

VILLAGE OF PORT CHESTER  
BOARD OF TRUSTEES

Meeting, TUESDAY, SEPTEMBER 18, 2012

Special Meeting: 6:00-7:00 P.M.

Regular Meeting: 7:00 P.M.

VILLAGE JUSTICE COURTROOM

350 North Main Street

Port Chester, New York

***AGENDA***

---

**I. MOTION FOR EXECUTIVE SESSION:**

**6:00 P.M.**

1. Consultation with labor counsel regarding a particular personnel matter

**7:00 P.M.**

**II. PRESENTATION:**

1. Recognition Award honoring Tom Giorgi who received the Silver Star for service to our nation.

**III. AFFIDAVIT OF PUBLICATION AND NOTICE OF PUBLICATION RE:**

1. Public Hearing to consider the advisability of adopting a local law to amend Chapter 345 "Zoning" of the Village Code with regard to site plan review procedures and standards.

■ Proposed Local Law

**IV. PRESENTATION:**

1. Council for Community Services and Park Commission recommending Mayor and Board of Trustees ban smoking in designated areas.
2. Comprehensive Plan and Draft Zoning Amendments/Map Draft Generic Environmental Impact Statement (DGEIS.)

**V. PUBLIC COMMENTS:**

**VI. RESOLUTIONS:**

**Legislation:**

1. Acceptance of completion and setting public hearing for Comprehensive Plan and Draft Zoning Amendments/Map Draft Generic Environmental Impact Statement (DGEIS)

**Agreements:**

2. Award Bid #05-12 - Concrete Sidewalk and Concrete Curb Replacement.
3. Award Bid #06-12 – Road Resurfacing.
4. Authorize Village Manager to execute a revocable license agreement with In-Pipe Technology Company, Inc.

**VII. DISCUSSIONS:**

1. Starwood Capital Update.
2. Finance Department Manual Journal Entry Procedures.

**VIII. CORRESPONDENCE:**

1. 110 Midland Avenue zoning text amendment petition.
2. From Saint Peter’s Episcopal Church requesting permission for a procession on September 29, 2012 for the patronage of “Señor de la Exaltación”.
3. From Seth Bengelsdorf requesting to close off a portion of Puritan Drive from Putnam Drive to Indian Road for a Block Party on Sunday, September 30, 2012 from 10:00 a.m. to 4:00 p.m.
4. From Port Chester-Rye Union Free School District for use of fire truck at their annual homecoming activities from 6:45 p.m. to 11:00 p.m.

**IX. MINUTES:**

1. Approval of the Board of Trustees minutes of June 18, 2012, and June 25, 2012.

**X. PUBLIC COMMENTS AND BOARD COMMENTS:**

**XI. MOTION FOR EXECUTIVE SESSION:**

1. Board of Police Commissioners Meeting with Police Chief.
2. Consultation with staff on real property negotiations.  
Resolution.
3. Consultation with Village Attorney and staff to discuss Department of Justice voting rights litigation.

A LOCAL LAW AMENDING THE CODE OF THE VILLAGE OF PORT  
CHESTER, CHAPTER 345, WITH REGARD TO SITE PLAN REVIEW  
PROCEDURE AND STANDARDS

SECTION 1: The Code of the Village of Port Chester, Chapter 345, "Zoning", Section 345-23, is hereby amended as follows:

...

C. Submission Procedures

...

(2)

- (a) Within six months following the presubmission conference, [12]15 copies of the site plan and all supporting documentation, including a CD containing same in PDF format, shall be submitted to the Planning Commission Recording Secretary, accompanied by the appropriate submission fee. The CD must be labeled with the name of the applicant, project address, submission date and Planning Commission case number if assigned. At the discretion of the Director of the Office of Planning and Development, the applicant may be advised to also provide a 3D Model Submission based on the complexity of the application; such determination shall be made at the time of the pre-submission conference. This submission shall be made at least 20 days prior to the scheduled Planning Commission meeting.

SECTION 2: If any section of this local law shall be held unconstitutional, invalid or ineffective, in whole or in part, such determination shall not be deemed to affect, impair or invalidate the remainder of this local law.

SECTION 3: This local law shall be effective immediately upon filing with the Secretary of State and due publication.

RESOLUTION  
SET PUBLIC HEARING TO CHAPTER 345,  
WITH REGARD TO SITE PLAN REVIEW  
PROCEDURES AND STANDARDS

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

WHEREAS, the Planning Commission has a broad grant of authority with regard  
to the administration of the Zoning Regulation, Chapter 345; and

WHEREAS, consistent with such grant, the Planning Commission has pro-  
actively recommended to the Board of Trustees that the Section 345-23 of the Village  
Code, be amended with regard to the applicant furnishing a CD and 3D Model  
Submission at the time of application; and

WHEREAS, such proposed amendment would significantly enhance the site plan  
review process not only for the members of the Planning Commission but also the  
general public. Now, therefore, be it

RESOLVED, that a public hearing is to be held on September 18, 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 the Code of the  
Village of Port Chester, Chapter 345, Section 345-23C(2)(a), with regard to the applicant  
furnishing a CD and 3D Model Submission as part of the site plan application process.

Approved as to Form:

\_\_\_\_\_  
Village Attorney

ROLL CALL

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

NOES: None

ABSENT: Trustees Branca, Marino

DATE: August 6, 2012

**SEQR NOTICE OF COMPLETION OF DRAFT GENERIC ENVIRONMENTAL IMPACT STATEMENT [DGEIS]  
AND NOTICE OF PUBLIC HEARING ON DGEIS FOR THE PROPOSED COMPREHENSIVE AND ZONING TEXT  
AND MAP AMENDMENTS**

**LEAD AGENCY  
VILLAGE OF PORT CHESTER BOARD OF TRUSTEES**

Village of Port Chester  
222 Grace Church Street  
Port Chester, New York 10573

Date: September 18, 2012

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 [State Environmental Quality Review] of the Environmental Conservation Law. A Draft Generic Environmental Impact Statement ["DGEIS"] has been submitted to the Village of Port Chester Board of Trustees, as Lead Agency under SEQRA, for the proposed 2012 Comprehensive Plan and Zoning Text and Map Amendments, described below. The Village of Port Chester Board of Trustees accepted the DGEIS as complete on September 18, 2012.

A public hearing on the completed DGEIS for the proposed 2012 Comprehensive Plan and Zoning Text and Map Amendments will be held on October 15, 2012 at 7PM at the Port Chester Police Headquarters/Police Justice Court, second floor, 350 North Main Street, Port Chester, New York 10573 to solicit comments from the public on the DGEIS.

Written comments on the DGEIS should be sent to the Village Clerk, Village of Port Chester, 222 Grace Church Street, Port Chester, NY 10573, no later than October 30, 2012.

**Name of Action:** 2012 Port Chester Comprehensive Plan and Zoning Text and Map Amendments

**SEQR Status:** Type I Action

**Description of the Proposed Action:**

The Proposed Action involves adoption of the proposed 2012 Comprehensive Plan and Zoning Map and Text Amendments by the Village of Port Chester Board of Trustees. The Plan provides a blueprint of the Village's planning strategies and actions that are proposed for implementation in the Village of Port Chester. As stated in the Plan, the Village's vision involves retaining the qualities of Port Chester that its residents have come to cherish, including a diverse cultural population, quality homes at relatively affordable prices, a vibrant downtown and its proximity to key employment centers in the region. At the same time, the vision addresses the challenges confronting the Village, including changing socio-economic conditions, unpredictable growth and development patterns, physical constraints limiting waterfront access and underutilized non-residential properties.

**Location:** Village –wide

**Copies of this Notice shall be sent to all involved and interested, including:**

Port Chester Comprehensive Plan Advisory Committee  
Port Chester Planning Commission  
Port Chester Zoning Board of Appeals  
Port Chester Industrial Development Agency  
Port Chester Waterfront Commission  
Port Chester Rye Union Free School District  
Westchester County Department of Planning  
NYS Department of Transportation  
NYS Department of Environmental Conservation  
NYS Office of Parks, Recreation & Historic Preservation  
Town of Rye  
City of Rye  
Village of Rye Brook  
Town of Greenwich  
NYS DEC Environmental Notice Bulletin

**Contact Person:** Janusz R. Richards, Village Clerk

**Address:** Village of Port Chester  
222 Grace Church Street  
Port Chester, New York 10573

**Phone No:** (914) 939-5202

The DGEIS and the draft 2012 Comprehensive Plan and Zoning Text and Map Amendments are also available at the following web address: [www.portchesterny.com](http://www.portchesterny.com)

B/T Mtg. Date **September 18, 2012**

Legislation

Resolution #     1    

RESOLUTION

COMPREHENSIVE PLAN AND RELATED ZONING AMENDMENTS  
ACCEPTANCE OF DRAFT GENERIC ENVIRONMENTAL IMPACT STATEMENT AS  
COMPLETE AND NOTICE OF PUBLIC HEARING THERETO

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 of Trustees adopted a Scoping Document on May 7, 2012 for which a DGEIS was prepared for the Comprehensive Plan and related zoning amendments; and

WHEREAS, the DGEIS was prepared by Ferrandino & Associates Inc. and submitted to the Board of Trustees on September 14, 2012; and

WHEREAS, the Board of Trustees has reviewed the same.

