

Planning Commission Meeting

A Special meeting of the Planning Commission was held on Monday evening August 26, 2024, 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: Berkowitz, Candelaria, Espinoza, Hoge and Passarelli,

Also present was, Planning Director Greg Cutler, Assistant Planning Director Curt LaValla. Village Attorney James Carpiello, along with the AKRF and Delaware Consultants.

The meeting opened with a quorum at 6:30 pm

Constance R. Phillips
Recording Secretary

As presented to the Village Clerk:

Vita Sileo
Deputy Village Clerk

After the pledge of allegiance, Chairman Scarola took a few minutes to recognize the contributions of (former member) **Peter Coperine** who recently resigned from the Board. He thanked him for his many years of service and dedication to the betterment of the Village of Port Chester.

Approval of Minutes

July 29, 2024

On the motion of Commissioner Passarelli, which was seconded by Commissioner Espinoza, the Minutes of the **July 29, 2024** 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>	
Berkowitz			x		Not on	podium	
Candelaria			x				
Espinoza		x	x				
Hoge					x		
Passarelli	x		x				
Scarola			x				

Michael Scarola, Chair

Case #2024-0254

An application for Site Plan Approval submitted by Anthony Tirone Esq. on behalf of Frank Raffa Inc/Jeffrey Kohn for reuse of the existing building to convert warehouse space into four loft style apartments located at **189 ½ North Main Street, Section:136.79, Block: 2, Lot(s) 44**

Prior to the start of this case, Commissioner Passarelli recused himself from the proceedings

On the motion of Commissioner Hoge, which was seconded by Commissioner Espinoza, the Public Hearing was re-opened

Roll Call

<u>Member</u>	<u>Motion</u>	<u>Second</u>	<u>Yes</u>	<u>No</u>	<u>Abstain</u>	<u>Absent</u>	
Berkowitz			x				
Candelaria			x				
Espinoza		x	x				
Hoge	x		x				
Passarelli							Recuse
Scarola			x				

Anthony Tirone, Esq. represented this matter for the applicant along with owner Jeffrey Kohn

Applicant is requesting that the Public Hearing be closed and Site Plan document be approved

The AKRF Consultants and the Delaware Consultants have no outstanding issues with this application

After some discussion it was decided to remove the “grooved pavement” condition
In addition, the following resolution paragraphs were revised in the site nplan resolution

WHEREAS, the Applicant proposes to redevelop the second floor of the exiting warehouse building to construct 4 residential dwelling units, and construct a new ADA LULA Elevator to provide ADA accessibility to the second floor residents, reconfigure interior stairs, remove and replace an existing overhead door, provide egress lighting, and make other parking and pedestrian improvements (the “Proposed Project”); and

WHEREAS, the Proposed Project will provide a total of 37 parking spaces, inclusive of 29 parking spaces at the Project Site and on-street along North Main Street, and the eight parking spaces which the Applicant currently leases from Landmark Condominium Association; and

WHEREAS, Applicant has committed to provide the Planning Department with proof of eight leased parking spaces on an annual basis, in a form acceptable to the Planning Department; and

WHEREAS, the Applicant has committed to employ a parking attendant to coordinate traffic in the parking lot on the Project Site every Saturday from 9:30 AM to 1:30 PM, and to, on an annual basis, provide the Planning Department with proof said attendant in a form acceptable to the Planning Department; and

The following items were also revised in the Site Plan Commitments sheets.

The actual construction, installation and implementation of all pedestrian improvements (painted walkway along the driveway) shall be certified by the Applicant's Engineer as being constructed in compliance with the approved plans.

The Applicant shall lease eight parking spaces , and shall, on an annual basis, provide the Planning Department with proof of eight leased parking spaces in a form acceptable to the Planning Department.

The Applicant shall employ a parking attendant to coordinate traffic in the parking lot on the Project Site every Saturday from 9:30 AM to 1:30 PM, and shall, on an annual basis, provide the Planning Department with proof of said attendant in a form acceptable to the Planning Department.

