

VILLAGE OF PORT CHESTER
BOARD OF TRUSTEES

Meeting, MONDAY, MAY 7, 2012

5:30 P.M.

VILLAGE JUSTICE COURTROOM
350 North Main Street
Port Chester, New York

AGENDA

5:30 P.M.

I. WORKSESSION:

1. Work Session with staff and consultants regarding the Comprehensive Plan Zoning Map and Text Amendments.

II. MOTION FOR EXECUTIVE SESSION:

1. Interview of candidate for the Planning Commission.

7:00 P.M.

III. AFFIDAVIT OF PUBLICATION AND NOTICE OF PUBLICATION RE:

1. Public Hearing regarding the apportionment and assessment of the property located at 600 King Street in reference to Phase II of the Sidewalk Betterment Project.

IV. PUBLIC COMMENTS:

V. RESOLUTIONS:

Comprehensive Plan:

1. Adoption of the final Draft Environmental Impact Statement regarding the Comprehensive Plan and Related Zoning.

Appointments:

1. Appointment of Timothy Murphy as the alternate member of the Planning Commission.

Budget Amendment:

1. Budget Amendment regarding receipt of funds from G&S Developers representing condemnation court orders for Megamat Laudromat, Inc., and G&T Restaurant (DBA ConeyZ).

Capital Projects:

1. Closing out of Capital Projects.

Licensing:

1. Approval of Taxi Company Dispatch licenses for Coqui Taxi, Luso American Taxi, P.C. Taxi, RC Taxi and Village Taxi.

Police:

1. Budget Amendment for the purchase of ammunition.

Recreation / Senior Programs:

1. Awarding bid to County Coach Corp. for Buses for Various Trips (Coach Buses or Equivalent) in the amount of \$28,350.00.
2. Awarding bid to County Coach Corp., for Buses for Various Trips (School Buses or Equivalent) in the amount of \$28,010.00.

VI. DISCUSSIONS:

1. Request for Home Rule Legislations for an E-procurement pilot.
2. Mandate Relief Requests to New York State
3. Library Funding
4. Parking Strategy
5. Considering a Business Improvement District for Port Chester's downtown
6. Bulkhead Status

VII. CORRESPONDENCE:

1. From the Town of Rye-Port Chester-Rye Brook Independence Day Committee regarding the 4th of July Festivities and appropriation for the event.
2. From the Tamarack Tower Foundation regarding placement of signage to promote their "Taste of Port Chester Restaurant Tour" to be held on June 3, 2012.
3. From Reliance Engine & Hose Co. #1 to arrange a meeting with the Board and staff regarding their plans for the celebration of the 190th Anniversary of their organization to be held in 2013.
4. From the Port Chester-Rye Brook-Rye Town Chamber of Commerce annual request for approval of their Annual Banner Program.
5. From Fire Patrol & Rescue Co. #1 requesting the use of North Main Street for their Car Show to be held on October 14, 2012 with rain date of October 21st.

VIII. MINUTES:

1. Board of Trustees minutes of April 2, 2012, April 11, 2012, April 16, 2012, April 18, 2012, April 23, 2012 and April 26, 2012.

IX. PUBLIC COMMENTS AND BOARD COMMENTS:

X. MOTION FOR EXECUTIVE SESSION

1. Consultation with Village Attorney regarding Bulkhead repair legal strategy.

NOTICE OF PUBLIC HEARING
 May 7, 2012
 SIDEWALK BETTERMENT PROJECT PHASE II
 600 KING STREET

On January 3, 2012, the Board of Trustees adopted a resolution that appropriated and assessed a portion of the costs of the Sidewalk Betterment Project Phase II to be raised by local assessments upon the benefited lands subject to real property taxation in the Village and to determine the actual amount to be expended for the project. In such resolution, the assessments for 600 King Street and 620 King Street were transposed. The property owners were notified of same and advised of the correct amounts and their payment options. The property owner of 600 King Street has an increased assessment and is therefore entitled to a public hearing on such increased amount.

The Village Board has scheduled and will conduct a public hearing on Monday, May 7, 2012 at 7:00 pm at the Village Justice Courtroom, 350 North Main Street, Port Chester, New York to consider the corrected apportionment and assessment for 600 King Street with regard to the Sidewalk Betterment Project Phase II as described below.

Schedule A
 Description
 Sidewalk Improvement Area (The Project – Phase II)
 Village of Port Chester, County of Westchester, State of New York

House #	Street	SBL	Total S.F. Installed	50% of Total S.F.	50% of S.F. Total x(\$10.5034\$SF)
600	King St	136.45-1-53	1238	619.00	\$6,501.60

Interested persons will be afforded the opportunity to be heard at this time.

A copy of this notice and the attached schedule is available for review by any interested person in the office of the Village Clerk during business hours or online at www.portchesterny.com

BY ORDER OF THE BOARD OF TRUSTEES

By: Joan Mancuso
 Village Clerk

Dated: April 27, 2012

B/T Mtg. Date **May 7, 2012**

Comprehensive Plan

Resolution # 1

Action: Adopted

Defeated

Tabled

No Action

Amended

Motion 1 2

RESOLUTION

**COMPREHENSIVE PLAN AND RELATED ZONING AMENDMENTS
ADOPTION OF SCOPING DOCUMENT FOR DRAFT GENERIC
ENVIRONMENTAL IMPACT STATEMENT**

On motion of TRUSTEE , seconded by TRUSTEE , the

following resolution of the Board of Trustees of the Village of Port Chester, New York
was adopted as follows:

WHEREAS, the Board of Trustees adopted a Positive Declaration directing that a
Draft Generic Environmental Impact Statement (DGEIS) be prepared with regard to the
Village’s comprehensive plan and related zoning amendments; and.

WHEREAS, the Board approved a Draft Scoping Document in the form
accompanying the Positive Declaration and scheduled a public scoping session on April
16, 2012 at 7:00 p.m. on notice to the public and interested agencies; and

WHEREAS, the record has since been closed for comment. Now, therefore, be it

RESOLVED, that the Board of Trustees hereby adopts the annexed Scoping
Document dated April 2, 2012 for which the Draft Generic Environmental Impact
Statement (DGEIS) will be prepared for the Comprehensive Plan and related zoning
amendments.

Vote:	Aye	Nay	Abstain	Absent
Brakewood				
Terenzi				
Didden				
Branca				
Marino				
Kenner				
Pilla				

617.7 and 617.12

State Environmental Quality Review [SEQR]

Positive Declaration

Notice of Intent to Prepare a Draft Generic Environmental Impact Statement [DGEIS]

Determination of Significance

Date: April 2, 2012

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 [State Environmental Quality Review Act] of the Environmental Conservation Law.

The Board of Trustees of the Village of Port Chester, as Lead Agency, has determined that the Proposed Action described below may have a significant effect on the environment and that a Draft Generic Environmental Impact Statement will be prepared.

Name of Action: Proposed Adoption of Village of Port Chester Comprehensive Plan and Map and Text Amendments to the Village of Port Chester Zoning Code.

SEQR Status: Type 1

Description of Action: The Board of Trustees has proposed adoption of a Comprehensive Plan for the Village of Port Chester and Map and Text Amendments to the Village's Zoning Code. To assist in preparing the Plan, the Board of Trustees appointed a Comprehensive Plan Advisory Committee [CPAC], comprised of Village residents including business owners, civic leaders and Village officials and others, representing diverse backgrounds and interests. The CPAC worked for more than four years to create a plan that addresses the attitude and reflects the choices of the majority of Village residents.

The CPAC sought out the preferences and priorities of residents through a Village wide survey, visioning sessions and Committee meetings, workshops and forums. The community values that emerged include:

- Reduce overall densities throughout the Village
- Preserve existing character of the residential neighborhoods
- Identify key areas for limited growth opportunities

The Comprehensive Plan provides a succinct statement of the planning strategies and actions that are proposed for implementation throughout the next ten to fifteen years of development in the Village of Port Chester. The Comprehensive Plan includes a number of recommendations specific to land use and zoning, housing, economic development, natural and environmental resources, historic and cultural resources, transportation and municipal services. The specific strategies are proposed in response to the changing conditions and needs of the Village and the development trends affecting the community and surrounding region. The proposed Zoning Code and Map Amendments are intended to implement the recommendations in the Comprehensive Plan and represent a decrease in overall density in the Village, while focusing development in the downtown area, and along Route 1 and the waterfront. New zoning districts have been created and a variety of land uses have been added or removed from the list of allowable uses.

Location: Village of Port Chester, Westchester County, New York

Reasons Supporting this Determination:

Land Use and Zoning. The Proposed Action may result in zoning changes that would: 1) allow greater densities and different land uses from what current zoning permits in specific areas of the Village deemed appropriate for pedestrian and transit oriented mixed use development; and 2) reduce densities in the remainder of the Village to enhance residential character, natural resources, scenic beauty, open space and historic resources.

Socioeconomic Conditions. The Proposed Action may result in changes in the type and density of land uses in the Village. Mixed use neighborhoods in limited growth areas may enhance and diversify the tax base while creating a variety of land uses that are less susceptible to market and economic cycles. Additional areas have been added where office and other forms of non residential development may be accommodated.

Community Facilities and Services. The Proposed Action may result in a decreased need for some community facilities and services over what would occur under existing zoning. Mixed use neighborhoods in limited growth areas like the downtown facilitate efficient and predicabile capital planning for streets, storm water management facilities, water and sewer utilities and other services.

Community Character. Changes in land use and the physical landscape could result from the introduction of addition buildings and greater development density in specific locations deemed appropriate for pedestrian and transit oriented mixed use growth. At the same time, the Village's predominantly residential character would be retained due to reductions in development density and other planning tools elsewhere.

Local Waterfront Revitalization Program [LWRP]. The Proposed Action has been designed to be consistent with the New York State Department of State Coastal Zone Management Program and the Village of Port Chester Waterfront Revitalization Program which, upon adoption, will be incorporated into the New York State Department of State's Coastal Management Program.

Infrastructure. The Proposed Action may increase the demand for water and/or sewer services, if such services are developed, or modified to serve any or all of the proposed limited growth areas.

Transportation. The Proposed Action may result in a decrease in the number of vehicular trips in the Village over what would occur under current zoning due to the overall reduction in residential densities in the Village from that which is possible under the current zoning code, and more reliance on mass transit options in the downtown.

For Further Information:

Contact Person: Christopher Russo, Village Manager
Address: 222 Grace Church Street
Port Chester, NY 10573
Telephone: 914.939.2200
crusso@portchesterny.com

**NOTICE OF PUBLIC SCOPING MEETING
PURSUANT TO THE STATE ENVIRONMENTAL QUALITY REVIEW ACT [SEQRA]**

Lead Agency	Village of Port Chester Board of Trustees.
Name of Action	Adoption of Comprehensive Plan and Zoning Map and Text Amendments in the Village of Port Chester, New York.
Purpose of Meeting	To provide an opportunity for the public to identify specific issues and environmental impacts that should be addressed in a Draft Generic Environmental Impact Statement [DGEIS] for the Proposed Action.
Meeting Time and Date	7:00PM on April 16, 2012.
Meeting Location	Police Headquarters/Justice Court, 350 North Main Street, Port Chester, NY.
Conduct of Meeting	The meeting is being held to receive public comments on specific issues or areas of concern relative to the Proposed Action. The meeting will not be a question and answer session, but is intended to provide as many people as possible with the opportunity to speak.
Comment Deadline	Written comments regarding issues to be addressed in the DGEIS will be accepted until 5:00PM on May 2, 2012. Written comments will be given the same consideration as any oral comments made at the public scoping meeting on April 16, 2012. Please submit written comments to the Village Clerk, 222 Grace Church Street, Port Chester, NY 10573. Electronic comments may be provided by email to jmanuso@portchesterny.com . Please include your name and address when submitting a comment; no anonymous written or electronic comments will be accepted.
Draft Scoping Document	A draft scoping document dated March 22, 2012 is available for public review and comment at the following web address: www.portchesterny.com . This draft scoping document describes the issues and areas of environmental concern that are proposed to be addressed in the DGEIS.

Future Steps	<p>A final scoping document is expected to be completed in May 2012 based on full consideration of the comments submitted on the draft scoping document. Subsequently, the DGEIS will be prepared for the project. The DGEIS will contain detailed information regarding the Proposed Action, potential environmental impacts and measures proposed to mitigate potentially significant impacts, if encountered. The DGEIS will be made available for public review and comment following its acceptance by the Board of Trustees of the Village of Port Chester.</p>
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SEQR
Intent to be Lead Agency

MEMO TO: ALL INVOLVED AGENCIES

FROM: Village of Port Chester Board of Trustees
222 Grace Church Street
Port Chester, NY 10573

PROJECT TITLE: Adoption of Comprehensive Plan and Zoning Map and Text Amendments
Village of Port Chester
Westchester County, New York

MAILING DATE: April 3, 2012

This notification is for the purpose of designating a lead agency according to the requirements of Article 8 of New York State Environmental Conservation Law for the following proposed action:

Adoption of Comprehensive Plan and Zoning Map and Text Amendments

The Village of Port Chester Board of Trustees is proposing to adopt a Comprehensive Plan and Zoning and Map and Text Amendments.

Contact Person: Christopher Russo, Village Manager
222 Grace Church Street
Port Chester, NY 10573
T. 914.939.2200
crusso@portchesterny.com

Involved Agencies:

Village of Port Chester Board of Trustees (Proposed Lead Agency)
222 Grace Church Street
Port Chester, NY 10573
Dennis Pilla, Mayor

Interested Agencies:

Village of Port Chester Comprehensive Plan Advisory Committee
222 Grace Church Street
Port Chester, NY 10573
Contact: Christopher Steers, Assistant Village Manager

Village of Port Chester Planning Commission
222 Grace Church Street
Port Chester, NY 10573
Contact: Michael Antaki, Chair

Village of Port Chester Zoning Board of Appeals
222 Grace Church Street
Port Chester, NY 10573
Contact: William Villanova, Chair

Village of Port Chester Architectural Board of Review
222 Grace Church Street
Port Chester, NY 10573
Contact: William Hume, Chair

Village of Port Chester Industrial Development Agency
222 Grace Church Street
Port Chester, NY 10573
Contact: Neil Pagano, Chair

Village of Port Chester Park Commission
222 Grace Church Street
Port Chester, NY 10573
Contact: Jerry Terranova, Chair

Village of Port Chester Waterfront Commission
222 Grace Church Street
Port Chester, NY 10573
Contact: Peter Pascale, Chair

Village of Port Chester Recreation Commission
222 Grace Church Street
Port Chester, NY 10573
Contact: Kim Morabito, Chair

Town of Rye
10 Pearl Street
Port Chester, NY 10573
Contact: Joe Carwin, Town Supervisor

City of Rye
1051 Boston Post Road
Rye, NY 10580
Contact: Scott Pickup, City Manager

Village of Rye Brook
938 King Street
Rye Brook, NY 10573
Contact: Joan Feinstein, Mayor

Town of Greenwich, Connecticut
Town Hall
101 Field Point Road
Greenwich, CT 06830
Contact: Peter Tesei, First Selectman

Westchester County Department of Planning
148 Martine Avenue
Room 432
White Plains, NY 10601
Contact: Edward Burroughs, Commissioner

Metro-North Railroad
347 Madison Avenue
New York, NY 10017-3709

New York State Department of Environmental Conservation
Region 3 Office
21 South Putt Corners Road
New Paltz, NY 12561-1696
Contact: Margaret Duke

New York State Office of Parks, Recreation and Historic Preservation
New York State Historic Preservation Office (SHPO)
Peebles Island Resource Center
P.O. Box 189
Watford, NY 12188-0189
Contact: William Krattinger, Historic Preservation Specialist

New York State Department of Transportation
Region 8
Eleanor Roosevelt State Office Building
4 Burnett Boulevard
Poughkeepsie, NY 12603
Contact: Melissa Slater, Assistant to the Regional Director

United States Army Corps of Engineers
Jacob K. Javits Federal Building
26 Federal Plaza, Room 2109
New York, NY 10278-0090

New York State Department of State
Division of Coastal Resources and Waterfront Revitalization
99 Washington Avenue, Suite 1010
Albany, New York 12231-0001
Contact: George Stafford, Director

**VILLAGE OF PORT CHESTER
COMPREHENSIVE PLAN AND ZONING MAP AND TEXT AMENDMENTS**

ENVIRONMENTAL ASSESSMENT FORM

Village of Port Chester
Westchester County, New York

Prepared on behalf of
Village of Port Chester Board of Trustees
222 Grace Church Street
Port Chester, NY 10573

Prepared by
Ferrandino & Associates Inc.
Planning and Development Consultants
Tarry Elm Corporate Center
Three West Main Street - Suite 214
Elmsford, New York 10523
914 345-5820

April 2, 2012

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1.0 INTRODUCTION: PURPOSE AND LOCATION OF PROPOSED ACTION

- A. Introduction
- B. Location of Site
- C. Description and Purpose of Proposed Action
- D. List of Involved and Interested Agencies

2.0 ENVIRONMENTAL ASSESSMENT FROM: PART 1

1.0 INTRODUCTION: PURPOSE AND LOCATION OF PROPOSED ACTION

A. Introduction

Pursuant to the New York State Environmental Quality Review Act (SEQR) this Environmental Assessment Form (EAF) evaluates the potential impacts that could result from the following action by the Village of Port Chester Board of Trustees, Port Chester, New York: Adoption of a Comprehensive Plan and Zoning Map and Text Changes. The action consists solely of the Proposed Action and therefore will not result in any direct construction or development.

B. Location of Site

The Village of Port Chester is located along the Byram River and on Long Island Sound in Westchester County, approximately 10 miles north of New York City. The Village, located within the Town of Rye, is bordered by the City of Rye and Long Island Sound to the south, the Village of Rye Brook to the north and west and the Town of Greenwich, Connecticut, to the east.

C. Purpose and Description of Proposed Action

The Board of Trustees has proposed adoption of a Comprehensive Plan and Zoning and Text Amendments to the Village's Zoning Code for the Village of Port Chester. To assist in preparing the Plan, the Board of Trustees appointed a Comprehensive Plan Advisory Committee [CPAC], comprised of Village residents including business owners, civic leaders and Village officials and others representing diverse backgrounds and interests. The CPAC worked for more than four years to create a Plan that addresses the attitude and reflects the choices of the majority of Village residents.

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617.20
Appendix A
State Environmental Quality Review
FULL ENVIRONMENTAL ASSESSMENT FORM

Purpose: The full EAF is designed to help applicants and agencies determine, in an orderly manner, whether a project or action may be significant. The question of whether an action may be significant is not always easy to answer. Frequently, there are aspects of a project that are subjective or unmeasurable. It is also understood that those who determine significance may have little or no formal knowledge of the environment or may not be technically expert in environmental analysis. In addition, many who have knowledge in one particular area may not be aware of the broader concerns affecting the question of significance.

The full EAF is intended to provide a method whereby applicants and agencies can be assured that the determination process has been orderly, comprehensive in nature, yet flexible enough to allow introduction of information to fit a project or action.

Full EAF Components: The full EAF is comprised of three parts:

- Part 1:** Provides objective data and information about a given project and its site. By identifying basic project data, it assists a reviewer in the analysis that takes place in Parts 2 and 3.
- Part 2:** Focuses on identifying the range of possible impacts that may occur from a project or action. It provides guidance as to whether an impact is likely to be considered small to moderate or whether it is a potentially-large impact. The form also identifies whether an impact can be mitigated or reduced.
- Part 3:** If any impact in Part 2 is identified as potentially-large, then Part 3 is used to evaluate whether or not the impact is actually important.

THIS AREA FOR LEAD AGENCY USE ONLY

DETERMINATION OF SIGNIFICANCE -- Type 1 and Unlisted Actions

Identify the Portions of EAF completed for this project:

Upon review of the information recorded on this EAF (Parts 1 and 2 and 3 if appropriate), and any other supporting information, and considering both the magnitude and importance of each impact, it is reasonably determined by the lead agency that:

- A. The project will not result in any large and important impact(s) and, therefore, is one which will not have a significant impact on the environment, therefore a **negative declaration** will be prepared.
- B. Although the project could have a significant effect on the environment, there will not be a significant effect for this Unlisted Action because the mitigation measures described in PART 3 have been required, therefore a **CONDITIONED negative declaration** will be prepared.*
- C. The project may result in one or more large and important impacts that may have a significant impact on the environment, therefore a **positive declaration** will be prepared.

* A Conditioned Negative Declaration is only valid for Unlisted Actions
Adoption of Comprehensive Plan and Zoning Map and Text Amendments

Name of Action

Village of Port Chester Board of Trustees

Name of Lead Agency

Mayor

Dennis Pilla

Print or Type Name of Responsible Officer in Lead Agency Title of Responsible Officer

Signature of Responsible Officer in Lead Agency Signature of Preparer (If different from responsible officer)

website _____ Date _____

PART 1--PROJECT INFORMATION

Prepared by Project Sponsor

NOTICE: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire form, Parts A through E. Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review. Provide any additional information you believe will be needed to complete Parts 2 and 3.

It is expected that completion of the full EAF will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

Name of Action Adoption of Comprehensive Plan and Zoning Map and Text Amendments

Location of Action (include Street Address, Municipality and County)

Village of Port Chester, NY

Name of Applicant/Sponsor Village of Port Chester Board of Trustees

Address 222 Grace Church Street

City / PO Port Chester State NY Zip Code 10573

Business Telephone 914-939-2200, Village Manager Christopher Russo

Name of Owner (if different)

Address

City / PO State Zip Code

Business Telephone

Description of Action:

The proposed action is the adoption of a Comprehensive Plan and Map and Zoning Text Amendments.

The Village of Port Chester is located along the Byram River in the southeastern quadrant of Westchester County, New York, bounded on the south by Long Island Sound and the City of Rye; on the north and west by the Village of Rye Brook and on the east by the Town of Greenwich, Connecticut. Port Chester lies within the densely developed New York metropolitan area, 10 miles northeast of New York City, and at the junction of two major regional highways, Interstates 95 and 287. In addition, U.S. Route 1 and Metro-North Railroad's New Haven line pass through the center of the Village. Comprising a total of 2.4 square miles in land area, Port Chester is the second most densely populated municipality in Westchester County. Port Chester is an incorporated village within the Town of Rye.

Please Complete Each Question--Indicate N.A. if not applicable

A. SITE DESCRIPTION

Physical setting of overall project, both developed and undeveloped areas.

1. Present Land Use: Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 Forest Agriculture Other Institutional

2. Total acreage of project area: 2.4 sq. mi. acres.

APPROXIMATE ACREAGE

	PRESENTLY	AFTER COMPLETION
Meadow or Brushland (Non-agricultural)	<u>N/A</u> acres	<u>N/A</u> acres
Forested	<u>N/A</u> acres	<u>N/A</u> acres
Agricultural (Includes orchards, cropland, pasture, etc.)	<u>N/A</u> acres	<u>N/A</u> acres
Wetland (Freshwater or tidal as per Articles 24,25 of ECL)	<u>N/A</u> acres	<u>N/A</u> acres
Water Surface Area	<u>N/A</u> acres	<u>N/A</u> acres
Unvegetated (Rock, earth or fill)	<u>N/A</u> acres	<u>N/A</u> acres
Roads, buildings and other paved surfaces	<u>N/A</u> acres	<u>N/A</u> acres
Other (Indicate type) _____	<u>N/A</u> acres	<u>N/A</u> acres

3. What is predominant soil type(s) on project site? Variable

- a. Soil drainage: Well drained ___% of site Moderately well drained ___% of site.

- Poorly drained ___% of site

b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System? N/A acres (see 1 NYCRR 370).

4. Are there bedrock outcroppings on project site? Yes No

a. What is depth to bedrock N/A (in feet)

5. Approximate percentage of proposed project site with slopes:

- 0-10% ___% 10-15% ___% 15% or greater ___%

6. Is project substantially contiguous to, or contain a building, site, or district, listed on the State or National Registers of Historic Places? Yes No

7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks? Yes No

8. What is the depth of the water table? Variable (in feet)

9. Is site located over a primary, principal, or sole source aquifer? Yes No

10. Do hunting, fishing or shell fishing opportunities presently exist in the project area? Yes No

11. Does project site contain any species of plant or animal life that is identified as threatened or endangered? Yes No N/A

According to:

identify each species:

12. Are there any unique or unusual land forms on the project site? (i.e., cliffs, dunes, other geological formations?)

Yes No

Describe:

Some areas within the Village contain steep slopes and rock outcroppings.

13. Is the project site presently used by the community or neighborhood as an open space or recreation area?

Yes No

If yes, explain:

Public open space and recreation options within the Village include several parks, a public waterfront walkway along the Byram River and the Port Chester Yacht Club boat ramp on Fox Island.

14. Does the present site include scenic views known to be important to the community? Yes No

No scenic resources of statewide significance have been identified in the Village, but locally important scenic views include those from William James Park and the waterfront walkway, and from the Greyrock residential neighborhood.

15. Streams within or contiguous to project area:

Byram River.

a. Name of Stream and name of River to which it is tributary

N/A

16. Lakes, ponds, wetland areas within or contiguous to project area:

A small area of tidal wetlands exists in the coastal vicinity of the Port Chester Yacht Club, and a second area of regulated tidal wetlands is located at the "north cove" between Purdy Avenue and I-95.

b. Size (in acres):

The wetland area in the vicinity of the Port Chester Yacht Club totals about 13,000 square feet, and the area at the north cove is approximately 1.4 acres.

17. Is the site served by existing public utilities? Yes No
- a. If YES, does sufficient capacity exist to allow connection? Yes No N/A
- b. If YES, will improvements be necessary to allow connection? Yes No N/A
18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? Yes No N/A
19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL, and 6 NYCRR 617? Yes No
 Long Island Sound is a Westchester County-designated CEA.
20. Has the site ever been used for the disposal of solid or hazardous wastes? Yes No N/A

B. Project Description *See note below.

1. Physical dimensions and scale of project (fill in dimensions as appropriate).
- a. Total contiguous acreage owned or controlled by project sponsor: NA acres.
- b. Project acreage to be developed: N/A acres initially; N/A acres ultimately.
- c. Project acreage to remain undeveloped: N/A acres.
- d. Length of project, in miles: N/A (if appropriate)
- e. If the project is an expansion, indicate percent of expansion proposed. N/A %
- f. Number of off-street parking spaces existing N/A; proposed N/A
- g. Maximum vehicular trips generated per hour: N/A (upon completion of project)?
- h. If residential: Number and type of housing units:

	One Family	Two Family	Multiple Family	Condominium
Initially	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
Ultimately	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>

- i. Dimensions (in feet) of largest proposed structure: N/A height; N/A width; N/A length.
- j. Linear feet of frontage along a public thoroughfare project will occupy is? N/A ft.

2. How much natural material (i.e. rock, earth, etc.) will be removed from the site? N/A tons/cubic yards.

3. Will disturbed areas be reclaimed Yes No N/A

a. If yes, for what intended purpose is the site being reclaimed?

- b. Will topsoil be stockpiled for reclamation? Yes No N/A

- c. Will upper subsoil be stockpiled for reclamation? Yes No N/A

4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? N/A acres.

*The proposed action is the adoption of a Comprehensive Plan and Map and Zoning Text Amendments for the Village. This action is generic in nature, not site-specific, and does not directly result in physical changes to the environment. Thus, the project-related impacts assumed by the EAF are generally not applicable or variable dependent on locations within the Village.

5. Will any mature forest (over 100 years old) or other locally-important vegetation be removed by this project?

Yes No N/A

6. If single phase project: Anticipated period of construction: N/A months, (including demolition)

7. If multi-phased:

a. Total number of phases anticipated N/A (number)

b. Anticipated date of commencement phase 1: N/A month N/A year, (including demolition)

c. Approximate completion date of final phase: N/A month N/A year.

d. Is phase 1 functionally dependent on subsequent phases? Yes No N/A

8. Will blasting occur during construction? Yes No N/A

9. Number of jobs generated: during construction N/A ; after project is complete N/A

10. Number of jobs eliminated by this project N/A.

11. Will project require relocation of any projects or facilities? Yes No

If yes, explain:

12. Is surface liquid waste disposal involved? Yes No

a. If yes, indicate type of waste (sewage, industrial, etc) and amount _____

b. Name of water body into which effluent will be discharged _____

13. Is subsurface liquid waste disposal involved? Yes No Type _____

14. Will surface area of an existing water body increase or decrease by proposal? Yes No

If yes, explain:

15. Is project or any portion of project located in a 100 year flood plain? Yes No Some portions of land within the waterfront area are located within a 100-year floodplain.