NOW, THEREFORE, BE IT RESOLVED, that the said DGEIS is hereby accepted by the Board of Trustees as complete for public review and comment; and

BE IT FURTHER RESOLVED, that a public hearing on the DGEIS be scheduled for October 15, 2012 at 7:00 p.m. at the Port Chester Police Headquarters/Police Justice Court, second floor, 350 North Main Street.

Approved as to Form:

\_\_\_\_\_

Village Attorney

B/T Mtg. Date **September 18, 2012**

Agreement Bid #12-05

Resolution # 2

RESOLUTION

AWARDING BID FOR CONCRETE SIDEWALKS AND CONCRETE CURBS

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 Village of Port Chester has advertised for bids for the Concrete Sidewalks and Concrete Curbs Project (Bid No. 12-05); and

WHEREAS, of the seven firms that submitted bids, MVM Construction, LLC, 100 Oak Street, Mount Vernon, New York 10550 submitted the lowest bid; and

WHEREAS, the contractor's references have been verified; and

WHEREAS, the Village Manager recommends that the Board accept this bid which meets all material specifications as set forth in the bid documents. Now, therefore, be it

RESOLVED, that the Village of Port Chester accepts the bid of \$148,310,00 from MVM Construction, LLC, 100 Oak Street, Mount Vernon, New York 10550; and

BE IT FURTHER RESOLVED, that the Village Manager is hereby authorized to sign an agreement with the contractor; and

BE IT FURTHER RESOLVED, that the funding for said work be appropriated from

APPROVED AS TO FORM:

\_\_\_\_\_  
Village Attorney

# **Dolph Rotfeld Engineering, P.C.**

CONSULTANTS & DESIGNERS

200 White Plains Road, Tarrytown, NY 10591 • (914) 631-8600

September 14, 2012

Mr. Chris Russo  
Village Manager  
222 Grace Church Street  
Port Chester, N.Y. 10573

RE: Concrete Sidewalk  
And Concrete Curb Replacement  
Bid No. 12-05  
Port Chester, New York

Dear Mr. Russo:

On August 29, 2012, seven bids were received for the above referenced project. The bidder with the apparent lowest base bid was MVM Construction LLC of Mount Vernon, NY with a Total Bid Price of \$148,310.00

This office has checked some of the municipal references provided by MVM Construction LLC and has found that their work is satisfactory.

Please advise us of your decision and when you will be scheduling a meeting with the contractor regarding contract signing, insurance policies and a tentative work schedule.

Very truly yours,



Anthony Oliveri, P.E.

C: A. Cerreto, Village Attorney  
J. Richards, Village Clerk

**VILLAGE OF PORT CHESTER**

**BID ANALYSIS SHEET**

**BID #12-05**

**ITEM BID:** CONCRETE SIDEWALK AND  
CONCRETE CURB REPLACEMENT

**BIDDER:** Bilotta Construction Corp

**ADDRESS:** 296 Purchase Street

Rye, NY 10580

**AMOUNT:** \$226,714.92

\_\_\_\_\_  
\_\_\_\_\_

Addendum #1  Yes  No

Bid Bond  5% Deposit

**BIDDER:** Northeast Landscape & Masonry Assoc. Inc.

**ADDRESS:** 3 W. Main St., Suite 208

Elmsford, NY 10523

**AMOUNT:** \$209,506.00

\_\_\_\_\_  
\_\_\_\_\_

Addendum #1  Yes  No

Bid Bond  5% Deposit

**DATE:** August 29, 2012 @ 10:00 a.m.

**BIDDER:** Con-Tech Construction Technology Inc.

**ADDRESS:** 28 Lakeview Drive

Yorktown Heights, NY 10598

**AMOUNT:** \$163,950.00

\_\_\_\_\_  
\_\_\_\_\_

Addendum #1  Yes  No

Bid Bond  5% Deposit

**BIDDER:** Acocella Contracting, Inc.

**ADDRESS:** 68 Gaylor Road

Scarsdale, NY 10583

**AMOUNT:** \$194,400.00

\_\_\_\_\_  
\_\_\_\_\_

Addendum #1  Yes  No

Bid Bond  5% Deposit

**The following were present at the opening of the bids:**

**Village Clerk,** Janusz Richards

**Department Head** \_\_\_\_\_

**Other** Jacqueline Johnson and Dan Peluso

**VILLAGE OF PORT CHESTER**  
**BID ANALYSIS SHEET**

**BID #12-05**

**Page 2 of 2**

**ITEM BID:** CONCRETE SIDEWALK AND  
CONCRETE CURB REPLACEMENT

**DATE:** August 29, 2012 @ 10:00 a.m.

**BIDDER:** Landi Contracting Inc.

**BIDDER:** PCI Industries Corp.

**ADDRESS:** 13 Bradhurst Ave.

**ADDRESS:** \_\_\_\_\_

Hawthorne, NY 10532

**AMOUNT:** \$150,665.50

**AMOUNT:** \$194,450.00

Addendum #1  Yes  No

Addendum #1  Yes  No

Bid Bond  5% Deposit

Bid Bond  5% Deposit

**BIDDER:** MVM Construction LLC

**BIDDER:** \_\_\_\_\_

**ADDRESS:** 100 Oak Street

**ADDRESS:** \_\_\_\_\_

Mount Vernon, NY 10550

**AMOUNT:** \$148,310.00

**AMOUNT:** \_\_\_\_\_

Addendum #1  Yes  No

Addendum #1  Yes  No

Bid Bond  5% Deposit

Bid Bond  5% Deposit

**The following were present at the opening of the bids:**

**Village Clerk, Janusz Richards** \_\_\_\_\_

**Department Head** \_\_\_\_\_

**Other** Jacqueline Johnson and Dan Peluso

B/T Mtg. Date **September 18, 2012**  
Agreement Bid #06-12  
Resolution # 3

RESOLUTION

AWARDING BID FOR STREET RESURFACING 2012

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 Village of Port Chester has advertised for bids for Street Resurfacing 2012 (Bid No. 12-06) with the work to be done as identified in the annexed report from the Village's consulting engineer; and

WHEREAS, of the five firms that submitted bids, Bilotta Construction Co. submitted the lowest bid; and

WHEREAS, the contractor's references have been verified; and

WHEREAS, the Village Manager recommends that the Board accept this bid which meets all the specifications as set forth in the bid documents. Now therefore, be it

RESOLVED, that the Village of Port Chester accepts the bid of \$466,403.70 from Bilotta Construction Co., Rye, New York

BE IT FURTHER RESOLVED, that the Village Manager is hereby authorized to sign an agreement with the contractor; and

BE IT FURTHER RESOLVED, that the funding for said work be appropriated from

APPROVED AS TO FORM:

\_\_\_\_\_  
Village Attorney, Anthony Cerreto

**Dolph Rotfeld Engineering, P.C.**  
CONSULTANTS & DESIGNERS  
200 White Plains Road, Tarrytown, NY 10591 \* (914) 631-8600

August 31, 2012

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

RE: Contract No. 12-06  
2012 Road Resurfacing  
Port Chester, New York

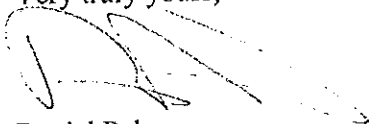
Dear Mr. Russo:

On August 29<sup>th</sup>, five bids were received for the above referenced project. The apparent low bidder was Bilotta Construction Corporation of Rye, NY with a total bid price of \$466,403.70.

This office has had previous experience with Bilotta Construction Corporation and has found their work to be satisfactory. We therefore recommend the award of above referenced project to Bilotta Construction Corporation of Rye, NY.