Public

No one from the public spoke for or against this matter

On the motion of Commissioner Candelaria, which was seconded by Commissioner Hoge, 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>	
Berkowitz			x				
Candelaria	x		x				
Espinoza			x				
Hoge		x	x				
Passarelli							Recuse
Scarola			x				

On the motion of Commissioner Hoge, which was seconded by Commissioner Candelaria, the Site Plan resolution was approved with the discussed changes.

Roll Call

<u>Member</u>	<u>Motion</u>	<u>Second</u>	<u>Yes</u>	<u>No</u>	<u>Abstain</u>	<u>Absent</u>	
Berkowitz			x				
Candelaria		x	x				
Espinoza			x				
Hoge	x		x				
Passarelli							Recuse
Scarola			x				

Michael Scarola, Chair

Case #2023-0244

An application submitted for Site Plan approval to redevelop the premises with a new 8-story mixed use building with 234 residential units and 245 off Street parking spaces, submitted by Anthony Gioffre Esq. of Cuddy & Feder LLP on behalf of Chester Owner, LLC - The Embassy for property located at **128-156 North Main Street, Section:142.23, Block: 1, Lot(s): 32,34,36,37,38,39,40**

A letter was received from the applicant requesting that this matter be adjourned to a future meeting.

No further action was taken on this matter.

Michael Scarola, Chair

Prior to the start of this case, Commissioner Passarelli recused himself from the proceedings

Case #2023-0251

An application for Site Plan approval of the air rights above the New Broad Street parking area adjacent to an existing bakery property as a soft addition to the 2nd floor, submitted by Anthony Tirone, Esq. for property located at **41 Pearl Street, Section: 142.30, Block: 2, Lot(s) 6**

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>	
Berkowitz		x	x				
Candelaria			x				
Espinoza			x				
Hoge	x		x				
Passarelli							Recuse
Scarola			x				

Anthony Tirone Esq. represented this matter for the applicant Dominic Neri who was also present.

Mr. Tirone is seeking to close the Public Hearing and obtain approval of the prepared site plan resolution.

Mr. Tirone also made comments regarding the Site Plan Conditions

Items 4 and 10 are the same

Condition 5 was left blank

Remove the MPT?

Con Edison's "Bowman Loop" study and general discussion regarding underground utilities

PUBLIC

Howie Ravikoff – PC Business Owner

On the motion of Commissioner Hoge, which was seconded by Commissioner Berkowitz, 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>	
Berkowitz		x	x				
Candelaria			x				
Espinoza			x				
Hoge	x		x				
Passarelli							Recuse
Scarola			x				

On the motion of Commissioner Hoge, which was seconded by Commissioner Berkowitz, the Site Plan Resolution was approved with the discussed changes.

Roll Call

<u>Member</u>	<u>Motion</u>	<u>Second</u>	<u>Yes</u>	<u>No</u>	<u>Abstain</u>	<u>Absent</u>	
Berkowitz		x	x				
Candelaria			x				
Espinoza			x				
Hoge	x		x				
Passarelli							Recuse
Scarola			x				

Michael Scarola, Chair

DISCUSSION ITEMS

1. Discussion of approval conditions pertaining to relocation or undergrounding of overhead utility wires. Specifically, discussion of changing the timing to submit the necessary documentation and agreement between the Applicant and Con Edison from *before issuance of a Demolition Permit*, to *before the issuance of a Building Permit*".

2. Consideration of revising the sequencing of approval conditions 7, 8, 9, and 10 for the 229 Willett Avenue Site Plan Approval to require the necessary documentation and agreement between the Applicant and Con Edison from *before issuance of a Demolition Permit*, to *before the issuance of a Building Permit*".

Planning Director Greg Cutler gave a brief overview of the items listed above. After aq brief discussion the Commission came to a consensus that a Demolition Permit could be issued prior to the issuance of a building permit due to various safety reasons and the elimination of vagrancy in empty building sites.

Adjourn Meeting

By unanimous motion and second the meeting was adjourned to September 30, 2024

Roll Call

<u>Member</u>	<u>Motion</u>	<u>Second</u>	<u>Yes</u>	<u>No</u>	<u>Abstain</u>	<u>Absent</u>	
Berkowitz			x				
Candelaria			x				
Espinoza			x				
Hoge			x				
Passarelli			x				
Scarola			x				

Michael Scarola, Chair