

Planning Commission Meeting

A meeting of the Planning Commission was held on Wednesday evening January 8, 2025, (in lieu of the December 2024 meeting), 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, Harris, and Hoge.

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

September 30, 2024

On the motion of Commissioner Hoge, which was seconded by Commissioner Berkowitz the minutes of the September 30, 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>	
Alvarez						x	
Berkowitz		x	x				
Candelaria						x	
Harris					x		
Hoge	x		x				
Passarelli						Excused	vacation
Scarola			x				
Carriere						x	

November 25, 2024

On the motion of Commissioner Harris, which was seconded by Commissioner Berkowitz, the minutes of the November 25, 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>	
Alvarez						x	
Berkowitz		x	x				
Candelaria						x	
Harris	x		x				
Hoge			x				
Passarelli						Excused	vacation
Scarola			x				
Carriere						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

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 Daniel Patrick Esq. of Cuddy & Feder, Pierre Sarrazin of Sarrazin Architecture and Carlito Holt of DTS Provident Design Engineering

A new Zoning Determination was just issued by the Planning Department along with an updated Certificate of compliance

There are quite a few items that need to be submitted and reviewed with regard to this project

Applicant should provide date of last Traffic Study for the various intersections

A valet parking plan should provide a description of staffing, hours of operation, and queuing space within the garage.

With regard to the displacement and relocation of the Commercial tenants the applicant should provide more detailed information on the process. In addition, the applicant should identify the types of commercial operators (i.e., retail, dining, entertainment) envisioned for the Proposed Project's new commercial space, to the extent known or anticipated.

The applicant should provide dimensions for the proposed sidewalks along the Site's frontages, and the distances should be inclusive of the clear walking path for pedestrians when street lighting and landscaping are considered

It was suggested that the applicant consider directing the sanitary sewer to Westchester Ave. Connecting over 65,000 gpd to the Irving Ave sewer will likely require upgrades to the Village's sanitary sewer on Irving and on New Broad

Additional materials will be provided to the Planning Commission in response to the various consultant memos.

The applicant is requesting that the Planning Commission schedule a Public Hearing for the January 27th meeting.

On the motion of Commissioner Hoge, which was seconded by Commissioner Harris, a Public Hearing was scheduled for January 27, 2024

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						Excused	vacation
Scarola			x				
Carriere						x	

Michael Scarola, Chair

BOT Referrals

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

A. ADVISABILITY OF ADOPTING A LOCAL LAW AMENDING THE CODE OF THE VILLAGE OF PORT CHESTER, CHAPTER 345, "ZONING," TO AMEND USE TABLE TO LIMIT THE NUMBER OF ZONING DISTRICTS AND AREAS SELF STORAGE FACILITIES PERMITTED

On the motion of Commissioner Hoge, which was seconded by Commissioner Harris the Commission voted to send a positive recommendation to the BOT on this matter along with two suggestions they would like included in the Local Law

1. Character Consistency
2. Distance/Separation Requirements

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						Excused	vacation
Scarola			x				
Carriere						x	

Michael Scarola, Chair

B. ADVISABILITY OF ADOPTING A LOCAL LAW AMENDING THE CODE OF THE VILLAGE OF PORT CHESTER, CHAPTER 345, “ZONING,” TO INCLUDE REGULATIONS FOR BATTERY ENERGY STORAGE SYSTEMS (BESS) FACILITIES

On the motion of Commissioner Hoge, which was seconded by Commissioner Berkowitz, the Commission voted to send a positive recommendation to the BOT on this matter along with two suggestions to consider

1. Accessory use only with a permitted principle use
2. Water mitigation run-off management (contaminated water management)

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						Excused	vacation
Scarola			x				
Carriere						x	

Michael Scarola, Chair

Adjourn Meeting

By unanimous motion and second the meeting was adjourned to January 27, 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	
Berkowitz			x				
Candelaria						x	
Harris			x				
Hoge			x				
Passarelli						Excused	vacation
Scarola			x				
Carriere						x	

Michael Scarola, Chair