Please advise us of your decision and when you will be scheduling a meeting with the contractor regarding contract signing, insurance policies and a tentative work schedule.

Very truly yours,



Daniel Peluso  
Project Engineer

C. Village Clerk, Janusz Richards

Village of Port Chester  
**2012 Road Resurfacing**

<b>Abendroth Avenue</b>	From the intersection of Mill and Abendroth to 200 feet south
<b>Columbus Avenue</b>	From Leicester Street to Clark Place
<b>Hawley Avenue</b>	From West Glen Avenue to Glen Avenue
<b>Lafayette Drive</b>	From Putnam Terrace to Glen Avenue
<b>Glen Avenue</b>	From Lafayette Drive to North Regent Street
<b>North Regent Street</b>	From Columbus Avenue to Glen Avenue
<b>Mill Street</b>	From North Main Street to 50 feet east of intersection with Abendroth Ave
<b>Olivia Street</b>	From Spring Street to Boston Post Road
<b>Park Avenue</b>	From Columbus Avenue to North Regent Street
<b>Riverdale Avenue</b>	From Hillside Avenue to the State/Village line (675 feet north of intersection with Hillside)
<b>Rockland Avenue</b>	From Clermont Avenue to Summer Street
<b>William Street</b>	From South Regent Street to Soundview Street
<b>The intersection of Purdy Avenue and Ryan Avenue</b>	

**VILLAGE OF PORT CHESTER**  
**BID ANALYSIS SHEET**

**BID #12-06**

**Page 1 of 2**

**ITEM BID:** ROAD RESURFACING

**DATE:** August 29, 2012 @ 10:00 a.m.

**BIDDER:** PCI Industries

**BIDDER:** ELQ Industries, Inc.

**ADDRESS:** \_\_\_\_\_

**ADDRESS:** 567 Fifth Avenue

New Rochelle, NY 10801

**AMOUNT:** \$548,954.50

**AMOUNT:** \$557,962.00

Addendum #1  Yes  No

Addendum #1  Yes  No

Bid Bond             5% Deposit

Bid Bond             5% Deposit

**BIDDER:** Petrillo Contracting, Inc.

**BIDDER:** Bilotta Construction Corp.

**ADDRESS:** 41 Edison Avenue

**ADDRESS:** 296 Purchase Street

Mount Vernon, NY 10550

Rye, NY 10580

**AMOUNT:** \$511,270.00

**AMOUNT:** \$466,403.70

Addendum #1  Yes  No

Addendum #1  Yes  No

Bid Bond             5% Deposit

Bid Bond             5% Deposit

**The following were present at the opening of the bids:**

**Village Clerk,** Janusz Richards

**Department Head** \_\_\_\_\_

**Other** Jacqueline Johnson and Dan Peluso

**VILLAGE OF PORT CHESTER**  
**BID ANALYSIS SHEET**

BID #12-06

ITEM BID: ROAD RESURFACING

DATE: August 29, 2012 @ 10:00 a.m.

BIDDER: Montesano Bros., Inc.

ADDRESS: 76 Plain Avenue

New Rochelle, NY 10601

AMOUNT: \$572,927.50

Addendum #1  Yes  No

Bid Bond  5% Deposit

BIDDER: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

AMOUNT: \_\_\_\_\_

Addendum #1  Yes  No

Bid Bond  5% Deposit

BIDDER: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

AMOUNT: \_\_\_\_\_

Addendum #1  Yes  No

Bid Bond  5% Deposit

BIDDER: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

AMOUNT: \_\_\_\_\_

Addendum #1  Yes  No

Bid Bond  5% Deposit

The following were present at the opening of the bids:

Village Clerk, Janusz Richards \_\_\_\_\_

Department Head \_\_\_\_\_

Other Jacqueline Johnson and Dan Peluso

B/T Mtg. Date **September 18, 2012**

Agreement

Resolution #     4    

## RESOLUTION

AUTHORIZING A REVOCABLE LICENSE AGREEMENT TO FACILITATE WESTCHESTER COUNTY'S EFFORTS TO REDUCE THE LEVEL OF NITROGEN DISCHARGE FROM THE PORT CHESTER SEWAGE TREATMENT PLANT AND PROVIDE ANCILLARY BENEFITS TO THE VILLAGE

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, in response to federal requirements, the County of Westchester has established a program to reduce the levels of nitrogen levels discharged from the County's sewage treatment plants; and

WHEREAS, as part of that program, the County retained Engineers Consortium, LLP; and

WHEREAS, Engineers Consortium, LLP. has subcontracted with In-Pipe Technology (IPT) to provide a technical solution that will assist in making the necessary reductions but without the need for costly major capital intensive upgrades; and

WHEREAS, IPT has requested the Village's participation in this program through the installation of certain devices within the Village's sanitary sewer system at locations identified by the Village Manager or his designee; and

WHEREAS, the installation of such devices is non-intrusive with any maintenance services to be done above-grade with no entry into the sanitary system or confined space; and

WHEREAS, EPT's installation would provide ancillary benefits to the Village through the digestion and control of facts, oil and greases throughout the system, preventing costly blockages and overflows, reduction of noxious odors and associated sulfide corrosion; and

WHEREAS, permission by the Board of Trustees in the form of a revocable license agreement is required; and

WHEREAS, such license agreement would detail the scope of work, and include provisions for liability insurance and a full indemnity sufficient to protect the Village; and

WHEREAS, the Village Manager recommends that the Board grant such permission, subject to the execution of a license agreement that is satisfactory in form and substance by the Village Attorney.

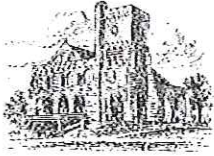
RESOLVED, that the Village Manager is hereby authorized to enter into a revocable license agreement with In-Pipe Technology, Inc., 100 Bridge Street, Wheaton, Illinois 60187 to permit entry into the Village's sanitary sewer system.

APPROVED AS TO FORM:

\_\_\_\_\_  
Village Attorney, Anthony Cerreto

Vote:	Motion	2 <sup>nd</sup> Motion	Aye	Nay	Abstain	Absent
Trustee Brakewood						
Trustee Terenzi						
Trustee Didden						
Trustee Branca						
Trustee Kenner						
Trustee Marino						
Mayor Pilla						

B/T Mtg. Date <b>September 18, 2012</b>	Action: <input type="checkbox"/> Adopted
Agreement	<input type="checkbox"/> Defeated
Resolution # <u>    4    </u>	<input type="checkbox"/> Tabled
	<input type="checkbox"/> No Action
	<input type="checkbox"/> Amended



Saint Peter's Episcopal Church † Iglesia Episcopal San Pedro

Correspondence #2



August, 2012

To: The Hon. Mayor and Trusty  
Village of Port Chester

From: The Reverend Hilario Albert, Priest In Charge  
Saint Peter's Episcopal Church

Subj. "Señor de la Exaltación" Procession  
(A Christ of the Peruvian community)

The "**Señor de la Exaltacion**" is the patronage of Oyolo part of the Peruvian community.

At Saint Peter's Episcopal Church Port Chester we have group of people who are devoted to the "**Señor de la Exaltación**" and that for several months had meet to plan for a celebration at the Church.

Today we are asking permission for a procession on **September 29**, as part of this religious celebration. The procession will leave from 45 Regent Street<sup>North</sup> the residence of Mr. Juan Huanca, phone 914-437-3088 and the persons in-charge Rosa and Isidro Huanca, phone 914-406-0240. The procession will leave from 45 Regent St. and will turn left to Irving Street and process unto Poningo St., turning right to Westchester Ave. to enter Saint Peter's Church. The procession will start at 5:00pm and will arrive at St. Peter's Church no later than by 6:00 pm.

If any more information is needed please contact The Rev. Hilario Albert, priest in charge at 914-939-1244 Monday -Friday from 10am to 4:00pm.

Very Truly,

The Rev. Hilario Albert

Correspondence #3 Block Party

From:  
Sent:  
To:  
Cc:  
Subject: Request for Block Party for Puritan Drive - September 25, 2012

Dear Janusz, can you please add this request for a Block Party on to the next BOT meeting?

Thank you.  
Mary Anne

-----Original Message-----

From:  
Sent: Sunday, September 09, 2012 7:26 AM  
To: Russo, Christopher Vil Mgr;  
Subject: FW: Block Party for Puritan Drive

From: Seth D. Bengelsdorf [  
Sent: Wednesday, September 05, 2012 6:50 PM  
To:  
Subject: Re: Block Party for Puritan Drive

Greetings!