16. Will the project generate solid waste? Yes No

a. If yes, what is the amount per month? _____ tons

b. If yes, will an existing solid waste facility be used? Yes No

c. If yes, give name _____ ; location _____

d. Will any wastes not go into a sewage disposal system or into a sanitary landfill? Yes No

e. If yes, explain:

17. Will the project involve the disposal of solid waste? Yes No N/A
- a. If yes, what is the anticipated rate of disposal? _____ tons/month.
- b. If yes, what is the anticipated site life? _____ years.
18. Will project use herbicides or pesticides? Yes No N/A
19. Will project routinely produce odors (more than one hour per day)? Yes No N/A
20. Will project produce operating noise exceeding the local ambient noise levels? Yes No N/A
21. Will project result in an increase in energy use? Yes No N/A

if yes, indicate type(s)

22. If water supply is from wells, indicate pumping capacity N/A gallons/minute.

23. Total anticipated water usage per day N/A gallons/day.

24. Does project involve Local, State or Federal funding? Yes No

If yes, explain:

25. Approvals Required:

			Type	Submittal Date
City, Town, Village Board	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Adoption of Comprehensive Plan and Zoning and Map Text Amendments	
	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		
	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		
City, Town Zoning Board	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		
	<input type="checkbox"/> Yes	<input type="checkbox"/> No		
	<input type="checkbox"/> Yes	<input type="checkbox"/> No		
City, County Health Department	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		
	<input type="checkbox"/> Yes	<input type="checkbox"/> No		
	<input type="checkbox"/> Yes	<input type="checkbox"/> No		
Other Local Agencies	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		
	<input type="checkbox"/> Yes	<input type="checkbox"/> No		
	<input type="checkbox"/> Yes	<input type="checkbox"/> No		
Other Regional Agencies	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		
	<input type="checkbox"/> Yes	<input type="checkbox"/> No		
	<input type="checkbox"/> Yes	<input type="checkbox"/> No		
State Agencies	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		
	<input type="checkbox"/> Yes	<input type="checkbox"/> No		
	<input type="checkbox"/> Yes	<input type="checkbox"/> No		
Federal Agencies	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		
	<input type="checkbox"/> Yes	<input type="checkbox"/> No		
	<input type="checkbox"/> Yes	<input type="checkbox"/> No		

C. Zoning and Planning Information

1. Does proposed action involve a planning or zoning decision? Yes No

If Yes, indicate decision required:

- Zoning amendment
- Zoning variance
- Site plan
- Special use permit
- New/revision of master plan
- Resource management plan
- Subdivision
- Other

2. What is the zoning classification(s) of the site?

Zoning classifications are noted on the attached existing zoning map [Attachment A]

3. What is the maximum potential development of the site if developed as permitted by the present zoning?

N/A.

4. What is the proposed zoning of the site?

Proposed zoning classifications are noted in the attached Proposed Zoning Map [Attachment B]

5. What is the maximum potential development of the site if developed as permitted by the proposed zoning?

N/A - build out to be provided

6. Is the proposed action consistent with the recommended uses in adopted local land use plans? Yes No

When and if adopted, the Comprehensive Plan and Zoning Map and Text Amendments will be consistent.

7. What are the predominant land use(s) and zoning classifications within a ¼ mile radius of proposed action?

The Village of Port Chester is predominantly developed with residential, commercial, institutional and industrial uses.

8. Is the proposed action compatible with adjoining/surrounding land uses within a ¼ mile? Yes No

9. If the proposed action is the subdivision of land, how many lots are proposed? N/A

a. What is the minimum lot size proposed? _____

10. Will proposed action require any authorization(s) for the formation of sewer or water districts? Yes No

11. Will the proposed action create a demand for any community provided services (recreation, education, police, fire protection)? Yes No

a. If yes, is existing capacity sufficient to handle projected demand? Yes No

12. Will the proposed action result in the generation of traffic significantly above present levels? Yes No

a. If yes, is the existing road network adequate to handle the additional traffic. Yes No

D. Informational Details

Attach any additional information as may be needed to clarify your project. If there are or may be any adverse impacts associated with your proposal, please discuss such impacts and the measures which you propose to mitigate or avoid them.

E. Verification

I certify that the information provided above is true to the best of my knowledge.

Applicant/Sponsor Name Dennis Pilla Date April 2, 2012

Signature 

Title Mayor, Village of Port Chester

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment.

Proposed Revised Zoning Map

Village of
Port Chester
New York

Village of
Rye Brook

CONNECTICUT

City of
Rye



ZONING DISTRICTS

- SINGLE FAMILY RESIDENTIAL**
 - R20 One Family Residence 20,000 sq ft min lot
 - R25 One Family Residence 7,500 sq ft min lot
 - R5 One Family Residence 5,000 sq ft min lot
- TWO-FAMILY RESIDENTIAL**
 - R2F Two Family Residence 5,000 sq ft min lot
- MULTI-FAMILY RESIDENTIAL**
 - RA2 Multi Family Residence 5,000 sq ft min lot
 - RA3 Multi Family Residence 6,000 sq ft min lot
 - RA4 Multi Family Residence 6,000 sq ft min lot
- PLANNED RESIDENTIAL**
 - PRD Planned Residential Development
- COMMERCIAL**
 - C1 Neighborhood Retail
 - C2 Local Business (For S. Business)
 - C3 Advisor/Office and Commercial
 - C4 Service Commercial
 - CD Design Center/Office Center
 - CSB Special Design Commercial
 - CS Retail Substandard Use
- OFFICE**
 - PO Design Professional Building
- INDUSTRIAL**
 - NI Light Industrial
 - NI General Industrial
- WATERFRONT**
 - WAFR Waterfront Development
 - DW Design Waterfront Development
- MIXED USE & OTHER**
 - ROO Residential Office Overlay
 - VCRA Village Center Redevelopment Area
 - TRD Transitional Residential Development
 - PMU Planned Mixed Use
 - POD Planned Office Development
 - POD-PS Planned Office/Professional/Service Development
 - PS Planning Zone

Buildings from 2004 aerial photography



B/T Mtg. Date **May 7, 2012** Action: Adopted
Appointments Defeated
Resolution # 1 Tabled
 No Action
Motion 1 2 Amended

RESOLUTION
APPOINTMENT ALTERNATE MEMBER FOR THE
PLANNING COMMISSION

On motion of TRUSTEE _____, seconded by TRUSTEE _____, the

following resolution as adopted by the Board of Trustees of the Village of Port Chester,

New York:

RESOLVED, that TIMOTHY F. MURPHY, residing at 82 Puritan Drive, Port Chester, New York, be and he hereby is appointed as the alternate member of the Port Chester PLANNING COMMISSION, effective immediately, with said term to expire June 16, 2014.

Vote:	Aye	Nay	Abstain	Absent
Brakewood				
Terenzi				
Didden				
Branca				
Marino				
Kenner				
Pilla				

B/T Mtg. Date	May 7, 2012	Action:	<input type="checkbox"/> Adopted
Budget Amendment			<input type="checkbox"/> Defeated
Resolution #	1		<input type="checkbox"/> Tabled
			<input type="checkbox"/> No Action
Motion 1	2		<input type="checkbox"/> Amended

RESOLUTION
CONDEMNATION COURT ORDER
MEGAMAT LAUNDROMAT, INC. / G & T RESTAURANT

On motion of TRUSTEE _____, seconded by TRUSTEE _____, the

following resolution was adopted by the Board of Trustees of the Village of Port Chester,

New York:

WHEREAS, the following amendment to the 2011-12 Capital Fund Budget is necessary to properly account for the receipt of funds from G&S Developers representing condemnation court orders for Megamat Laundromat, Inc. and G & T Restaurant (DBA Coneyz) in the amount of \$6,194.00 and \$38,909.02 respectively regarding properties in the Downtown Redevelopment area in accordance with the LADA between the Village and the Developer. Funds have been deposited in the Capital Fund and payment has been issued accordingly. Now, therefore be it

RESOLVED, that the 2011-12 Capital Fund be modified as follows:

REVENUES:

5-005-2772-0108 Misc. Revenue -- Eminent Domain \$45,103.02

APPROPRIATIONS:

5-1940-2108 Eminent Domain -- Downtown Dev. \$45,103.02

Vote:	Aye	Nay	Abstain	Absent
Brakewood				
Terenzi				
Didden				
Branca				
Marino				
Kenner				
Pilla				

Mtg Date: May 7, 2012
Capital Projects:

Action: _____

Adopted
Defeated
Tabled
No Action
Amended

Resolution #: 1

Motion 1: _____ Motion 2: _____

**RESOLUTION
CLOSEOUT OF CAPITAL PROJECTS**

On motion of TRUSTEE _____, seconded by TRUSTEE _____, the following resolution was adopted by the Board of Trustees of the Village of Port Chester, New York:

WHEREAS, that there remain a balance or deficit on completed capital projects; and

WHEREAS, that the Village's independent auditors have identified these balances/deficits and has recommended that corrective action be taken so that these capital projects can be closed out and remaining balances be transferred to the Debt Service Fund to assist in the paying off of debt as per the office of the State Comptroller's guidelines; and

WHEREAS, the Village Treasurer concurs with this recommendation. Now, therefore, be it

RESOLVED, that the following projects in the Capital Fund be closed out, and that the Capital and Debt Service Funds be modified as follows:

Records Management:

Project:	Budget	Revenues	Expenditures	Balance
005.1460.0400.2005.0031: Records Management-2005/06	\$ 95,000.00	\$ 102,500.00	\$ 100,481.77	\$ 2,018.23

Capital Fund:

Decrease	005.1460.0400.2005.0031	\$ 2,018.23
Increase	005.1460.0900.2005.0031	\$ 2,018.23

Debt Service Fund:

Due From Capital Fund	006.0006.0395.0000.0000	\$ 2,018.23
Transfer to Debt from Capital Fund	006.0006.5051.0000.0000	\$ 2,018.23

Police Cars:

<u>Project:</u>	<u>Budget</u>	<u>Revenues</u>	<u>Expenditures</u>	<u>Balance</u>
005.3120.0203/0204.2009.0095-4 Marked Police Cars-09/10	\$ 162,757.48	\$ 162,757.48	\$ 141,823.49	\$ 20,933.99

Capital Fund:

Decrease	005.3120.0203.2009.0095	\$ 20,933.99
Increase	005.3120.0900.2009.0095	\$ 20,933.99

Debt Service Fund:

Due From Capital Fund	006.0006.0395.0000.0000	\$ 20,933.99
Transfer to Debt from Capital Fund	006.0006.5051.0000.0000	\$ 20,933.99

Fire Truck:

<u>Project:</u>	<u>Budget</u>	<u>Revenues</u>	<u>Expenditures</u>	<u>Balance</u>
005.3410.0203.2008.0075: Replace Fire Engine 58-08/09	\$ 585,000.00	\$ 585,000.00	\$ 584,347.29	\$ 652.71

Capital Fund:

Decrease	005.3410.0203.2008.0075	\$ 652.71
Increase	005.3410.0900.2008.0075	\$ 652.71

Debt Service Fund:

Due From Capital Fund	006.0006.0395.0000.0000	\$ 652.71
Transfer to Debt from Capital Fund	006.0006.5051.0000.0000	\$ 652.71

Fire Department Building Improvements:

<u>Project:</u>	<u>Budget</u>	<u>Revenues</u>	<u>Expenditures</u>	<u>Balance</u>
005.3410.0400.2009.0100: Fire Dept Bldg Imprv-2009/10	\$ 100,000.00	\$ 100,000.00	\$ 99,987.19	\$ 12.81

Capital Fund:

Decrease	005.3410.0400.2009.0100	\$ 12.81
Increase	005.3410.0900.2009.0100	\$ 12.81

Debt Service Fund:

Due From Capital Fund	006.0006.0395.0000.0000	\$ 12.81
Transfer to Debt from Capital Fund	006.0006.5051.0000.0000	\$ 12.81

DPW Vehicles:

<u>Project:</u>	<u>Budget</u>	<u>Revenues</u>	<u>Expenditures</u>	<u>Balance</u>
005.5110.0203.2010.0116: DPW Vehicles-2010/11	\$ 136,621.00	\$ 136,621.00	\$ 133,768.85	\$ 2,852.15

Capital Fund:

Decrease	005.5110.0203.2010.0116	\$ 2,852.15
Increase	005.5110.0900.2010.0116	\$ 2,852.15

General Fund:

Due From Capital Fund	001.0001.0395.0000.0000	\$ 2,852.15
Transfers from Capital	001.0001.5995.0000.0000	\$ 2,852.15

Street Resurfacing:

<u>Project:</u>	<u>Budget</u>	<u>Revenues</u>	<u>Expenditures</u>	<u>Balance</u>
005.5110.0400.2009.0090: Street Resurfacing-2009/10	\$ 600,000.00	\$ 600,000.00	\$ 591,365.02	\$ 8,634.98

Capital Fund:

Decrease	005.5110.0400.2009.0090	\$ 8,634.98
Increase	005.5110.0900.2009.0090	\$ 8,634.98

Debt Service Fund:

Due From Capital Fund	006.0006.0395.0000.0000	\$ 8,634.98
Transfer to Debt from Capital Fund	006.0006.5051.0000.0000	\$ 8,634.98

Storm Sewer Improvements:

<u>Project:</u>	<u>Budget</u>	<u>Revenues</u>	<u>Expenditures</u>	<u>Balance</u>
005.8120.0400.2007.0057: Storm Sewer Imprvmts-2007/08	\$ 265,000.00	\$ 265,000.00	\$ 249,527.33	\$ 15,472.67

Capital Fund:

Decrease	005.8120.0400.2007.0057	\$ 15,472.67
Increase	005.8120.0900.2009.0093	\$ 15,472.67

Debt Service Fund:

Due From Capital Fund	006.0006.0395.0000.0000	\$ 15,472.67
Transfer to Debt from Capital Fund	006.0006.5051.0000.0000	\$ 15,472.67

Storm System Rehabilitation:

Project:	Budget	Revenues	Expenditures	Balance
005.8120.0400.2009.0093: Storm System Rehab-2009/10	\$ 300,000.00	\$ 300,000.00	\$ 286,278.30	\$ 13,721.70
Capital Fund:				
Decrease	005.8120.0400.2009.0093	\$ 13,721.70		
Increase	005.8120.0900.2009.0093	\$ 13,721.70		
Debt Service Fund:				
Due From Capital Fund	006.0006.0395.0000.0000	\$ 13,721.70		
Transfer to Debt from Capital Fund	006.0006.5051.0000.0000	\$ 13,721.70		

Garbage Truck:

Project:	Budget	Revenues	Expenditures	Balance
005.8160.0203.2008.0079: 31 Yd Garbage Truck-08/09	\$ 224,000.00	\$ 224,000.00	\$ 216,646.05	\$ 7,353.95
Capital Fund:				
Decrease	005.8160.0203.2008.0079	\$ 7,353.95		
Increase	005.8160.0900.2008.0079	\$ 7,353.95		
Debt Service Fund:				
Due From Capital Fund	006.0006.0395.0000.0000	\$ 7,353.95		
Transfer to Debt from Capital Fund	006.0006.5051.0000.0000	\$ 7,353.95		

Marina Improvements:

Project:	Budget	Revenues	Expenditures	Balance
005.7230.0400.2007.0072: Marina Promnade Imp-2007/08	\$ 43,260.00	\$ 43,260.00	\$ 12,957.80	\$ 30,302.20*
005.7230.0400.2009.0107: Marina Imp-2009/10**	\$ 407,560.00	\$ 234,654.00	\$ 231,486.97	\$ 3,167.03

*In deferred revenue (005.0005.0691.0000.0000)

**Active Capital Project

Capital Fund:				
Decrease	005.0005.4992.2007.0072	\$ 23,030.07		
	005.0005.4993.2007.0072	\$ 7,272.13		
	005.7230.0400.2007.0072	\$ 30,302.20		
Increase Marina Improvement 2009-10 from \$407,560 to \$437,862.20				
Increase	005.0005.4992.2009.0107	\$ 23,030.07		
	005.0005.4993.2009.0107	\$ 7,272.13		
	005.7230.0400.2009.0107	\$ 30,302.20		

UDAG / Comprehensive Planning:

<u>Project:</u>	<u>Budget</u>	<u>Revenues</u>	<u>Expenditures</u>	<u>Balance</u>
005.7110.0400.2006.0046: Monument Park Imp-2006/07	\$ 103,875.00	\$ 162,321.00	\$ 103,918.70	\$ 58,402.30*
005.8020.0400.2005.0033: Comprhnsve Planning-2005/06	\$ 30,000.00	\$ 30,000.00	\$ 3,609.72	\$ 26,390.28
005.8020.0400.2006.0040: Comprhnsve Planning-2006/07**\$	\$ 506,500.00	\$ 506,500.00	\$ 405,958.76	\$ 100,541.24

*In deferred revenue (005.0005.0691.2006.0046)

**Active Capital Project

Capital Fund:

Decrease	005.0005.5710.2005.0033	\$ 26,390.28
	005.8020.0400.2005.0033	\$ 26,390.28
	005.0005.0691.2006.0046	\$58,402.30

Increase Comp Plan 2006/07 project from \$506,500 to \$591,292.58 (\$26,390.28 + \$58,402.30)

Increase	005.0005.5710.2006.0040	\$ 26,390.28
	005.8020.0400.2006.0040	\$ 26,390.28
	005.0005.0691.2006.0040	\$58,402.30

Miscellaneous Projects:

<u>Project:</u>	<u>Budget</u>	<u>Revenues</u>	<u>Expenditures</u>	<u>Balance</u>
005.3120.2080.0000.0000: PD Vests-1999/00	\$ 25,842.50	\$ 25,842.50	\$ 26,077.63	(\$ 235.13)
005.3120.2095.0000.0000: Local Law Block Police Grant	\$ 128,807.00	\$ 128,807.00	\$ 128,853.61	\$ 2,500.00
005.8020.0400.2005.0042: Multi-Hazard Mitigation2005/06	\$ 24,142.00	\$ 21,687.36	\$ 21,803.50	(\$ 116.14)

Capital Fund:

Increase	005.0005.5031.0080.0000	\$ 235.13
	005.3120.2080.0000.0000	\$ 235.13

Increase	005.0005.5031.2005.0042	\$ 116.14
	005.8020.0400.2005.0042	\$ 116.14

Decrease	005.0005.5031.0095.0000	\$ 351.27
	005.3120.2095.0000.0000	\$ 351.27

Decrease	005.3120.2095.0000.0000	\$ 2,148.73
Increase	005.3120.0900.0095.0000	\$ 2,148.73

General Fund:

Due From Capital Fund	001.0001.0395.0000.0000	\$ 2,148.73
Transfers from Capital	001.0001.5995.0000.0000	\$ 2,148.73

Parking Lot Improvements:

<u>Project:</u>	<u>Budget</u>	<u>Revenues</u>	<u>Expenditures</u>	<u>Balance</u>
005.1620.0400.2007.0070: Parking Lot Imp (222GC)-07/08	\$ 477,000.00	\$ 477,000.00	\$ 319,772.56	\$ 157,227.44
005.3320.2138.0000.0000: Dwtwn Parking Lot Imp-02/03	\$ 330,000.00	\$ 330,000.00	\$ 150,326.41	\$ 179,673.59
005.5110.2099.0000.0000: Beech St Parking Lot Imp-00/02	\$ 200,000.00	\$ 200,000.00	\$ 199,999.95	\$.05
				<u>\$ 336,901.08</u>

Capital Fund:

Decrease	005.1620.0400.2007.0070	\$ 157,227.44
	005.0005.5710.2007.0070	\$ 157,227.44
Decrease	005.3320.2138.0000.0000	\$ 179,673.59
	005.0005.5710.0138.0000	\$ 179,673.59
Decrease	005.5110.2099.0000.0000	\$.05
	005.0005.5710.0099.0000	\$.05

Establish Parking Lot Improvement 2011/12-005.3320.0400.2011.0108 - \$336,901.08

Increase	005.3320.0400.2011.0108	\$ 336,901.08
	005.0005.5710.2011.0108	\$ 336,901.08

Summary of Transfers

Debt Service Fund:	\$68,801.04
Other Capital Projects:	\$115,094.78
New Capital Project	\$336,901.08
General Fund	<u>\$5,000.88</u>
Total	\$525,797.78

BY ORDER OF THE BOARD OF TRUSTEES
OF THE VILLAGE OF PORT CHESTER, NEW YORK

Vote:	Aye	Nay	Abstain	Absent
Brakewood				
Branca				
Didden				
Kenner				
Marino				
Pilla				
Terenzi				

B/T Mtg. Date **May 7, 2012** Action: Adopted
Licensing Defeated
Resolution # 1 Tabled
 No Action
 Amended
Motion 1 2

**RESOLUTION
TAXI DISPATCHING LICENSES**

On motion of TRUSTEE _____, seconded by TRUSTEE _____, the

following resolution was adopted by the Board of Trustees of the Village of Port Chester,

New York:

WHEREAS, Section 295-20, "Taxicabs", of the Village Code provides for the "Licensing of company dispatching", subject to the approval of the Village Board of Trustees; and

WHEREAS, Coqui Taxi, Luso American Taxi, P.C. Taxi, RC Taxi and Village Taxi have submitted applications for a dispatching license to the Village Clerk's Office for the approval by the Board of Trustees as provided by in Section 295-20 (C); and

WHEREAS, these applications have been reviewed by the Village Clerk, who makes a favorable recommendation of approval for the five (5) applicants. Now, therefore be it,

RESOLVED, that the Board of Trustees hereby approves the applications submitted by Coqui Taxi, Luso American Taxi, P.C. Taxi, RC Taxi and Village Taxi and directs the Village Clerk to issue a license for dispatching to each respective applicant, with said license to expire on March 31, 2013.

Vote:	Aye	Nay	Abstain	Absent
Brakewood				
Terenzi				
Didden				
Branca				
Marino				
Kenner				
Pilla				

B/T Mtg. Date May 7, 2012

Action: Adopted
 Defeated
 Tabled
 No Action
 Amended

Police Resolution # _____ I _____

Motion I _____ 2 _____

**RESOLUTION
BUDGET AMENDMENT
AMMUNITION FOR POLICE DEPT.**

On motion of TRUSTEE _____, seconded by TRUSTEE _____, the following resolution was adopted by the Board of Trustees of the Village of Port Chester, New York:

WHEREAS, the Port Chester Police Department purchases ammunition from the New York State Procurement Program and has been notified that the cost for their required ammunition is increasing in June 2012; and

WHEREAS, Police Department personnel is recommending making a bulk purchase of the .40 caliber pistol ammunition, which the Police Chief confirms; and

WHEREAS, the New York State Contract #PC 63287 provides for purchase of this ammunition from Eagle Point Gun at 1707 3rd Street, Thorofare, New Jersey, 08086 at \$154.80 per case; and

WHEREAS, the Police Department is requesting the purchase of 130 cases in the amount of \$20,124, and

WHEREAS, the Service Supplies line 1.3120.409 only has \$3,322 remaining in its' budget line and an additional \$17,000 is needed to complete the above purchase. Now, therefore be it

RESOLVED, that the Board of Trustees of the Village of Port Chester, New York hereby authorizes the Village Treasurer to modify the 2011-12 General Fund Budget as follows:

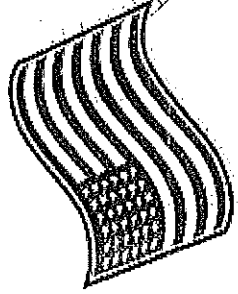
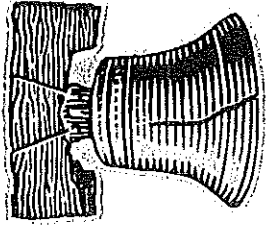
GENERAL FUND

Police Department Budget Transfer

From:	Contractual Expense	\$2,000
1.3120.442	Education & Training	\$2,500
1.3120.403	Collision & Painting	\$10,000
1.3120.432	Vehicle Town Charges	\$500
1.3120.435	Police Schooling	\$2,000
1.3120.441		

To: 1.3120.409 Service Supplies \$17,000

Vote:	Aye	Nay	Abstain	Absent
Brakewood				
Terenzi				
Didden				
Branca				
Marino				
Kenner				
Pilla				



RECEIVED
APR 17 2012
VILLAGE OF PORT CHESTER

M



2/17 mta. 5/7/12
Comes. #1

Rye Port Chester-Rye Brook-Town of Independence Day Committee

P.O.B. 1134

Port Chester, New York 10573

Chairman & Treasurer
Gerald Logan
Secretary
Nancy Logan
Security
George Colaluca
Amanda Burtica

Vice Chairman
Steve Giamundo
Public Relations
Toni Ganin
Fabiola Montoya
Antonio Moran
Noel Gallicano
Students Volunteers
Gregory Montoya
Niko Herrera

April 15, 2012

Village of Port Chester
Dennis Pilla, Mayor
& Board of Trustees
222 Grace Church Street
Port Chester, New York 10573

Dear Mayor Pilla and Board:

We would like to thank you for your cooperation in the past regarding the 4th of July Festivities.

Last year the Village of Port Chester voted on helping us finance this spectacular evening of fireworks, award presentation to the school children and awards to outstanding individuals and organization in the community. We most certainly not only appreciated but depended on your \$5,000. 00 donation to help sponsor this evening. Since the fireworks have been, and fortunately still are \$20,000. Your generous contribution is the difference of whether or not we can go forward with this spectacular event.

Wednesday, July 4th 2012 will be the 65th year of this celebration which is scheduled to take place in the Port Chester Senior High School's Ryan Stadium at 7:30PM.

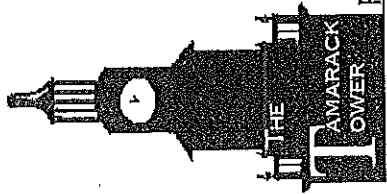
Accept this letter as your and your entire Board's invitation to this wonderful one-of-a kind event.

We thank you and look forward to you joining us on the dais.

If you have any questions, please call me at 914-939-8291, or email nancylogan@gmail.com

Sincerely,


Gerald Logan, Chairman



OF THE PORT CHESTER/RYE UNION FREE SCHOOL DISTRICT, INC.

FOUNDATION

P.O. Box 1718, Port Chester, New York 10573
WWW.TAMARACKTOWER.ORG

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BISHOP M. NOWOTNIK

VICE PRESIDENT
JOAN M. GARGONE

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SECRETARY
ROSEMARIE BARONE

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SECRETARY
DOROTHY SCARFONE

TREASURER
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CAMILLE C. LINEN

ROBERT MORABITO

ANTHONY J. NAPOLI

DOMINICK NERI

HON. DENNIS PILLA

DAVID TUTERA

HON. HOPE VESPIA

REV. GERALD WASHINGTON

April 20, 2012

Mayor Dennis Pilla and
Board of Trustees
Village of Port Chester
222 Grace Church Street
Port Chester, NY 10573

Dear Mayor Pilla:

I am writing this letter on behalf of the Tamarack Tower Foundation of which I am President of the Board of Directors

The Tamarack Tower Foundation would like to request approval from the Board of Trustees to install two-sided banners across three streets in Port Chester (Putnam Avenue - where Austin Place intersects); Westchester Avenue (in the area of T & J Villaggio) and North Main Street (in the area of Per Voi), to promote our "Taste of Port Chester Restaurant Tour" Fund Raiser to be held on Sunday, June 3, 2012. The banners should be ready the beginning of May and if approved, we would like to be able to contact the DPW to have them put up.

We would also like to request permission from the Board of Trustees to have a large sign posted from May 3-June 3, 2012 at Messina Park on Putnam Avenue.

This event will be used as one of the major fundraisers to support our foundation and its goal of "Success for Every Student."

Thank you for your consideration of our request.

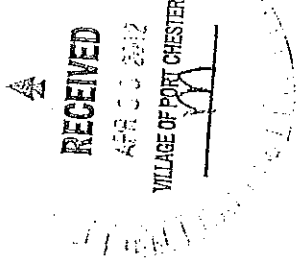
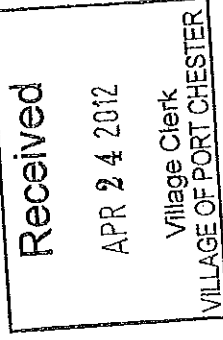
Cordially,

Bishop Nowotnik

Bishop Nowotnik, President (914) 400-6924
Tamarack Tower Foundation

jmg

BIT MTO. 5/7/12
Corres. #2



BIT mte. 5/7/12
Cones. #3

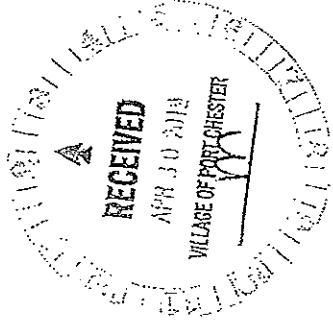
RELIANCE ENGINE & HOSE CO., NO. 1 INC.
ORGANIZED 1823
FIRE HEADQUARTERS
P.O. 161
PORT CHESTER, NY 10573

(914) 939-8658

MEETS THE FIRST FRIDAY OF THE MONTH

April 19, 2012
Port Chester, NY

Hon. Dennis Pilla
Mayor of the Village of Port Chester
And The Board of Trustees of the Village of Port Chester
222 Grace Church St.
Port Chester, NY 10573



Dear Gentlemen:

The officers and members of Reliance would like to take this opportunity to request to meet with you, the village board, to discuss our plans for a celebration of the 190th Anniversary of our organization in 2013.

We will be hosting the annual convention of the Westchester County Volunteer Firemen's Association in conjunction with this event in order to share our celebration with many of our brother firemen. We have many ideas to make this a community wide celebration including a grand fireman's parade to be held in September of 2013.

We look forward to meeting with the board and outlining our plans and to receive your input so that we may all have an enjoyable event.

Respectfully yours,

A handwritten signature in black ink, appearing to read "M. De Vittorio".

Reliance Engine & Hose Co., No. 1 Inc.

Michael De Vittorio
Secretary

BITMTO. 5/7/12
corres. # 4

Scan for member



222 Grace Church Street
Suite 304 B
Port Chester, NY 10573

www.portchamber.com
portchamber@gmail.com
Tel 914-939-1900 Fax 914-437-7779

Chairman
Frank Madonia

Vice Chairman
Gerald Logan

President
Ken Manning

Treasurer
Dan Colangelo

Chairman Emeritus
Michael Borrelli

Ex Officio Members
Christopher Russo
Christopher Bradbury

Secretaries
Donna Mead
Toni Rovello

Board of Directors
Richard Abel
Michael Borrelli
Dan Colangelo
Dawn French
George S. Latimer

Gerald Logan
Frank Madonia
Ken Manning
Scott Moore
George Pawlusch
Dennis Pilla
Richard Reidy
Martin Rogowsky
Daily Sculky
Pat Sestito



April 24, 2012

Mr. Christopher J. Russo
Village Manager
Village of Port Chester
222 Grace Church Street, Suite 150
Port Chester, NY 10573

Dear Mr. Russo:

On behalf of the Port Chester/Rye Brook/Rye Town Chamber of Commerce, I am making our annual request to the Village of Port Chester Board of Trustees for approval of our Annual Banner Program.

