



Village of Port Chester Planning Commission Regular Meeting

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

Agenda: Monday, August 31, 2026

Time: 6:30 PM

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

1. Approval of Minutes

a. **July 27, 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. BOT Referrals

a. **Fair Share Mitigation Payment Local Law to remove build out capacity limit**

5. Adjournment