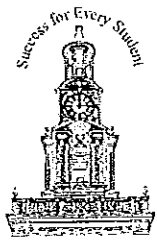
I'm Seth Bengelsdorf, and I live at 30 Puritan Drive. The last time I coordinated our block party, I spoke to you regarding blocking off my street for our block party. We are planning another for Sept. 30 (Sunday). Puritan Drive is two blocks, and we want to close off the 'upper' block (furthest from Glen) from 10 am to 4 pm.

Our block party is going to be an excuse for people who live on Puritan Drive to get together. We won't be having live entertainment or any rented activities like a bouncy castle, it'll be more like a large pot-luck picnic that all Puritan Drive residents can attend. We want to have some activities in the road (one neighbor has a volleyball net that will be strung across the street.) We may be asking an ice cream vender to attend, but that would be the extent of outside participation.

Thanks!

The DPW said I have to provide you with a letter, and you would alert to necessary departments. Is this e-mail sufficient?  
Please let me know, and thanks!

Seth D. Bengelsdorf  
30 Puritan Drive  
Port Chester, NY 10573-2504



# Port Chester-Rye Union Free School District

113 Bowman Avenue  
Port Chester, New York 10573  
914.934.7913

[www.portchesterschools.org](http://www.portchesterschools.org)

Joseph G. Durney  
District Director  
Curriculum Office

September 1, 2012

Janusz Richards  
Village Manager  
Village of Port Chester  
222 Grace Church St.  
Port Chester, NY 10573

As in the past, The Port Chester-Rye Union Free School District respectfully requests that on the evenings of Friday October 19, 2012, the Port Chester Fire Department light tower rescue truck be available to the Port Chester High School for use at our annual homecoming activities. We request the trucks be onsite between the hours of 6:45 p.m. and 11 p.m.

I thank you in advance for your anticipated cooperation and generous support of our programs.

Respectfully,

Mr. Joseph Durney  
Director of Health, Physical Education and Athletics

Cc: Chief Kevin McFadden, 209 Westchester Ave, Port Chester, NY  
PCRUFSD District Clerk  
Dr. Edward Kliszus, Superintendent of Schools  
Dr. Mitchell Combs, Principal PCHS

**MEETING HELD JUNE 18, 2012**

A meeting of the Board of Trustees of the Village of Port Chester, New York, was held on Monday, June 18, 2012 at 5:30 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 Attorney, Anthony Cerreto; Assistant Village Manager / Director of Code Enforcement, Christopher Steers; Village Treasurer, Leonie Douglas, Deputy Village Clerk; Jacqueline Johnson and Director of Planning and Development, Christopher Gomez.

\*\*\*\*\*

On motion of Trustee Didden, seconded by Trustee Marino, the meeting was declared opened at 5:40 p.m.

ROLL CALL

A YES: Trustees Brakewood, Terenzi, Didden, Marino, Kenner and Mayor Pilla

NOES:

ABSENT: Trustee Branca

\*\*\*\*\*

**I. WORKSESSION**

***Zoning and Code Enforcement***

A work session on the Zoning and Code Enforcement was held with staff.

Mr. Christopher Steers, Code Enforcement Director /Assistant Village Manager presented to the Board a power point presentation and said that this work session is a follow up from the February meeting regarding the amnesty process. Mr. Steers said that the issues surrounding the amnesty are the enforcement of certificate of occupancy ordinances, which have been in existence since 1927, the new method of doing the searches, and the surrounding complaints and issues that have come up because of enforcing the code. Mr. Steers stated that when a search request comes in; they do a complete search history of the property when there is an enforcement case involved. Mr. Steers also stated that they do this for all fire safety inspections to determine any open permits and any other violations that were issued in the past and not corrected. Mr. Steers stated that one of issues that the department has been battling is perception versus reality. The significant issues are zoning, area variances and use variances. The vast majority of instances involve open permits. 70% are old existing permits as far back as 1928 that were never closed out and certificate of occupancy were not obtained. For zoning violations, 13% are from use variances and 1% is from area variances. Mr. Steers asked the Board of Trustees for decisions regarding consistency on how to deal with old expired open permits. Mr. Steers stated that in a ten (10)

month period, there were a total of 257 searches by the end of February 2012. As of June 18, 2012, the total number of searches has increased to 329. Mr. Steers stated that most of the searched had non-use or non-area violations, which means that something else was wrong, such as open permits. Trustee Terenzi asked Mr. Steers his opinion on how many of the searches have been voluntary or have been forced into doing the search. Mr. Steers answered that he was not currently tracking the numbers and will make it part of his annual report, but he feels that less than 10% are voluntary and the vast majority is found out when home owners are trying to refinance or sell their home. There were additional questions and further discussion regarding the amnesty process with the Trustees and Mr. Steers. Mayor Pilla asked to have another work session regarding the amnesty process at the next Board of Trustees meeting.

On motion of Trustee Didden, seconded by Trustee Marino, the work session on the zoning and code enforcement amnesty process was closed at 6:04 p.m.

ROLL CALL

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

\*\*\*\*\*

**II. MOTION FOR EXECUTIVE SESSION**

*Bulkhead Legal Strategy*

On motion of Trustee Marino, seconded by Trustee Kenner, the Board of Trustees at 6:04 p.m., adjourned to an executive session to discuss the Bulkhead legal strategy. Trustee Didden recused himself from the executive session.

ROLL CALL

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

No action was taken in the executive session.

At 7:04 p.m., on motion of Trustee Terenzi, seconded by Trustee Kenner, the executive session was closed and the public portion of the meeting was reopened.

ROLL CALL

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

Trustee Brakewood had to leave after the executive session but returned back to the public portion of the meeting at 9:15 p.m.

**III. PRESENTATION**

Certificate was issued to Na-Keen Mark in honor of receiving Student Advocacy's 2012 Overcoming Odds Award.

**IV. AFFIDAVIT OF PUBLICATION AND NOTICE OF PUBLICATION RE:**

***Public Hearing: Comprehensive Plan and Zoning Amendments***

The following Public Notices were duly published in the Journal News and the Westmore News on June 1, 2012, certified by Cecilia Hernandez, Principal Clerk of the Journal News and Angelina Brescia, Office Manager of the Westmore News.

**PUBLIC NOTICE**  
Village of Port Chester  
Comprehensive Plan

NOTICE IS HEREBY GIVEN that the Board of Trustees of the Village of Port Chester, New York, will hold a public hearing on Monday, June 18, 2012, at 7:00 p.m. or as soon thereafter in the Village Justice Court Courtroom, 350 North Main Street, Port Chester, New York, to consider the advisability of a adopting the Comprehensive Plan.

An electronic copy of the Comprehensive Plan can be downloaded from the Village's website [www.portchesterny.com](http://www.portchesterny.com) (located on the Home Page "Where do I go for?" section at the Comprehensive Plan Public Hearing June 18, 2012 link). Paper copies of the Comprehensive Plan are available for viewing at Village Hall, 222 Grace Church Street, Port Chester, N.Y. 10573 and the Port Chester-Rye Brook Library, 1 Haseco Avenue, Port Chester.

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

Dated: June 1, 2012

**PUBLIC NOTICE**  
Village of Port Chester  
Zoning Amendments and Amendments to the Village  
Official Zoning Map Implementing the Comprehensive Plan

NOTICE IS HEREBY GIVEN that the Board of Trustees of the Village of Port Chester, New York, will hold a public hearing on Monday, June 18, 2012, at 7:00 p.m. or as soon thereafter in the Village Justice Court Courtroom, 350 North Main Street, Port Chester, New York, to consider the advisability of a local law amending the Code of the Village of Port Chester, Chapter 345, "Zoning", and the Official Zoning Map of the Village of Port Chester, implementing the Comprehensive Plan.

An electronic copy of the local law can be downloaded from the Village's website [www.portchesterny.com](http://www.portchesterny.com) (located on the Home Page "Where do I go for?" section at the Comprehensive Plan Public Hearing June 18, 2012 link). Paper copies of the local law are available for viewing at Village Hall, 222 Grace Church Street, Port Chester, N.Y. 10573 and the Port Chester-Rye Brook Library, 1 Haseco Avenue, Port Chester.