In discussions with the contractor, Artemios Signs, they advised that due to the current economic situation, they would only be able to donate three banners for the Village of Port Chester.

Thank you for your consideration.

Sincerely,

Ken Manning
President

KM:tr
Chamber corres/2012

B/T m10.
5/7/12
Comes. #5

From the [unclear]

Fire Patrol and Rescue Co. #1

P.O. Box 1254

Port Chester, New York 10573

Organized 1884

RECEIVED
APR 26 2012
VILLAGE OFFICE
VILLAGE OF PORT CHESTER

April 22, 2012

Christopher J. Russo
Village Manager
Village of Port Chester
222 Grace Church Street
Port Chester, N.Y. 10573

Dear Chris,

Previously I had written to you about our pending car show and the use of the marina parking lot. We understand that the marina is not an option and other sites were suggested.

Per your conversations with Angelo Sposta, Jr., we would like to take you up on your offer of North Main Street as the site for our car show. We have set the date for the show and will have it on Sunday October 14th, with a rain date of Sunday October 21st.

Once again we appreciate your assistance in helping us in this endeavor.

Yours truly,


James K. Mitchell, Jr.

Secretary
Fire Patrol and Rescue

MEETING HELD APRIL 2, 2012

A meeting of the Board of Trustees of the Village of Port Chester, New York, was held on Monday, April 2, 2012 at 7:00 P.M., in the Court Room of the Police Headquarters Building, 350 North Main Street, Port Chester, New York, with Mayor Dennis Pilla presiding.

Present in addition to Mayor Pilla, were Trustees Daniel Brakewood, Saverio Terenzi, Bart Didden, Luis Marino and Joseph Kenner.

It should be noted that Trustee John Branca was absent.

Also present were Village Manager, Christopher Russo; Village Clerk, Joan Mancuso; Village Attorney, Anthony Carreto; Assistant Village Manager / Director of Code Enforcement, Christopher Steers; Village Treasurer, Leonie Douglas; Director of Planning and Development, Christopher Gomez and Village Engineering Consultant, Dolph Rotfeld. Police Chief Joseph Krzeminski arrived after the presentation.

Public Hearing: Tentative Budget FY 2012-2013

The Clerk read Affidavits of Publication stating that the following Public Notice was duly published in the Journal News on March 27, 2012, certified by Cecilia Hernandez, the Principal Clerk of the Journal News and in the Westmore News on March 30, 2012, certified by Angelina Brescia, Office Manager of the Westmore News.

VILLAGE OF PORT CHESTER

NOTICE OF BUDGET PUBLIC HEARING

PLEASE TAKE NOTICE, that pursuant to Section 5-508 of the Village Law, a Tentative Budget showing the revenue and expenditures for the fiscal year of the Village of Port Chester, New York, commencing June 1, 2012, was filed with the Clerk of said Village.

PLEASE TAKE NOTICE, that a public hearing will be held by the Board of Trustees of said Village on Monday, April 2, 2012 at 7:00 p.m. with the hearing to be held in the Village Justice Courtroom, 350 North Main Street, Port Chester, New York for the purpose of considering and discussing such tentative budget. A copy of such Tentative Budget is available at the office of the Clerk, where it may be inspected by any interested person during office hours or online at www.portchesterny.com

Said Tentative Budget includes compensation for the Mayor of \$12,633.00 per annum and for the Trustees of \$5,200.00 per annum.

PLEASE TAKE NOTICE, that at said public hearing all persons are invited to attend and provide the Board with written and oral comments and ask questions concerning the Village's Tentative Budget.

BY ORDER OF THE BOARD OF TRUSTEES
OF THE VILLAGE OF PORT CHESTER, NEW YORK

On motion of Trustee Didden, seconded by Trustee Brakewood, the public hearing was declared open.

ROLL CALL

AYES: Trustees Brakewood, Terenzi, Didden, Marino, Kenner and Mayor Pilla

NOES: None

ABSENT: Trustee Branca

Christopher Russo, the Village Manager said that this budget seeks to address the major issues and initiatives for the Village. He commended Leonie Douglas, the Village Treasurer on her hard work on this budget. Mr. Russo said that this is a tough year noting that the Village over the past few years has been able to make certain adjustments during these hard economic times but that may not be the case this year. He also said that he will provide the Board during the budget work sessions proposals regarding capital planning.

Mayor Pilla spoke about looking at the big picture for spending and growth. Mr. Russo noted that regarding the sanitary sewer improvements and water quality that we have made significant process. He said that he has entered into an interim agreement with the Water Company regarding the Sanitary Sewer Rental Project.

The Mayor spoke further about the proposed sanitary sewer rent project and the effect of this project on the budget noting that it will shift the payment from property taxes to usage. He said that regarding this project \$700,000 is craved out of the budget.

Mr. Russo noted that the total project cost is 1.4 million dollars. There was further discussion of this project between the Manager and Trustee Didden.

Leonie Douglas, the Village Treasurer made the following presentation regarding the Tentative Budget for Fiscal Year starting June 1, 2012 and ending May 31, 2013.

She said that the general fund budget at a glance is as follows:

• Appropriations	\$36,206,950
• Real Property Tax Levy	\$22,485,945
• Other Revenues	\$12,696,005
• Appropriated Fund Balance	\$825,000
• Appropriated Debt Service Reserves	\$200,000
• Total Assessed Value	\$2,600,936,297
• Assessed Value % Decrease	(7.28%)
• Percentage Tax Levy Increase	2.4%

Ms. Douglas then told the Board and the public what is the property tax cap stating that on June 24, 2011 the property tax cap was signed into law (see Chapter 97 of the NYS Laws of 2011) and that this new law takes effect in the local years beginning January 1, 2012 and extends through June 15, 2016. She continued that this tax cap law establishes a limit on the annual growth of property taxes levied by local governments and school districts to two percent (2%) or the rate of inflation, whichever is less.

Ms. Douglas then reviewed the tax cap calculation for fiscal year 2012-2013:

Tax levied in FY 2011-2012	\$21,958,225	\$22,245,505
Plus Sidewalk Assessment in FY 2011-12	<u>170,000</u>	<u>530,262</u>
TOTAL PROPERTY TAX LEVIED	\$22,128,225	\$22,775,767
Times VOPC Tax base growth factor (1.0053)		
Plus PILOTS Budgeted Receivables in FY 2011-12		
TOTAL PROP TAX LEVIED PLUS PILOTS FY 2011-12		
Minus Tort Actions that exceeds 5% Tax Levy (2013 and after)	- 0 -	
Times Allowable Levy Growth Factor for 2012 of 1.02	\$23,231,282	
Minus PILOT Receivable in FY 2012-13	<u>(678,000)</u>	
Plus Pension Costs Exclusions (ERS & PFRS)	<u>198,687</u>	
TOTAL PROP TAX LIMITATION FYE 5/31/2013	\$22,751,969	
Proposed Tax Levy for FYE 5/31/2012 (plus SWB \$40,000)	<u>\$22,525,945</u>	
Property Tax Levy Carryover for FY 2013-14	\$ 226,023	

The Treasurer reviewed the tax rate calculation for FY 2012-2013 as follows:

	Assessed Value	Percentage	Tax Levy
Homestead	\$1,724,588,576	60.588835%	\$13,623,972.11
Non-Homestead	876,347,721	39.411165%	8,861,972.89
Total	\$2,600,936,297	100.000000%	\$22,485,945.00

Homestead Tax Rate: \$7.899839 (% Increase = 10.99%)

Non-Homestead Tax Rate: \$10.112393 (% Increase = 8.45%)

She then provided a tax comparison for FY 2012-13 for the traditional single family property:

	FY 2011-12	FY 2012-13
Average Assessed Value	\$497,947	\$463,283
Homestead Tax Rate (per \$1,000)	\$7.795658	\$7.899839
Average Village Tax	\$3,882	\$3,660
Average Tax Bill Decrease		\$222

The Board discussed with Mr. Russo and Ms. Douglas several aspects of the budget presentation including the tax rate versus the percentages of the property assessments and the tax comparison.

Ms. Douglas continued the presentation stating that other revenue highlights include a 7.37% increase for other revenues from FY 2011-12 which was \$11,824,590 compared to FY 2012-13 which the other revenues will total \$12,696,005. She proceeded with the next slide showing the General Fund Revenues comparison by function as follows:

Revenue Summary	Adopted	Tentative	Increase /	% Increase
	FY 2011-12	FY 2012-13	Decrease	/Decrease
Real Prop Tax Items	\$21,958,225	22,485,945	\$527,720	2.40%
Other Tax Items	740,262	732,000	(8,262)	(1.12%)
Non-Prop Tax Items	4,199,000	4,329,000	130,000	3.10%
Departmental Income	3,060,521	3,026,392	(34,129)	(1.12%)
Use of Money & Prop.	310,000	211,166	(98,834)	(31.88%)
Licenses & Permits	154,630	165,430	10,800	6.98%
Fines & Forfeitures	2,019,000	2,204,000	185,000	9.16%
Misc. Revenues	76,000	66,000	(10,000)	(13.16%)
State & Federal Aid	723,929	712,017	(11,912)	(1.65%)
Approp. Fund Balance	1,025,000	1,175,000	150,000	14.63%
Tff. From DS & SF	600,000	1,100,000	500,000	83.33%
Total Revenues	\$34,866,567	\$36,206,950	\$1,340,383	3.84%

There was further discussion between the Board and staff about the revenue comparison and the increases and/or decreases of certain categories.

Ms. Douglas then reviewed with the Board the assessed valuation history and trend since 2006-2007 to 2012 - 2013 as follows:

	06-07	07-08	08-09	09-10	10-11	11-12	12-13
Homestead	\$1,860,588,042	\$2,052,456,699	\$2,216,939,424	\$2,141,735,833	\$2,109,949,846	\$1,899,018,347	\$1,724,588,576
Non-Homestead	848,640,945	921,971,198	965,550,234	969,731,732	968,295,228	906,172,448	\$763,477,721
Total	\$2,709,228,987	\$2,974,427,897	\$3,182,489,658	\$3,111,467,565	\$3,078,245,074	\$2,805,190,795	\$2,600,936,297

Increase/	\$67,430,930	\$265,198,910	\$208,061,761	(\$71,022,093)	(\$33,222,491)	(\$273,054,279)	(\$204,254,498)
Decrease							
% Increase /		9.79%	7.00%	(2.23%)	(1.07%)	(8.87%)	(7.28%)
Decrease							

Ms. Douglas then showed the Board and the public the tax levy percent changes for the last ten years as follows:

• FY 2003-2004	\$13,289,789	12.64%
• FY 2004-2005	\$15,128,465	13.84%
• FY 2005-2006	\$18,442,189	21.90%
• FY 2006-2007	\$20,640,129	11.92%
• FY 2007-2008	\$21,772,390	5.49%
• FY 2008-2009	\$22,547,730	3.56%
• FY 2009-2010	\$22,870,783	1.43%
• FY 2010-2011	\$23,187,552	1.39%
• FY 2011-2012	\$21,958,225	(5.30%)
• FY 2012-2013	\$22,485,945	2.40%

She then provided the following figures regarding the General Fund Appropriation. Increase that the 2012 – 2013 Tentative Budget is \$36,206,950 compared to the 2011-2012 Adopted Budget General Fund Appropriations in the amount of \$34,866,567 which is an increase of \$1,340,383 for a percentage increase of 3.84%. Ms. Douglas then reviewed the comparison of the appropriations by function.

Revenue Summary	Adopted FY 2011-12	Tentative FY 2012-13	Increase / Decrease	% Increase / Decrease
General Gov. Support	\$5,043,020	\$5,478,097	435,057	8.63%
Public Safety	10,486,783	11,129,852	643,069	6.13%
Health	275,834	275,834	0	0.00%
Transportation	1,531,750	1,598,285	66,535	4.34%
Economic Opport. & Dev.	412,393	380,659	(31,734)	(7.70%)
Culture & Recreation	1,999,280	2,005,277	5,997	.30%
Home & Community Services	2,274,578	2,226,537	(48,041)	(2.11%)
Employee Benefits	8,713,731	9,181,500	467,769	5.37%
Debt Services (P/T)	4,129,198	3,930,909	(198,289)	(4.80%)
Total Appropriations	\$34,866,567	\$36,206,950	\$1,340,383	3.84%

The Board discussed several of these categories with the Manager and the Treasurer.

Ms. Douglas continued her Budget presentation on the history of the pension costs with breakdown as follows since Fiscal Year 2002-2003:

Fiscal Year	Employee Retirement	Incentive	Police/Fire Retirement	Total
2002-03	\$86,309		\$59,351	\$145,660
2003-04	264,369		372,086	636,455
2004-05	582,084		1,095,041	1,677,125
2005-06	486,144		939,142	1,425,286
2006-07	498,166		1,093,933	1,592,099
2007-08	457,259		1,066,054	1,523,313
2008-09	445,335		1,100,032	1,545,367
2009-10	400,337		1,171,660	1,571,997
2010-11	633,122	407,622	1,302,688	2,343,432
2011-12	595,380		1,572,028	2,167,408
2012-13 (Prop)	\$37,052		1,961,670	2,798,722

The Board discussed with staff this graphic regarding pension costs which comes from the State Retirement System.

Ms. Douglas summarized the long term debt noting that the balance as of June 1, 2012 will be \$34,335,000 and a principal payment will be made during the 2012-2013 Fiscal Year of \$2,340,000 leaving a balance of \$31,995,000 and the interest payment for the long term debt will be

\$1,124,906. She then reviewed the short term debt summary noting that the balance as of June 1, 2012 will be \$1,600,000 with a principal payment of \$400,000 that will be made leaving the balance as of May 31, 2013 at \$1,200,000 with an interest payment of \$16,000. Ms. Douglas also provided the Board with a graphic of the outstanding long term debt for the next ten years.

The next slide that was presented by Ms. Douglas was the breakdown over three years of the full time employees by function as follows:

	<u>FY 2010-11</u>	<u>FY 2011-12</u>	<u>FY 2012-13</u>
General Government	27	25	26
Public Safety	85	83	84
Transportation	14	14	14
Economic Opportunity & Dev	2	2	2
Culture & Recreation	6	5	5
Home & Community Services	<u>21</u>	<u>21</u>	<u>22</u>
Total	155	150	153

The Board discussed with Mr. Russo and Ms. Douglas the full time employees and how they are categorized by the certain functions. Ms. Douglas concluded her presentation with a slide showing the ten year history of the unreserved fund balance.

<u>Fiscal Year</u>	<u>Unreserved Fund Balance</u>	<u>Fund Balance Appropriated</u>
2001-02	\$1,755,750	\$300,000
2002-03	889,238	150,000
2003-04	325,416	0
2004-05	1,217,893	0
2005-06	2,539,236	0
2006-07	3,895,981	0
2007-08	3,938,970	550,000
2008-09	4,938,802	750,000
2009-10	5,166,457	650,000
2010-11	4,768,937	825,000
2011-12 (estimated)	4,700,000	825,000

There was a brief discussion about the Unreserved Fund Balance and the provided history of the Fund.

Mr. Russo continued with the budget proposal that includes a Sanitary Sewer Improvement Project. He said that he had provided the Board with some information regarding capital projects and that a separate budget work shop meeting will be held to review the proposed projects. Mr. Russo reviewed slides showing the areas where video inspections have been done to date which total 15% of the sanitary sewers and 38% of the storm sewers. He said that \$3,500,000 has been expended as of date with the downtown being Phase I of the project which replaced or sealed sanitary lines at 15 locations of 12,810 linear feet costing \$1,709,750. Mr. Russo said that the project will have four future phases which were shown on the map which cost will be approximately \$3.0 million for each phase for a total of \$12 million and that these phases include video inspection, analysis of conditions and the assumption that 35% replacement will be needed.

The Board discussed with Mr. Russo and the staff the proposed Sanitary Sewer Improvement Project. Dolph Rotfeld, the Village Engineering Consultant noted that the Village had received grant funding for the project in the amount of \$725,000 that has been used toward the inspections and repairs so far. He noted that the proposed project is a five year plan but that it will take seven years to complete. Mr. Russo spoke further about the process saying that improvements will be identified in Phase 2 while they are doing the work in Phase 1 and so forth.

Mayor Pilla spoke about the connection of the sewer project work with street repaving that is also being planned.

Trustee Brakewood asked what are the useful life of sewers.

Mr. Rotfeld said that typically the useful life of sewers is fifty years and spoke about some of the downtown issues regarding our sewers and that some go back over one hundred years. There was further discussion about the number of years for sewers and Trustee Brakewood expressed that if the Village can spread this cost out longer then it would be less painful to the taxpayers.

Trustee Terenzi spoke about his recommendation on the borrowing process for this project.

Trustee Didden asked about the EPA order that the Village has regarding our sanitary sewer system.

Mr. Rotfeld spoke on the EPA order and noted that during the inspection process once issues are found they are fixed.

Trustee Didden asked when illegal connections are found is the property fined to offset the costs.

Anthony Cerreto, the Village Attorney said that property owners are cited and if they do not comply they would be violated.

Christopher Steers, the Assistant Village Manager / Director of Code Enforcement concurred that is how the procedure is done and compliance has been completed.

Mr. Russo then reviewed the last slide of the presentation regarding the breakdown of water consumption by land use. He said that this is not finalized information provided by the Water Company that shows 61% of consumption is by commercial properties, 2% by industrial, 3% by the public authority and 34% by residential properties. The Board discussed with Mr. Russo this information further. Mr. Russo noted that it is estimated that the sewer bill will be between 20% - 25% of a property owner's water bill.

Mayor Pilla said that the Board should also consider a Business Improvement District (BID) where those services could also be carved out of the budget and spoke in greater detail regarding a BID for the downtown.

Trustee Brakewood said that this is the first year that municipalities and schools are dealing with the State Tax Cap and that our Village has been living within the tax cap law for the last four to five years.

Mayor Pilla said that the Board will be holding budget workshops with departments this month and that all of these workshops are open to the public.

Joan Mancuso, the Village Clerk said that the budget workshops have been scheduled as follows: April 11th at 6:00 p.m. in the Senior Center on the Department of Public Works, Capital Projects and the Sewer Project, April 16th at 6:00 p.m., at the Courtroom on the Fire Department and the Budget Public Hearing will be continued that same evening at 7:00 p.m.; on April 18th at 6:00 p.m. in Senior Center with the Police Department, the Court and Code Enforcement / Building Department and Planning & Zoning and there is tentatively scheduled a Board meeting on April 23rd at 7:00 p.m., in the Courtroom to consider possible adoption of the budget.

The Mayor asked if anyone from the audience would like to speak on the proposed Tentative Budget. He recognized Goldie Solomon.

Ms. Solomon said that the Village of Port Chester is in crisis. She said that the Board is forgetting that we are a low to middle income community and that we have more off the tax roll that effect the tax payers. Ms. Solomon said that she is interested in what this budget will cost us noting that no properties are being sold in the Village. She asked what about our downtown and that the new Mariner residential project will place a large burden on our schools. Ms. Solomon also spoke about the County Sewer Treatment Plant and how can you develop in that area with that plant there. She said that our taxes are killing us and that the Board has done nothing about our property assessments

which are too high. Ms. Solomon concluded that there are a lot of problems in the Village but the Board needs to protect our Marina area and that we need parking which there is and a park not more development.

Mayor Pilla recognized Richard Abel.

Mr. Abel said that the average house in Port Chester will pay \$222 less in taxes if both the residential and commercial assessments went down how is that possible.

Trustee Terenzi agreed with Mr. Abel that is the question.

Mr. Russo explained the information that Mr. Abel spoke on noting that the Town Assessor provided information for an average property calculation stating that the Homestead side went down and explained further.

Mr. Abel said that the water usage fee in principal he agrees with but noted that some of the big water users are restaurants that bring in the taxes and commerce and this will bring up the cost of doing business here.

Mayor Pilla spoke about the Homestead and Non-Homestead properties and the split between those two assessment categories and as we carve out the cost for services so people pay their fair share the different between the categories should go down and normalize the costs based on the usage.

Trustee Brakewood said that Mr. Abel's comments are valid and that we need to have more data on this proposal.

Mr. Russo said that Mr. Abel's comments show that there needs to be fairness. He said that the Village spends a great deal of time and effort clearing out grease from restaurants from the sewer lines downtown which there is no reimbursement for this work.

Mr. Abel spoke more on the additional burden to some entities of this proposed sewer project.

Mayor Pilla said that we could have considered just setting a rate but do not want to do that so will be looking at the full year water usage.

Mr. Abel told the Board that the amount charged to the customer will not be in a fee schedule but should be by public hearing and not by budget.

Mr. Cerreto said that a public hearing would be required to change the fee and/or rate for this project.

The Mayor asked if there was anyone else from the audience who would like to speak on the proposed Tentative Budget, there was none.

On motion of Trustee Didden, seconded by Trustee Marino, the public hearing was adjourned to April 16, 2012.

ROLL CALL

AYES:

Trustees Brakewood, Terenzi, Didden, Marino, Kenner and Mayor Pilla

NOES:

None

ABSENT:

Trustee Branca

Presentation: Comprehensive Plan and Zoning Map & Text Amendments

The Clerk noted that the next item on the agenda is a presentation regarding the Comprehensive Plan and Zoning Map and Text Amendments.

Mayor Pilla gave the floor to Assistant Manager, Christopher Steers who is spearheading this project to apprise the Board as to its status.

Mr. Steers said that this is another step on our journey to adopt the Comprehensive Plan which was reenergized last year with the focus for synergizing the different versions of the plan which has been completed. He said that the draft plan has been completed and voted on by the Comprehensive Plan Advisory Committee (CPAC) which has been forwarded to the Board. Mr. Steers said that this is the next step in this process to deal with the zoning amendments as proposed based on the plan and we look forward toward the adoption of the Comprehensive Plan. He said that this will be a summary of those specific amendments and will also speak about the final steps for the adoption.

Frank Fish of BFJ Planning reviewed the schedule of the Comprehensive Plan, Zoning Amendments and State Environment Quality Review (SEQR) and noted that we are on schedule and tonight will ask the Board to schedule a public scoping session for April 16th which will lead to a public hearing to be held in June on the Plan and the Zoning Amendments, a Draft Generic Environmental Impact Study public hearing for July and adoption of the Plan and Zoning for October. Mr. Fish continued with the overall scope of the zoning code and map amendments noting that the first stage of the zoning code and map amendment process has been completed based on the key recommendation set forth in the Comprehensive Plan, that the foundation for future amendment process is aimed at code modernization and reorganization and that the zoning code amendments will implement the overall vision and recommendations established in an adopted Comprehensive Plan. He said with the overall approach that the zoning code and map amendments will reduce potential future density increases throughout the Village, preserve and protect the existing character of the residential neighborhoods, identify strategic areas for limited growth opportunities to help absorb development pressures in the Village's lower density areas and improve development predictability and coordinate private development with public investments in transportation and infrastructure systems.

Sarah Yackel of BFJ Planning presented the key strategies of the residential districts. She said that the floor area ratio (FAR) reductions in all residential districts, maximum building height reduction in the RA3 and RA4 districts, five strategic upzonings and the elimination of the PTD Planned Tower Development District. Ms. Yackel reviewed the schedule of the proposed FAR in the R2O – one family residential going from 0.50 to 0.35, in the R7 – one family residential from 0.60 to 0.50, the R5 – one family residential from 0.70 to 0.60 the R2F – two-family residential from 0.80 to 0.70 and the RA2 – multi-family residential from a 1.00 to a 0.90. She continued that there will be reduction of the FAR along with the maximum building heights reductions for the RA3 – multi-family residential from 1.60 to 1.50 and maximum height of building in stories from 8 to 6 and in feet from 70 to 60, for the RA4 – multi-family residential from 2.5 to 2.00 and from 10 stories to 7 and 95 feet to 70 feet.

Ms. Yackel continued with the presentation showing the areas for proposed upzonings north of Putnam Avenue between Willett Avenue and the Village border from R2F (two-family) to R5 noting that there are 91 parcels and that 42 are two family; from north of Mortimer Street west of Willett Avenue from a R2F (two-family) to R5 noting that there are 13 properties and 7 are two-family; from the west of King Street along Poningo Street,

including properties along Parker, Seymour, Bush and Buckley from RA3 (multi-family) to R2F (two-family) which includes 123 properties with 32 being multi-family; from the west of South Regent Street along Drew Street from a RA3 (multi-family) to a R2F (two-family) which has 12 parcels and 7 multi-family and south of Irving Avenue between North Regent Street and Leicester Street to a RA4 (multi-family) to RA2 (multi-family) which there are 9 parcels and none that are non-conforming.

Michael Keane of BFI Planning then reviewed the non-residential districts with the proposed zoning map amendments and building heights for these districts. He said that the key strategies of the non-residential zones is in the commercial areas the C1 - Neighborhood Retail district there are no changes, for the C2- Central Business District it has been renamed as a new C2 - Main Street Business district, the C3 - Design Office and Commercial district has been modified to the C3 - Office and Commercial district, the C4 - General Commercial district has been modified to the C4- General Commercial district and a new C5 - Train Station Mixed Use district (based on the existing C2 district). Mr. Keane stated that the proposed non-residential districts would include the elimination of the PRSP - Planned Railroad Station Plaza Development district. He continued with the waterfront area which would eliminate the MUR Marina Urban Redevelopment district and rezone the waterfront area C3 - Office & Commercial and DW - Design Waterfront. Mr. Keane reviewed the proposed dimensional requirements for these non-residential districts.

Mr. Fish explained that the former united Hospital site is currently zones as two-family and that they are providing for mixed uses on this site with density bonuses. He said that this site is being proposed to be a Planned Mixed-Use District (PMU) and that the maximum total FAR is 0.80 which would be comprised of any combination of permitted uses, bonusable to an FAR of 1.0 and 10 stories by special permit, that the maximum FAR for a hotel/convention center at this site would be 0.40, maximum FAR for commercial uses is 0.20 with the same for the maximum for residential uses, 0.15 FAR for senior housing/assisted living, 0.10 FAR for community facility, that the maximum site coverage of 70% and that the maximum building height for hotel is 8 stories (with bonus to 10-stories by special permit). Mr. Fish continued with the standards and requirements for the PMU district that the maximum building height for commercial / residential uses to be 5 stories (55 feet) (4 residential floors over ground floor commercial) and 8 stories (85 feet) by special permit and for residential apartments would only permit efficiency (studio), one bedrooms and two-bedroom dwelling units in this district. He spoke about the bonuses and that what is being proposed is three funds, one for a downtown parking garage, one for open space and one for the Village's proposed Housing Rehabilitation Program.

Trustees Terenzi and Kenner asked about the 10% set aside for Affordable Housing. Mr. Fish spoke on that percentage and noted that a percentage of 20% had been considered for other projects in the County and that percentage would not work. There was further discussion about the amount of funds that could be contributed to the proposed three funds for such a project at the hospital site.

Trustee Terenzi discussed the hospital site and that it is important that the entire Board is agreeable with the proposal for this site.

Mr. Fish said that they can schedule a separate meeting with the Board to further discuss these proposals for the hospital area if the Board so chooses.

Trustee Kenner asked how would the entire Board be made aware of the comments by the other Board members and the public.

Mr. Steers said that an email chain worked well with the Comprehensive Plan Advisory Committee (CPAC) and suggested the same process for the Board.

Trustee Marino said that the entire Board should be on the same page with the Plan.

Mr. Steers told the Board that every time further review is considered for the plan and if you go too deep it will delay the process but noted that the Plan is a living document and that it can change once it has been adopted. He said that a lot of the nuts and bolts of the zoning will continue during the process which is under the umbrella of the plan which is the second part of the process.

Trustee Brakewood said that staff and the consultants have done a great job with the process and that one of the items he brought up was his concerns regarding three M1 (manufacturing) zones. He said that one of these zones that he is most concern with is the area from the Costco parking lot to Purdy Avenue which includes Traverse Avenue and Townsend Street.

Mr. Fish said that Trustee Brakewood had previously spoke of his concerns regarding the M1 zones and there could be a consideration of extending the DW zones into some of the M1 zones which would allow usage by special permit. There was further discussion regarding this particular zone and Ms. Yackel noted that this would be special permit by the Board of Trustees.

Trustee Kenner questioned the change from manufacturing to residential.

Trustee Brakewood explained his reasoning that in some of the M1 district there are more multi-family residential compared to parcels that are for storage of materials. He said that when these properties change hands he believes that they would be converted to more residential lots then manufacturing.

Mr. Steers said that part of the discussion maybe that section that Trustee Brakewood is speaking about could be one of the last areas for a job based development.

Trustee Kenner said that he would like to see more economic development. There was more discussion on this subject. Ms. Yackel noted that the C3 does not allow residential and because there are a lot of existing residential that you would be making all those residential units non-conforming more discussion continued on the subject of the M1 zones.

Mr. Steers said that he would like the Board to take away from this is that when we go along and take a look at other things that it takes this type of discussion and some research that real hard look.

Trustee Didden noted that the MUR zone amendments which are proposed to be eliminated is provided for by a Land Acquisition Development Agreement to one of the largest property owners in the Village and that the specificity of this zone is being remove.

Mr. Steers spoke about this district and what is being proposed is to change the zone but leave everything that is a permitted use and allow residential on one of their sites which G&S is seeking.

There was further discussion on this topic and Mr. Steers noted that this has been part of the discussion of the plan since November.

Mr. Carreto said that nothing will be done or adopted that does not respect the contractual obligations to G&S.

Trustee Terenzi said that this proposal would be enhancing their rights.

Mr. Steers noted that CPAC was involved and G&S had a representative in the process.

Trustee Didden said that it is not clear to him that we will be losing 17 pages of specifications for the MUR district.

Mr. Fish said that this was reviewed with the representative from G&S and what they got back was they were agreeable with the proposal.

