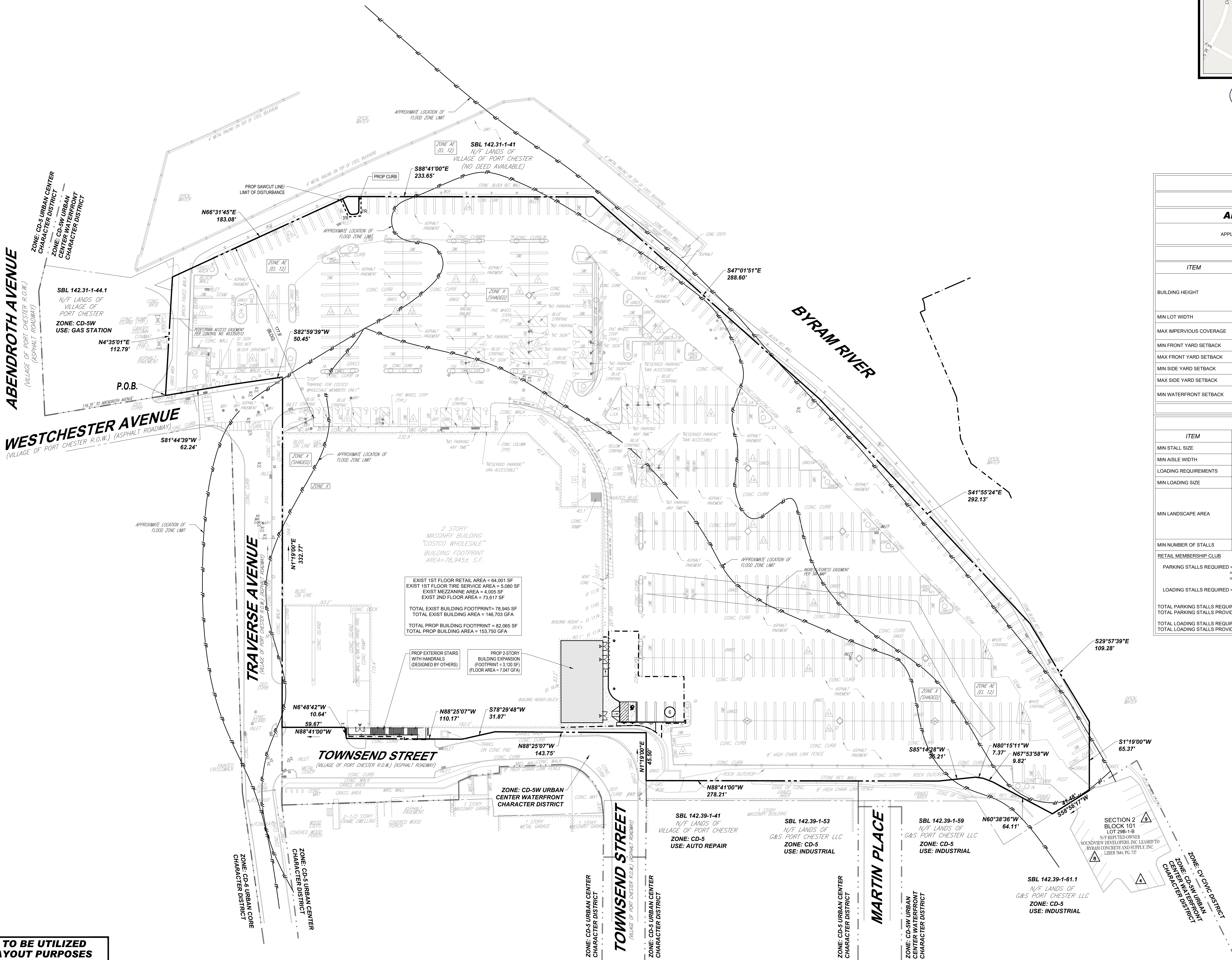
RETAIL MEMBERSHIP CLUB

PARKING STALLS REQUIRED = 1 STALL PER 500 SF OF GFA
= (1 STALL / 500 SF) X 153,750 SF = 307.50 STALLS
= 308 STALLS

LOADING STALLS REQUIRED = 1 STALL

TOTAL PARKING STALLS REQUIRED = 308 STALLS
TOTAL PARKING STALLS PROVIDED = 569 (INCLUSIVE OF 30 ACCESSIBLE STALLS)