**I. Highlights of the Zoning Text Amendments**

**A. Residential Zones:**

- Makes strategic upzonings
- Reduces floor area ratio in all residential districts
- Reduces maximum allowable building height in the RA3 and RA4 Districts
- Renames the C2 Central Business District to the Main Street Business District
- Eliminates the PTD Planned Tower Development District

**B. Non-residential Zones:**

***Commercial***

- Renames the C2 from a Central Business District to a new C2 Main Street Business District
- Renames and modifies the C3 Design Office and Commercial District to an Office and Commercial District
- Modifies the C4 General Commercial District
- Establishes a new C5 Train Station Mixed use District
- Establishes a new C5T Downtown Mixed Use Transitional District

Eliminates the PRSP Planned Railroad Station Plaza Development District

*Waterfront*

Rezones portions of the waterfront area to DW Design Waterfront Development District

*United Hospital Site*

C. Other New Provisions:

Establishes a new PMU Planned Mixed Use District

Provides for a fee in lieu of open space per unit in the C2, C5 and C5T Districts

Establishes a Building Height and Floor Area Bonus Program

Deletes the provision for Cluster Development in the R2F District

Amends the Schedule of Regulations for Residence and Non-Residence Districts

II. Amendments to the Official Zoning Map

C2 to C5

Address	Section, Block and Lot	Existing Zoning	Proposed Zone
101-111 Westchester Ave	142.30-2-24	C2	C5
12 King St	142.30-2-25	C2	C5
136 Irving Ave	142.22-2-3	C2	C5
139 Irving Ave	142.22-2-72	C2	C5
14 King St	142.30-2-26	C2	C5
143 Irving Ave	142.22-2-71	C2	C5
143 Westchester Ave	142.30-2-21	C2	C5
144 King St	142.22-2-67	C2	C5
145 Irving Ave	142.22-2-70	C2	C5
145 Westchester Ave	142.30-2-20	C2	C5
146-148 Irving Ave	142.22-2-5	C2	C5
147 Irving Ave	142.22-2-69	C2	C5
151 Westchester Ave	142.30-2-19	C2	C5
153-157 Westchester Ave	142.30-2-18	C2	C5
16-18 King St	142.30-2-27	C2	C5
20 Broad St	142.30-2-22	C2	C5
20-24 King St	142.30-2-28	C2	C5
30 Broad St	142.22-2-2	C2	C5
34-36 Broad St	142.22-2-73	C2	C5
38 Broad St	142.22-2-74	C2	C5
40 Broad St	142.22-2-75	C2	C5
46 Broad St	142.22-2-76	C2	C5
5 N Pearl St	142.30-2-2	C2	C5
50 Broad St	142.22-2-77	C2	C5
9 -11 N Pearl St	142.30-2-1	C2	C5
Broad St	142.22-2-1	C2	C5
Broad St	142.30-2-23	C2	C5
Broad St	142.30-2-23.1	C2	C5
Irving Ave	142.22-2-4	C2	C5
King St	142.30-2-29	C2	C5
King St	142.23-1-1	C2	C5
N Pearl St	142.22-2-68	C2	C5

C2 to C5T

Address	Section, Block and Lot	Existing Zoning	Proposed Zone
10 S Main St	142.30-2-49	C2	C5T
106 Westchester Ave	142.30-2-54	C2	C5T
11 Pearl St	142.30-2-3	C2	C5T
110 Westchester Ave	142.30-2-55	C2	C5T
112 Westchester Ave	142.30-2-56	C2	C5T
114-122 Westchester Ave	142.30-2-63.1	C2	C5T
14 S Main St	142.30-2-48	C2	C5T

140 Westchester Ave	142.30-2-65	C2	C5T
148-150 Westchester Ave	142.30-2-17	C2	C5T
15 E Broadway	142.30-2-58	C2	C5T
16 S Main St	142.30-2-47	C2/C4	C5T/C2
18 S Main St	142.30-2-46	C2/C4	C5T/C2
2 S Main St	142.30-2-53	C2	C5T
20 S Main St	142.30-2-45	C2	C5T
21 E Broadway	142.30-2-59	C2	C5T
22 S Main St	142.30-2-44	C2	C5T
4 S Main St	142.30-2-52	C2	C5T
6 S Main St	142.30-2-51	C2	C5T
7 E Broadway	142.30-2-57	C2	C5T
8 S Main St	142.30-2-50	C2	C5T
9 New Broad St	142.30-2-63	C2/C4	C5T/C4

C2 to DW

Address	Section, Block and Lot	Existing Zoning	Proposed Zone
	142.23-2-8	C2	DW
	142.23-2-9	C2	DW
1 Mill St	142.23-2-7	C2	DW
10 Mill St	142.23-2-10	C2	DW
1-11 Willett Ave	142.23-2-16	C2	DW
13 Mill St	136.79-2-45	C2	DW
141 Abendroth	142.23-2-47	C2	DW
14-20 Willett Ave	142.23-2-17	C2	DW
15-17 Mill St	142.23-2-5	C2	DW
181-183 N Main St	142.23-2-1	C2	DW
183-195 N Main St	136.79-2-44	C2	DW
19 Mill St	142.23-2-3	C2	DW
2 Highland St	142.23-2-14	C2	DW
21 Abendroth Ave	142.23-2-11	C2	DW
21 Mill St	142.23-2-2	C2	DW
25 Abendroth Ave	142.23-2-12	C2	DW
Mill St	142.23-2-4	C2	DW
Mill St	142.23-2-6	C2	DW

C4 to C2

Address	Section, Block and Lot	Existing Zoning	Proposed Zone
112 William St	142.38-1-37	C4	C2
113-115 William St	142.38-1-51	C4	C2
116 William St	142.38-1-38	C4	C2
118 William St	142.38-1-39	C4	C2
120 S Main St	142.38-1-32	C4	C2
122 S Main St	142.38-1-31	C4	C2
124 S Main St	142.38-1-30	C4	C2
136-138 S Main St	142.38-1-27	C4	C2
140 S Main St	142.38-1-26	C4	C2
194 1/2 S Main St	142.38-1-28	C4	C2
194 S Main St	142.38-1-29	C4	C2
25 E Broadway	142.30-2-60	C4	C2
43 E Broadway	142.30-2-61	C4	C2
47 E Broadway	142.38-1-45	C4	C2
50 S Main St	142.38-1-53	C4	C2
51 E Broadway	142.38-1-46	C4	C2
55 E Broadway	142.38-1-47	C4	C2

57-59 E Broadway	142.38-1-48	C4	C2
63 E Broadway	142.38-1-49	C4	C2
65 E Broadway	142.38-1-50	C4	C2
S Main St	142.38-1-25	C4	C2
Westchester Ave	142.30-2-62	C4/C2	C2
William St	142.38-1-40	C4	C2
William St	142.38-1-41	C4	C2

M1 to DW

Address	Section, Block and Lot	Existing Zoning	Proposed Zone
I Martin Pl	142.39-1-61	M1	DW
15 Beech St	142.47-1-27	M1	DW
26 Martin Pl	142.39-1-52	M1	DW
30-32 Martin Pl	142.39-1-51	M1	DW
31 Purdy Ave	142.39-1-70	M1/DW	DW
36 Martin Pl	142.39-1-50	M1	DW
38 Beech St	142.47-1-22	M1	DW
38 Townsend St*	142.39-1-31	M1/MUR	DW
40 Beech St	142.47-1-23	M1	DW
40 Martin Pl	142.39-1-49	M1	DW
44 Beech St	142.47-1-21	M1	DW
44 Purdy Ave	142.47-1-28	M1	DW
45 Townsend St	142.39-1-43	M1	DW
45 Traverse Ave	142.39-1-12	M1	DW
47 Purdy Ave	142.39-1-63	M1	DW
47 Townsend St	142.39-1-44	M1	DW
48 Beech St	142.47-1-20	M1	DW
48 Purdy Ave	142.47-1-29	M1	DW
48 Townsend St	142.39-1-30	M1	DW
49 Townsend St	142.39-1-45	M1	DW
49-51 Beech St	142.47-1-25	M1	DW
5 Dock St	142.39-1-48	M1	DW
51 Purdy Ave	142.39-1-69	M1	DW
52-54 Beech St	142.47-1-19	M1	DW
55 Purdy Ave	142.39-1-68	M1	DW
58 Townsend St	142.39-1-29	M1	DW
60 Townsend St	142.39-1-28	M1	DW
62 Townsend St	142.39-1-27	M1	DW
63 Purdy Ave	142.39-1-20	M1	DW
63 Townsend St	142.39-1-64	M1	DW
63 Traverse Ave	142.39-1-13	M1	DW
65 Traverse Ave	142.39-1-14	M1	DW
66 Townsend St	142.39-1-26	M1	DW
67 Purdy Ave	142.39-1-19	M1	DW
67-71 Townsend St	142.39-1-65	M1	DW
68 Townsend St	142.39-1-25	M1	DW
69 Traverse Ave	142.39-1-15	M1	DW
70 Purdy Ave	142.39-1-2	M1/R2F	DW/R2F
71 Purdy Ave	142.39-1-18	M1	DW
72 Townsend St	142.39-1-24	M1	DW
73 Traverse Ave	142.39-1-16	M1	DW
74 Townsend St	142.39-1-23	M1	DW
75 Traverse Ave	142.39-1-17	M1	DW
78 Townsend St	142.39-1-22	M1	DW
82 Townsend St	142.39-1-21	M1	DW
9 Beech St	142.47-1-18	M1/R2F	DW/R2F
Beech St	142.47-1-26	M1	DW
Martin Pl	142.39-1-62	M1	DW