Mr. Steers spoke about specificity and going forward there will be folding more of that specificity into the Code because what you currently have is a table that is governing mostly what is going on in most of these districts and that there should be language with schedules and definitions with all that information in there for that specificity. He said that the tables should be based on that language but the way the Code is now it is vice a versa.

Ms. Yackel noted that there were no details in the table for the MUR column. There was more discussion on the subject of the MUR.

Mayor Pilla and the Board thanked the consultants and staff on this presentation of the Comprehensive Plan and Zoning Map and Text Amendments. The Mayor said that there is a resolution later on the agenda that will designate the Board as lead agency for the plan with the related zoning map and text amendments with a positive declaration and notice and scheduling of a scoping session.

Correspondence: Westchester B.L.U.E. Foundation, Inc. – Motorcycle Run & Car Show

The Mayor stated that there are individuals in the audience regarding two of the correspondences that are tonight's agenda. He said that he would take those items prior to the public comment section.

The Clerk stated that the first correspondence is from the Westchester B.L.U.E. Foundation, Inc., requesting that Abendroth Avenue be closed and the use of the Marina Parking Lot on July 15, 2012 for their Annual Motorcycle Run and Charity Car Show.

Mayor Pilla recognized their representative.

Matthew Frank spoke about their event that was held for the first time last year in the Village. He said that event raised enough money to help officers and their families. He said that they are again requesting the use of the Marina Parking Lot and that Abendroth Avenue to be close for facilitating the event which will feature vendors from local businesses, live music and food provided by the restaurant, the Copacabana located on North Main Street that has access from Abendroth Avenue as was done last year. Mr. Frank said that they are as well requesting police assistance for the event.

Trustee Terenzi said that last year there seemed to be support from our local Police Department for this event but is not sure that is the case this year. He asked Mr. Frank if the Foundation is a 5013c organization.

Mr. Frank said that they are now a 5013C organization which was in the process last year. He said that he is not aware that the local police would not support the event this year.

Trustee Terenzi asked about the funding that was raised by this event last year and would Mr. Frank provide that information to the Village Manager.

Mr. Frank said that yes he would provide that information to the Manager.

Trustee Didden expressed his concerns with the closing of Abendroth Avenue which has become a critical traffic flow road and the effect to the other businesses in that area and that we are being asked to facilitate the use of the Marina Parking lot.

Mr. Frank said that they are requesting the closing of Abendroth for public safety issues.

Trustee Didden said that the Village has fiscal restraints and would not want to consider overtime for the Police Department. He said that the Village should not be asking G&S for use of the Marina parking lot.

Mr. Frank said that they would like to keep the event in Port Chester which was very positive last year and would be willing to contact the parking lot owner directly.

Mayor Pilla said that the Board will refer to staff this request for their consideration and determination.

Correspondence: SUNY Purchase Visual Arts Course – Edgewood Park Project

The Clerk presented correspondence from students of the Visual Arts Course entitled “Art for Social Change” at SUNY Purchase requesting to revitalize and beautify Edgewood Park with the following activities: trash clean up, repainting of playground equipment, arts on the fence and planting.

Three students from SUNY Purchase spoke on their proposal for Edgewood Park noting that they see this part as a place that has much character and a substantial amount of space in close proximity to residences, but is not used nearly as much as surrounding parks so this is an opportunity to work with the community to see just how fantastic the parks in their neighborhoods can be. They said that it is the goal of our project to create a space where community interaction, beautification, and cross-cultural dialogues can take place and that they hope to create a public and visible intersection of Port Chester’s residents through beautifying the space and the opportunity for public art and gardening.

The Board inquired about the art work and concerns that these would not become locations for graffiti. They asked if this proposal has been reviewed by the Park and Recreation Commissions.

The students said that they were advised that those Commissions were meeting on April 11th which they will attend and present. They told the Board that they would like to start the project by April 22nd.

The Board told them to go before the Park and Recreation Commissions if they are required to come before the Board for final approval they could consider at this April 16th meeting.

Public Comments:

Mayor Pilla asked if anyone from the audience had any comments at this time. He recognized Mario Karas.

Mr. Karas said that he is here to follow up on the consultant regarding the stop sign on Quintard Drive.

Mayor Pilla said that the Board has indicated that they will not pay for a consultant on this issue.

Mr. Karas said that the Board should then have the stop signs removed.

The Village Attorney and the Village Manager said that it was left that staff will contact the traffic consultant requesting if they will consider review of this matter with no fee. Mr. Russo said that he needs to contact the consultant to follow up on this request.

Trustee Kenner told Mr. Karas that he has only heard positive responses regarding the placement of the stop signs so he is not in favor of removing them and does not think it is productive to continue to have this discussion every meeting.

Richard Abel asked who requested the various discussion items on the agenda.

Trustee Kenner said that he requested the 2nd item regarding local development corporation and the 3rd item regarding master licensing agreements.

Mayor Pilla said that he requested the 1st item regarding prohibiting food trucks in the downtown area.

Mr. Abel asked if there will be any additional matters for this agenda.

The Mayor said that an executive session will be considered at the end of the meeting that is listed on the agenda with a possible action that would be taken in public.

Michael Scarola member of the Comprehensive Plan Advisory Committee said that CPAC, the staff and the community has been involved in the Comprehensive Plan for a few years and we are at a point to complete the process. He encouraged the Board to vet the process in order to work forward for a public hearing on the plan in June. Mr. Scarola said that he has some outstanding comments regarding the plan that he is following up with the consultants and staff. The Board discussed briefly with Mr. Scarola the proposal to remove the MUR District and changes of other zones.

Resolutions: Comprehensive Plan

COMPREHENSIVE PLAN AND RELATED ZONING AMENDMENTS
LEAD AGENCY FOR SEQRA
SETTING OF PUBLIC SCOPING SESSION

On motion of TRUSTEE DIDDEN, seconded by TRUSTEE KENNER, the following resolution of the Board of Trustees of the Village of Port Chester, New York was adopted as follows:

WHEREAS, in accordance with the expressed community vision, the Village of Port Chester is developing its first-ever comprehensive plan that will serve as the framework for guiding future planning and zoning and other municipal actions; and

WHEREAS, on March 21, 2012, the Comprehensive Plan Advisory Committee, and after public hearing, recommended to the Board a synthesized and updated comprehensive plan, together with select related zoning map and text amendments for contemporaneous adoption to appropriately implement such Plan; and

WHEREAS, after discussion, the Board has a consensus on a timetable for review and consideration of the Plan and such amendments. Now, therefore, be it

RESOLVED, that:

1. The Board of Trustees assumes Lead Agency status with regard to the SEQRA review of the Comprehensive Plan and related zoning amendments, which is a Type I Action.
2. The Village Board, as lead agency, has determined that the proposed action may have a significant impact on the environment, as set forth in the annexed Positive Declaration, and directs that a Draft Generic Environmental Impact Statement (DGEIS) be prepared.
3. The Village Board approves the Draft Scoping Document in the form accompanying the Positive Declaration.
4. The Village Board further directs that a public scoping session be held on April 16, 2012 at 7:00 p.m. at the Police Headquarters/Justice Court, 350 North Main Street, to consider same, with a public comment period after said session through May 2, 2012, and approves the public notice of said session in the form annexed hereto for publication in the official newspapers of the Village of Port Chester.
5. The Village Board further directs that a copy of this resolution, positive declaration and notice of the public scoping session, together with the Draft Scoping Document, be sent to all interested agencies for their information.

ROLL CALL

AYES: Trustees Brakewood, Terenzi, Didden, Marino, Kenner and Mayor Pilla
NOES: None
ABSENT: Trustee Branca

617.7 and 617.12
State Environmental Quality Review [SEQR]

Positive Declaration

Notice of Intent to Prepare a Draft Generic Environmental Impact Statement [DGEIS]
Determination of Significance

Date: April 2, 2012

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 [State Environmental Quality Review Act] of the Environmental Conservation Law. The Board of Trustees of the Village of Port Chester, as Lead Agency, has determined that the Proposed Action described below may have a significant effect on the environment and that a Draft Generic Environmental Impact Statement will be prepared.

Name of Action: Proposed Adoption of Village of Port Chester Comprehensive Plan and Map and Text Amendments to the Village of Port Chester Zoning Code.

SEQR Status: Type 1

Description of Action: The Board of Trustees has proposed adoption of a Comprehensive Plan for the Village of Port Chester and Map and Text Amendments to the Village's Zoning Code. To assist in preparing the Plan, the Board of Trustees appointed a Comprehensive Plan Advisory Committee [CPAC], comprised of Village residents including business owners, civic leaders and Village officials and others, representing diverse backgrounds and interests. The CPAC worked for more than four years to create a plan that addresses the attitude and reflects the choices of the majority of Village residents.

The CPAC sought out the preferences and priorities of residents through a Village wide survey, visioning sessions and Committee meetings, workshops and forums. The community values that emerged include:

- Reduce overall densities throughout the Village

- Preserve existing character of the residential neighborhoods
- Identify key areas for limited growth opportunities

The Comprehensive Plan provides a succinct statement of the planning strategies and actions that are proposed for implementation throughout the next ten to fifteen years of development in the Village of Port Chester. The Comprehensive Plan includes a number of recommendations specific to land use and zoning, housing, economic development, natural and environmental resources, historic and cultural resources, transportation and municipal services. The specific strategies are proposed in response to the changing conditions and needs of the Village and the development trends affecting the community and surrounding region. The proposed Zoning Code and Map Amendments are intended to implement the recommendations in the Comprehensive Plan and represent a decrease in overall density in the Village, while focusing development in the downtown area, and along Route 1 and the waterfront. New zoning districts have been created and a variety of land uses have been added or removed from the list of allowable uses.

Location: Village of Port Chester, Westchester County, New York

Reasons Supporting this Determination:

Land Use and Zoning. The Proposed Action may result in zoning changes that would: 1) allow greater densities and different land uses from what current zoning permits in specific areas of the Village deemed appropriate for pedestrian and transit oriented mixed use development; and 2) reduce densities in the remainder of the Village to enhance residential character, natural resources, scenic beauty, open space and historic resources.

Socioeconomic Conditions. The Proposed Action may result in changes in the type and density of land uses in the Village. Mixed use neighborhoods in limited growth areas may enhance and diversify the tax base while creating a variety of land uses that are less susceptible to market and economic cycles. Additional areas have been added where office and other forms of non residential development may be accommodated.

Community Facilities and Services. The Proposed Action may result in a decreased need for some community facilities and services over what would occur under existing zoning. Mixed use neighborhoods in limited growth areas like the downtown facilitate efficient and predicable capital planning for streets, storm water management facilities, water and sewer utilities and other services.

Community Character. Changes in land use and the physical landscape could result from the introduction of addition buildings and greater development density in specific locations deemed appropriate for pedestrian and transit oriented-mixed use growth. At the same time, the Village's predominantly residential character would be retained due to reductions in development density and other planning tools elsewhere.

Local Waterfront Revitalization Program [LWRP]. The Proposed Action has been designed to be consistent with the New York State Department of State Coastal Zone Management Program and the Village of Port Chester Waterfront Revitalization Program which, upon adoption, will be incorporated into the New York State Department of State's Coastal Management Program.

Infrastructure. The Proposed Action may increase the demand for water and/or sewer services, if such services are developed, or modified to serve any or all of the proposed limited growth areas.

Transportation. The Proposed Action may result in a decrease in the number of vehicular trips in the Village over what would occur under current zoning due to the overall reduction in residential densities in the Village from that which is possible under the current zoning code, and more reliance on mass transit options in the downtown.

For Further Information:

Contact Person: Christopher Russo, Village Manager
 Address: 222 Grace Church Street
 Port Chester, NY 10573
 Telephone: 914.939.2200
crusso@portchesterny.com

**NOTICE OF PUBLIC SCOPING MEETING
 PURSUANT TO THE STATE ENVIRONMENTAL QUALITY REVIEW ACT
 [SEQRA]**

Lead Agency	Village of Port Chester Board of Trustees.
Name of Action	Adoption of Comprehensive Plan and Zoning Map and Text Amendments in the Village of Port Chester, New York.
Purpose of Meeting	To provide an opportunity for the public to identify specific issues and environmental impacts that should be addressed in a Draft Generic Environmental Impact Statement [DGEIS] for the Proposed Action.
Meeting Time and Date	7:00PM on April 16, 2012.
Meeting Location	Police Headquarters/Justice Court, 350 North Main Street, Port Chester, NY.
Conduct of Meeting	The meeting is being held to receive public comments on specific issues or areas of concern relative to the Proposed Action. The meeting will not be a question and answer session, but is intended to provide as many people as possible with the opportunity to speak.
Comment Deadline	Written comments regarding issues to be addressed in the DGEIS will be accepted until 5:00PM on May 2, 2012. Written comments will be given the same consideration as any oral comments made at the public scoping meeting on April 16, 2012. Please submit written comments to the Village Clerk, 222 Grace Church Street, Port Chester, NY 10573. Electronic comments may be provided by email to jmanusco@portchesterny.com . Please include your name and address when submitting a comment; no anonymous written or electronic comments will be accepted.
Draft Scoping Document	A draft scoping document dated March 22, 2012 is available for public review and comment at the following web address: www.portchesterny.com . This draft scoping document describes the issues and areas of environmental concern that are proposed to be addressed in the DGEIS.
Future Steps	A final scoping document is expected to be completed in May 2012 based on full consideration of the comments submitted on the draft scoping document. Subsequently, the DGEIS will be prepared for the project. The DGEIS will contain detailed information regarding the Proposed Action, potential environmental impacts and measures proposed to mitigate potentially significant impacts, if encountered. The DGEIS will be made available for public review and comment following its acceptance by the Board of Trustees of the Village of Port Chester.

* The SEQRA Intent to be Lead Agency, the Environmental Assessment Form and Exhibit Maps are on file with the resolution in the Clerk's office.

Resolutions: Recreation

AGREEMENT
BRONX UMPIRES ALLIANCE
FOR ADULT SOFTBALL LEAGUE 2012 SEASON

On motion of TRUSTEE DIDDEN, seconded by TRUSTEE BRAKEWOOD, the following resolution was adopted by the Board of Trustees of the Village of Port Chester, New York:

RESOLVED, that the Village Manager is authorized to enter into an agreement with the Bronx Umpires Alliance, 60 Topland Road, White Plains, New York 10605 to provide umpiring services for the Village of Port Chester Recreation Department Adult Softball League for the 2012 Season at a fee of \$40.00 per umpire for two-umpire games and \$55 per umpire for single-umpire games.

ROLL CALL

AYES: Trustees Brakewood, Terenzi, Didden, Marino, Kenner and Mayor Pilla
NOES: None
ABSENT: Trustee Branca

Resolution: Senior Center

The Clerk presented the next resolution on the agenda regarding the Senior Center Use Policy.

Trustee Marino made a motion for discussion, Trustee Brakewood seconded the motion.

Mayor Pilla said that this resolution and amendment to the Senior Center policy is before the Board to add the language that non-profits organizations that also receive assistance from the Village for operation of Village programs would pay for the actual cost of the Village's custodian services for the use of the Senior Center which currently the policy does not include.

Trustee Marino said that he agrees that these groups should pay for the custodial expense.

Trustee Didden said that he will vote against the proposal noting that we incurred \$1,200 in custodial fees last year from the use of the center by non-profits. He said that we should stay with the original policy and charge these groups the rental fee along with custodial fees. Trustee Didden recommended that we consider a policy like the Village of Rye Brook has for the Posillipo Center which has an open policy use for anyone with rental charges. He said that we should be renting out our Senior Center in the same ways.

The Board discussed this further and some of their concerns of open rentals of the facility.

Trustee Marino said that he would like to hear from the Senior Director before considering this amendment.

Trustee Marino made a motion to table the resolution to April 16, 2012 so the Senior Center Director could speak on this matter, Trustee Kenner seconded the motion.

ROLL CALL

AYES: Trustees Marino and Kenner
NOES: Trustees Brakewood, Terenzi, Didden and Mayor Pilla
ABSENT: Trustee Branca

The motion did not carry, so a vote was called on the resolution as follows:

VILLAGE OF PORT CHESTER
SENIOR/COMMUNITY CENTER FACILITY POLICY
AND RULES AND REGULATIONS

On motion of TRUSTEE MARINO, seconded by TRUSTEE BRAKEWOOD, the

following resolution was adopted by the Board of Trustees of the Village of Port Chester,

New York:

WHEREAS, the Port Chester Senior/Community Center was dedicated on February 23, 2007; and

WHEREAS, although the primary use of the Senior/Community Center is for programs supporting seniors of the community, the Board desires that the facility be available for additional use upon permit basis; and

WHEREAS, by resolution adopted on April 6, 2010, the Board adopted a policy for such additional use by governmental agencies and non-profit organizations with special tax status and a nexus to the Village; and

WHEREAS, the Board finds that such non-profit organizations that also receive assistance from the Village for operation of Village programs warrant further consideration. Now, therefore be it

RESOLVED, that the Board of Trustees hereby amends the "Village of Port Chester Senior/Community Center Facility Policy and Rules and Regulations" in the form annexed with regard to the payment of the user fee by non-profit organizations permitted to use the facility.

ROLL CALL

AYES: Trustee Brakewood, Trustee Terenzi and Mayor Pilla
NOES: Trustees Didden, Marino and Kenner
ABSENT: Trustee Branca

Village of Port Chester
Senior/Community Center Facility Policy
Rules and Regulations

The Village Board of Trustees recognizes that the Port Chester Senior/Community Center belongs to the people of the Village of Port Chester. The Board affirms that the primary use of the Senior/Community Center is for programs supporting seniors of the community. The Board desires to provide for the additional use of the Senior/Community Center to governmental entities and non-profit organizations with special tax designation Section 501 (c) (3) that provides programs or services in the Village. The Board is mindful of its fiduciary obligations to ensure that the Senior/Community Center is in optimum condition and available for use by generations to come.

Permits to use the Senior/Community Center may be cancelled in the event of a conflict with a Village activity or for any reason that is deemed necessary by the Village. The Village reserves its right to permit use of the Senior/Community Center and full access to the facility at all times. The Senior/Community Center is handicapped-accessible and is open to all individuals and groups regardless of age, race, national origin, sexual orientation, marital status, disability, military status or other specified classes protected by law.

The Village may restrict the use of the Senior/Community Center to certain times and areas as governed by the following rules and regulations:

Permits are issued by the Village Manager's designee on a first-come, first-serve basis, with a limit on the number of permits to ten per month. The facility may not be used by the same permittee more than three times in a calendar year, it being the intention of the Village to ensure a general use of the facility.

1. Application forms are available at the Senior/Community Center, 220 Grace Church Street and on the Village's website.
2. The Senior/Community Center is available for permit use on weekdays (except Mondays and Wednesdays), and Saturdays from 6 p.m. to 9 p.m. and on Sunday from 12 noon to 9 p.m. or as otherwise authorized.
3. A permit fee and clean-up security deposit are required at the time the permit is issued and reservation made.
4. The schedule of fees is as follows:

Government Entities

Governmental entities shall pay the actual cost of the Village's custodian's services.

Non-profit organizations

Non-profit organizations that additionally receive assistance from the Village for their operation of Village programs shall pay the actual cost of the Village's custodian services.

All others:

	Up to 2 hours*	Up to 3 hours*	Up to 4 hours*
Multi-Purpose Room	\$100.00	\$150.00	\$200.00

*includes one hour set-up time.

Security Deposit of \$250.00 (refundable)

Use of the kitchen is an additional \$100 fee.

An additional overtime fee of \$75.00 per hour or part thereof shall be imposed on all activities/events that are permitted and extend beyond four hours.

5. The Senior/Community Center will be open for one hour prior to the start of the proposed event or activity and shall close one hour after the end of the event or activity. The Village's custodian will be responsible for opening and closing the facility and will be present for entire period of use.
6. Permittees are expected to act in an orderly manner. It is the responsibility of the permittee to clear and clean the facility/area used, including the kitchen and all the equipment if kitchen privileges are granted, at the conclusion of the function. The facility shall be left in the same or better condition that in which it was found. The clean-up deposit shall be returned to the permittee within two weeks after the event following the inspection made by the Village's custodian certifying that the premises have been returned to such level of condition. A report shall be made by the custodian after each usage and advise the Director of the Senior/Community Center if there are any damages or extraordinary cleanup necessary. Permittees are held responsible for any such damages or cleanup costs.

7. Cancellations are discouraged and must be reported no later than one day prior for a weekday event or function or on Friday before a weekend function. In the event of a cancellation, permit fees are refundable on the following basis:

- 4 weeks or more notice - 100% refundable
- 2 to 4 weeks notice - 75% refundable
- Less than 2 weeks notice - 50% refundable

8. Smoking and the sale, use or consumption of alcoholic beverages is prohibited.
9. Nothing shall be affixed to the walls or doors or hung from ceiling. No helium balloons may be used for decoration. No smoke machines or pyrotechnics may be used.
10. Occupancy limits are posted and shall not be exceeded.
11. Means of ingress and egress shall not be blocked.
12. No fee for admission shall be charged.
13. The permittee shall execute an indemnification agreement satisfactory in form to the Village Attorney holding the Village harmless arising out of the use of the Senior/Community Center. In addition, a certificate of insurance shall be provided evidencing that the permittee has general liability insurance in the minimum amount of \$1 million / \$2 million dollars coverage, naming the Village of Port Chester as an additional insured. Such certificate shall be provided no less than fourteen days prior to the event or function.
14. Unlawful discrimination shall not be tolerated and are grounds for summary revocation of a permit to use the Senior/Community Center.

Adopted: April 6, 2010
Amended:

* (The vote did not carry for or against so the resolution will be brought back on the April 16, 2012 Agenda)

Discussion: Prohibiting Food Trucks in the Downtown Area

Mayor Pilla said that there is limited parking downtown and that food trucks take away from the restaurants that are located downtown that are paying their rents and taxes. He said that he would recommend prohibiting food trucks in the downtown C2 area.

Trustee Didden said that he brought up this subject last fall and nothing has been done and now the licensing renewal is coming due next month. He said that he agrees that food trucks take away from our downtown area and should not be allowed but the Board should had acted on this issue much sooner. Trustee Didden asked Mr. Steers to comment on this use downtown.

Mr. Steers said that these type of trucks should be prohibited in the downtown area and spoke about the reasons why.

Trustee Didden said that the law on hawking and peddling which is currently on the books is unenforceable pursuant to the Police Department.

Police Chief Joseph Krzeminski noted that the law currently states that these vehicles have to move every fifteen minutes which can be done by just moving back and forth but it

would require a police officer full time to enforce. He noted that the current law does prohibits these vehicles on the following sections of roads in the Village; Westchester Avenue from Townsend Street to Perry Avenue; North Main Street from the Connecticut State line to Westchester Avenue; South Main Street (U.S. No. 1) from Westchester Avenue to the Rye City line; Grace Church Street from South Main Street to Fox Island Road; Midland Avenue from Grace Church Street to the Rye City line; Pearl Street from South Main Street (U.S. No. 1) to Westchester Avenue; North Pearl Street from Westchester Avenue to King Street; South Regent Street from Boston Post Road (U.S. No. 1) to Westchester Avenue and North Regent Street from Westchester Avenue to King Street.

The Mayor said that the issue has been trucks along Abendroth which has become a much heavier traffic road and would recommend that Abendroth also be prohibited.

Anthony Cerreto, the Village Attorney said that a local law would be required to make this prohibition and since the license is shortly due for renewal would recommend extending the licenses for a period of time before prohibiting.

Police Chief Krzeminski also suggested the consideration of prohibiting the Highland and Marvin Street parking lots in the downtown area.

Mr. Cerreto said that he would work with the Police Department on this matter and come back to the Board with a proposal.

Discussion: Local Development Corporation

Trustee Kenner said that he requested this discussion item that was discussed at the last Industrial Development Agency (IDA) meeting which there was interest and was asked along with IDA Chairman, Neil Pagano who is in the audience to speak to the Board on this consideration. He explained that the Village's Industrial Development Agency provides incentives to businesses and organizations but the authority for IDA's to undertake projects and issue debt for the benefit of civic facilities remains lapsed in the State of New York. He said that the IDA has been advised that in the absence of IDA statutory power to assist civic facility projects, many municipalities throughout the State have established new not-for-profit local development corporations to act as on behalf of issuers of non-recourse, tax exempt financing for the benefit of their local not-for-profit institutions, including hospitals, charitable organizations, museums and other critical community based organizations that are significant employers and provide critical services in the local communities. Trustee Kenner said he would like the Board to consider establishing a Local Development Corporation (LDC) to provide for any requested civic facility projects.

Trustee Terenzi said that he had been involved with LDC's and there have been a few that were not properly run. He said that there needs to be a separate Board for each project so it is important to have the right board members and transparency.

Trustee Kenner noted that the LDC could be the same members as the IDA and spoke on their transparency. He said that the IDA Chairman, Neil Pagano could speak further on this subject.

Mr. Pagano agrees with Trustee Terenzi that a few LDCs have gone sideways but noted that the State has over 500 that are working fine. He said that the IDA has discussed this proposal which the Mayor is a member of and that it is his impression that the Mayor may not be in favor of establishing any LDCs.

Mayor Pilla said that it is a good idea and that he is not against these corporations but does not think it is the right timing.

Mr. Pagano continued speaking of the fees that have increased that are associated with payments in lieu of taxes by the IDA and if we do not set up the same for non-profits that the County could take those fees instead of the Village receiving them. He said that the LDC could have the same members as the IDA and how the IDA does the required reporting. Mr. Pagano told the Board that we need to be ready and that we had to scramble to be ready for the Capital Theatre Project which he spoke further on stating that a release had reported that they received tax breaks and clarified that it was not on property taxes but instead was a sale tax break.

Trustee Brakewood said that clarification was necessary because School Board officials and parents questioned a reduction of property taxes which it was not but a sale tax.

Trustee Kenner said that what was also lost in the Capital release information was that sixty jobs will be generated by this property. He spoke about other IDA projects that have generated jobs and provided the Village with impact fees. Trustee Kenner and Mr. Pagano spoke further about the IDA and that a LDC could mirror the IDA.

Trustee Brakewood questioned that the two groups could mirror each other and if that is allowable by the State.

Trustee Kenner said that they would be two separate entities but could have the same members, which is allowable by the State.

Trustee Didden said that if Trustee Brakewood thinks there should be more transparency that there are currently two trustees on the IDA and that the Board could take two other trustees for the LCD. He spoke about the fee that was generated by the Kingsport project which was used for long term investment of the Municipity Program for the Village so these projects can help in the cost for necessary systems / projects that benefit the Village without costing the taxpayers. Trustee Didden said that he believes that LCDs are a great idea and does not want to be in a position that if we are not prepared that the County could come in and take fees that can be for the Village.

Mayor Pilla said that LDCs can be a good thing and can be very beneficial but we need to consider use and purpose and we need to look at the master plan in relation to what is being proposed for projects. He said that he has been in favor of lightening the load of government and that a 1% fee for a project is not a large amount of fees. The Mayor said that when we talk about transparency and the IDA has that but it also includes staff doing the reporting and noted that we only at the beginning of this year hired a full time Director of Planning and Development and that the IDA does not believe that the Director is ready to take on IDA work so how can staff be ready for additional work from LDCs.

Trustee Kenner and Mr. Pagano said that the Mayor's statement about staff is a mischaracterization.

Trustee Didden said that the prior Board eliminated the Parking Authority which could have been used for a parking garage downtown.

Mr. Pagano said that the Village's IDA has a tool chest but one of the tools that we do not have is LDCs. He said let's not talk about fees at this time but if these non-profits can produce jobs anywhere from 5 to 50 or more in this community for a modest fee would the Mayor fault that.

The Mayor said the County could do that and Mr. Pagano is missing the point.

Trustee Didden said that the Mayor at one point wanted to get rid of the IDA and other items to the County like taxis, taxes, LDCs. He said that the Mayor does not want to manage anything.

Mayor Pilla said that our taxis look like gypsy cabs and that is why he wants to get rid of that licensing. He said that he thinks we need to lighten the load and that the County has an agency that provides for not-for-profits. The Mayor said that that the potential for not-for-profits appears to be small in his estimation and that it is inconsistent with our major strategies to bring in higher rateables. He spoke about County programs and other organizations such as the Housing Action Council that do this so well. The Mayor said that we need staff to establish a Business Improvement District (BID) first before considering a Local Development Corporation.

Trustee Kenner said that to establish the LDC the Board just needs to adopt a resolution.

Trustee Brakewood said so if all is needed is the adoption of a resolution by the Board that could also be taken away if need be.

Trustee Marino questioned that if staff is not ready to handle this proposal then do we need to hire more staff.

Mr. Pagano said that there is more of a need on the legal side for an LDC and noted that the IDA has an administrator, Dwight Douglas for the other functions.

Mr. Steers was asked his opinion on establishing a Local Development Corporation. He said from a professional standpoint that the establishing of one would be a good idea.

Trustee Didden told the Mayor that he should not muddy the waters about a BID and that there should not be consideration for a BID until it is decided who would be included and payment for such a district. There were further comments between Trustee Didden and Mayor Pilla regarding a BID. The Mayor spoke about the changes to the sanitation routes which resulted in a designated route for the downtown which would be included in a BID.

Trustee Kenner asked that the Mayor and Trustee Didden stay on point that this discussion is about Local Development Corporation and not a Business Improvement District.

Trustee Brakewood asked for a description of what a LDC would do.

Mr. Pagano explained that what the LDC would be used for with the following scenario that a not-for-profit wants to purchase property in the Village and by right that property would be off the tax rolls so unfortunately the Village is taking a hit right off the bat without any input from anybody.

Trustee Brakewood asked about a non-profit that is already here.

