

Planning Commission Meeting

A meeting of the Planning Commission was held on Monday evening April 28, 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 and Village Attorney James Carpiello.

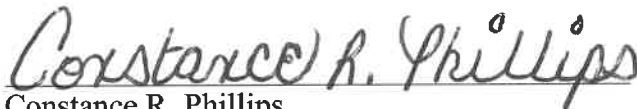
Also in attendance were AKRF Consultants and Delaware Engineering Consultants.

The meeting opened with a quorum at 6:30 pm

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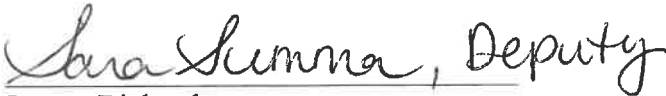
JUN 6 2025

**VILLAGE CLERK
VILLAGE OF PORT CHESTER**



Constance R. Phillips
Recording Secretary

As presented to the Village Clerk:



FOR: Janusz Richards
Village Clerk

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

Approval of Minutes

March 31, 2025

On the motion of Commissioner Hoge, which was seconded by Commissioner Candelaria, the minutes of the March 31, 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	x				
Harris			x				
Hoge	x		x				
Passarelli			x				
Scarola			x				
Carriere							

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JUN 6 2025

**VILLAGE CLERK
VILLAGE OF PORT CHESTER**



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							

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

On the motion of Commissioner Berkowitz, which was seconded by Commissioner Candelaria, the matter was adjourned to the May 28, 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	x				
Harris			x				
Hoge			x				
Passarelli			x				
Scarola			x				
Carriere							



Michel Scarola, Chair

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JUN 6 2025

**VILLAGE CLERK
VILLAGE OF PORT CHESTER**

Case #2024-0258

An application submitted by Anthony Gioffre Esq. of Cuddy & Feder LLP on behalf of 140 Owners LLC for Site Plan Approval to reconstruct the previously-existing 3rd story of the existing building. This proposal involves interior renovations in support of the continued personal service and office uses throughout the 1st and 2nd stories as well as reconstruction of the 3rd story to support 2 1-bedroom residential units located **at 30-32 North Main Street, Section 142.31, Block: 1, Lot(s): 31**

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

The matter was represented by Anthony Gioffre Esq. of Cuddy & Feder LLP along with, Pierre Sarrazin of Sarrazin Architects and Howie Ravikoff the applicant.

The applicant is proposing to reconstruct the previously-existing 3rd story of the existing building at the Premises. This proposal involves interior renovations in support of the continued personal service and office uses throughout the 1st and 2nd stories as well as reconstruction of the 3rd story to support 2 1-bedroom residential units

The applicant has applied to the Zoning Board of Appeals for the necessary variances

Public

No one from the public spoke for or against this matter

On the motion of Commissioner Passarelli, which was seconded by Commissioner Candelaria, the Public Hearing was closed.

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**VILLAGE CLERK
VILLAGE OF PORT CHESTER**

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 Berkowitz, which was seconded by Commissioner Hoge, the Planning Department was directed to prepare approval resolutions for the May 28, 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

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.

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Michael 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**

This matter was represented by Anthony Gioffre Esq. of Cuddy & Fedr LLP along with Carlito Holt, of Provident Engineering, Rex Gedney Architect and Owners in the audience (Albright & Getz)

The Applicant confirmed that the existing Smith Street curb cuts would be removed and replaced with normal curbing. Additionally, the site plan notes that the sidewalk will be repaired as required.

The Applicant has revised the Proposed Project to provide a five foot setback from the southern lot line, and an additional five foot step back between the 1st and 2nd floors of the building

The applicant will provide updated renderings at the May 28th meeting

The applicant provided updated landscaping for Smith Street

There will be an 8ft setback between the building and the 2 family residence on Smith Street

On the motion of Commissioner Hoge, which was seconded by Commissioner Berkowitz, a Public Hearing was set for May 28, 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	x				
Candelaria			x				
Harris			x				
Hoge	x		x				
Passarelli			x				
Scarola			x				
Carriere							

On the motion of Commissioner Alvarez, which was seconded by Commissioner Candelaria, a new Notice of Intent will be sent which will include the Zoning Board of Appeals who were omitted from the original notice.