\*38 Townsend Street (TMID142.39-1-3) also includes Parcel 4 – comprised of approximately 5,000 sf of real estate located

adjacent to TMID No. 142.39-1-31 and being a portion of former TMID No. 2-100-10, all as more particularly described as follows: All that certain plot, piece or parcel of land, situate, lying and being in the Village of Port Chester, Town of Rye, being more particularly bounded and described as follows:  
Beginning at a point being the intersection of the northerly line of lands now or formerly of Maria Sanellez and the westerly line of the premises herein, distant north 89° 30' 24" east 167.32 feet from the intersection of said northerly line and the easterly side of Traverse Avenue, a public way; running thence north 02° 39' 35" east, 17.39 feet; thence north 67° 45' 46" east, 20.46 feet; thence south 89° 03' 58" east, 20.21 feet; thence north 00° 00' 47" east, 6.06 feet; thence north 89° 26' 12" east, 56.41 feet to a point of tangency along the westerly line of Townsend Street; thence south 01° 19' 00" west 11.71 feet; thence leaving the westerly line of Townsend Street Extension, south 89° 23' 34" west 105.03 feet; thence north 03° 33' 24" east, 4.03 feet; thence north 06° 16' 36" west 12.76 feet; south 89° 30' 24" west 32.45 feet to the point or place of beginning.

#### M1 to R2F

Address	Section, Block and Lot	Existing Zoning	Proposed Zone
10 Bulkley Ave	142.22-1-49	M1	R2F
10-12 Bush Ave	136.78-2-24	M1	R2F
11 Bulkley Ave	142.22-1-43	M1	R2F
11-13 Bush Ave	142.22-1-60	M1	R2F
12 Bulkley Ave	142.22-1-48	M1	R2F
14 Bush Ave	136.78-2-23	M1	R2F
15 Bulkley Ave	142.22-1-44	M1	R2F
15-17 Bush Ave	136.78-1-1	M1	R2F
16-18 Bulkley Ave	142.22-1-47	M1	R2F
18 Bush Ave	136.78-2-22	M1	R2F
19 Bush Ave	136.78-1-2	M1	R2F
20 Bulkley Ave	142.22-1-46	M1	R2F
20 Bush Ave	136.78-2-21	M1	R2F
21 Bush Ave	136.78-1-3	M1	R2F
227 Irving Ave	142.22-1-35	M1/C1	R2F/C1
24 Bush Ave	136.78-2-20	M1	R2F
26 Bush Ave	136.78-2-19	M1	R2F
28 Bulkley Ave	142.22-1-45	M1	R2F
30 Bush Ave	136.78-2-18	M1	R2F
31 Bush Ave	136.78-1-5	M1	R2F
32 Bulkley Ave	136.78-1-12	M1	R2F
34 Bulkley Ave	136.78-1-11	M1	R2F
34 Bush Ave	136.78-2-17	M1	R2F
35 Bush Ave	136.78-1-6	M1	R2F
36 Bush Ave	136.78-2-16	M1	R2F
38 Bulkley Ave	136.78-1-10	M1	R2F
39 Bush Ave	136.78-1-7	M1	R2F
5 Bush Ave	142.22-1-58.1	M1	R2F
57 Haseco Ave	136.78-1-9	M1	R2F
6 Bulkley Ave	142.22-1-51	M1	R2F
61 Haseco Ave	136.78-1-8	M1	R2F
7 Bulkley Ave	142.22-1-42	M1	R2F
7 Bush Ave	142.22-1-58	M1	R2F
8 Bulkley Ave	142.22-1-50	M1	R2F
8 Bush Ave	136.78-2-25	M1	R2F
9 Bush Ave	142.22-1-59	M1	R2F
Bush Ave	136.78-1-4	M1	R2F

#### MUR to DW

Address	Section, Block and Lot	Existing Zoning	Proposed Zone
3 Dock St	142.39-1-47	MUR	DW
51 Townsend St	142.39-1-46	MUR	DW
73-75 Townsend St	142.39-1-66	MUR	DW
77 Townsend St	142.39-1-67	MUR	DW

#### R2F to PMU

Address	Section, Block and Lot	Existing Zoning	Proposed Zone
406 Boston Post Rd	141.52-1-2	R2F	PMU
406 Boston Post Rd	141.52-1-2.4	R2F	PMU
999 High St	141.52-1-2.1	R2F	PMU

R2F to R5

Address	Section, Block and Lot	Existing Zoning	Proposed Zone
Putnam Ave	136.56-1-50	R2F/C4	R5/C4
15 Riverdale Ave	136.56-1-47	R2F	R5
17 Riverdale Ave	136.56-1-46	R2F	R5
18 Riverdale Ave	136.56-1-18	R2F	R5
19 Riverdale Ave	136.56-1-45	R2F	R5
20 Riverdale Ave	136.56-1-19	R2F	R5
21 Riverdale Ave	136.56-1-44	R2F	R5
210 Madison Ave	136.64-1-17	R2F	R5
211 Madison Ave	136.64-1-18	R2F	R5
213 Madison Ave	136.56-1-17	R2F	R5
215 Madison Ave	136.56-1-16	R2F	R5
216 Madison Ave	136.55-2-19	R2F	R5
217 Madison Ave	136.56-1-15	R2F	R5
217 Mortimer St	136.63-1-71	R2F	R5
218 Madison Ave	136.55-2-20	R2F	R5
219 Mortimer St	136.63-1-70	R2F	R5
22 Riverdale Ave	136.56-1-20	R2F	R5
221 1/2 Mortimer St	136.63-1-69	R2F	R5
221 Mortimer St	136.63-1-68	R2F	R5
222 Madison Ave	136.55-2-21	R2F	R5
223 Madison Ave	136.56-1-14	R2F	R5
223 Mortimer St	136.63-1-67	R2F	R5
225 Madison Ave	136.56-1-13	R2F	R5
226 Madison Ave	136.55-2-22	R2F	R5
229 Madison Ave	136.56-1-12	R2F	R5
23 Riverdale Ave	136.56-1-43	R2F	R5
23 Riverdale Ave	136.56-1-48	R2F	R5
230 Madison Ave	136.55-2-23	R2F	R5
231 Madison Ave	136.56-1-11	R2F	R5
232 Madison Ave	136.55-2-24	R2F	R5
233 Madison Ave	136.56-1-10	R2F	R5
233 Mortimer St	136.63-1-66	R2F	R5
234 Madison Ave	136.55-2-25	R2F	R5
235 Husted St	136.63-1-47	R2F	R5
235 Mortimer St	136.63-1-65	R2F	R5
236 Madison Ave	136.55-2-26	R2F	R5
237 Mortimer St	136.63-1-64	R2F	R5
238 Madison Ave	136.55-2-27	R2F	R5
239 Husted St	136.63-1-46	R2F	R5
239 Madison Ave	136.56-1-9	R2F	R5
239 Mortimer St	136.63-1-63	R2F	R5
240 Madison Ave	136.55-2-28	R2F	R5
241 Mortimer St	136.63-1-63.1	R2F	R5
242 Madison Ave	136.55-2-29	R2F	R5
245 Madison Ave	136.56-1-8	R2F	R5
247 Madison Ave	136.56-1-7	R2F	R5
249 Madison Ave	136.56-1-6	R2F	R5
25 Riverdale Ave	136.56-1-42	R2F	R5
250 Madison Ave	136.55-2-30	R2F	R5
252 Madison Ave	136.55-2-32	R2F	R5