Mr. Pagano said that could also be and they are expanding their role here and the non-profit is asking for assistance because money is tight so any assistance that a not-for-profit can get should be able to come to an entity that the Village has set up to provide assistance. He spoke further on certain underwriting. Mr. Pagano said that the process would bring these non-profits first to the IDA and then to the LDC to consider tax-exempt funds noting that the non-profits has to get their own financing but through us they can get the tax-exemption of the funds and there is no obligation of the Village or LDC to guarantee these funds so we could provide tax-exempt borrowing, the non-profit already has property tax relief and the LDC can also provide mortgage tax relief which is not impacting the Village. He said that what the Village gets out of this process is possible increase of jobs, keeping an organization here in the Village and possibly extending their services to the community and fees which even as the Mayor said may be modest could go to the County instead of us.

Mayor Pilla said that in his opinion it is just a matter of timing.

Mr. Pagano noted that the process of the LDC ends with the approval by the Village Board to issue the bonds to the not-for-profits.

The Mayor said that his point is that it is the same staff that has to do the reporting of these entities and his concerns that we are spreading ourselves too thin and there is the need to work on other things. He respectfully asked Mr. Pagano that we get the Director of Planning and Development more up to speed on the IDA before considering an LDC.

Mr. Pagano said that now it is not work needed by the Director of Planning and Development but more administrative assistance for the Treasurer.

Trustee Brakewood asked if staff could provide something in writing on what a LDC would mean to them and the structure for them regarding funding etc. He said that could be the next step for consideration of this.

Mr. Pagano said that until projects come there is not much involved but the Village should get ready and have this set up for any that may come along.

Mayor Pilla said again that the BID is of higher priority.

Trustee Didden said that the Mayor is dragging this out and that we should be moving forward.

Trustee Kenner told the Board that there is no rush but wanted this discussion and he is in favor of establishing a LDC.

Trustee Didden said that he would ask for a resolution for consideration.

Trustee Kenner said that he likes Trustee Brakewood's recommendation to get a report from staff and will go back to the entire IDA board to talk on this further and they may or may not come back to the Board for further consideration.

Discussion: Master Licensing Agreements

Trustee Kenner said that he had requested this discussion item but will withdraw it at this time since he will require more time to be ready for this discussion.

Correspondence: Salvation Army Request for Parade / March

The Clerk presented correspondence from the Salvation Army requesting permission for a parade / march on June 24, 2012 from the bottom of Westchester Avenue to Haseco Avenue to 36 Bush Avenue in conjunction with the dedication of their new building / facility.

The Board discussed the correspondence and referred the matter to staff for review and consideration with the recommendation that the parade / march turn onto Broad Street and then up Irving Avenue to Haseco Avenue instead of continuing on Westchester Avenue to Haseco.

Correspondence: Fire Patrol & Rescue Co. #1 Request to hold Car Show

The Clerk presented correspondence from Fire Patrol & Rescue Co. #1 requesting permission to hold a car show with the use of the Marina Parking Lot on August 26, 2012.

The Board discussed the correspondence and Trustee Didden expressed his same comments about asking for use of the Marina Parking lot from G&S. Mayor Pilla said that he would prefer having a centralized point of contact to G&S through the Manager's office for these types of requests. The Board referred the correspondence from Fire Patrol & Rescue Co. #1 to staff for review and consideration.

Public Comments:

Richard Abel asked in reference to these items under correspondence requesting permission or the use of something that won't it be better if the necessary staff or department reviewed first and make a recommendation instead.

The Mayor spoke on the process of these requests.

Board Comments:

Trustee Brakewood thanked the staff on the budget and said that he looks forward to the budget work sessions. He said that the Board has its' eye on the ball regarding taxes and use of the tax process noting that the budget is on the Village website for the public to see and comment on. Trustee Brakewood applauded the efforts of everyone on their work on the Comprehensive Plan. He said that he thinks it is a good plan because it is a good plan for Port Chester.

Trustee Terenzi also spoke about the budget process and said that he believes that this is the best Board there has been for the budget process because of our job skills and backgrounds.

Trustee Didden said that the Mayor had spoken earlier about the Didden litigation which includes others beside himself and noted that this litigation has not cost the Village a penny. He requested again that the Board get together with staff regarding further discussion of an amnesty program for Code Enforcement. The Mayor asked that the Board be polled along with the required staff to schedule a separate meeting on this topic.

Trustee Marino said that during this budget time that we work together and go through the budget. He asked the Village Manager for an update regarding the bulkhead.

Mr. Russo said that he is waiting for the final plans and that comments will go back to G&S. He said that all parties are working together to move this forward. Mr. Cerreto said that he will separately give the Board comments and his opinion on this matter.

Trustee Kenner spoke about the Master Plan commending the Comprehensive Plan Advisory Committee for all their hard work noting that he was an original appointment to that committee which started this process back in 2007. He said that the School Board was requesting a joint meeting with the Board of Trustees and it was noted that staff was working with the School Clerk regarding dates. Trustee Kenner asked if there is an update to the Board regarding a discussion with the Department of Justice in reference to the 2013 Election. Mayor Pilla said that he will speak about the Department of Justice in his closing comments.

Mayor Pilla spoke about the budget which he believes the Board has to make more cuts but that we also need to add more stating that there is a need for more grant writing. He told the Board that a meeting has been scheduled for tomorrow to speak to the Department of Justice which will include himself, the Village Attorney, the Village Manager and the Clerk. The Mayor said that he would ask for a joint request to modify the Consent Decree on the issue of early voting. Mayor Pilla said he has taken a deep dive on the Ambulance Corp., and that he has asked for additional information from them. Mr. Russo said that he would follow up on that subject. The Mayor thanked staff along with the Village's Industrial Development Agency on all their work.

Executive Session:

Trustee Didden made a motion for an executive session at 11:33 p.m., based on the 105 Public Officers Law Section 1051F concerning the employment history of a particular person in the Police Department, Trustee Marino seconded the motion.

ROLL CALL

AYES:

Trustees Brakewood, Terenzi, Didden, Marino, Kenner and Mayor Pilla

NOES:

None

ABSENT:

Trustee Branca

No action was taken in executive session.

Trustee Kenner made a motion to close the executive session at 11:43 p.m., Trustee Marino seconded the motion.

ROLL CALL

AYES:

Trustees Brakewood, Terenzi, Didden, Marino, Kenner and Mayor Pilla

NOES:

None

ABSENT:

Trustee Branca

Mayor Pilla said that the Board has a resolution to consider regarding the executive session matter.

Trustee Didden made a motion to add the following resolution to the agenda, Trustee Brakewood seconded the motion.

ROLL CALL

AYES: Trustees Brakewood, Terenzi, Didden, Marino, Kenner and Mayor Pilla
NOES: None
ABSENT: Trustee Branca

STIPULATION OF AGREEMENT
POLICE DETECTIVE CAPTAIN ALBERT SCHNELL

On motion of TRUSTEE DIDDEN, seconded by TRUSTEE BRAKEWOOD, the following resolution was adopted by the Board of Trustees of the Village of Port Chester,

New York:

RESOLVED, that on behalf of the Board of Trustees, the Mayor be and is hereby authorized to enter into a Stipulation of Agreement between Police Detective Captain Albert Schnell and the Village of Port Chester with regard to his employment status; and be it further

RESOLVED, that the Board accepts the resignation of Albert Schnell dated April 2, 2012, by its terms effective no later than November 30, 2012.

ROLL CALL

AYES: Trustees Brakewood, Terenzi, Didden, Marino, Kenner and Mayor Pilla
NOES: None
ABSENT: Trustee Branca

There being no further business, on motion of Trustee Kenner, seconded by Trustee Didden, the meeting was closed at 11:46 p.m.

ROLL CALL

AYES: Trustees Brakewood, Terenzi, Didden, Marino, Kenner and Mayor Pilla
NOES: None
ABSENT: Trustee Branca

Respectfully submitted,



Joan Mancuso
Village Clerk

MEETING HELD APRIL 11, 2012

A meeting of the Board of Trustees of the Village of Port Chester, New York, was held on Wednesday, April 11, 2012 at 6:00 P.M., in the Senior / Community Center, at 220 Grace Church Street, Port Chester, New York, with Mayor Dennis Pilla presiding.

Present in addition to Mayor Pilla, were Trustees Saverio Terenzi, Joseph Kenner, and Luis Marino.

It should be noted that Trustees Daniel Brakewood and John Branca were absent and Trustee Didden arrived at 6:40 p.m.

Also present were Village Manager, Christopher Russo; Village Clerk, Joan Mancuso; Village Attorney, Anthony Cerreto; Village Treasurer, Leonie Douglas, Director of Planning & Development, Christopher Gomez; General Foreman, Rocky Morabito and Village Engineering Consultant, Dolph Roffeld.

At 6:02 p.m., on motion of Trustee Kenner, seconded by Trustee Marino, the meeting was declared opened.

ROLL CALL

AYES: Trustees Terenzi, Marino, Kenner and Mayor Pilla

NOES: None

ABSENT: Trustees Brakewood, Didden and Branca

Mayor Pilla briefly spoke about the budget and moving towards looking at alternate ways to crave out services for example what the Board is doing with the sewer rent project. He continued and spoke about the idea of craving out services for sanitation and recycling and other services which are allowable and that by doing this it would be equitable for Homestead and Non-Homestead properties but other municipalities and the County are considering revaluation of properties so we need to put on hold, the consideration of any other services.

Executive Session:

The Mayor said that before the scheduled budget work sessions, he would ask for an executive session for the purpose of consultation with counsel, Justin Miller, Esq., regarding the bulkhead.

At 6:07 p.m., Trustee Terenzi made a motion for the executive session, Trustee Marino, seconded the motion.

ROLL CALL

AYES: Trustees Terenzi, Marino, Kenner and Mayor Pilla

NOES: None

ABSENT: Trustees Brakewood, Didden and Branca

Included in the executive session were the Village Manager and the Village Attorney.

No action was taken in the executive session.

On motion of Trustee Kenner, seconded by Trustee Marino, the executive session was closed at 6:30 p.m.

ROLL CALL

AYES: Trustees Terenzi, Marino, Kenner and Mayor Pilla
NOES: None
ABSENT: Trustees Brakewood, Didden and Branca

Budget Work Session: Sewers and Capital

The Mayor and the Board of Trustees held a budget work session regarding sewers and proposed capital projects with Christopher Russo, the Village Manager, Dolph Rotfeld, the Village Engineering Consultant, Rocky Morabito, the General Foreman and Christopher Gomez, the Director of Planning & Development.

Mr. Russo informed the Board that about 3.7 million has been spent in the last several years on the Village's sanitary sewers and storm drains.

Mayor Pilla noted that a meeting was held today with the Environmental Protection Agency (EPA) that included himself, the Village Manager and Mr. Rotfeld regarding an order that the Village is complying with and that the representatives of the EPA are impressed with how the Village is moving on this project.

Mr. Russo spoke about the analysis done comparing the raising of taxes opposed to a sewer rent project on the amount of 1.4 million.

Leonie Douglas, the Village Treasurer reviewed the analysis information further with the Board.

Trustee Bart Didden arrived at this time.

Mr. Russo then reviewed with the Board the Five Year Capital Improvement Program noting that for the 2012-2013 Fiscal Year the following projects and amounts are being proposed:

Equipment:	
Fire Chief's Vehicle	\$29,000
12 foot Cutting Deck Tractor	\$50,000
Hot Box	\$21,000
Hydro Bunker Rake	\$16,000
Facilities:	
Bush Homestead Rehab	\$100,000
Municipal Facility Project	\$1,500,000
Infrastructure:	
CDBG Sidewalks	\$100,000
Municipal Sidewalks	\$200,000
Road Resurfacing	\$500,000
Sewer Improvements	\$3,000,000
Steel Cathodic (Bulkhead)	\$300,000
Total Appropriations:	\$6,016,000

Revenues:	
CHIPS	\$170,037
Road Resurfacing - transfer from Existing Capital Project	\$254,920
Sidewalks - transfer from existing Capital Projects	\$200,000

Community Development Block Grant
Sidewalks \$100,000
Storm & Sewer Improvements \$150,000

Total Revenue; \$874,957

Difference: (\$5,141,043)

Trustee Terenzi asked what are the improvements that will be done for the Bush Homestead in the amount of \$100,000 for the 2012-2013 fiscal year.

Mr. Russo said that the rehabilitation project for the Bush Homestead would include a new roof, painting and exterior repairs.

It was inquired what the municipal facility project entails. Mr. Russo said that this is for consideration of acquiring property and making into municipal use and has amounts for over two fiscal years.

Mr. Russo noted that the municipal sidewalk project funding is from money left over from close out of other sidewalk capital projects and will be spread out over four years. He said that the municipal sidewalks to be completed are for several parks.

Trustee Didden asked if the Manager had looked into his suggestions of cutting into the Putnam Avenue sidewalk along Lyon Park between Putnam Drive and Parkway Drive to open the road more.

Mr. Russo said that further reviewed would be needed on that proposal.

Mayor Pilla said that Trustee Didden's suggestion may require additional process if there is a removal of any parkland.

Trustee Didden said that there could be consideration to move back the curb and just remove the area between the current curbing to the existing sidewalk.

Mr. Russo then reviewed the proposed road resurfacing schedule for the five years noting that we are also using close out funds from old road resurfacing capital projects.

Dolph Rotfeld, the Village's Engineering Consultant said that last year all the roads were reviewed and put on the GIS system per priority. He and Christopher Gomez, the Director of Planning and Development told the Board that they have the road resurfacing information mapped out. There was a brief discussion between the Board and staff regarding the roads.

Mr. Russo then spoke about the sewer improvements project. He said that three million is being proposed for each year and that the Village has spent about \$880,000 on the EPA Order.

Trustee Didden asked what is the amount of the order?

Mr. Russo, Mr. Rotfeld and the Mayor said that the total project is about 12 million.

Trustee Terenzi noted that minus the sewer district the Board would need to borrow just over two millions on the rest of the proposed Capital Projects for the 2012-2013 Fiscal Year.

Mr. Russo told the Board about the proposed project regarding the steel cathodic for the steel section of the bulkhead. He said that this cathodic process is a sealer to deter rust and other elements to help maintain the life of this portion of the bulkhead. He continued the review of the proposed Capital Projects with the Storm Drainage Improvements in the amount of \$200,000. There was further discussion about these improvements and Mr. Rotfeld explained that the Village has some smaller catch basins that require additional work and told them of some of the areas that they are in.

Mayor Pilla asked about the use of rudderized asphalt stating that this material is longer lasting.

Mr. Rotfeld said that this project includes other material primarily old tires with the asphalt but noted that locally this product is made only on Saturdays and cost more because it is not as much in demand. He said that this material has to be put on the raw ground and cannot join with other surfaces. There was further discussion on this product and it was noted that it is more widely used in areas of the country that does not have winters like us in the northeast. Mr. Rotfeld said that a test patch could be done with this material.

Trustee Terenzi started the discussion about the total costs of these Capital Projects and what would need to be borrowed this coming fiscal year. He said that he would recommend a BAN for \$2 million.

Mr. Russo said that once the budget is finalized there will still need to discuss and review the Capital Budgets.

Mr. Gomez displayed to the Board the map that shows the 5 year (2012-2017) plan for the road resurfacing project and that the Board members were provided with individual maps showing the locations for each year of the 5 year project.

Mayor Pilla said that once these indicated streets are done for road resurfacing what would be the next phase or would all the streets be completed.

Mr. Rotfeld said that all the roads were reviewed and categorized from bad, poor etc., and that once the proposed streets are done there will still be more streets for resurfacing.

Mayor Pilla and the Board thanked the Manager, Ms. Douglas, Mr. Rotfeld and Mr. Gomez for their information regarding the capital projects.

Budget Work Session: Department of Public Works

The Board continued the meeting with the next Budget Work Session with the Manager and Rocky Morabito, the General Foreman regarding the budget lines for the Department of Public Works.

Mr. Russo said that this budget holds the line for this department noting that they are doing more than ever before under General Foreman Rocky Morabito. He spoke about the catch basin project and noted that for the Central Garage budget there is an increase to the fuel line due to increase gas prices.

Mr. Morabito noted that last year the cost for diesel fuel was over \$2.00 a gallon now it is over \$4.00 a gallon.

Trustee Didden spoke about equipment and the idea that instead of for example buying pieces of equipment like a snow blower that instead consider a snow blower skid that could be attached to a front loader. There was further discussion about equipment and Trustee Didden's suggestion.

Mayor Pilla asked Mr. Morabito about the DPW manpower status and if there are any areas that need more personnel.

Mr. Morabito said that DPW is holding their own regarding the number of personnel but they could always use more. He did note that they have the maximum number of mechanics -- four.

The Manager then reviewed the budget lines under Street Parking and noted that there is an increase amount for meter repairs and materials & supplies. He said that these increases are needed in these lines because of the increase use of the parking meters.

Mayor Pilla spoke about continuing with the replacement of single meters with multi- space pay stations.

Trustee Terenzi stated that the Town of Rye would like for a pay station to be placed in their parking lot on Pearl Street with the proposal that the Town keeps the parking revenue and the Village would continue enforcing the lot and keep the ticket revenue. There was further discussion about parking.

Trustee Kenner asked what the materials and supplies consist of that is being increased.

Ms. Douglas said that the pay station machines require batteries and paper and that they were installed and used for only a portion of the current fiscal year so with this budget have increased this line because this will be the first full year of their use. There was further discussion regarding the batteries for the multi-pay stations.

The Board continued the DPW budget review with the Street Administration lines and Mr. Russo said that these budget lines are flat this year with no changes.

They then reviewed the Street Maintenance lines that are for the Highway Department. Mr. Russo noted that they increased the materials and supplies line for the in house repairs for catch basins and other items instead of using outside contractors for emergency repairs. He stated that this has saved the Village between \$35,000 and \$40,000 so far this year.

Mr. Russo said that the next budget lines for DPW are the Snow Removal lines and because of the lack of snow this year these lines are under budget.

The Board continued this budget review with the Street Lighting lines. Staff stated that the light and power line went up because of a rate increase.

Trustee Didden said that the City of Stamford has switched over to LED lights because of the reduction of the electric use and life of these lights and how the vendors provides the lights and received a percentage of the cost savings. There was further discussion about these types of lights and would it be cost effective to consider a review

to switch. Trustee Terenzi noted that the rates from the Power Authority of the State of New York (PASNY) which is where the Village gets its electricity from would not make it equitable for the vendors. Mayor Pilla said that there are grants funds available for these types of upgrades in lighting systems.

No discussion was required regarding the budget lines for Street Cleaning.

The budget discussion continued on the Parks lines. Trustee Didden asked about turf maintenance in the parks and there was further discussion on this subject with the Board, Mr. Russo and Mr. Morabito.

Trustee Kenner asked if the seasonal line amount spent this year was due to the hurricane last fall. Mr. Morabito said that yes it was.

Mr. Russo continued with the budget review on the Sewer and Pump Station lines and noted that everything has been taken out from this budget because of the Sewer Rent Project except for stormwater in the amount of \$5,000.

The Board then discussed the Refuse & Garbage budget lines and asked about the amounts for the personnel services line. Mr. Morabito explained that some of these funds are used toward seasonal employees.

Mr. Russo then spoke about the Transfer Station lines and the reduction of the solid waste fees noting that the tonnage is down in reference to the tipping fees that are paid to the County and that the revenue for the transfer station is up. There was further discussion on these costs and revenues.

Mayor Pilla asked what resources are used downtown.

Mr. Morabito said that the street sweeper operates seven days a week in the downtown, that the trash cans are dumped two or more times a day and there are four employees on this detail.

The Board thanked Mr. Morabito for this information on the DPW budget and said that he is doing a great job as the General Foreman for this department. Trustee Marino said that Mr. Morabito always is working above and beyond and maybe it should be considered that he be provided with comp time.

There was further discussion between the Board and staff regarding the sewer rent project costs.

The Mayor spoke about the downtown area and the need for a Business Improvement District (BID) and that the Village could do all the sanitation for the downtown and that cost can be taken out of the budget and be part of the cost for the BID. He said that there could be a saving for the downtown businesses going to municipal pick up under a Bid instead of private carters picking up their garbage. Trustee Terenzi said that if you do a BID with a parking garage include all the commercial sanitation for that district, charge for all the services. There was further discussion about this topic of a downtown BID.

Resolution: Setting Public Hearing – Chapter 195 – Hawking, Peddling & Soliciting

SETTING PUBLIC HEARING ON CHAPTER 195
HAWKING, PEDDLING AND SOLICITING
WITH REGARD TO ADDITIONAL RESTRICTIONS

On motion of TRUSTEE DIDDEN, seconded by TRUSTEE KENNER, the following resolution was adopted by the Board of Trustees of the Village of Port Chester,

New York:

RESOLVED, that a public hearing is to be held on April 23, 2012 at 7:00 p.m. at the Village Justice Courtroom, 350 North Main Street, Port Chester, New York 10573, to consider the advisability of adopting a local law to amend Chapter 195 of the Code of the Village of Port Chester with regard to additional restrictions of locations for hawking, peddling and soliciting.

ROLL CALL

AYES: Trustees Terenzi, Didden, Marino, Kenner and Mayor Pilla
NOES: None
ABSENT: Trustees Brakewood and Branca

At 7:50 p.m., on motion of Trustee Didden, seconded by Trustee Marino, the Board of Trustees adjourned to an executive session to discuss matters leading to the appointment, employment or promotion of a particular person(s) in reference to the Village Clerk's Office. Included in the executive session was the Village Manager.

ROLL CALL

AYES: Trustees Terenzi, Didden, Marino, Kenner and Mayor Pilla
NOES: None
ABSENT: Trustees Brakewood and Branca

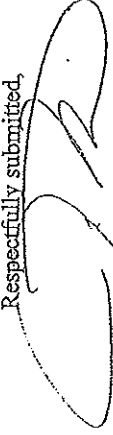
No action was taken in the executive session.

There being no further business, on motion of Trustee Marino, seconded by Trustee Terenzi, the executive session and the public meeting was closed at 7:55 p.m.

ROLL CALL

AYES: Trustees Terenzi, Didden, Marino, Kenner and Mayor Pilla
NOES: None
ABSENT: Trustees Brakewood and Branca

Respectfully submitted,



Joann Mancuso
Village Clerk

MEETING HELD APRIL 16, 2012

A meeting of the Board of Trustees of the Village of Port Chester, New York, was held on Monday, April 16, 2012 at 6:00 P.M., in the Court Room of the Police Headquarters Building, 350 North Main Street, Port Chester, New York, with Mayor Dennis Pilla presiding.

Present in addition to Mayor Pilla, were Trustees Daniel Brakewood, Bart Didden, Luis Marino and Joseph Kenner.

It should be noted that Trustees Saverio Terenzi and John Branca were absent.

Also present were Village Clerk, Joan Mancuso; Village Manager, Christopher Russo who arrived at 6:15 p.m., Village Attorney, Anthony Cerreto who arrived at 6:18 p.m.; Village Treasurer, Leonie Douglas who arrived at 6:19 p.m.; Assistant Village Manager / Director of Code Enforcement, Christopher Steers who arrived at 7:00 p.m. and Director of Planning and Development, Christopher Gomez who arrived at 7:15 p.m.

On motion of Trustee Kenner, seconded by Trustee Marino, the meeting was declared opened at 6:00 p.m.

ROLL CALL

AYES: Trustees Brakewood, Didden, Marino, Kenner and Mayor Pilla

NOES: None

ABSENT: Trustees Terenzi and Branca

Budget Work Session: Fire Department

The Board of Trustees held a budget work session on the Fire Department with Fire Chief Kevin McFadden and 2nd Assistant Chief Edward Quinn.

Mayor Pilla asked Chief McFadden what is different from this year's proposed budget then from last year's.

Chief McFadden spoke on personnel stating that there has been one hire, two are on light duty and one retiring at the end of the year. He said that we need to hire two or three for anticipation of the fire academy that will be held in the fall, September. There was discussion about the retiring employee when that retirement was expected and Chief McFadden said the latest will be December 31st.

Trustee Kenner asked for clarification regarding overtime.

Chief McFadden explained with the current staffing limitations that he has spoken about along with sick and vacation those are the overtime uses. He said that the Village has been slowed to replace personnel which also compounds the overtime situation.

Mayor Pilla said that he is proud of the Port Chester career and volunteer forces stating that the model of our Fire Department other communities have difficulties with these two segments. He said that he has spoken with the Village Manager regarding limitations

with overtime and the thought of combining the career firefighters of Port Chester and Rye Brook could save on overtime.

Chief McFadden noted that the Rye Brook Fire Department personnel costs are at a higher rate and even with considering this idea it would take multiple years to see savings.

The Mayor asked how this idea can be studied.

Chief McFadden said that there was a study done in 1998 on this subject and that there would be a need to look at the contracts for each Village's fire union. He said that it would require a referendum of the Villages' to go to a Fire District. There was further discussion on this topic. The Fire Chief said that shared services between the Villages is the way to go.

Trustee Didden asked about the vacation scheduling and seniority and can two go out at the same time.

The Fire Chief said that vacation scheduling of two at the same time is not allowed but does happen when someone calls in sick.

Trustee Didden asked about super holiday pay and what does that consists of.

Chief McFadden said that super holiday pay covers Christmas and Thanksgiving.

Trustee Marino asked how many are on light duty.

The Fire Chief said that there are two on light duty and there was more discussion on this subject.

Trustee Marino asked about the Fire Department Clerk line.

Chief McFadden explained what this position does and that there will be a posting for this position and the IT position in May.

Trustee Didden asked how many career firefighters are being budgeted for.

Christopher Russo, the Village Manager spoke on about the personnel in the Fire Department budget which there are eleven with one new and one retiring.

Trustee Brakewood asked about the prior years' equipment line and why such a big increase in this line since 2010-2011.

Chief McFadden and Mr. Russo said that there are large equipment items that need to be upgraded including radios, air packs and other items.

Trustee Brakewood also asked about the natural gas line for the Fire Department.

There was further discussion about this budget line and the Mayor asked the Village

Treasurer to review. Chief McFadden noted that some of the Fire Stations are heated by natural gas along with the stoves and the generators.

Trustee Brakewood then asked about the line for turnout gear for the volunteers.

Fire Chief McFadden told the Board that over the last year there has been about 40 new members and each of them has to have updated gear before they can go to the required training. He said that the average outfit is between \$3,000 and \$4,000 per person and each volunteer requires a physical which costs \$700.

Trustee Brakewood asked how many volunteers we have.

The Fire Chief said that on the books they are almost at maximum over 300 with 180 to 200 qualified. He said that we have about 15 new members for the firefighter one training course.

Trustee Brakewood asked about the cost for insurance coverage for the volunteers.

Chief McFadden said that this is covered under the Village's policy.

Mr. Russo said that this was updated and reviewed a few years ago with very minimal cost for the volunteers. There was further discussion about insurance costs.

Trustee Marino said that the gear line should not be touched because it is required for new volunteers to attend training.

Mayor Pilla asked about an inventory of gear and asked the Village Treasurer if that can be more level.

Chief McFadden explained further about the required gear and all items that are necessary.

The Mayor asked what it would take to raise the Village's ISO rating.

The Fire Chief said a large amount of paperwork is required which they are working on along with more training and equipment.

Mayor Pilla spoke about this rating which helps the homeowners with their insurance costs.

2nd Assistant Chief Edward Quinn spoke about standard operating policy/ guidelines which would need to be adopted by our Village Board and with that adoption would add points to the rating criteria.

The Mayor asked the Village Manager if it could be provided to the Board for consideration.

Chief Quinn said that it needs to be reviewed and updated to be standard guidelines.

Mayor Pilla said that it is his goal that there are standard operating guidelines for every department.

Chief Quinn spoke about the training that he provides and also by other volunteer firefighters and if the Village had to pay for this training it would two to three times more than what is budgeted for.

Trustee Brakewood spoke more about the overtime line and asked how it is being covered.

Mr. Russo spoke about the first quarter of the fiscal year and noted that in the second quarter there was the de-manning of the career personnel at Station 4 and the overtime went down 32% and overall it is down 25%.

Mayor Pilla also spoke about overtime and noted that there was a new hire this past year which helped in the overtime costs.

Trustee Didden asked if there is anything that the Manager and/or the Mayor can do about the individuals on light duty.

Chief McFadden said that in the next few weeks he would like to have a close session with the Board to talk further about personnel.

Trustee Brakewood said that then the next step for the Fire Department is to hire two more career firefighters.

The Chief said that at least we will need two and more depending on retirements.

Trustee Didden asked about the necessary schooling for new career firefighters.

Chief McFadden said that there is a school in three weeks and the next one will be in September. He said that the school process takes between three and four months.

Trustee Didden noted that our Fire Department has no officers so other municipal career firefighters would not be interested in transferring because of no advancement.

There was a discussion about capital projects for the Fire Department which was noted in one chief's vehicle and replacement of a retaining wall at Station 4.

Chief McFadden spoke about grants noting that the Chiefs are volunteer chiefs and limited personnel to do the process of granting writing.

The Mayor said that overall we are under seeking grant funds and asked the Village Manager to see if we could do more.

The Board thanked Chiefs McFadden and Quinn for their input regarding the Fire Department budget.

* * * * *

Budget Work Session: Port Chester-Rye Brook Public Library

The Board of Trustees held a budget work session with Robin Letieri, Director of the Port Chester-Rye Brook Public Library and members of the Library Board of Trustees.

Mayor Pilla said that the Villages of Port Chester and Rye Brook has a present agreement about the funding of the Library. He said that Rye Brook is considering a 2.7% increase and he also supports a 2.7% increase by our Board.

Mr. Russo said that the agreement provides for a capital contribution which is in the budget but is flat on the operating budget.

The Mayor spoke about the improvements to the Library done through the Lefferts funds.

Ms. Letieri said that the increase of funds is necessary toward the operating budget. She explained to the Board the costs of personnel and retirement along with the programs that are provided and that there has been an increase of use of the Library due to the economic times.