TOTAL LOADING STALLS REQUIRED = 1 STALL
TOTAL LOADING STALLS PROVIDED = 4 STALLS

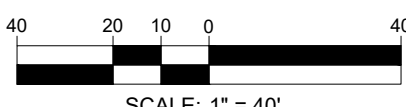


EXIST 1ST FLOOR RETAIL AREA = 64,001 SF
EXIST 1ST FLOOR TIRE SERVICE AREA = 5,080 SF
EXIST MEZZANINE AREA = 4,005 SF
EXIST 2ND FLOOR AREA = 73,617 SF
TOTAL EXIST BUILDING FOOTPRINT = 78,945 SF
TOTAL EXIST BUILDING AREA = 146,703 GFA
TOTAL PROP BUILDING FOOTPRINT = 82,065 SF
TOTAL PROP BUILDING AREA = 153,750 GFA

PROP EXTERIOR STAIRS WITH HANDRAILS (DESIGNED BY OTHERS)
PROP 2-STORY BUILDING EXPANSION (FOOTPRINT = 3,120 SF) (FLOOR AREA = 7,047 GFA)

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

REFER TO GENERAL NOTES FOR ADDITIONAL NOTES, REFERENCES AND SPECIFICATIONS.



REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	03/11/26	REV. PER PRELIMINARY TOWN MEETING	MT



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PROJECT NO.: NJA240305 00-1A
DRAWN BY: AS
CHECKED BY: MD
DATE: 02/19/2026
CAD I.D.: P-CIVIL-SITE

PROJECT:

SITE DEVELOPMENT PLANS



PROPOSED BUILDING EXPANSION
FOR
SEC: 142.31 | BLK: 1 | LOT: 42
1 WESTCHESTER AVENUE
VILLAGE OF PORT CHESTER
WESTCHESTER COUNTY, NY 10573