254 Madison Ave	136.55-2-31	R2F	R5
258 Madison Ave	136.55-2-33	R2F	R5
26 Riverdale Ave	136.56-1-21	R2F	R5
260 Madison Ave	136.55-2-34	R2F	R5
261 Madison Ave	136.56-1-5	R2F	R5
262 Madison Ave	136.55-2-35	R2F	R5
263 Madison Ave	136.56-1-4	R2F	R5
265 Madison Ave	136.56-1-3	R2F	R5
267 Madison Ave	136.56-1-2	R2F	R5
27 Riverdale Ave	136.56-1-41	R2F	R5
28 Riverdale Ave	136.56-1-22	R2F	R5
29 Riverdale Ave	136.56-1-40	R2F	R5
31 Riverdale Ave	136.56-1-39	R2F	R5
33 Riverdale Ave	136.56-1-38	R2F	R5
35 Riverdale Ave	136.56-1-37	R2F	R5
36 Riverdale Ave	136.56-1-23	R2F	R5
37 Riverdale Ave	136.56-1-36	R2F	R5
38 Riverdale Ave	136.56-1-24	R2F	R5
40 Riverdale Ave	136.56-1-25	R2F	R5
44 Riverdale Ave	136.56-1-26	R2F	R5
46 Riverdale Ave	136.56-1-27	R2F	R5
47 Riverdale Ave	136.56-1-35	R2F	R5
48 Riverdale Ave	136.56-1-28	R2F	R5
52 Riverdale Ave	136.56-1-29	R2F	R5
54 Riverdale Ave	136.56-1-30	R2F	R5
549 Willett Ave	136.55-1-59	R2F	R5
551 Willett Ave	136.55-1-58	R2F	R5
557 Locust Ave	136.55-2-16	R2F	R5
557 Willett Ave	136.55-1-57	R2F	R5
558 Locust Ave	136.55-1-64	R2F	R5
559 Locust Ave	136.55-2-15	R2F	R5
56 Riverdale Ave	136.56-1-31	R2F	R5
560 Locust Ave	136.55-1-65	R2F	R5
561 Locust Ave	136.55-2-14	R2F	R5
561 Willett Ave	136.55-1-56	R2F	R5
562 Locust Ave	136.55-1-66	R2F	R5
563 Locust Ave	136.55-2-13	R2F	R5
565 Locust Ave	136.55-2-12	R2F	R5
565 Willett Ave	136.55-1-55	R2F	R5
566 Locust Ave	136.55-1-67	R2F	R5
568 Locust Ave	136.55-1-68	R2F	R5
569 Locust Ave	136.55-2-11	R2F	R5
569 Willett Ave	136.55-1-54	R2F	R5
570 Locust Ave	136.55-1-69	R2F	R5
571 Locust Ave	136.55-2-10	R2F	R5
572 Locust Ave	136.55-1-70	R2F	R5
573 Locust Ave	136.55-2-9	R2F	R5
574 Locust Ave	136.55-1-71	R2F	R5
576 Locust Ave	136.55-1-72	R2F	R5
579 Locust Ave	136.55-2-7	R2F	R5
58 Riverdale Ave	136.56-1-32	R2F	R5
6 Riverdale Ave	136.64-1-20	R2F	R5
62 Riverdale Ave	136.56-1-33	R2F	R5
8 Riverdale Ave	136.64-1-19	R2F	R5
Locust Ave	136.55-2-8	R2F	R5
Mortimer St	136.63-1-63.2	R2F	R5

R7 to DW

Address	Section, Block and Lot	Existing Zoning	Proposed Zone
82-84 Fox Island Rd	142.55-1-3	R7	DW

RA3 to R2F

Address	Section, Block and Lot	Existing Zoning	Proposed Zone
1 Drew St	141.44-3-61	RA3	R2F
10 Parker St	141.44-3-61	RA3	R2F
106 Poningo St	136.78-2-30	RA3	R2F
11 Parker St	136.78-2-26	RA3	R2F
110 Poningo St	136.78-3-11	RA3	R2F
114 Poningo St	136.78-2-27	RA3	R2F
118 Poningo St	136.78-2-28	RA3	R2F
12-14 Parker St	136.78-2-29	RA3	R2F
124 Poningo St	136.78-2-31	RA3	R2F
128 Poningo St	136.78-3-12	RA3	R2F
130 Poningo St	136.78-3-13	RA3	R2F
134 Poningo St	136.78-3-14	RA3	R2F
136 Poningo St	136.78-3-15	RA3	R2F
140 Poningo St	136.78-3-16	RA3	R2F
146 Poningo St	136.78-3-17	RA3	R2F
148 Poningo St	136.78-3-18	RA3	R2F
15-17 Parker St	136.78-3-19	RA3	R2F
152 Poningo St	136.78-3-10	RA3	R2F
156 Poningo St	136.78-3-20	RA3	R2F
16 Palace Pl	136.78-3-21	RA3	R2F
160 Poningo St	142.22-2-28.1	RA3	R2F
164 Poningo St	136.78-3-22	RA3	R2F
166 Poningo St	136.70-1-1	RA3	R2F
168 Poningo St	136.70-1-2	RA3	R2F
17 Palace Pl	136.70-1-3	RA3	R2F
18 Palace Pl	142.22-2-56	RA3	R2F
18 Parker St	142.22-2-28	RA3	R2F
19-21 Parker St	136.78-2-32	RA3	R2F
2 Drew St	136.78-3-9	RA3	R2F
20 Palace Pl	141.44-3-62	RA3	R2F
204 King St	142.22-2-29	RA3	R2F
208 King St	142.22-2-64	RA3	R2F
21 Poningo St	142.22-2-65	RA3	R2F
210-212 Seymour Rd	142.22-2-22	RA3	R2F
214 Seymour Rd	136.78-2-5	RA3	R2F
216 King St	136.78-2-6	RA3	R2F
217 Seymour Rd	142.22-2-45	RA3	R2F
218 King St	136.78-2-52	RA3	R2F
22 Parker St	142.22-2-44	RA3	R2F
220-222 Seymour Rd	136.78-2-33	RA3	R2F
221 Seymour Rd	136.78-2-7	RA3	R2F
224-226 Seymour Rd	136.78-2-51	RA3	R2F
228 King St	136.78-2-8	RA3	R2F
229 S Regent St	136.78-3-37	RA3	R2F
229 Seymour Rd	141.44-3-59	RA3	R2F
23 Palace Pl	136.78-2-50	RA3	R2F
23 Poningo St	142.22-2-54	RA3	R2F
231 S Regent St	142.22-2-21	RA3	R2F
232 King St	141.44-3-60	RA3	R2F
232 Seymour Rd	136.78-3-38	RA3	R2F
23-25 Parker St	136.78-2-9	RA3	R2F
233 Seymour Rd	136.78-2-67	RA3	R2F
234 Seymour Rd	136.78-2-49	RA3	R2F
235 S Regent St	136.78-2-10	RA3	R2F
235 Seymour Rd	141.44-3-68	RA3	R2F
235-241 S Regent St	136.78-2-48	RA3	R2F
237 Seymour Rd	141.44-3-69	RA3	R2F
239 Seymour Rd	136.78-2-47	RA3	R2F