Mayor Pilla said that there is a pre-set capital funding plan for the Library and spoke about their staff which does so much with so little. He asked for a motion for an increase to the Library budget.

Trustee Kenner said that he would rather have a separate meeting regarding any budget amendments.

There was further discussion about the increase and it was noted that the 2.7% increase would be approximately \$23,000.

Trustee Brakewood spoke about the improvements through the Lefferts funds and the great job they have done.

The Board thanked Ms. Letieri for her input regarding the Library budget.

The Clerk stated that the next item on the agenda is the adjourned public hearing for the purpose of considering and discussing the proposed Tentative Budget for the Village of Port Chester for Fiscal Year starting June 1, 2012 and ending May 31, 2013.

On motion of Trustee Kenner, seconded by Trustee Didden, the public hearing was declared open.

ROLL CALL

AYES: Trustees Brakewood, Didden, Marino, Kenner and Mayor Pilla

NOES: None

ABSENT: Trustees Terenzi and Branca

Mayor Pilla asked if there was anyone from the audience who would like to speak on the proposed Tentative Budget. He recognized Goldie Solomon.

Ms. Solomon reminded the Board that as a historian the Fire Department is the oldest organization and that Port Chester's Fire Department is the second oldest in New York State noting that we have seven volunteer companies and need to honor those who serve. She said that we are an antique community that prices are going up but things are not being sold and there are so many properties off of the tax rolls. Ms. Solomon noted that we have a lot of memorials to care for also. She said that health, welfare and safety are what is entitled to us as citizens in our community and that we need our Fire Department, Police Department and other emergency services. Ms. Solomon said that our assessments are too high and that we need our Village Board members at the Rye Town meetings on this issue because the Town is not considering that we are an antique community and that age, condition and location is not being considered with the assessments.

Mayor Pilla said that tonight the Board will close this public hearing but the Board will be conducting additional budget work sessions with the Court, Police, Code Enforcement, Building and Planning & Zoning on April 18th and then will be considered the finalizing the budget on April 23rd. He said that even though the public hearing will be closed that anyone who would like to speak on the budget during these other sessions can. He recognized Bea Conetta.

Mrs. Conetta said that she watched the last Board meeting and said that she is impressed on how hard our entire Board is working on trying to bring the budget down. She commended the staff as well for their hard work on the budget.

The Mayor noted that Trustee Branca is ill and that our thoughts and prayers go out to him and that Trustee Terenzi is excused from the meeting tonight due to work commitments. He noted that the Board held a budget work session with the Library earlier this evening and that we have authorized an increase for the Library.

Trustee Kenner stated that no votes have yet been taken regarding any budget amendments and said that he wants a session of the Board for any amendments.

Mayor Pilla said that session will be held on April 23rd to consider any amendments and finalizing the budget.

On motion of Trustee Didden, seconded by Trustee Kenner, the public hearing was closed.

ROLL CALL

AYES: Trustees Brakewood, Didden, Marino, Kenner and Mayor Pilla

NOES: None

ABSENT: Trustees Terenzi and Branca

Public Hearing:

Public Scoping Session on the Comprehensive Plan and Related Zoning Amendments

The Clerk read Affidavits of Publication stating that the following Public Notice were duly published in the Journal News and Westmore News on April 6, 2012, certified by Florence Bonilla, the Principal Clerk of the Journal News and certified by Angelina Brescia, Office Manager of the Westmore News.

**NOTICE OF PUBLIC SCOPING MEETING
PURSUANT TO THE STATE ENVIRONMENTAL QUALITY REVIEW ACT
[SEORA]**

Lead Agency	Village of Port Chester Board of Trustees.
Name of Action	Adoption of Comprehensive Plan and Zoning Map and Text Amendments in the Village of Port Chester, New York.
Purpose of Meeting	To provide an opportunity for the public to identify specific issues and environmental impacts that should be addressed in a Draft Generic Environmental Impact Statement [DGEIS] for the Proposed Action.
Meeting Time and Date	7:00PM on April 16, 2012.
Meeting Location	Police Headquarters/Justice Court, 350 North Main Street, Port Chester, NY.
Conduct of Meeting	The meeting is being held to receive public comments on specific issues or areas of concern relative to the Proposed Action. The meeting will not be a question and answer session, but is intended to provide as many people as possible with the opportunity to speak.
Comment Deadline	Written comments regarding issues to be addressed in the DGEIS will be accepted until 5:00PM on May 2, 2012. Written comments will be given the same consideration as any oral comments made at the public scoping meeting on April 16, 2012. Please submit written comments to the Village Clerk, 222 Grace Church Street, Port Chester, NY 10573. Electronic comments may be provided by email to jmanuso@portchesterny.com . Please include your name and address when submitting a comment; no anonymous written or electronic comments will be accepted.
Draft Scoping Document	A draft scoping document dated March 22, 2012 is available for public review and comment at the following web address: www.portchesterny.com . This draft scoping document describes the issues and areas of environmental concern that are proposed to be addressed in the DGEIS.
Future Steps	A final scoping document is expected to be completed in May

2012 based on full consideration of the comments submitted on the draft scoping document. Subsequently, the DGEIS will be prepared for the project. The DGEIS will contain detailed information regarding the Proposed Action, potential environmental impacts and measures proposed to mitigate potentially significant impacts, if encountered. The DGEIS will be made available for public review and comment following its acceptance by the Board of Trustees of the Village of Port Chester.

On motion of Trustee Kenner, seconded by Trustee Marino, the public scoping session was declared open.

ROLL CALL

AYES: Trustees Brakewood, Didden, Marino, Kenner and Mayor Pilla

NOES: None

ABSENT: Trustees Terenzi and Branca

Mayor Pilla said that tonight's public scoping session is on the table of contents for the State Environmental Quality Review Act (SEQRA) process so the Board can take comments on this document. He said that Christopher Steers, the Assistant Village Manager who is spearheading this process can speak further.

Mr. Steers said that the scoping document is the outline of the Draft Environmental Impact Statement (DEIS) that will look at all of the impacts regarding the Comprehensive Plan so this session is to take any comments regarding the outline. He said that after this public scoping session there will be a ten day period to provide written comments.

The Mayor said that technically the Village is not required to have this session but we want input throughout the Comprehensive Plan process. He asked the Village Attorney to confirm what he had noted about this not being required.

Anthony Cerreto, the Village Attorney said that the Mayor is correct and the public scoping session is not a requirement that the Village has to complete.

Mayor Pilla said that the Board has been meeting with the consultants regarding the related zoning amendments of the Comprehensive Plan.

Trustee Brakewood said that on the list of the interested agencies the School District is not listed.

Joan Mancuso, the Village Clerk confirmed that the Clerk for the School District was included in the notification.

Vince Ferrandino, of Ferrandino & Associates, the consultant retained by the Village for the DEIS for the Comprehensive Plan said that the purpose tonight is to hear comments from the public.

Trustee Kenner said that he had provided his comments on the plan.

Christopher Gomez, the Director of Planning & Development clarified with Trustee Kenner that his comments are on the plan and not the scoping document which was confirmed.

Trustee Brakewood asked about the number of miles to New York City that is listed in the scoping document.

Mr. Ferrandino said that the borough of the Bronx's is included in the borders of New York City that is why the documents states that it is ten miles.

Mayor Pilla recognized Anthony Gioffre, Esq., attorney for Starwoods stating that he and staff had a meeting earlier today with them.

Mr. Gioffre, said that he is an attorney with the firm Cuddy & Fedder and represents Starwood Capital the owner of the former United Hospital site. He said that they have submitted comments to the Comprehensive Plan Advisory Committee (CPAC) and provided them to the Board of Trustees. He said that under Chapter 3 regarding alternatives that the only alternative is a no action. Mr. Gioffre asked the Board to consider alternatives with a flexible approach for the United Hospital site and as we move forward would like a work session with the Board on their site. He said that they will be submitting comments on the scoping document.

The Mayor said that the Board has scheduled a zoning work shop for April 25th and invited Mr. Gioffre and Starwood to attend. He recognized Goldie Solomon.

Ms. Solomon said that residential developments will affect our schools. She told the Board to keep taxes down and that we need a hotel in Port Chester stating there is one in Rye and Rye Brook and the hospital site is a good location for a hotel.

Mayor Pilla recognized Richard Abel.

Mr. Abel said that number 24 of page 7 of the document is marked no if it includes local, state or federal funding. He asked if that was technically correct.

Trustee Kenner noted that there is funding from the Village's Industrial Development Agency for the Plan and Mr. Steers said also UDAG funding. It was noted that item will be reviewed.

Mayor Pilla asked if there was anyone else from the public who would like to comment, which there was none. He also asked if the Board had any other comments and they did not. The Mayor said that we will close this session but there is a ten day window that written comments can be made through the Clerk's office and then the Board will consider adopting the scope at our May 7th meeting. He spoke about the meeting that was held with Starwoods and supports alternatives for their site.

On motion of Trustee Kenner, seconded by Trustee Marino, the public scoping session was closed.

ROLL CALL

AYES:

Trustees Brakewood, Didden, Marino, Kenner and Mayor Pilla

NOES:

None

ABSENT:

Trustees Terenzi and Branca

The Clerk read for the record and the public that written comments regarding issues to be addressed in the DGEIS will be accepted until 5:00PM on May 2, 2012. Written

comments will be given the same consideration as any oral comments made at the public

scoping meeting on April 16, 2012. Please submit written comments to the Village Clerk,

222 Grace Church Street, Port Chester, NY 10573. Electronic comments may be provided by

email to jmancuso@portchesterny.com. Please include your name and address when submitting a comment; no anonymous written or electronic comments will be accepted.

Presentation: Port Chester Community Cares Coalition – LifeSkills Training

Mayor Pilla spoke about the Port Chester Community Cares Coalition and that they have been working closely with Village Departments, the Schools and the community on things that affect the youth of our community including smoking, drugs and alcohol. He said that Jenny Meyers, the Coalition Coordinator and Joan Thomas of the Coalition are here to speak about the LifeSkills Training as a D.A.R.E replacement curriculum.

Ms. Thomas spoke about the LifeSkills Training (LST) stating that it is a school-based program that aims to prevent alcohol, tobacco and marijuana use and violence by targeting major social and psychological factors that promote the initiation of substance use and other risky behaviors. She said that information has been provided to the Board regarding the middle school level curriculum for grades 6 / 7 and review of LST by the National Registry of Evidence-based programs and practices and spoke further on this information.

Ms. Meyers spoke further about this program and the wider range of topics that it has for these aged students. She spoke about the training process which is one full day and the cost of the training and student workbooks.

There was further discussion with the Board, the Police Chief, Ms. Thomas and Ms. Meyers on the current D.A.R.E. Program and would the LifeSkill Training replace D.A.R.E. which it would not, the costs of the LST and cost of the D.A.R.E. Program and the pricing of someone else to teach the LST class instead of the D.A.R.E. officer. It was noted that this proposal along with the D.A.R.E Program will require further review which can be done at the Police budget session scheduled for April 18th.

Public Comments:

Mayor Pilla asked if anyone from the audience would like to speak at this time. He recognized Bea Conetta.

Mrs. Conetta spoke about the Senior Center use and stated that she watched the last Board meeting were this was discussed noting that she agrees with Trustees Didden and Marino and we should be charging the fee and the charge for the custodial services to everyone. She said that when we give funding to these organizations then not charge them they are getting more from us. Mrs. Conetta said that the Center should be used for the senior programs and Village functions and that it should not be opened up for parties. She then asked if permission has been given to the Westchester B.L.U.E. Foundation.

The Mayor said that particular request was referred to staff and no permission has been given as of yet for their requested event.

Mrs. Conetta said that they are asking to close Abendroth Avenue downtown and use the Marina Parking lot for fund raising activities that are for police officers that our own

Police Department is not supporting so does not think the Village should grant permission for this event. She said that over the years our Village has been abused and used and questioned if the Village picks up the garbage at the Rye Town Park which is located in Rye Brook.

Mayor Pilla said that yes we do pick up garbage for the Town which they are charged a fee for and we do this because we have the equipment to pick up this trash by the trucks. He then recognized Goldie Solomon.

Ms. Solomon also spoke about the Senior Center and questioned why the center is closed on Saturdays when seniors want a place to go. She told the Board that if you want to rent it out do so only on Sundays not Saturdays. Ms. Solomon said that this is our Senior Center and we should be able to use it all the time.

The Mayor recognized Richard Abel.

Mr. Abel spoke about the D.A.R.E. Program and the presentation for the Like Skills Program and budgeting items seem to be the same for either program but noted that our Port Chester Police Officer leaves Port Chester and goes to Rye Brook at the Port Chester Middle School. He said that shared services for this program between the two communities could maybe be a cost savings.

Mayor Pilla stated that he has had detailed discussions with the Rye Brook Mayor on this subject and spoke more about the programs. He said that more discussions are required to see if this could be a shared service between the two Villages.

Mr. Abel asked about the resolution on the agenda regarding the Sidewalk Program for 600 King Street and was it a clerical error.

Mr. Cerreto said yes it was a clerical error where two assessments were transposed on the spreadsheet between 600 and 620 King Street. He said that the assessment for the property at 600 King is higher than what was noticed that we have informed the property owner but they do have the right for a hearing which they have not declined as of this time so this resolution will set a hearing.

Mr. Abel asked if there will be any add on to the agenda this evening.

The Mayor said no there are no add ons.

Police Chief Krzeminski told the Board and the public that historically when the D.A.R.E. Program started all the 6th grade students were at the elementary schools all located in the Village and the program continued when that grade was moved to the Middle School in Rye Brook.

* * * * *

Resolutions: Parks

**RESOLUTION ACCEPTING DONATION OF VOLUNTEER WORK TO REVITALIZE
AND BEAUTIFY EDGEWOOD PARK**

On motion of TRUSTEE KENNER, seconded by TRUSTEE BRAKEWOOD, the

following resolution was adopted by the Board of Trustees of the Village of Port Chester,

New York:

WHEREAS, by letter dated March 28, 2012 to the Village Recreation Leader, several students of a visual arts class at SUNY Purchase have expressed interest in beautifying Edgewood Park the week of April 21, 2012; and

WHEREAS, all expenses will be funded by the class budget and participating local businesses; and

WHEREAS, the Park and Recreation Commissions support the proposal. Now, therefore, be it

RESOLVED, that the Board accepts the donation of:

- Madeline Yee
- Harley Aussoleil
- Paige Riddering
- Nina Irizarry
- Marina Margulis
- Ki Walker
- Estaban Silva
- Emily Wanger
- Christopher Robbins,

representing their volunteer time and effort as well as that of participating local businesses with regard to their collective effort to beautify Edgewood Park.

ROLL CALL

- AYES: Trustees Brakewood, Didden, Marino, Kenner and Mayor Pilla
- NOES: None
- ABSENT: Trustees Terenzi and Branca

* * * * *

Resolution: Senior Center

The Clerk presented the next resolution regarding an amendment to the Senior Center Use Policy.

Trustee Marino made a motion for discussion, Trustee Brakewood seconded the motion.

Mayor Pilla spoke about the proposed amendment that even if the rent cost is waived for the non-profits organizations that additionally receive assistance from the Village for their operation of Village programs that they would have to pay the actual cost of the Village's custodian services. He said that Carol Nielsen, the Director of the Senior Programs is in the audience and asked her to comment on this proposed amendment to the Senior Center use policy.

Mrs. Nielsen said that the policy has that other than governmental entities would pay a rental fee which is proper. She said that she does not support the proposed amendment with no fee for non-profit organizations except the custodial charge and if the Board wants to amend the policy the entire policy should be reviewed.

Trustee Kenner said that he would rather table this proposal then vote on the resolution. There was further discussion on the proposed amendment

Trustee Kenner made a motion to table the resolution with no date certain so the policy can be reviewed by the Village Manager and the Senior Program Director, Trustee Marino seconded the motion.

Trustee Didden said that he would vote no to table this resolution because Mrs. Nielsen is not supportive of the proposal. More discussion was held amongst the Board. Trustees Kenner and Marino withdrew their motions to table.

VILLAGE OF PORT CHESTER
SENIOR/COMMUNITY CENTER FACILITY POLICY
AND RULES AND REGULATIONS

On motion of TRUSTEE MARINO, seconded by TRUSTEE BRAKEWOOD, the following resolution was adopted by the Board of Trustees of the Village of Port Chester, New York:

WHEREAS, the Port Chester Senior/Community Center was dedicated on February 23, 2007; and

WHEREAS, although the primary use of the Senior/Community Center is for programs supporting seniors of the community, the Board desires that the facility be available for additional use upon permit basis; and

WHEREAS, by resolution adopted on April 6, 2010, the Board adopted a policy for such additional use by governmental agencies and non-profit organizations with special tax status and a nexus to the Village; and

WHEREAS, the Board finds that such non-profit organizations that also receive assistance from the Village for operation of Village programs warrant further consideration. Now, therefore be it

RESOLVED, that the Board of Trustees hereby amends the "Village of Port Chester Senior/Community Center Facility Policy and Rules and Regulations" in the form annexed with regard to the payment of the user fee by non-profit organizations permitted to use the facility.

ROLL CALL

AYES: None

NOES: Trustees Brakewood, Didden, Marino, Kenner and Mayor Pilla

ABSENT: Trustees Terenzi and Branca

Village of Port Chester
Senior/Community Center Facility Policy
Rules and Regulations

The Village Board of Trustees recognizes that the Port Chester Senior/Community Center belongs to the people of the Village of Port Chester. The Board affirms that the primary use of the Senior/Community Center is for programs supporting seniors of the community. The Board desires to provide for the additional use of the Senior/Community Center to governmental entities and non-profit organizations with special tax designation Section 501 (c) (3) that provides programs or services in the Village. The Board is mindful of its fiduciary obligations to ensure that the Senior/Community Center is in optimum condition and available for use by generations to come.

Permits to use the Senior/Community Center may be cancelled in the event of a conflict with a Village activity or for any reason that is deemed necessary by the Village. The Village reserves its right to permit use of the Senior/Community Center and full access to the facility at all times. The Senior/Community Center is handicapped-accessible and is open to all individuals and groups regardless of age, race, national origin, sexual orientation, marital status, disability, military status or other specified classes protected by law.

The Village may restrict the use of the Senior/Community Center to certain times and areas as governed by the following rules and regulations:

Permits are issued by the Village Manager's designee on a first-come, first-serve basis, with a limit on the number of permits to ten per month. The facility may not be used by the same permittee more than three times in a calendar year, it being the intention of the Village to ensure a general use of the facility.

1. Application forms are available at the Senior/Community Center, 220 Grace Church Street and on the Village's website.
2. The Senior/Community Center is available for permit use on weekdays (except Mondays and Wednesdays), and Saturdays from 6 p.m. to 9 p.m. and on Sunday from 12 noon to 9 p.m. or as otherwise authorized.
3. A permit fee and clean-up security deposit are required at the time the permit is issued and reservation made.
4. The schedule of fees is as follows:

Government Entities

Governmental entities shall pay the actual cost of the Village's custodian's services.

Non-profit organizations

Non-profit organizations that additionally receive assistance from the Village for their operation of Village programs shall pay the actual cost of the Village's custodian services.

All others:

	Up to 2 hours*	Up to 3 hours*	Up to 4 hours*
Multi-Purpose Room	\$100.00	\$150.00	\$200.00

*includes one hour set-up time.

Security Deposit of \$250.00 (refundable)

Use of the kitchen is an additional \$100 fee.

An additional overtime fee of \$75.00 per hour or part thereof shall be imposed on all activities/events that are permitted and extend beyond four hours.

5. The Senior/Community Center will be open for one hour prior to the start of the proposed event or activity and shall close one hour after the end of the event or activity. The Village's custodian will be responsible for opening and closing the facility and will be present for entire period of use.
6. Permittees are expected to act in an orderly manner. It is the responsibility of the permittee to clear and clean the facility/area used, including the kitchen and all the equipment if kitchen privileges are granted, at the conclusion of the function. The facility shall be left in the same or better condition that in which it was found. The clean-up deposit shall be returned to the permittee within two weeks after the

event following the inspection made by the Village's custodian certifying that the premises have been returned to such level of condition. A report shall be made by the custodian after each usage and advise the Director of the Senior/Community Center if there are any damages or extraordinary cleanup necessary. Permittees are held responsible for any such damages or cleanup costs.

7. Cancellations are discouraged and must be reported no later than one day prior for a weekday event or function or on Friday before a weekend function. In the event of a cancellation, permit fees are refundable on the following basis:

- 4 weeks or more notice - 100% refundable
- 2 to 4 weeks notice - 75% refundable
- Less than 2 weeks notice - 50% refundable

8. Smoking and the sale, use or consumption of alcoholic beverages is prohibited.

9. Nothing shall be affixed to the walls or doors or hung from ceiling. No helium balloons may be used for decoration. No smoke machines or pyrotechnics may be used.

10. Occupancy limits are posted and shall not be exceeded.

11. Means of ingress and egress shall not be blocked.

12. No fee for admission shall be charged.

13. The permittee shall execute an indemnification agreement satisfactory in form to the Village Attorney holding the Village harmless arising out of the use of the Senior/Community Center. In addition, a certificate of insurance shall be provided evidencing that the permittee has general liability insurance in the minimum amount of \$1 million / \$2 million dollars coverage, naming the Village of Port Chester as an additional insured. Such certificate shall be provided no less than fourteen days prior to the event or function.

14. Unlawful discrimination shall not be tolerated and are grounds for summary revocation of a permit to use the Senior/Community Center.

Adopted: April 6, 2010

Amendment Defeated: April 16, 2012

RESOLUTION SETTING PUBLIC HEARING TO APPROPRIATE
COST OF PHASE II OF THE SIDEWALK BETTERMENT PROJECT

On motion of TRUSTEE DIDDEN, seconded by TRUSTEE MARINO, the following resolution was adopted by the Board of Trustees of the Village of Port Chester, New York:

WHEREAS, after public hearing and by resolution adopted on January 3, 2012, the Board of Trustees apportioned and assessed the costs of Phase II of the Sidewalk Betterment Project to the benefitted property owners; and

WHEREAS, in such resolution, the assessments for 600 King Street and 620 King Street were transposed; and

WHEREAS, the property owners were notified of same and advised of the correct amounts and their payment options; and

WHEREAS, since the property owner of 600 King Street has an increased assessment, the Village Attorney has advised that it is entitled to a public hearing; and

WHEREAS, to date said owner has not waived such right to hearing. Now, therefore, be it

RESOLVED, that the Board of Trustees hereby sets a public hearing on May 7, 2012 at 7:00 p.m. at the Police Department/Justice Court, 350 North Main Street, Port Chester to correct the apportionment and assessment with regard to property at 600 King Street, and be it further

RESOLVED, that the Village Manager or his designee be directed to mail notice of the hearing to the property owner in accordance with Village Law to hear any objection to said apportionment and assessment.

ROLL CALL

AYES: Trustees Brakewood, Didden, Marino, Kenner and Mayor Pilla
NOES: None
ABSENT: Trustees Terenzi and Branca

The Clerk presented a report from Fire Patrol & Rescue Co. #1 on the resignation of Matt Smith and the passing of member Andrew Fox.

The Board noted the resignation of Matt Smith and expressed their condolences for the passing of Andrew Fox and their thanks for his services to the community.

The Clerk presented correspondence from the Rye Town Youth Football & Cheerleading requesting permission for the placement of a sign at Messina Park from May 6th to May 20th to promote their annual barbecue to be held on May.

The Board of Trustees referred the correspondence from the Rye Town Youth Football & Cheerleading to staff for review and any conditions.

The Clerk presented correspondence from the Port Chester American Legion Post 93 requesting permission for the Memorial Day Parade to be held on May 28, 2012 and the appropriation for this ceremony.

The Board of Trustees referred the correspondence from the Port Chester American Legion Post 93 to staff for review and any conditions.

Mayor Pilla stated that he has received correspondence from the Tamarack Tower Foundation regarding their Taste of Port Chester to be held on June 5, 2012.

The Clerk presented the minutes of March 19, 2012 and March 22, 2012 for approval. On motion of Trustee Didden, seconded by Trustee Brakewood, the Board of Trustees minutes of March 19, 2012 and March 22, 2012 were approved.

ROLL CALL

AYES: Trustees Brakewood, Didden, Marino, Kenner and Mayor Pilla
NOES: None
ABSENT: Trustees Terenzi and Branca

Public Comments:

The Mayor asked if anyone from the audience would like to speak at this time. He recognized Gene Ceccarelli.

Mr. Ceccarelli asked if there is any information regarding the sign that is hanging along a fence across from Village Hall that he has raised at a prior meeting asking if that type of sign is allowed or not.

Trustee Brakewood noted other locations in the Village where signs are being posted at the intersection of South Regent Street and the Post Road and Putnam Avenue and Willett Avenue.

Mr. Cerreto said that he would provide an opinion regarding this subject.

Board Comments:

Trustee Brakewood inquired when Rose Noonan would be coming back to the Board regarding the proposal for the Housing Rehabilitation Program.

Mr. Russo said that he would follow up with Ms. Noonan regarding the status of the proposal for the program and advise the Board.

Trustee Brakewood asked if there is information regarding the street paving.

Mr. Russo said that item was discussed at the budget work session held last week and that he will provide this information to Trustee Brakewood at the budget work session schedule on April 18th but noted that the Capital Projects will be a continued discussion even after the adoption of the budget.

Trustee Brakewood asked about residential sidewalks.

Mr. Russo said that item was not discussed at last week's budget work session but there is \$100,000 in the budget for sidewalks which sidewalks still needs to be evaluated.

Trustee Brakewood said that he would like to continue the Betterment Program for Sidewalks with a Phase III.

Trustee Didden said that this evening the Board received a report that Andy Fox a member of Fire Patrol & Rescue had passed away and wanted also to note the passing of Charles Topp a 73 year member of Harry Howard Hook & Ladder Company. He said that Trustee Branca is ill and that his prayers are with him and hopes he is able to get back to the Board soon.

Trustee Didden said that the Salvation Army had requested permission for a parade up Westchester Avenue and asked if the parade/ march route has been worked out yet because it was recommended that it instead go onto Broad Street up Irving Avenue onto Haseco Avenue.

Mr. Russo said that he has had several meetings with different organizations lately but will need to follow up on this particular request regarding the parade/march route.

Trustee Didden inquired if review has been done regarding his recommendation to cut back a section of the sidewalk on Putnam Avenue adjacent to Lyon Park for more space for vehicles to park instead of jumping the curb.

Mr. Russo said that our Village Engineering Consultant, Dolph Rotfeld had said at the budget work shop held last week that he would review this recommendation and report on his findings. There was further discussion about vehicles parking up on curbs and Trustee Brakewood spoke about people parking on their lawns, jumping curbs and other parking and zoning violations. He asked what are we doing regarding the enforcement of parking outside of the downtown area. There was further discussion on this subject and Mr. Steers spoke about the zoning violation aspects of such parking.

Trustee Didden also spoke about property maintenance complaints.

Mr. Steers commented noting that pursuing property maintenance complaints goes hand and hand with staffing levels and spoke about the recruitment process and that candidates are off of a County list whose then needs proper training and state certification which could take a year. There was further discussion on this subject.

Trustee Didden spoke about a Code Enforcement Amnesty Program stating that the Board had a meeting with staff back at the end of February and he and the Mayor had promised the BAR Association that we would have a law by this time so what is the status of this proposal and follow up meeting with staff.

Mayor Pilla said that a meeting is scheduled for April 25th regarding zoning in reference to the Comprehensive Plan and that this topic will be discussed as well. He asked Mr. Steers to comment on the process that staff is providing regarding this issue.

Mr. Steers said that it is a seven step process regarding open permits / violations noting that they are not penalizing property owners that come in voluntary. He spoke about the permit fees and that they are working with these property owners on the zoning issues and open permits but noted that there is still an expense and time involved with the process.

Trustee Didden said that people do not know this and do not see this happening because he and others are still receiving complaints from property owners noting that there are still open gaps. He said that the Board should either adopt the employee policy or the Board create its' own policy and adopt that.

The Mayor said that we will discuss this further on April 25th.

Trustee Marino asked about the status of the bulkhead.

Mr. Russo said that both of the engineering companies, one for the Village and one for G&S have seen the area and they need to review the situation. There was further discussion between the Board and the Manager regarding the bulkhead.

Trustee Marino expressed his thoughts and prayers are with Trustee Branca.

Trustee Kenner also expressed his thoughts and prayers for Trustee Branca. He asked what is the status of the joint meeting of the Board of Trustees and the School Board.

The Clerk said that dates in May have been provided to the School Clerk who is checking on the School Board's availability. She said that when confirmation is made the Board will be noticed of the final date.

Mayor Pilla spoke about the Comprehensive Plan and that this plan is a forty year vision for the future and it is the goal that the plan will be adopted by Halloween. He noted that the Village newsletter has been sent out and beside the sanitation schedule it also highlights the progress regarding the Sewer Project stating that he and staff meet with State Agencies this week regarding the EPA order and these agencies are very pleased on what we have done so far and told them of the Sewer Rent Project which they were impressed with this proposal.

There being no further business, on motion of Trustee Kenner, seconded by Trustee Didden the meeting was closed at 9:05 p.m.

ROLL CALL

AYES:

Trustees Brakewood, Didden, Kenner, Marino and Mayor Pilla

NOES:

None

ABSENT:

Trustees Terenzi and Branca

Respectfully submitted,



Joan Mancuso
Village Clerk

MEETING HELD APRIL 18, 2012

A meeting of the Board of Trustees of the Village of Port Chester, New York, was held on Wednesday, April 18, 2012 at 5:30 P.M., in the Senior / Community Center, at 220 Grace Church Street, Port Chester, New York

Present were Trustees Savenio Terenzi, Bart Didden, and Luis Marino. Trustee

Daniel Brakewood arrived at 5:55 p.m., and Trustee Joseph Kenner at 6:02 p.m.

