

Planning Commission Meeting

A meeting of the Planning Commission was held on Monday evening February 24, 2025, 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, Harris, Hoge and Passarelli.

Also present was, Planning Director Greg Cutler, Assistant Planning Director Curt LaValla. Also in attendance were representatives from AKRF and Delaware Engineering.

The meeting opened with a quorum at 6:30 pm

Constance R. Phillips
Recording Secretary

As presented to the Village Clerk:

Janusz Richards
Village Clerk

After the pledge of allegiance, the Commission proceeded with the agenda.

Approval of Minutes

January 27, 2025

On the motion of Commissioner Hoge, which was seconded by Commissioner Harris the minutes of the January 27, 2025 meeting were approved with a correction to the next meeting date.

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			x				
Scarola			x				
Carriere							

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 181Westchester Avenue LLC, for property located at **181 Westchester Avenue**, Section:**142.22, Block: 2, Lot(s): 6**

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

A letter was received from the applicant requesting an adjournment to the March meeting

On the motion of Commissioner Passarelli, which was seconded by Commissioner Candelaria, the matter was adjourned to the March 31, 2025 meeting.

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				
Passarelli	x		x				
Scarola			x				
Carriere							

Michel Scarola, Chair

Case #2024-0256

An application submitted by Anthony Gioffre, Esq. of Cuddy & Feder LLP on behalf of AKT Two Realty LLC for Special Exception Use and Site Plan Approval for a proposed annex to an existing self-storage building located at **123 Oak Street (FKA 200 William Street), Section:142.29, Block: 3, Lot(s) 35**

The matter was represented by Anthony Gioffre Esq. of Cuddy & Feder and Rex Gedney Architect, of Crozier Gedney Architects

Mr. Gioffre brought the Commission up to date by giving an over view and update to the project.

New renderings were provided Mr. Gedney

Some of the concerns addressed by AKRF were answered however additional information and materials need to be submitted

Delaware Engineering is still awaiting answers from a previous memo

Mr. Gioffre indicated that although there is a great deal of materials to be submitted, the applicant would like to simultaneously be referred to the Zoning Board of Appeals although at this point they cannot take an action.

On the motion of Commissioner Passarelli, which was seconded by Commissioner Candelaria, the Planning Commission elected to be Lead Agency for SEQRA for this application

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				
Passarelli	x		x				
Scarola			x				
Carriere							

On the motion of Commissioner Hoge, which was seconded by Commissioner Candelaria, the Planning Commission referred the matter to the Zoning Board of Appeals

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		x				
Hoge			x				
Passarelli			x				
Scarola			x				
Carriere							

No further action was taken on this matter

Michael Scarola, Chair

BOT Referrals

Local Law Amending the code of the Village of Port Chester, Chapter 345, “Zoning,” revising the definition of an Accessory Dwelling Unit and reducing the number of Zoning Districts where they are a permitted accessory use

After a brief discussion the Commission voted to provide the BOT with a positive recommendation which would include the following items

- Consider a Special Exception Use permit process.
- Consider annual inspections that are required to continue the Special Exception Use.
- Review the restriction regarding # people.
- Consider additional restrictions to ensure short term rental commercial activity does not happen, such as AirBnB. Significant fines for such violations should be considered. Perhaps the immediate expiration of the Special Exception Use?

On the motion of Commissioner Passarelli, which was seconded by Commissioner Berkowitz, the Commission voted to provide the BOT with a positive recommendation with the above noted items

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			x				
Scarola				x			
Carriere							

Michael Scarola, Chair

Adjourn Meeting

By unanimous motion and second the meeting was adjourned to March 31, 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			x				
Scarola			x				
Carriere							

Michael Scarola, Chair