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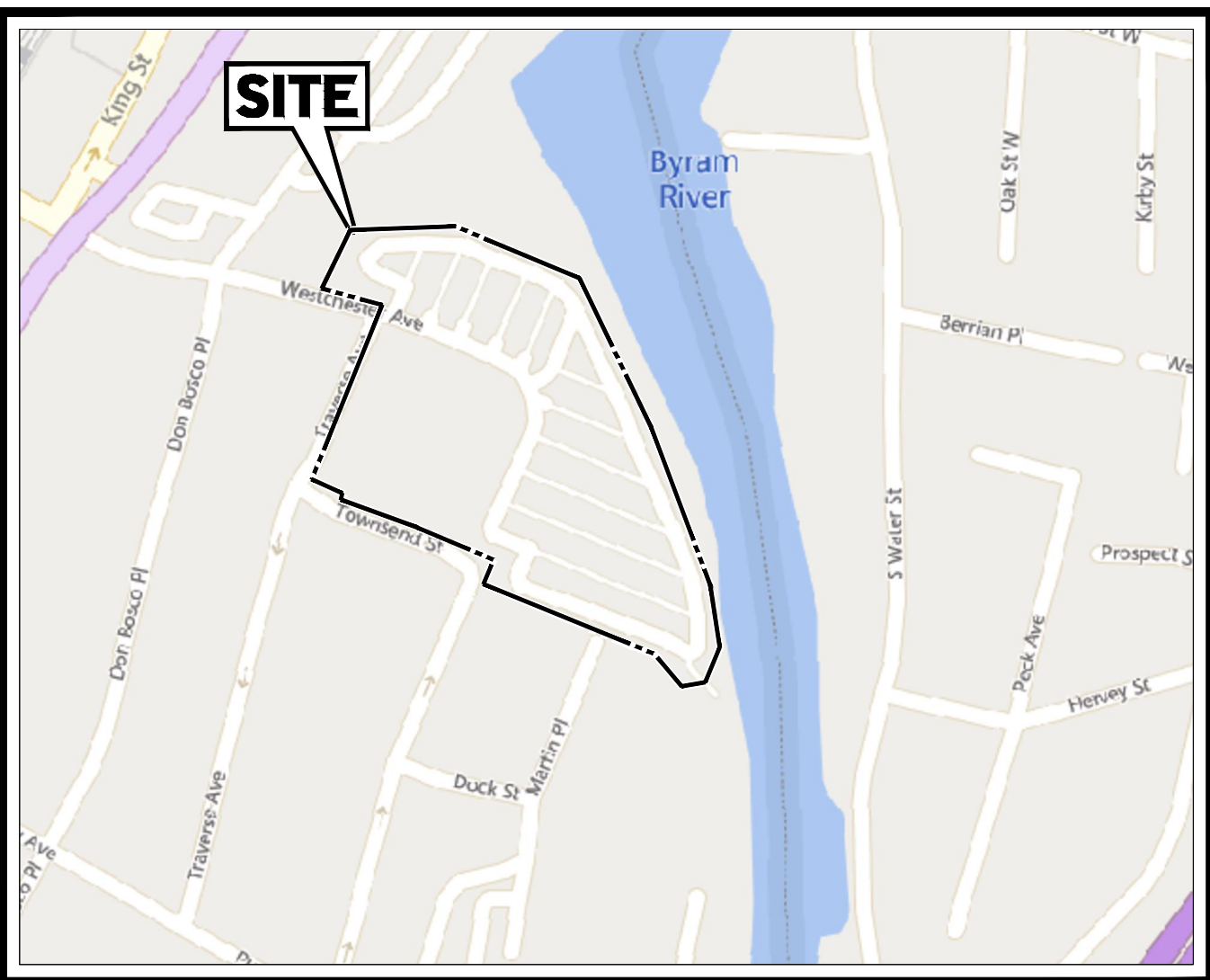


SHEET TITLE:

OVERALL SITE PLAN

SHEET NUMBER:
C-301

REVISION 1 03/11/26



SCALE: 1" = 300'
SOURCE: Bing Maps 2024 @Microsoft Corporation

[illegible]

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OBJECT No.:	NJA240305.00-1A
AWN BY:	AS
CHECKED BY:	MD
DATE:	02/19/2026
PROD ID:	P-CIVL-GDUL

OBJECT:

SITE DEVELOPMENT PLANS

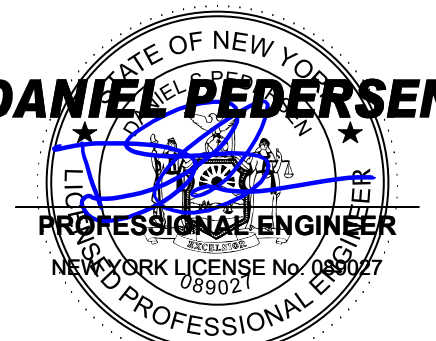
- FOR

**PROPOSED BUILDING**

SEC: 142.31 | BLK: 1 | LOT: 42
1 WESTCHESTER AVENUE
VILLAGE OF PORT CHESTER
WESTCHESTER COUNTY, NY 1057

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EET TITLE:

GRADING AND DRAINAGE PLAN

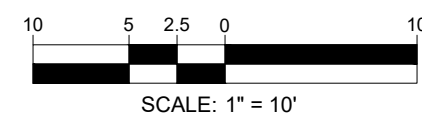
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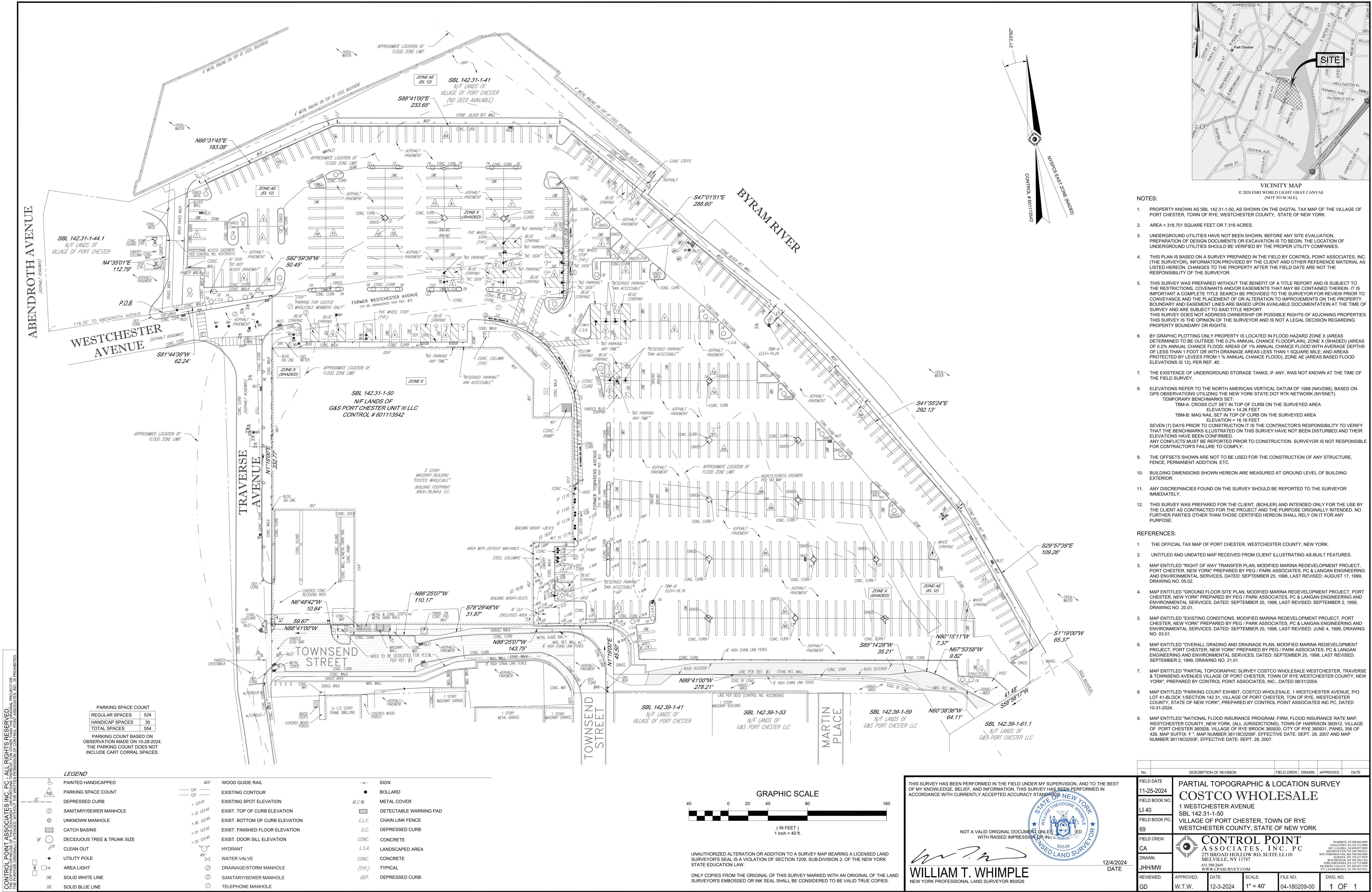
C-401