It should be noted that Trustee John Branca was absent and Mayor Dennis Pilla was included by telephone.

Also present were Village Manager, Christopher Russo; Village Clerk, Joan Mancuso; Village Attorney, Anthony Cerreto; Village Treasurer, Leonie Douglas; Assistant Village Manager / Director of Code Enforcement, Christopher Steers; Director of Planning & Development, Christopher Gomez; Assistant Building Inspector, Peter Miley; Judge Peter Sisca; Acting Judge Matthew Troy III; Court Clerk, Regina Hill; Assistant Court Clerk, Patricia Lebron; Police Chief Joseph Krzeminski; Captain John Telesca and Lt. Detective Royal Monroe.

* * * * *

At 5:58 p.m., on motion of Trustee Didden, seconded by Trustee Marino, the meeting was declared opened.

ROLL CALL

AYES: Trustees Brakewood, Terenzi, Didden and Marino

NOES: None

ABSENT: Trustees Branca and Kenner

It should be noted that Mayor Pilla was in contact by telephone.

Budget Work Session: Justice Court

The Board held a budget work session on the Justice Court with Judges Peter Sisca and Matthew Troy III, Court Clerk Regina Hill and Assistant Court Clerk Patricia Lebron. They discussed certain aspects of the Justice Court budget including the personnel service line, out of title and open positions.

Ms. Hill explained that there are vacancies for a third judge, Assistant Court Clerk and an upgrade of a position which she explained further.

Trustee Didden said that he understands that the additional judge and staff are not needed now.

Judge Sisca spoke about the necessary staff needed including an additional judge for when the process of code enforcement trials begin. He noted that we are not at that point but should have the funding for these positions because once trials begin it is anticipated that this will be a large calendar and the correct staff will be needed for this.

Trustee Terenzi asked about the breakdown of fees and how they are distributed. Ms. Hill explained how Village tickets versus tickets issued by State Troopers are distributed.

Trustee Brakewood inquired what the new position would do.

Ms. Hill said that the budget does not add another position is just retitle of an open position as Assistant Court Clerk so not using out of title line. She explained the need for the title Assistant Court Clerk and what those duties are.

Trustee Didden discussed further the need of the third judge at this time and suggested reworking the numbers to take out the third judge position and give the Court additional staff personnel.

Trustee Brakewood asked what the Judges thoughts are on considering the removal of the third judge position.

Judge Troy said that when the Building / Code cases are set and trials come to the court they may be a large number and the Board would want everything in place because it is not something that could be set up overnight. There was further discussion regarding the third judge position and resources in the court.

Trustee Brakewood asked if there is a backlog on the traffic court calendar.

Judges Troy and Sisca said that no there in no backlog regarding traffic.

Trustee Marino said that it appears that a third judge is not required now.

Judges Sisca and Troy explained to the Board that yes a third judge is not needed tomorrow but it will depend on how fast things move regarding the building and code cases and when it does it will require the additional judge and the necessary staffing.

Trustee Brakewood asked the Assistant Village Manager / Director of Code Enforcement, Christopher Steers if he sees more trials coming forward.

Mr. Steers said not now.

Trustee Brakewood noted that Mr. Steers' Code Enforcement reports indicated that there were over 100 cases.

Mr. Steers spoke about their process in reducing cases which has been accomplished with more staff in the Building and Code Enforcement Departments.

Trustee Kenner said that it does not sounds like the third judge is needed now.

Trustee Brakewood inquired how can we have the best of both worlds regarding having the capability that cases won't be delayed if a third judge is not set up.

Judge Troy said that when the Court is made aware of what the case load will be for trials on this subject, the Board will know in advance.

Christopher Russo, the Village Manager said that the Board can budget this position for part of the year or it could be removed completely from the budget.

Mayor Pilla via telephone asked for clarification if the position for the third judge is included in the Tentative Budget.

Mr. Russo said that yes the third judge position and additional personnel is included in the budget.

The Mayor said putting the other personnel aside would recommend that they review the last two years actuals and reduce this year's as recommended.

Mr. Russo said that the Court staff wants to add a part-time position which cost would be approximately \$15,000.

Trustee Brakewood stated that there are three part-time personnel and that the current budget would eliminate one part-time.

Mr. Russo said that two of the part-time personnel will be combined to one full time position and the Court is seeking one additional part-time personnel.

Trustee Marino asked about the education and training line which has an increase. Ms. Hill explained that the increase is regarding law books.

Mr. Russo told the Board that regarding the Village Prosecutor that there needs to be an unwinding of a resolution approved by the Board done in the past about duties and stipend.

Trustee Didden asked if the Board could have that resolution for the April 23rd meeting.

Mr. Cerreto said that it could.

Trustee Brakewood inquired how much it is to process tickets with our internal resources.

Ms. Hill said that there are two and a half persons processing tickets with the approximate cost of the personnel about \$130,000.

Trustee Brakewood said that he hears why we do not encourage people to pay online because of the \$3 service fee but would rather have no personnel to take tickets and have it all on-line.

Trustee Didden spoke about automation and creating our own portal to accept payments.

Judge Sisca noted that about 250 people either come to pay or dispute tickets.

Trustee Brakewood said that he would recommend discounting the payment to pay online and charging a surcharge if paying in person. There was more discussion on this topic. Judge Troy said that this could only be designated for parking tickets and not for other vehicle and traffic violations and Judge Sisca said that there cannot be discrimination regarding payment.

The Board thanked Judges Sisca and Troy, Ms. Hill and Ms. Lebron for their input regarding the Justice Court budget.

* * * * *

Budget Work Session: Police Department

The Board held a budget work session with Police Chief Joseph Krzeminski, Captain John Telesca and Lt. Detective Royal Monroe on the Police Budget.

Chief Krzeminski spoke about the overtime budget and that Captain Telesca will review information on this subject to the Board.

Captain Telesca reviewed the 4th quarter overtime information and that 65% is personnel services overtime. There was further review and discussion regarding these overtime figures and the breakdown of services.

Trustee Didden asked about the DEA reimbursement.

Chief Krzeminski told the Board that the money received in the asset forfeiture line does not cover the DEA officer. He spoke about the other benefits from the DEA

officer process that come from outside agencies including wire taping and drug busts. The Chief said that in last year's budget it was adopted with a \$310,000 overtime figure and it is not realistic. He spoke about the prior two years regarding personnel and overtime noting that salaries have increased 11% due to contractual obligations with seven less officers.

Trustee Didden asked about the reduction of tactics for the department.

Chief Krzeminski spoke about the number of officers on the road and that they have not been able to staff the narcotics and youth divisions that we have had to use the Detective Bureau. There was further discussion between Trustee Didden and the Police Chief regarding these divisions.

Trustee Brakewood asked what are the differences between a Youth Officer and a D.A.R.E. Officer.

Lt. Detective Monroe said that the Youth Officer is a detective who does youth investigations which requires certain training and that the D.A.R.E. Officer is a patrol officer that is removed from patrol and requires certification to teach the D.A.R.E. class. He explained further the functions of a Youth Officer and the requirements for a youth division.

Chief Krzeminski said that they have reduced the minimal manpower to address the overtime issue.

Trustee Kenner asked the Police Chief where he expects the overtime line to be at the end of this fiscal year.

The Chief and Leonie Douglas, the Village Treasurer said that the overtime line is now at \$436,000.

Trustee Terenzi said that the Police Department is doing a great job with their limitations.

Chief Krzeminski spoke about Ossining and Peekskill which are comparable to Port Chester and about their overtime figures which are much higher than ours.

Trustee Marino asked if the overtime would be less if we hired two more officers.

Trustee Terenzi stated that overtime is not always bad because you are not paying for benefits.

Trustee Didden said that he would like to see a budget that the personnel line has the overtime in it and other overtime due to unforeseen situations like homicides. He said that the Department should be more flexible with staffing for example on certain nights during the week there are less officers like winter versus other busier seasons.

The Police Chief spoke about contractual obligations. There was a discussion about special events which the Board approves and what those hours equate to in dollars.

Chief Krzeminski noted that there are officers that are out due to non-job related injuries / illnesses and disciplinary actions which also impact overtime. There was further discussion about these circumstances.

Trustee Didden spoke about the D.A.R.E. Officer and the impact of cost for this program.

Captain Telesca said that the D.A.R.E. Program cost about \$3,800 in overtime last year.

Trustee Brakewood spoke about the benefit of the D.A.R.E. Officer who is interacting with about 100 children compared to the 10 or more people on patrol.

Trustee Brakewood said that there was an officer who retired last year and what was the Chief's opinion if that opening would be backfilled.

The Police Chief said that it was his impression that it would be included in this year's budget but it was not. There was further discussion on this subject between the Board and the Police Chief.

Mr. Russo noted that the lieutenant position was under the Board's retirement incentive program that was not to be filled in next year's budget. He said that the captain's position that will retire would also not be filled.

Chief Krzeminski explained further what was the thought regarding the retirements. He discussed further with the Board the retired positions and the current staffing of the Department.

Trustee Kenner said that there are large increases to the voice data and computer services line.

Captain Telesca said that the increase is required because the company that provided service for the voice data system will no longer cover our equipment so there is the need to upgrade with a new system.

Trustee Brakewood said that the Police Chief is recommending increasing the overtime budget by \$170,000.

Chief Krzeminski said that is correct.

Trustee Didden said that the super overtime line consists of Thanksgiving and Christmas for the Fire Department and is that the same for the Police Department.

The Chief said yes those are the same super holidays.

Trustee Didden inquired why the amount for this line is \$33,000.

Police Chief Krzeminski and Ms. Douglas said that the figure is based on the contractual agreement. Ms. Douglas said that she would double check on the super holiday pay amount.

Trustee Didden then spoke about the part-time budget for the Police Department.

The Chief said that is for the school crossing guards.

Trustee Brakewood said that when there is the next liaison meeting with the School Board we should discuss school crossing guards.

Chief Krzeminski said that there are other communities that the schools pay for the crossing guards.

Trustee Brakewood asked what is the maximum number of hours for civilian / part-time employees.

Ms. Douglas said no more than 20 hours in a week.

Trustee Didden asked if out of title pay is automatic.

The Police Chief said that it depends on the shift. He said that the day shift does not have out of title and explained why.

Trustee Brakewood asked if more civilian positions were added would it help the Department with special events for example.

Chief Krzeminski and Captain Telesca spoke about the Police Auxiliary that also covers special events.

Trustee Didden asked about the marshals.

Lt. Detective Monroe said that there are currently no background checks for marshals who are appointed by the Board of Trustees. He said that the Police do not manage the marshals that they are through the court.

The Board thanked Police Chief Krzeminski, Captain Telesca and Lt. Detective Monroe for their input on the Police Department Budget.

Budget Work Session: Code Enforcement / Building Department / Planning & Zoning

The Board held a budget work session with Christopher Steers, the Assistant Village Manager / Director of Code Enforcement; Christopher Gomez, the Director of Planning and Development; Peter Miley, the Assistant Building Inspector and Lawrence Chiulli, Code Enforcement Officer regarding the budgets for Code Enforcement, Building Department and Planning and Zoning.

Mr. Steers said that throughout the year he and Mr. Russo have spoken to the Board about personnel and the increase to the budget pertains to staffing which the Board has authorized.

Trustee Kenner said that this increases the Code Enforcement by two and three in the Building Department.

Mr. Russo said that there is no proposal of any additional staffing in this budget but includes what has been authorized by the Board over this past year.

Mr. Steers said that Peter Miley, the Assistant Building Inspector is reviewing the fee schedule for the Building Department comparing it to other communities and we are 25% to 50% less so this will be further reviewed.

Trustee Brakewood said that he is thinking that we want people to take care of permits and not be charging high fees for the permits. He said that violations are the ones that need to be considered.

Trustee Didden spoke about combining all of the open permits at one higher fee.

Mr. Steers told the Board that relief is happening now on that subject.

Trustee Terenzi said that this information about permits needs to be provided to the Assessor's office and is there follow up with the Assessor.

Mr. Steers said that he and the departments work closely with the Assessor.

Trustee Terenzi asked if our system provides for the information for open permits.

Mr. Steers spoke about the Municipity data system which is still being uploaded with data and that there is currently no interface system between the Village and the Town records.

Trustee Didden asked if this proposed budget allows for the expectations of the Board.

Mr. Steers said that what the Board wants would require the need for more staff. He said that with this budget we can get there but it will take longer.

Trustee Terenzi spoke about storefront signage and that we have sign ordinances so why does this persist.

Mr. Steers told the Board that education of our laws has taken a back seat because of the other issues that have been addressed. He said that they look to notify first and provide a time to cure the situation.

Trustee Didden spoke about a new establishment on North Main Street which is a night club that their front windows have a material that cannot be seen through from the street.

Mr. Steers said that his department has received a referral on that particular location and will be investigated.

Trustee Brakewood spoke about the revenue side of the Building Department and under safety inspection / building permits in 2010 the actual was \$524,000, in 2011 it was budgeted for \$200,000 and the actual was \$93,000 and for 2012 budgeting for \$150,000 so what happened with these highs and lows.

Mr. Steers said that the large amount in 2010 was the permits for the Mariner Project.

Trustee Brakewood asked about the revenue for the fire safety inspections.

Mr. Steers said that this revenue is down due to staffing but spoke about the fines and forfeitures revenue line that has increased which is part of the fire safety inspections process.

Trustee Terenzi had a discussion with Mr. Steers regarding a property on William Street with multiple violations and the effects of enforcement due to the economy in relationships to very large fines and large number of required permits.

Trustee Brakewood said that he does not agree that we are not enforcing the law because of the economy. He said that we have a heavy investment in code enforcement stating that the economy is a reality for everyone and we cannot sustain having properties with violations and illegal dwellings.

Trustee Didden asked Mr. Steers where we were with the 175 or so properties that did not submit to the fire safety inspections.

Mr. Steers said that he has had conversations with the attorneys and is working with the Village Attorney on the necessary steps to move toward their compliance.

Trustee Didden inquired if we have on-line access regarding building permits in the new data base Muncicity. He gave a sample of a property on this topic.

Mr. Steers said that what Trustee Didden is speaking about is a web-based program. He said that in order to have that type of program we need an IT person. Mr. Steers told the Board that we are at 30% completion of the Muncicity project noting that he only has one staff person that is available working on this project. He told the Board

the large number of permits, consultations and inspections that have taken place so staff is responsible for a very large workload.

Trustee Brakewood suggested that on the Village website for these departments that there should be a For Important Questions section of the top 10 questions which could help with the number of consultations and other inquiries.

Mr. Steers spoke on Trustee Brakewood's suggestion.

Trustee Didden asked about the transitioning of the Planning Consultant since we have hired Christopher Gomez as the new Director of Planning & Development.

Mr. Russo said that the Planning Consultant will be paid through escrow and there is still an ongoing need for him.

Trustee Didden said that he would like information on what the Planning Consultant is having meetings on regarding planning and zoning applications.

Mr. Russo said that we had a process in place and noted the need that the reporting come from the departments to him and then to the Board of Trustees.

Mr. Steers spoke about pre-submitting conferences and the need for ARC meetings.

Trustee Kenner asked where is the Planning Consultant in the budget.

Mr. Russo said that he is not in the budget that the Planning Consultant will provide a new hourly agreement that will be paid by escrow unless the Board assigns him a special project and that there is \$10,000 budgeted for contractual for the consultant. Mr. Russo noted that there will be an adjustment in the budget under Planning regarding the secretary for Planning and Zoning.

Mr. Gomez also spoke about necessary software that needs to be purchased.

The Board thanked Mr. Steers, Mr. Gomez, Mr. Miley and Mr. Chiulli for their input regarding the budgets for Code Enforcement, Building Department and Planning and Zoning.

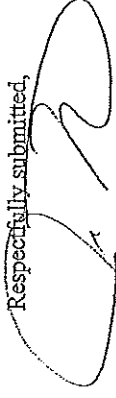
There being no further business, on motion of Trustee Didden, seconded by Trustee Marino, the meeting was closed at 8:10 p.m.

ROLL CALL

AYES: Trustees Brakewood, Terenzi, Didden, Marino and Kenner

NOES: None

ABSENT: Trustee Branca and Mayor Pilla

Respectfully submitted,

Jean Mancuso
Village Clerk

MEETING HELD APRIL 23, 2012

A meeting of the Board of Trustees of the Village of Port Chester, New York, was held on Monday, April 23, 2012 at 7:00 P.M., in the Court Room of the Police Headquarters Building, 350 North Main Street, Port Chester, New York, with Mayor Dennis Pilla presiding.

Present in addition to Mayor Pilla, were Trustees Daniel Brakewood, Saverio Terenzi, Bart Didden, Luis Marino and Joseph Kenner.

It should be noted that Trustee John Branca was absent.

Also present were Village Manager, Christopher Russo; Village Clerk, Joan Mancuso; Village Attorney, Anthony Carreto; Village Treasurer, Leonie Douglas; Assistant Village Manager / Director of Code Enforcement, Christopher Steers and Police Chief Joseph Krzeminski.

On motion of Trustee Didden, seconded by Trustee Marino, the meeting was declared opened at 7:03 p.m.

ROLL CALL

AYES: Trustees Terenzi, Didden, Marino, Kenner and Mayor Pilla

NOES: None

ABSENT: Trustees Brakewood and Branca

It is noted that Trustee Brakewood arrived after the roll call.

The Mayor noted that this meeting will be primarily regarding the proposed Tentative Budget for the 2012-2013 Fiscal Year and review of this budget but would take the last resolution on the agenda regarding a budget amendment regarding the Village Prosecutor at this time.

Resolution: Court – Village Prosecutor

BUDGET AMENDMENT
VILLAGE PROSECUTOR

On motion of TRUSTEE DIDDEN, seconded by TRUSTEE KENNER, the

following resolution was adopted by the Board of Trustees of the Village of Port Chester,

New York:

WHEREAS, by resolution adopted June 6, 2011, Max DiFabio was appointed as Assistant District Attorney (Village Prosecutor); and

WHEREAS, Mr. DiFabio was granted an additional stipend of \$1,500 per month to take the lead and make assignment to Robert Peirce, Esq. in the prosecution of code violations. Now, therefore, be it

RESOLVED, the foregoing resolution of the Board is hereby modified to relieve the Village Prosecutor of these additional duties and commensurately discontinue the stipend, effective immediately.

ROLL CALL

AYES: Trustees Brakewood, Terenzi, Didden, Marino, Kenner and Mayor Pilla
NOES: None
ABSENT: Trustee Branca

Public Hearing: Chapter 195 "Hawking, Peddling & Soliciting"

The Clerk read Affidavits of Publication stating that the following Public Notice were duly published in the Journal News and Westmore News on April 13, 2012, certified by Florence Bonilla, Principal Clerk of the Journal News and Angelina Brescia, Office Manager of the Westmore News.

PUBLIC NOTICE

PUBLIC NOTICE is hereby given that the Board of Trustees of the Village of Port Chester, New York, will hold a PUBLIC HEARING on Monday, April 23, 2012, at 7:00 P.M., at the Village Justice Courtroom, 350 North Main Street, Port Chester, New York, to consider the advisability of adopting a local law amending the Code of the Village of Port Chester, Chapter 195 "Hawking, Peddling & Soliciting" Section 195 - 15 with regard to additional restrictions for the following locations: Abendroth Avenue from Mill Street to Westchester Avenue; Don Bosco Place from Purdy Avenue to Grace Church Street; Parking Lot No. 11 - Highland Street between North Main Street and Abendroth Avenue and Parking Lot No. 12 - Marvin Place between Willett Avenue and Highland Street.

Interested persons will be afforded the opportunity to be heard at this time. The proposed local law is available at the Village Clerk's office or online at the Village website www.portchester.ny.com

Dated: April 13, 2012

JOAN MANCUSO
Village Clerk

On motion of Trustee Didden, seconded by Trustee Brakewood, the public hearing was declared open.

ROLL CALL

AYES: Trustees Brakewood, Terenzi, Didden, Marino, Kenner and Mayor Pilla
NOES: None
ABSENT: Trustee Branca

Mayor Pilla spoke about the situation of mobile food trucks in the downtown area stating that parking downtown is at a premium, there is more traffic there and we have an abundance of restaurants and that these type of vendors are contributing to the problems downtown. He asked Anthony Cerreto, the Village Attorney to speak on the locations that will be additional restrictions for food vendors.

Mr. Cerreto said that the proposed local law would prohibit food vendors from Abendroth Avenue from Mill Street to Westchester Avenue, Don Bosco Place from Grace Church Street to Purdy Avenue and also two municipal parking lots, Parking Lot # 11 located on Highland Street between North Main Street and Abendroth Avenue and Parking Lot #12 located on Marvin Place between Willett Avenue and Highland Street.

The Mayor noted that the current law mandates that the food trucks have to move every fifteen minutes and with more trucks with hot cooking liquids it creates a problem with moving the vehicles. He asked if anyone from the audience would like to speak on this proposed law.

Goldie Solomon said that a lot of people that do not want to go to a restaurant but want to get something quickly go to these types of vendors and move on. She said that this service is very important for the Village and anyone who wants to go to a restaurant will find parking.

Anthony Romeo said that he is a current food vendor with a truck called Anthony's Hotdogs. He said that this is his third season here in Port Chester on Abendroth Avenue and believes that he provides a good service to the community with discounted food specials. Mr. Romeo said that he would like to stay on Abendroth and will move the truck as the law states every fifteen minutes. He said that while he is at that location up to 5:00 p.m., there is plenty of parking on Abendroth and after he leaves by 5:00 p.m. that is when parking is less. Mr. Romeo said that he would like to continue doing business in Port Chester at this location.

Dominick Ranieri said that he is also a vendor in the Village primarily selling ice cream but also sells hotdogs and such. He said that some say that this law will not affect him because he moves throughout the Village but if there is an event downtown then he will be unable to serve. Mr. Ranieri said that there are some trucks that are not in good condition and said that there are also unlicensed vendors selling churros from carts throughout the Village. He said that he plays by the rules but there are others that do not. Mr. Ranieri spoke about parades and special events and would this law prohibit these areas if these events were held downtown.

Mayor Pilla asked the Village Attorney about special events regarding the hawking and peddling law.

Mr. Cerreto said that there are provisions in the Code regarding special events.

The Mayor said that the law does provide for special events. He said that the Village has received numerous complaints from downtown merchants about the food vendors.

Mr. Ranieri spoke about other locations that vendors could consider going and recommended a vendors meeting with the Village but do not consider regulations from other states because they would not apply to our Village. He told the Board that restriction of trade is a big thing and asked them how many would like their livelihood stop by a wave of a pen.

Mayor Pilla said that no one is stopping anyone from operating and that this law is just amending the streets because the vending downtown has become out of control.

Mr. Ranieri said the Board has to be careful on how they address the issues because it will affect a lot of people. He stated that he used over \$3,000 in fuel in the six months that he ran his truck last year and does not want to be fined if a concert or event is held downtown or if a child with a parent wants him to stop along Abendroth for example.

The Mayor noted that Mr. Ranieri does abide by the law and is not permanently stopped at a location. He spoke about other vendors who do not abide by the law and the police have advised that they cannot enforce the law regarding moving of the trucks.

Mr. Ranieri recommended that the policing of these trucks could be done by the parking enforcement officers.

Police Chief Joseph Krzeminski said that the violation would be a criminal summons which the parking enforcement officers cannot issue.

Mr. Cerreto spoke on that subject and it would require a change to the code.

Mr. Ranieri said that the Village can have quality vending noting that he puts his money back into his business and others should do the same.

Mayor Pilla noted that in Chapter 195 under Section 13.1, it speaks about parades and special events that the Village Manager is authorized to promulgate rules and regulations governing peddling during parades and special events in the Village so there is a provision in the Code for this activity.

Mr. Ranieri spoke about a special event that was held at the High School that vendors could not sell at and questioned when the vendors can find out the information regarding special events.

The Mayor said that the vendors should direct their request to the Village Manager and he would consider upon each request.

Mr. Ranieri said that he appreciates what the Village does.

Mayor Pilla said that in bringing this forward he thinks that there also needs to be something done that is more strategic. He said Trustee Didden has spoken on that and with the time and effort that it will take with our limited staff and the priorities of our small Village government and other ideas regarding this process that he wants to keep it simple for now. The Mayor said that we have a lot of restaurants, not enough parking, there is an enforcement problem but his thinking there is not a better mouse trap than short of stopping the roaming vendor so this is a tactically thing that we are doing with the immediate situation on Abendroth and the streets that we added.

Richard Abel spoke about having perspective regarding this proposed law. He said that the law already bans a lot of streets for vendors in the Village so all you are doing is to add these two streets which he agrees with stating that Abendroth is a much busier street than it had been 20 or 30 years ago. He said that it is a matter of what do we want our downtown to look like. Mr. Abel stated that some vendors set up shop but what is for the betterment of our downtown. He said that there are about a hundred restaurants and food establishments who pay rent and taxes here and that these vendors do not so it is more difficult for our downtown businesses. Mr. Abel said that this is not that large of a change and it is making our downtown better stating that these vendors don't really support Port Chester. He said that he hopes that the Board passes this tonight.

Mayor Pilla asked Chief Krzeminski about the situation with the food vendors' downtown.

Chief Krzeminski said as the law is stated it is basically unenforceable. He said that what is more of the point is where would the Board want this type of vending to be allowed. Trustee Brakewood said that he supports the law but based on some of the comments we should look at the fees for these licenses because there appears to be some value of these trucks that are competing against the restaurants. He spoke about a creative idea of assigning one spot on Abendroth that would allow vending for designated times during the day and see what that spot/time is worth and vendors could participate in an auction for this spot and that

the lunch time period would be valued more than other times. Trustee Brakewood said that too many vendors are not a good thing but one can add to the flavor of the downtown.

Mayor Pilla said that food carts are in vogue. He said that presently though with the congestion downtown and Abendroth being our second main street it cannot be filled by these vendors so this is why we are adding this street to the list.

Trustee Didden said that he agrees with a lot of Trustee Brakewood's comments and said that when he brought this to the Board to discuss seven months ago the discussion included talk about property taxes paid through the rentals of the deli's and restaurants. He said that he likes the idea of an auction fee and spoke about Mr. Ranieri's comments about cleanliness and quality of the vendors that we do not have oversight of the health review. Trustee Didden said that we have plenty of downtown locations that you can get in and get out without having to go to a street food vendor and that it is about the fairness. He said that he does not think we can auction off a space for just an hour. Trustee Didden said that he supports the proposed law.

Mayor Pilla said that the ability to regulate is our ability to enforce and the solution is these additional restrictions of locations.

Ms. Solomon said that the Board forgets that you represent the people of Port Chester and that we are a low to middle income community not an elitist community. She said that it is hard to find parking and people cannot pay. Ms. Solomon said that there are a lot of restaurants and stores that cannot make it in this economy.

William Giangrande said that he notices on Sunday that there are no parking spaces in the Village because parking is free. He said that the Village should charge for parking seven days a week.

The Mayor stated that there has been an increase of the usage of parking on Abendroth due to the construction of the Mariner project.

Mr. Abel spoke about a past vendor who vended on private property. Staff said that vending on private property would require a variance.

Mr. Ranieri talked about the Village fee that the vendor pays and that they also have to pay for their insurance costs and health department costs. He said that we should sit down to further discuss the issue that the Board could vote on a temporary basis and does not want to see himself getting a fine.

On motion of Trustee Didden, seconded by Trustee Brakewood, the public hearing was closed.

ROLL CALL

AYES:

Trustees Brakewood, Terenzi, Didden, Marino, Kenner and Mayor Pilla

NOES:

None

ABSENT:

Trustee Branca

On motion of Trustee Brakewood, seconded by Trustee Kenner and approved, the following Local Law No. 3, 2012 was adopted:

ROLL CALL

AYES:

Trustees Brakewood, Terenzi, Didden, Marino, Kenner and Mayor Pilla

NOES:

None

ABSENT:

Trustee Branca

Be it enacted by the Board of Trustees of the Village of Port Chester, New York as follows:

CHAPTER 195:
HAWKING, PEDDLING AND SOLICITING
ADDITIONAL RESTRICTIONS

SECTION 1. Chapter 195, Hawking, Peddling and Soliciting, Section 319-15 of the Code of the Village of Port Chester is amended as follows:

§195-15. Additional Restrictions

.....

B. There shall be no such peddling on the following streets of the Village of Port Chester:

- (1) Westchester Avenue from Townsend Street to Perry Avenue.
- (2) North Main Street from the Connecticut State line to Westchester Avenue.
- (3) South Main Street (U.S. No. 1) from Westchester Avenue to the Rye City line.
- (4) Grace Church Street from South Main Street to Fox Island Road.
- (5) Midland Avenue from Grace Church Street to the Rye City line.
- (6) Pearl Street from South Main Street (U.S. No. 1) to Westchester Avenue.
- (7) North Pearl Street from Westchester Avenue to King Street.
- (8) South Regent Street from Boston Post Road (U.S. No. 1) to Westchester Avenue.
- (9) North Regent Street from Westchester Avenue to King Street.
- (10) Abendroth Avenue from Mill Street to Westchester Avenue
- (11) Don Bosco Place from Purdy Avenue to Grace Church Street

....

F. Shall be no such peddling in the following municipal parking lots:

- (1) Parking Lot No. 11 Highland Street between North Main Street and Abendroth Avenue
- (2) Parking Lot No. 12 Marvin Place between Willett Avenue and Highland Street

SECTION 3: This local law shall be effective immediately upon filing with the Secretary of State.

