

Planning Commission Meeting

A Special meeting of the Planning Commission was held on Monday evening September 30, 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. And Village Attorney James Carpiniello

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 the Commission proceeded with the agenda

Approval of Minutes

August 26, 2024

On the motion of Commissioner Hoge, which was seconded by Commissioner Berkowitz, the Minutes of the **August 26, 2024** meeting were approved with a correction to the recorded vote on page 7.

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			x				
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

BOT Referrals

1. Beech Street Rezoning

A LOCAL LAW AMENDING THE CODE OF THE VILLAGE OF PORT CHESTER, CHAPTER 345, "ZONING," AMENDING THE OFFICIAL ZONING MAP OF THE VILLAGE OF PORT CHESTER TO REZONE PROPERTIES ON BEECH STREET FROM R-2F TO CD-4MU

After a brief discussion of the matter, it was decided that the Commission would send a positive recommendation to the BOT on this matter. Included in the discussion was no night clubs, no self-storage, no battery storage and no alcohol retail stores

On the motion of Commissioner Espinoza which was seconded by Commissioner Candelaria, the Commission voted to send a positive recommendation to the BOT on this matter highlighting the aforementioned items.

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		x				
Hoge			x				
Passarelli			x				
Scarola			x				

Michael Scarola, Chair

2. Parking Regulations

A LOCAL LAW AMENDING THE CODE OF THE VILLAGE OF PORT CHESTER, CHAPTER 345, "ZONING," AMENDING THE TEXT OF THE ZONING CODE RELATED TO VEHICULAR PARKING REQUIREMENTS FOR MULTIFAMILY BUILDINGS

After a brief discussion of the matter, it was decided that the Commission would send a positive recommendation to the BOT on this matter

On the motion of Commissioner Hoge which was seconded by Commissioner Candelaria, the Commission voted to send a positive recommendation to the BOT on 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>	
Berkowitz			x				
Candelaria		x	x				
Espinoza			x				
Hoge	x		x				
Passarelli			x				
Scarola			x				

Michael Scarola, Chair

3. Accessory Dwelling Units (ADUs)

A LOCAL LAW AMENDING CHAPTER 345 OF THE CODE OF THE VILLAGE OF PORT CHESTER TO IMPOSE A TEMPORARY MORATORIUM ON ACCESSORY DWELLING UNITS (“ADU”s) IN ORDER TO REVIEW AND MAKE NECESSARY CHANGES TO THE ZONING CODE

After a brief discussion of the matter, it was decided that the Commission would send a positive recommendation to the BOT on this matter

On the motion of Commissioner Berkowitz, which was seconded by Commissioner Espinoza, the Commission voted to send a positive recommendation to the BOT on 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>	
Berkowitz	x		x				
Candelaria			x				
Espinoza		x	x				
Hoge			x				
Passarelli			x				
Scarola			x				

Michael Scarola, Chair

Prior to the start of this discussion, Commissioner Passarelli recused himself from the discussion of this matter

Discussion Item *(Action required)*

Consideration of amending the site plan approval condition sheet regarding 41 Pearl Street to include additional conditions.

Public; Anthony Tirone, Esq,

On the motion of Commissioner Hoge, which was seconded by Commissioner Candelaria, the Planning Commission voted to amend thr Site Plan Conditions sheet for 41 Pearl Street

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			Recused				
Scarola			x				

Michael Scarola, Chair

Adjourn Meeting

By unanimous motion and second the meeting was adjourned to October 28, 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