REVISION 1 - 03/11/26

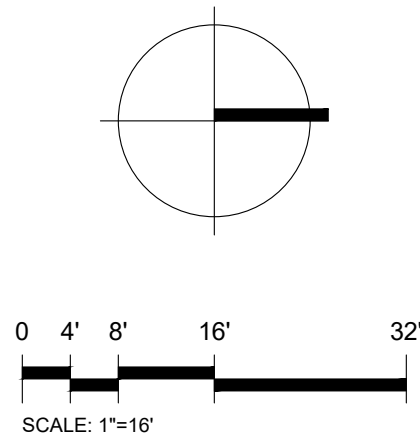
**THIS PLAN TO BE UTILIZED
FOR SITE GRADING AND
DRAINAGE PURPOSES ONLY**

**REFER TO GENERAL NOTES FOR
ADDITIONAL NOTES,
REFERENCES AND
SPECIFICATIONS.**





BUILDING DATA:	
FIRST FLOOR AREA	64,001 S.F.
SECOND FLOOR AREA	4,005 S.F.
THIRD FLOOR AREA	73,617 S.F.
TIRE CENTER	5,080 S.F.
TOTAL BUILDING	146,703 S.F.



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EX23-09A

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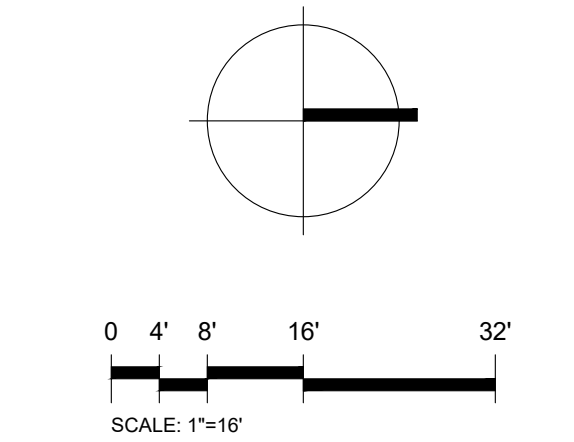
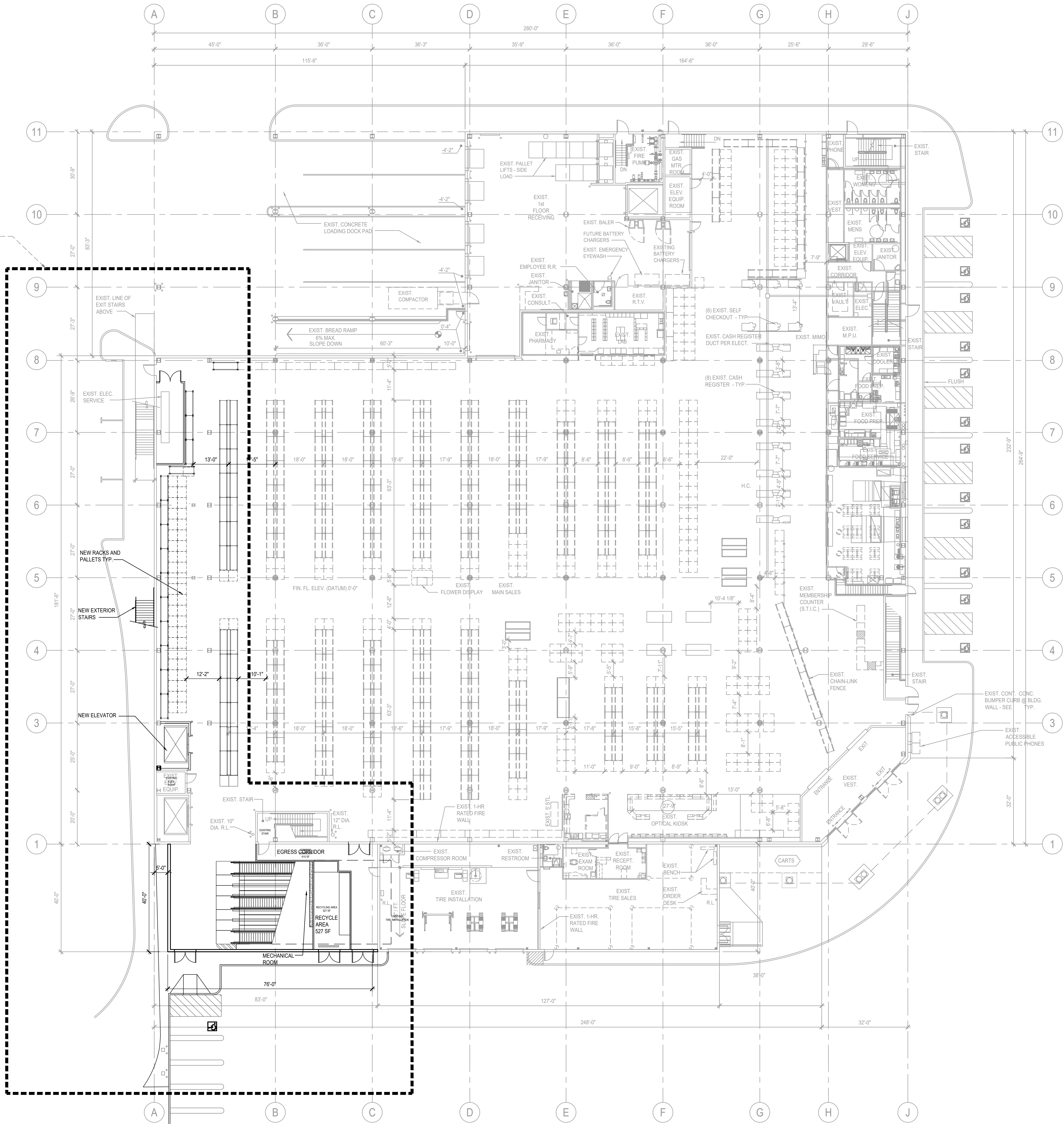
Page 162 of 162

