

Planning Commission Meeting

A Special meeting of the Planning Commission was held on Monday evening November 258, 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: Alvarez, Berkowitz, Candelaria, Espinoza, Harris, 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, Chairman Scarola introduced the two new Planning Commission members, Dan Alvarez and Brian Harris. He also took the time to thank Gerry Espinoza, who retired from the Commission after many years of dedicated service.

Approval of Minutes

September 30, 2024

Not everyone was able to review the minutes, so no action was taken on this item and the vote will carry over to the January 8th meeting. (There is no December 2024 meeting.)

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

Case #2024-0253

A request was received on October 15, 2024 from David Cooper Esq. of Zarin and Steinmetz requesting an extension of the Site Plan approval for 140 Midland Avenue. Which was approved in June 2024. The extension will allow the applicant to obtain approval of an easement from the Corporate Offices of Floor & Décor which is currently under review by their Legal and Risk Management Department.

On the motion of Commissioner Passarelli, which was seconded by Commissioner Alvarez, the extension request was granted for 90 days October 25, 2024 to January 25, 2025

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				

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 240 residential units and 381 off street parking spaces, including 137 public 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**

Matter was represented by Anthony Gioffre Esq. of Cuddy & Feder who requested an adjournment for this matter

No action was taken on this matter and the item was adjourned.

Michael Scarola, Chair

Case # 2024-0257

An application submitted for Site Plan approval to redevelop the Premises with a new mixed-use development consisting of 401 residential units and approximately 24,950 s/f of commercial space. The development will be supported by 414 off-street structured parking spaces. submitted by Anthony Gioffre Esq. of Cuddy & Feder LLP on behalf of 181 Westchester Avenue LLC, for property located at **181 Westchester Avenue**, Section: **142.22**, Block: **2**, Lot(s): **6**

The matter was represented by Anthony Gioffre Esq., of Cuddy & Feder along with Daniel Patrick, Esq. Pierre Sarrazin Architect and Carlito Holt, Engineer

The Applicant proposes to adaptively reuse the existing 3-story structure along Westchester Avenue and redevelop the remainder of the Premises with a new 12-story mixed-use structure.

The Proposed Development will consist of 401 residential units and approximately 24,950 s/f of commercial space, approximately 14,200 s/f of which will remain within the existing street level space along Westchester Avenue.

The 401 residential units will comprise of 143 studios, 229 1-bedrooms, and 29 2-bedrooms. The Applicant will offer 10% of the proposed dwelling units as Affordable Affirmatively Furthering Fair Housing Units at 60% AMI in accordance with Character-Based Code Section 345.405.U.3.b.

The parking area will be accessed by a single curb cut along Irving Avenue. A second curb cut along Irving Avenue will provide access to the proposed off-street loading area. The development will be supported by 414 off-street structured parking spaces utilizing stacker systems and valet services.

Approximately 14,200 s/f of the commercial space will be located within the existing building along Westchester Avenue which is proposed to remain.

The additional commercial spaces will be located along the Poningo Street, Irving Avenue, and Broad Street frontages which will activate those streetscapes and provide a more walkable character and enhance the pedestrian realm.

On the motion of Commissioner Hoge, which was seconded by Commissioner Passarelli, the Planning Commission declared itself Lead Agency for SEQRA 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>	
Alvarez			x				
Berkowitz			x				
Candelaria			x				
Harris			x				
Hoge	x		x				
Passarelli		x	x				
Scarola			x				

Michael Scarola, Chair

BOT Referrals

The BOT Referrals are all looking for favorable or non-favorable recommendations from the Planning Commission

Parking Requirements for Existing Buildings in Downtown Districts

A LOCAL LAW AMENDING THE CODE OF THE VILLAGE OF PORT CHESTER, CHAPTER 345, "ZONING," TO EXEMPT EXISTING BUILDINGS IN THE DOWNTOWN ZONING DISTRICTS FROM PARKING REQUIREMENTS WHEN A CHANGE OF USE FROM ONE PERMITTED USE TO ANOTHER PERMITTED USE IS OCCURRING

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

Michael Scarola, Chair

Code Cleanup regarding Impervious Surface Standards

A LOCAL LAW AMENDING THE CODE OF THE VILLAGE OF PORT CHESTER, CHAPTER 345,
“ZONING,” AMENDING THE ZONING CODE RELATED TO IMPERVIOUS SURFACE STANDARDS

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

Michael Scarola, Chair

Amending Civic Designation for Parking Lots in CD-5T Zoning District

A LOCAL LAW AMENDING THE CODE OF THE VILLAGE OF PORT CHESTER, CHAPTER 345, "ZONING," TO AMEND THE CIVIC DESIGNATION FOR PARKING LOTS AND STRUCTURES IN THE PRINCIPAL USE TABLE

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

Michael Scarola, Chair

United Hospital Site Plan Amendment

REFERRAL OF AN AMENDED SITE PLAN APPLICATION TO THE BOARD OF TRUSTEES TO ADD 182 UNITS TO THE UNITED HOSPITAL PROJECT.

This matter was explained by Anthony Gioffre Esq. of Cuddy & Feder along with Carlito Holt, Engineer and Chris Gariboldi (applicant) who explained that the amendment was to add an additional 182 units to the plan

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>	
Alvarez			x				
Berkowitz			x				
Candelaria		x	x				
Harris			x				
Hoge	x		x				
Passarelli			x				
Scarola			x				

Michael Scarola, Chair

Adjourn Meeting

By unanimous motion and second the meeting was adjourned to January 8, 2025

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

Michael Scarola, Chair