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VILLAGE OF PORT CHESTER**

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	x				
Harris			x				
Hoge			x				
Passarelli			x				
Scarola			x				
Carriere							

On the motion of Commissioner Candelaria, which was seconded by Commissioner Passarelli. The Application was referred to the Zoning Board of Appeals with a favorable recommendation.

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							



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Case #2025-0259

An application submitted by David Cooper Esq. of Zarin & Steinmetz on behalf of 133 Main Street Owner LLC Food processing & Café, for Special Exception Use and Site Plan Approval for the repurposing of a long-time shuttered building, adding a kitchen/flash freezing space for direct to consumer food preparation and packaging, as well as an accessory café for walk in service located at **133 North Main Street, Section: 144.23, Block2, Lot 20**

The matter was represented by David Cooper Esq. of Zarin & Steinmetz LLP along with the applicant Jane Foodie along with Steven Matri co-founder of Renatus Group.

Jane Foodie is looking to adaptively reuse the bank by adding a kitchen/flash freezing space for direct to consumer food preparation and packaging, as well as an accessory café for walk in service.

The Site is a .35-acre lot located in the Village's CD-5 District. It is improved with a two-story masonry building with a 4,910 s.f. ground floor and 1,310 s.f. mezzanine level. The building also includes a 5,624 s.f. basement level. The building's former layout as a bank provides a unique and flexible floor plan for Jane Foodie to bring its unique business model to downtown Port Chester.

The applicant proposes to provide convenient access to all-natural preservative & additive free meals for busy individuals and families

High-quality parbaked (artisan breads, pizza doughs, pastries and desserts) and precooked meals from a diverse range of cuisines would be prepared on-site in a manufacturing kitchen behind glass for the public to observe full operations.

These meals are flash-frozen in a 5' x 4' flash freezer to quickly preserve the dishes for shipping to consumers without the need for any preservatives or additives.

In addition, a small café seating area offering food and beverages would be available for walk-in service. Customers of the café would be able to sample new and seasonal recipes, allowing Jane Foodie to attain valuable feedback for its products before going into full production.

The proposed working hours are 7:30am to 5:30pm which are subject to change after further evaluation

On the motion of Commissioner Hoge, which was seconded by Commissioner Candelaria, a Public Hearing was set for May 28, 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	x				
Harris			x				
Hoge	x		x				
Passarelli			x				
Scarola			x				
Carriere							



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BOT Referrals

“Local Law amending the Zoning Code of the Village of Port Chester adding a new subsection 345-805G(7) providing the 15 N Main Street project additional time to secure a building permit under its site plan approval.”

The Commission agreed to provide the BOT with a positive recommendation for this referral

Actions The Planning Commission voted 7-0 in support of the local law.

Additional Recommendations

- Consider providing the extension in one-year increments. This will also allow the BOT to evaluate progress on topics that are within the applicant's control.

Additional Comments / Concerns

- Consider amending the Code so the BOT can ‘approve additional time to secure a building permit under site plan approval’ for all applicants. Then the BOT doesn’t have to pass a local law for every applicant. Consider 1-year increments.

On the motion of Commissioner Hoge, which was seconded by Commissioner Passarelli, the Commission agreed to support the referral with a positive recommendation.

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							



Michael Scarola, Chair

Adjourn Meeting

On the motion of Commissioner Berkowitz and a unanimous second, the meeting was adjourned to May 28, 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		x				
Candelaria			x				
Harris			x				
Hoge			x				
Passarelli			x				
Scarola			x				
Carriere							

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