MAY 02, 2025

PROJECT DATA

BUILDING DATA:	
FIRST FLOOR AREA	64,001 S.F.
SECOND FLOOR AREA	4,005 S.F.
THIRD FLOOR AREA	73,617 S.F.
TIRE CENTER	5,080 S.F.
TOTAL BUILDING	146,703 S.F.
ESCALATOR BLDG ADDITION	
FIRST FLOOR	3,120 S.F.
THIRD FLOOR	3,927 S.F.
TOTAL BUILDING	153,750 S.F.

AREA OF WORK (REFER TO ENLARGED FLOOR PLANS)



1 WESTCHESTER AVE
PORT CHESTER, NY 10573

8444 Westpark Dr. Ste 120
McLean, VA 22102

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97-7400-16
MAY 02, 2025

PROPOSED FIRST
FLOOR PLAN

DD21-09A

COSTCO WHOLESALE

PORT CHESTER, NEW YORK

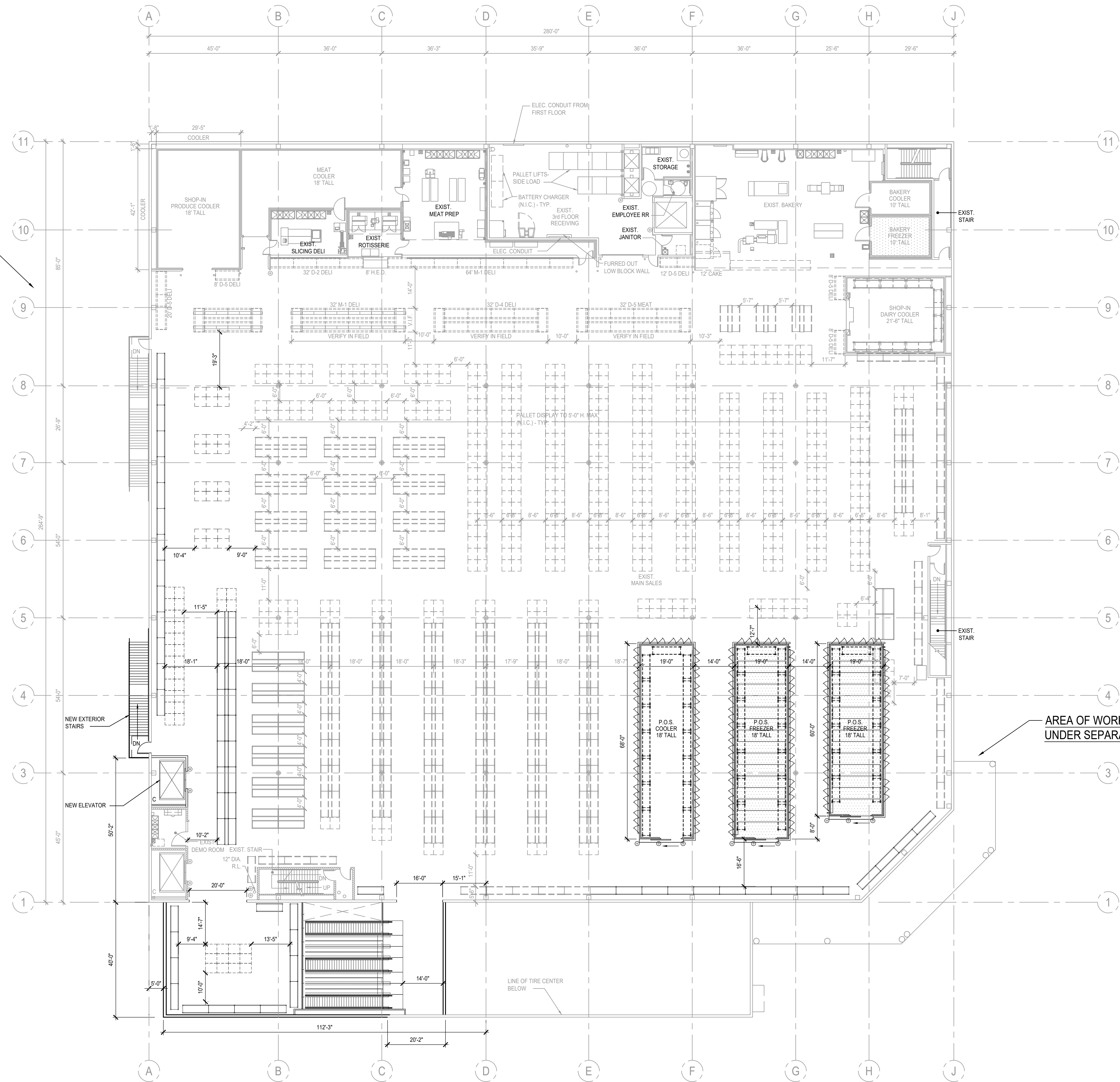
PROPOSED FIRST FLOOR PLAN

MAY 02, 2025

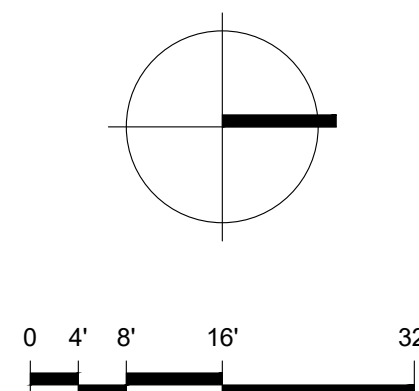
PROJECT DATA

BUILDING DATA:	
FIRST FLOOR AREA	64,001 S.F.
SECOND FLOOR AREA	4,005 S.F.
THIRD FLOOR AREA	73,617 S.F.
TIRE CENTER	5,080 S.F.
TOTAL BUILDING	
146,703 S.F.	
ESCALATOR BLDG ADDITION	
FIRST FLOOR	3,120 S.F.
THIRD FLOOR	3,927 S.F.
TOTAL BUILDING	
153,750 S.F.	

AREA OF WORK (REFER TO ENLARGED FLOOR PLANS)



AREA OF WORK COMPLETE UNDER SEPARATE SCOPE



PORT CHESTER, NY
326

1 WESTCHESTER AVE
PORT CHESTER, NY 10573

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McLean, VA 22102
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97-7400-16
MAY 02, 2025

PROPOSED THIRD
FLOOR PLAN

DD23-09A

COSTCO WHOLESALE

PORT CHESTER, NEW YORK

PROPOSED THIRD FLOOR PLAN

MAY 02, 2025