

Planning Commission Meeting

A meeting of the Planning Commission was held on Monday evening January 27, 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 8, 2025

On the motion of Commissioner Hoge, which was seconded by Commissioner Harris the minutes of the January 8, 2025 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				
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**

Corey Salamone of Cuddy & Feder represented this matter

A letter was also 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**

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

Anthony Gioffre Esq. of Cuddy & Feder represented this matter along with Dan Patrick Esq. Thomas Cohaney, and Pierre Sarrazin of Sarrazin Architecture.

It was noted for the record that no new submission was submitted for this meeting.

The applicant proposes 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 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

The applicant will also provide more information regarding the relocating of tenants currently in the premises

The applicant will provide more detailed information in their next submission

Public

Frank Valbiro, 95 Birch Street FNValbiro@gmail.com

Heather Jeltres Heatherjeltres@gmail.com

John T. Pastena, 32 Wesley Ave, JTPastena@gmail.com

On the motion of Commissioner Hoge, which was seconded by Commissioner Berkowitz, the matter was adjourned to the February 24, 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	x				
Candelaria			x				
Harris			x				
Hoge	x		x				
Passarelli			x				
Scarola			x				
Carriere							



Michael Scarola, Chair

Adjourn Meeting

By unanimous motion and second the meeting was adjourned to February 24, 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