Adopted: April 23, 2012
BY ORDER OF THE BOARD OF TRUSTEES OF
THE VILLAGE OF PORT CHESTER, NEW YORK
DENNIS PILLA, Mayor
JOAN MANCUSO, Village Clerk

Public Comments:

Goldie Solomon said that the Board has to keep in mind the health, safety and welfare of the community but we cannot stand for increases to our taxes. She said that our schools are over loaded and our taxes will kill us. Ms. Solomon said that the schools are not getting enough funding from the State and when these residential developments of the Mariner and Castle Projects open they will be a burden to the schools. She said that if taxes go up the

Board will not be voted back into office. Ms. Solomon said that people cannot pay and stay in their homes in our community but please do not take away from the safety, health and welfare for our residents.

Dominick Ranieri spoke about the collection of metal being picked up by people with shopping carts going on to people's properties. He said that there needs to be some way of registering what is being brought into the scrap metal locations and it appears that people are taking not junk metal but still usable items like ladders etc. Mr. Ranieri spoke about an incident that he knows about where someone was caught stealing items from Metro North property.

John Giangrande said that he is tired of getting tax bills that keep going up and does not think it is fair. He spoke about commercial vehicles parked in residential areas. Mr. Giangrande said that we need to stop these people who walk through the streets and go into people's properties for cans, bottles and metal.

William Giangrande also spoke about the recycled items and said that he puts those items out early in the morning and has seen people go on his property. He said that he would love to see a law on this issue.

Richard Abel told the Board his comments on the budget stating that \$700,000 is being taken out of the budget for the sewer rent project which money will be in a separate fund and this will lower our taxes this year. He asked if there is a plan to continue keeping the taxes down.

Trustee Terenzi told Mr. Abel that this project will put 1.5 million into the improvements of our sewers.

Mayor Pilla spoke about the Sewer Rent Project and noted that this will be a 5 phase 7 year plan.

The Village Manager said that this project is no different than the budget itself which is up to the Board of Trustees.

Mr. Abel commented further about the Sewer Rent Project proposal and spoke about the tax rate of the budget being more than 2% but the tax levy will be lowered. He said that at the last budget work session, the Manager proposed to increase the time that parking meters are enforced until 9:00 p.m., and said that he hopes the Board does not do that.

Mr. Russo said that was a concept but there is nothing in writing to increase the enforcement times. There was further discussion about parking between the Board, Mr. Russo and Mr. Abel.

* * * * *

Budget:

The Mayor spoke about the budget process that has been done over the month of April so far with workshops with departments and the Board of Trustees and that tonight's meeting had been schedule anticipating amending the Tentative Budget and then its adoption. He said that a final review meeting had been scheduled for this past weekend that not all of the Board could attend including himself so would like the Board to continue the discussion

on the budget tonight since we are not at a point to vote on amendments and adoption of a budget tonight.

Trustee Brakewood said that even though all the Board members could not attend the past weekend budget review meeting it was very productive because he and Trustees Terenzi and Marino went over proposals from the Village Manager to raise revenues and reduction of expenditures which would bring the tax levy to zero. He said that he questioned the cost for the 2013 Election process and recommending reducing that amount but believes there should be more discussion on that subject. Trustee Brakewood noted that another recommendation of reduction is a policy decision that for the next budget it has \$400,000 principal payment on the Bond Anticipation Note (BAN) with the goal of the Board to pay this borrowing off in five years. He said that originally he was supportive of going out for a long term bond and has made a proposal to cut this payment by \$200,000 which he would like to reduce even more with a zero principal payment because in these tough economy times it is not the time to pay down large amounts of debt.

Trustee Terenzi said that if this was a more typical borrowing would not disagree with Trustee Brakewood but this BAN was approved as a short term borrow so we should keep this on the payment schedule and noted that we have reduced 35 million of outstanding debt by 5 million.

Trustee Brakewood said that this Board did not create the \$35 million problem and we will not get out of it tomorrow.

Mayor Pilla said that the Village Manager presented a budget to the Board which was discussed with Department Heads then we asked the Treasurer to go back and reconfirm the revenues, the cost of energy and staff came back at Saturday's meeting on these verifications and the Board members present for that session proposed other items.

Trustee Kenner inquired if the spreadsheet with the listing of the expenditures reductions was agreed to and were there other items that were proposed and not included.

Trustee Terenzi said nothing was agreed to at the weekend session but these were items that were kicked around.

Trustee Brakewood said that every reduction that was brought up there was not disagreed with.

Trustee Terenzi said that he would not disagree with Trustee Brakewood but said he walked away from that meeting with no decisions. He said that he has concerns with one shot deals and spoke about debt service fund balance and that the Board needs more time to review the budget before making any amendments.

Trustee Kenner said that he has concerns also and were there ideas that are not reflected in the spreadsheet.

The Mayor and Trustee Terenzi said that yes there were other ideas. Trustee Terenzi said that in the last hour of that session that we were not going to accomplish anything and he walked away knowing that the Board needs more time to review the budget before making any amendments.

Trustee Kenner said that he agrees with Trustee Terenzi stating that he wants to talk more about the election and has his own concerns about the BAN proposal.

Trustee Terenzi said that Trustee Brakewood brought the proposal about the BAN which is not a one shot issue but will put us in a situation for the remaining years.

Trustee Brakewood said that he has concerns also about certain items.

Trustee Marino said that he agrees with Trustee Terenzi and if the entire Board was at the weekend workshop this could have all been worked out. He said that he is not prepared to vote on this tonight.

Trustee Brakewood inquired if the Board would be debating the whole budget or the amendments that have been proposed from staff and Board members and then speak about other changes for consideration.

Mayor Pilla said that he would rather take the Treasurer's spreadsheet of items last and that the bigger issue is the Manager's budget calls to use \$825,000 in fund balance which is not a repeatable trip. He said that is the bottom line and we cannot do that next year and at the same time we are using \$400,000 of debt reserve which is not a repeatable trip so when Trustee Terenzi says that he is not looking forward of seeing the impact next year from this budget that he thinks in large part that is what he is talking about 1.2 million from fund balance.

Trustee Terenzi said that if someone's assessment remains the same and the Mayor and others are talking about 7% increases then that tax bill will be going up 7%. He said that he will never vote for anything that goes for 7%. Trustee Terenzi said that the highest he ever voted for a budget in the ten years of being a trustee was 3% and that was when inflation was 4 or 5%. He said that the Board can debate levy or whatever he is not going to be in a position to vote for a 7% increase. Trustee Terenzi said that he is not grandstanding but will come up with the cuts if there is an impasse because we need to think out of the box because a 7% increase for someone whose assessment remains the same is unacceptable.

Trustee Brakewood said that Trustee Terenzi is grandstanding because we have been looking at this budget for a month and where are his proposals and the ideas.

Trustee Terenzi said that the Board has until April 30th and he is not going to vote for a budget at 7%.

There was further discussion between Trustee Terenzi and Trustee Brakewood.

The Mayor said that we are all here now so let's talk about the election budget. He said that he sees opportunity regarding the election budget and that he has been very close with this process. The Mayor said that the \$250,000 that we have budgeted for the election includes one-time costs and includes recurring costs noting that specifically the one-time cost to develop a voter election and training program for the new voting machines that we will likely move is stating that it is like a \$100,000 spend which is literally one-time. He said for example if we use fund balance for that one time expense and that we should amortize for that one-time expense. Mayor Pilla said that related to the election that the way it works now is if a municipality passes a resolution asking the County to take over the election there is no cost for the election. He noted that our election is different stating that we are under a Consent Decree on certain things that we have to do that is why the \$250,000 is the number in the budget. The Mayor said that a formal meeting will be held with the County Board of Elections but while the County Board is responsible for the primaries, elections and other special elections they have not been able to meet as of yet but he did have a conversation with

the Democratic Election Commissioner who said the same thing that he said before that if we pass a resolution they would run the election and there would not be any cost to us. He said that thirdly he has spoken to Rob Ritchie of FairVote who was the consultant during the 2010 election process and helped put together the voter education and training program and he talked to him who has indicated that he will have resources available at numbers less than what was budgeted. Mayor Pilla said that he believes that there is opportunity to give the election budget a big haircut and fund anything beyond through fund balance which would be appropriate because there is a large one time purpose and said that the costs for this election beyond a normal election cycle is because of the Consent Decree and there are only two more runs under the Decree. He said that we are also having discussions with the Department of Justice (DOJ) regarding cutting out the things that had no value from the last cycle for example the radio and television ads and that the DOJ is opened minded to crafting a budget that is reasonable. The Mayor said that he is not saying that this cost will be a small number because we will most likely be implementing scanning voting machines and redevelop a training program. He said that the one-time expense for the training program he would suggest to use some of that 4.7 in fund balance would be a very appropriate use and that would help us toward reducing the tax rate that we are talking about. Mayor Pilla asked the Board what their thoughts are regarding the election.

Trustee Kenner told the Mayor that he thinks he is missing a step because yes the Board can pass a resolution to authorize the County Board of Election to run the Village election but the County Board of Legislator's has to approve it.

Mayor Pilla said that he does not think the Board should just pass a resolution.

Trustee Kenner said that it is not as simple as passing a resolution.

The Mayor said that he was not aware that the Board of Legislators had to approve that. He said that he was advised that it could be by resolution but understands that this is under a Consent Decree and at the end of the day it is ours to make sure it is complied with. Mayor Pilla spoke more on the changes that have been discussed with the Department of Justice and the time frame when information would be provided, so we are budgeting the worst case here and the more we are going down this path it does not feel that it will be the worst case but the development of training program would be the largest part.

Trustee Kenner spoke about the actual recommendations of the election budget and agrees with concerns raised that a typical election usually costs about \$20,000 and what is proposed is over \$230,000 and spoke about specific line items of this budget and can we cut further.

Mayor Pilla said that he thinks that we can. There was more discussion between the Board members regarding the election budget. The Mayor said that what we can do since we are not going to be voting on amendments tonight we can develop a revise schedule for the election costs based on more recent discussions that he has been having with Mr. Ritchie and basically there are resources that he has that are available to us this year that are much less costly.

Trustee Kenner asked what the contractual expense of \$100,000 will be for.

The Mayor said FairVote. The Clerk also said that the Consent Decree requires a Program Coordinator for this election and other costs associated with the election that is

under the contractual category and spoke further on the requirements. There was further discussion between the Board and staff and Trustee Kenner said that he agrees that there is more money in the election budget than what we may need.

Trustee Brakewood said that the Mayor is right that we need to do an analysis of what was done for the last election and what was effective noting that even things that are mandatory in the Consent Decree may not have to be completed again if they are found not to be effective and all the parties agreed. The Board discussed what was done in the last time including early voting, the education forums and the large increase of candidates. Trustee Brakewood said that if a lot of what was required was not effective why repeat it again.

The Mayor spoke about the survey and those results. Mayor Pilla said that our Clerk is leaving which is putting us in a different situation all together and that he has been working with Mr. Russo including talking with Mr. Ritchie of FairVote who helped us before so have asked him to provide updated information on rates and costs and look at the last cycle costs and have what are the one-time and recurring costs for this upcoming election and what may be variable.

Trustee Brakewood said that it seems that the Board is in agreement on reducing the election budget for different reasons and this discussion can continue with more data.

Trustee Didden said that he agrees with the expenditure recommendations from the Village Manager and the other Board members from the Saturday session that he was unable to attend except for the BAN reduction. He said that he has over twenty more reductions to consider so would ask that the Board close this meeting and hold a work session on the budget. There were comments about closing this meeting and holding a separate budget work session.

The Mayor said that he does not know if a date will be agreed upon to hold a separate work session so would like to continue and asked the Village Manager about the repayment of the BAN and why it was set up that way.

Mr. Russo said that the repayment amounts were scheduled in order to pay off this 2 million borrowing within 5 years as directed by the Board. There was further discussion regarding the subject of this BAN and the budget.

Trustee Terenzi stated that even if our assessable increase next year we still can only increase a certain amount because of the 2% tax cap set by the State.

Leonie Douglas, the Village Treasurer told the Board if we do not use the 2% of the tax cap this year it can be carried over to next year. There was discussion on this subject and it was noted by the Mayor even though that can be done he would not want to use this process because it could raise taxes 4%.

Mr. Russo also advised the Board that they have the close out of the capital project which these funds are to be used toward the proposed next round of capital projects and if we do not use all these funds for the designated projects the excess would go toward the debt services. There was further discussion on this topic with some Trustees noting that then more borrowing would be required to do the proposed capital projects.

A discussion then ensued regarding the use of the fund balance in the budget and Mr. Russo commented on this use and budgeting over the last few years.

The Mayor said that one of the proposed expenditure reductions is the elimination of the third judge for the Court.

Trustee Kenner asked how is the Board going to go through this process of the budget if they would take each of the items that had been provided from the weekend session because this is not productive.

Trustee Terenzi said he is not in favor of the process that is happening and that the Board should have a separate workshop to go over the budget and then come back to a Board meeting to finalize. He said that all workshops are open to the public and there was criticism last year because of the process that ended up as a marathon meeting on the final day which he does not want.

Trustee Brakewood noted that Ms. Douglas provided the Board with the proposed amendments and if the Board reviewed them and is good with these we do not have to rehash them.

Mayor Pilla asked if any of the Board members have any discussions on what was provided to them.

Trustee Kenner said that it would be difficult for him to vote reducing the BAN stating that we took a very disciplined approach with the BAN repayment and he would rather stick with the repayment schedule for the BAN.

Trustee Terenzi said that he agrees with Trustee Kenner regarding the BAN

Trustee Kenner said that he would also not be supportive of the Library increase. He questioned the adjustment of the contingency fund.

Trustee Brakewood said he was seeking the removal of the contingency.

Trustee Terenzi said that he does not remember a discussion about taking out the amount for the contingency. The conversation regarding the contingency continued between Trustee Brakewood and Trustee Terenzi.

Mayor Pilla said that one of the amendments is the elimination of the Recreation Leader position and expressed concerns with this.

Mr. Russo and Trustee Kenner stated that this was the additional position from last year's budget and has been opened for a year.

Trustee Marino asked for a date that the Board would meet for a budget work session.

Mayor Pilla said that he is seeking input from the Board on what the Treasurer has provided with the proposed amendments.

Trustee Didden said that under the Treasurer's budget under contractual has been reduced by \$10,000 and he would increase that reduction to \$20,000. He said that he also looked at the fuel costs and at the tops would increase those lines by 20% instead of the higher percentage in the budget that would reduce the gas line by \$30,000 and the diesel line by \$35,000.

Trustee Brakewood said that he agrees with Trustee Didden's proposal on the fuel lines but that the only other issue on that item was we had no snow this year.

The Mayor asked Ms. Douglas about the contractual line that Trustee Didden's spoke of for the Treasurer's budget.

Ms. Leonie said that this is the contractual person working on the closing of the capital project.

Trustee Didden said that the capital project closeout process should be near completion and would recommend taking this line down to \$5,000. He said that the BAN is another discussion.

Trustee Kenner asked if there could be other changes in the Law budget.

Mr. Russo said that he would not make any further recommendations to reduce this department. The Board asked about the contractual line and the status of the Labor Counsel. Mr. Cerreto said that the Labor Counsel's contract expires at the end of this calendar year and that there are unions in contract negotiations and one that will be. Discussions continued regarding the Labor Counsel contract.

Mayor Pilla said that except for the BAN payment it appears that the Board is agreeable with the other proposals beside Trustee Kenner on the Library increase. He asked if there were any other objections regarding the Library. Trustee Brakewood noted that the Village has an agreement with the Village of Rye Brook regarding the funding for the Library and if we do not approve the increase and Rye Brook does are we obligated. Mr. Cerreto told the Board that the agreement is not binding so their action does not bind this Board to do the same.

The Mayor spoke further about the election budget and that it needs further review. He asked if Trustee Didden would like to speak on his recommendations.

Trustee Didden reviewed his proposed amendments to the budget starting with the Village Board of Trustees budget regarding the personnel services line. He said that some Trustees are not taking their salaries and this is budgeted for \$31,200 so recommended reducing this line or zeroing it out. There was discussion on this proposal and can this budget line be eliminated. Staff said that they would review and advise the Board.

Trustee Didden then questioned the part-time personnel line in the amount of \$20,000 under the Mayor's budget. Mr. Russo explained the part-time staffing from that line and the Board further discussed with no recommendations to change this amount.

The next budget line that Trustee Didden questioned was under the Village Manager's budget regarding the vacation buyout amount of \$2,500, this was discussed and Mr. Russo was agreeable to remove this amount.

Trustee Didden then spoke about the budget for Human Resources noting that there is no longer a certain person for this department and recommended zeroing out the four lines as follows for this department, contractual in the amount of \$2,500, education & training in the amount of \$500, employee training in the amount of \$2,000 and office supplies in the amount of \$500. Mr. Russo said that some of the required training for employees is provided through our insurance company at no cost but had these funds for items that we would have to cover. The Board discussed these budget lines and removed the funding of each for a total of \$5,500. Trustee Didden went back to the Village Manager budget and questioned the contractual amount of \$5,000 and what is that for. Mr. Russo said that is for the newsletter, there were no changes to this budget line.

The budget lines that Trustee Didden then spoke on were under Finance and recommended a reduction of \$20,000 to the contractual line that is \$25,000 bringing it to \$5,000 which the Board and the Treasurer were acceptable with. He also inquired as to the \$8,000 amount that has been recommended for the Finance's education & training line. Ms.

Douglas said that an employee in her department under the CSEA contract will have continual education costs. Trustee Didden asked Ms. Douglas if this line could be reduced by \$1,000 bringing it to \$7,000 and Ms. Douglas was agreed to the reduction of \$1,000. He also questioned the part-time line of \$15,000, Mr. Russo and Ms. Douglas spoke on this budget line and it was decided to make no changes to the budgeted amount.

Trustee Didden continued with his budget proposals regarding the Buildings - Village Hall budget on the natural gas line which \$25,000 is being budgeted. He proposed reducing this line by \$2,500 which the Board and staff was agreeable. He then questioned the postage line for Village Hall in the amount of \$15,000 and Ms. Douglas advised that this amount is for all of the departments located at Village Hall, no changes were made to this budget line.

Continuing with Trustee Didden's budget proposals he spoke about the Central Garage budget and the lines regarding out of title pay in the amount of \$5,000 and the collision and painting line in the amount of \$18,000. Discussion was held regarding these two budget lines and no adjustments were made to either line.

Trustee Didden then brought up the budget department category of Taxes & Assessments and for the line taxes (village property) it has the amount of \$190,000 noting that the actual was \$184,320 for the 2009-10 Budget but only \$97,319 for the 2010-11 Budget so is the \$190,000 the correct amount needed. Ms. Douglas noted that the Village Hall property was reclassified and that she will check with the Town regarding the designated taxes and advise the Board.

The next department that Trustee Didden spoke on his proposals dealt with the Police Department including the overtime line for the Village Court in the amount of \$20,000 which he recommended decreasing by \$5,000 for a new amount of \$15,000 which the Board and the Police Chief were acceptable with. Trustee Terenzi noted the adjustments that were considered at the weekend session regarding the Police Department. Trustee Didden continued with the Police Department budget on the overtime line for the County Court which is at \$35,000 and reducing that amount by \$5,000 to \$30,000 which the Board and the Police Chief were also agreeable. He then spoke about the collision and paint charges budget line in the amount of \$24,000 and reducing that line by \$6,000 to \$18,000 which was agreeable with the Board. Trustee Didden then asked about the 911/Nixle line in the amount of \$7,000, there was further discussion about this subject between the Board and the Police Chief with no adjustments to the budget line.

Trustee Didden continued his budget proposals with the Police - Civilian budget with the first item the budget line for part-time court security in the amount of \$54,000 and over the last two fiscal years only expended under \$50,000 so proposed reducing this line by \$5,000. The Board discussed this proposal with the Police Chief and there was agreement to lower that budget line to \$49,000. Trustee Didden then brought up the following budget lines regarding uniforms for park patrol in the amount of \$750, court security in the amount of \$350 and auxiliary police uniforms in the amount of \$2,500 it was noted that these lines were not fully used over the last two years which was discussed by the Board with no changes to these budget lines.

The next budget line proposed by Trustee Didden for consideration in under the Street Parking Department budget regarding \$5,000 for parking meters and is this amount

necessary. Mr. Russo spoke about this line for parking meters and no changes were made to this budget line. Trustee Didden then went on to the Fire Department budget line for collision and painting in the amount of \$22,000. Mr. Russo spoke to the Board on this item and no changes were made to this budget line. The Board discussed the budget line for animal control in the amount of \$16,000 and the Mayor noted that there are only two facilities that are used in our area and that municipal leaders will be speaking to the facilities about their pricing and services so no changes were made to this budget line. Trustee Didden continued with the Street Maintenance budget and the out of title line in the amount of \$6,000 which Mr. Russo addressed and no adjustments were made. The next item discussed was under the Street Cleaning budget and the overtime line in the amount of \$5,000 which Mr. Russo advised the Board that street cleaning is conducted seven days a week so this amount is necessary, no adjustments were made to this budget line. Trustee Didden addressed the Parks Department budget and the budget line for other equipment in the amount of \$20,000 and what that consists of. Mr. Russo said that this is small equipment for the Public Works Department for the maintenance of the parks no changes were made to this budget line. The review of Trustee Didden's budget proposals continued with the budget for Refuse & Garbage and the personnel services and overtime lines. These budget lines were discussed by the Board and staff and the Village Manager and Village Treasurer indicated they would review the figures and advise the Board. The last item from Trustee Didden was the Transfer Station budget and the solid waste tipping fee in the amount of \$400,000. Trustee Didden said that he would recommend decreasing this line by \$25,000. Mr. Russo said that this is the fee paid to the County and would not change the figure and spoke about the increase of dumping during the spring. No changes were made to this budget line.

The Board then discussed a date for an additional meeting to review the Tentative Budget, the date of April 26th was proposed and the Clerk was directed to poll the Board tomorrow with a location and time and notice this meeting. The Board also discussed scheduling a meeting in order to vote on any amendments to the Tentative Budget and adoption, the date of April 30th at 6:00 p.m., in the Village Courtroom prior to the Planning Commission meeting at that location beginning at 7:00 p.m.

* * * * *

Public Comments:

Mayor Pilla asked if anyone from the audience would like to speak at this time, there was no one who wanted to speak.

* * * * *

Board Comments:

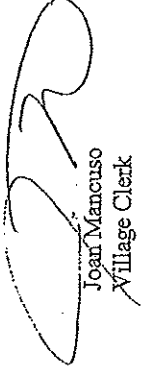
The Mayor asked if the Board had any comments. The Trustees and the Mayor had no comments.

There being no further business, on motion of Trustee Didden, seconded by Trustee Terenzi the meeting was closed at 9:37 p.m.

ROLL CALL

AYES: Trustees Brakewood, Terenzi, Didden, Marino, Keener and Mayor Pilla
NOES: None
ABSENT: Trustee Branca

Respectfully submitted,



Joan Mancuso
Village Clerk

MEETING HELD APRIL 26, 2012

A meeting of the Board of Trustees of the Village of Port Chester, New York, was held on Thursday, April 26, 2012 at 6:00 P.M., in the Village Hall Conference Room, 222 Grace Church Street, 222 Grace Church Street, Port Chester, New York, with Mayor Dennis Pilla presiding.

Present in addition to Mayor Pilla, were Trustees Saverio Terenzi, Luis Marino and Joseph Kenner.

It should be noted that Trustees Bart Didden and John Branca were absent and Trustee Daniel Brakewood arrived at 6:15 p.m.

Also present were Village Manager, Christopher Russo; Village Treasurer, Leonie Douglas; Village Clerk, Joan Mancuso; 1st Assistant Fire Chief Kevin McMinn; 2nd Assistant Fire Chief Edward Quinn and Police Chief Joseph Krzeminski. Fire Chief Kevin McFadden arrived at 6:34 p.m.

At 6:04 p.m., on motion of Trustee Marino, seconded by Trustee Kenner the meeting was declared opened.

ROLL CALL

AYES: Trustees Terenzi, Marino, Kenner and Mayor Pilla

NOES: None

ABSENT: Trustees Brakewood, Didden and Branca

Review of Tentative Budget for Fiscal Year 2012-2013

Mayor Pilla started the discussion on the review of the Tentative Budget on the subject of the Bond Anticipation Note (BAN) which was borrowed with a five year payment plan. He said that the initial payment schedule is to pay \$400,000 in Fiscal Year 2012-2103 and it has been recommended that we cut this payment in half and Ms.

Douglas has consulted with our bonding representatives and has been told if we pay less than \$384,000 would have to convert to a long term borrowing. The Mayor said that Ms. Douglas has provided a schedule regarding long term borrowing over a 17 year or 21 year period. There was a brief discussion about the BAN, Debt Services and long term borrowing.

Then the Board discussed the budget for the 2013 Election. The Clerk provided the Board with the costs of the 2010 Election under the Consent Decree which was over \$300,000. The Village Manager told the Board that the consultant on the 2010 election provided him with a high ~ low estimate of costs for 2013 that could be between \$158,000 and over \$250,000. Board members at a previous session had recommended decreasing the election budget by \$34,750 for a balance of \$200,000. Mayor Pilla spoke about the discussion that he and staff had with the Department of Justice regarding certain aspects of the Consent Decree and that he with staff will be speaking to the County Board of Elections on running the election so recommends cutting this budget further. There was more discussion regarding the election budget and agreement amongst the Board members present to reduce the budget to \$100,000 for the election and if more funding is required to take the additional money from the Fund Balance.

The discussion then moved on to the Central Garage budget and the reduction of the gasoline line by \$30,000 and reduction to the diesel fuel line by \$35,000. Mr. Russo expressed concern of these reductions with the information that was provided by the General Foreman, that it was a mild winter with no snow and that the cost of both of these fuels have increased. He recommended decreasing the gasoline line by \$10,000 and the diesel by \$15,000 which was agreeable with the Board.

Trustee Terenzi spoke about the tax increase and further discussion ensued regarding the BAN and Debt Service. Trustee Terenzi noted that he would not be supportive of converting the BAN to long term borrowing and reminded the Board members that it would take a super majority of the Board, five affirmative votes to pass it. Mr. Russo spoke about unused capital project funds and more discussion followed on this subject and whether the \$400,000 BAN payment could not be paid fully in 2012-2013 but spread out amongst the remaining year. Ms. Douglas said that was not the understanding from the bond representative but would clarify that information. There was more discussion about the debt service fund and covering the cost of the \$200,000 that was initially reduced for the payment and covering that amount from a transfer from debt services.

The Board then discussed the reduction of the amount regarding taxes for Village owned property. Mr. Russo said that this has been reviewed and was initially decreased by \$50,000 but would recommend increasing that reduction by \$20,000 for a total decrease of \$70,000. The Board was agreeable with this additional reduction.

A discussion was held with Fire Chief McFadden regarding the career firefighters. He said that he anticipates two retirements during the 2012-2013 fiscal year and that one will be by the end of 2012 which needs replacement. He said that the Fire Academy should be starting in September and the Board further discussed the situation of retirements, the time to fill those positions and costs. No changes were made to the Fire Department personnel line from this discussion.

Trustee Terenzi asked about the personnel for the Refuse/Garbage and noted that there is a vacant position under the Sanitation personnel with salary of \$47,398. Mr. Russo said that there is one vacant starting position but noted that there needs to be someone that will be handling supervision of the sanitation which he will be assigning. The Board directed the elimination of the vacant position to remove this salary plus the benefits.

The Board then moved on to the Village Manager's budget and questioned the vacant position of the Assistant to the Village Manager in the amount of \$65,000. Mr. Russo said that position has been opened since his last Assistant Ms. Sciarabba left last fall. He said that he could reduce the amount with an Administrative Intern position. There was discussion between the Board and Mr. Russo and the Board directed the removal of the vacant Assistant to the Village Manager position.

A discussion was held regarding the new Director of Planning and Development and the Planning Consultant, Patrick Cleary and the transiting of the Planning Consultant since the new Planner has been on board for several months. Mr. Russo spoke to the Board on this subject and that Mr. Cleary is still required and is being paid through the

escrow accounts. Trustee Brakewood said that it was his impression that once the full time planner came on board escrow funds would be used toward his salary. The conversation continued on this matter and it was directed that \$25,000 be added to the revenue regarding planning costs.

The Board inquired as to the two budget lines both entitled New Youth Programs with one under the Youth Program budget in the amount of \$13,000 and one for the Recreation Summer budget in the amount of \$10,000. Mr. Russo contacted the Recreation Leader regarding these budget lines and was informed that the revenue generated for these programs covers the cost and these programs and that the programs include mini-camp, tennis, arts and crafts and other programs. No changes were made to these budget lines.

The Library budget increase was discussed by the Board and it was indicated that there would not be enough favorable votes on this matter. The proposed budget amendment increase of \$22,943 for the Library was removed.

Trustee Terenzi questioned under the Parks budget the five part-time park attendants in the amount of \$80,000 and the five part-time seasonal employees for the parks. There was discussion on these lines, the number of months that these positions are filled and their duties. Trustee Terenzi recommended outsourcing the services performed by the park attendants. The Board discussed Trustee Terenzi's recommendation and the small window to complete a request for proposals since the park season is upon us. The park attendant budget line was reduced by \$30,000 from \$80,000 to \$50,000 and the part-time seasonal help was reduced by \$20,000 from \$80,000 to \$60,000.

The amendments were calculated and an additional \$40,000 reduction was required to meet the goals of the Board. The Board directed the Treasurer to take an additional \$40,000 from Fund Balance but at the April 30th Board meeting to finalize the budget the use of \$40,000 from Fund Balance may not be required because of other budget changes and will be addressed at that time.

There being no further business, on motion of Trustee Marino, seconded by Trustee Kenner the meeting was closed at 7:20 p.m.

ROLL CALL

AYES:

Trustees Brakewood, Terenzi, Marino, Kenner and Mayor Pilla

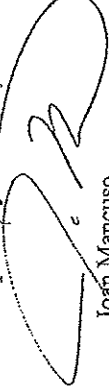
NOES:

None

ABSENT:

Trustee Didden and Branca

Respectfully submitted,



Joan Mancuso
Village Clerk