241 S Regent St	136.78-2-46	RA3	R2F
243 Seymour Rd	141.44-3-70	RA3	R2F
246 Seymour Rd	136.78-2-45	RA3	R2F
247 Seymour Rd	136.78-2-11	RA3	R2F
248 Seymour Rd	136.78-2-44	RA3	R2F
25 Poningo St	136.78-2-12	RA3	R2F
251 Seymour Rd	142.22-2-20	RA3	R2F
252 Seymour Rd	136.78-2-43	RA3	R2F
26 Palace Pl	136.78-2-13	RA3	R2F
26 Parker St	142.22-2-30	RA3	R2F
27 Palace Pl	136.78-2-34	RA3	R2F
27 Poningo St	142.22-2-53	RA3	R2F
27-29 Parker St	142.22-2-19	RA3	R2F
29 Palace Pl	136.78-2-66	RA3	R2F
30 Palace Pl	142.22-2-52	RA3	R2F
30 Parker St	142.22-2-31	RA3	R2F
31 Poningo St	136.78-2-35	RA3	R2F
31-33 Parker St	142.22-2-18	RA3	R2F
32 Palace Pl	136.78-2-65	RA3	R2F
32 Parker St	142.22-2-32	RA3	R2F
32 Poningo St	136.78-2-36	RA3	R2F
33 Palace Pl	142.22-1-40	RA3	R2F
34 Palace Pl	142.22-2-51	RA3	R2F
35 Palace Pl	142.22-2-33	RA3	R2F
36 Poningo St	142.22-2-50	RA3	R2F
36-38 Parker St	142.22-1-41	RA3	R2F
37 Parker St	136.78-2-37	RA3	R2F
37 Poningo St	136.78-2-64	RA3	R2F
38-40 Palace Pl	142.22-2-17	RA3	R2F
39 Palace Pl	142.22-2-34	RA3	R2F
39 Parker St	142.22-2-49	RA3	R2F
39 Poningo St	136.78-2-63	RA3	R2F
4 Drew St	142.22-2-16	RA3	R2F
40-42 Parker St	141.44-3-63	RA3	R2F
42 Palace Pl	136.78-2-38	RA3	R2F
43 Poningo St	142.22-2-35	RA3	R2F
44/48 Poningo St	142.22-2-15	RA3	R2F
44-46 Parker St	142.22-1-52	RA3	R2F
45 Poningo St	136.78-2-39	RA3	R2F
46 Palace Pl	142.22-2-14	RA3	R2F
49 Poningo St	142.22-2-36	RA3	R2F
5 Drew St	142.22-2-13	RA3	R2F
50 Palace Pl	141.44-3-67	RA3	R2F
50 Poningo St	142.22-2-37	RA3	R2F
51 Poningo St	142.22-1-53	RA3	R2F
52 Palace Pl	142.22-2-12	RA3	R2F
54 Poningo St	142.22-2-38	RA3	R2F
54-56 Palace Pl	142.22-1-54	RA3	R2F
55 Poningo St	142.22-2-39	RA3	R2F
56 Poningo St	142.22-2-11.1	RA3	R2F
57 Palace Pl	142.22-1-55	RA3	R2F
57 Poningo St	136.78-3-34	RA3	R2F
58 Palace Pl	142.22-2-11	RA3	R2F
58 Palace Pl	136.78-3-35	RA3	R2F
58 Poningo St	136.78-3-36	RA3	R2F
59 Summerfield Pl	142.22-1-56	RA3	R2F
6 Drew St	142.22-2-48	RA3	R2F
60 Summerfield Pl	141.44-3-64	RA3	R2F
61 Poningo St	142.22-2-40	RA3	R2F
62 Summerfield Pl	142.22-2-10	RA3	R2F
63 Poningo St	142.22-2-41	RA3	R2F
63 Summerfield Pl	142.22-2-9	RA3	R2F

64 1/2 Summerfield Pl	142.22-2-47	RA3	R2F
64 Summerfield Pl	142.22-2-41.1	RA3	R2F
65 1/2 Poningo St	142.22-2-42	RA3	R2F
65 Poningo St	142.22-2-7	RA3	R2F
65 Summerfield Pl	142.22-2-8	RA3	R2F
66 Poningo St	142.22-2-46	RA3	R2F
67 Poningo St	136.78-2-1	RA3	R2F
7 Drew St	136.78-3-33	RA3	R2F
70 Poningo St	141.44-3-66	RA3	R2F
70 Summerfield Pl	136.78-2-2	RA3	R2F
73 Poningo St	142.22-2-43	RA3	R2F
74 Poningo St	136.78-3-32	RA3	R2F
75 Poningo St	136.78-2-3	RA3	R2F
78 Poningo St	136.78-3-31	RA3	R2F
7-9 Maple Pl	136.78-2-4	RA3	R2F
9 Drew St	136.78-3-8	RA3	R2F
Bush Ave	141.44-3-65	RA3	R2F
Palace Pl	142.22-1-57	RA3	R2F
Palace Pl	142.22-2-55	RA3	R2F
	142.22-2-57	RA3	R2F

**RA4 to RA2**

Address	Section, Block and Lot	Existing Zoning	Proposed Zone
356 Irving Ave	136.77-1-41	RA4	RA2
378 Irving Ave	136.77-1-42	RA4	RA2
380 Irving Ave	136.77-1-43	RA4	RA2
384 Irving Ave	136.77-1-44	RA4	RA2
388 Irving Ave	136.77-1-45	RA4	RA2
392 Irving Ave	136.77-1-46	RA4	RA2
394 Irving Ave	136.77-1-47	RA4	RA2
398 Irving Ave	136.77-1-48	RA4	RA2
402 Irving Ave	136.77-1-49	RA4	RA2

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

Dated: June 1, 2012

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

Mayor Pilla stated the purpose of the Comprehensive Master Plan and asked everyone on the Comprehensive Plan Advisory Committee (CPAC) to stand up. Mr. Frank Fish and Mr. Mike Keenan from BFJ Planning spoke regarding Comprehensive Plan committee and the changes for the zoning text amendments and zoning map. Mr. Steers stated for the record, as part of the comprehensive master plan process, they have to refer to interested agencies. One referral was from Mr. Edward Buroughs, from the Westchester County Planning Board (**Attachment A**) which states that the County is in support of the Village's vision.

Mayor Pilla asked if there was anyone who would like to speak in favor or against this proposed local law. Mr. John Reavis commented that the Board should allow the members of the Comprehensive Plan Advisory Committee come up first with their comments. Also Mr. Reavis commented about the cost of the plan and asked that the Board come up with a simplified booklet because many residents do not have computers. Ms. Bea Conetta commented that most residents do not know what the zoning codes are. Ms. Goldie Solomon commented that as a historian for the Village of Port Chester, we need to remember that Port Chester is an antique community and to keep our waterfront parks available to the community. Also, Ms. Solomon commented that the Village is in need of a hotel, but they should not build tall buildings. Mr. Ravikoff said that there were some address errors in the mailing, but complemented the Board and everyone involved in doing a great job with the detailed pamphlet. Mayor Pilla thanked Mr. Ravikoff for the complement and said that they will do another notice with the address corrections. Ms. Dorothy Bailey-Reavis, commented that she is proud to be on the Comprehensive Plan Advisory Committee for five years and has worked to improve the Village of Port Chester.

Further questions and comments were heard from the following people as well as other residents:

Mr. Terranova, Mr. Anthony Gioffre, Esq., attorney for Starwood Capital, Mr. Sal Morlina, Mr. Charles Montoya, Mr. Richard Hyman, Reverend Bruce Baker, and Mr. Dave West

Ms. Maria Rigopoulos, consultant for Starwood Capital and Mr. Anthony Gioffre, Esq., attorney for Starwood Capital commented to the Board their recommendation for the old United Hospital site. Mr. Richard Able, Mr. Ceccarelli, Mr. Hyman and Mr. Reavis commented regarding the Starwood Capital proposal.

Trustee Brakewood apologized for missing the public comments, but commented that the proposed Master Plan will move the Village forward. Trustee Terenzi commented that his main concern is the United Hospital property. Trustee Didden commented that he agrees with Trustee Terenzi's comments. Trustee Kenner thanked everyone for coming out and that the overall vision is good. Mayor Pilla thanked everyone for coming out and thanked the Comprehensive Plan Advisory Committee.

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

\*\*\*\*\*

#### V. PUBLIC COMMENTS

Mayor Pilla asked if there was anyone from the audience who would like to make any comments.

Mr. Terranova, Chairman of Parks Commission commented that Port Chester parks are in great condition and wanted to thank the workers who are keeping the parks well maintained. Also, he recommended that the Village should purchase the property for sell on 201 Grace Church Street for Edgewood Park and also about replacing the plaques for deceased veterans. Sia Tofana of 171 Grace Church Street commented to the Board about considering purchasing the property on 201 Grace Church Street. Ms. Bea Conetta commented on the proposed sewer rent law. Ms. Goldie Solomon commented regarding resident and sewer

taxes. Mr. Abel commented about the Library resolution, the electronic bidding pilot resolution and the sewer rent law resolution. Mr. Gioffre commented on behalf of Starwood Capital that he submitted a petition on May 18, 2012, and asked the Board if Starwood Capital could be added on the agenda this evening or the next agenda. Mayor Pilla answered Mr. Gioffre that he would like to set up a workshop with Starwood Capital. Mr. Tirone commented on setting public hearing of amending Chapter 165 "Dance Halls & Cabarets" regarding employee licensing.

**VI. RESOLUTIONS**

RESOLUTION  
APPOINTMENT OF REGISTRAR OF VITAL STATISTICS

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

RESOLVED, that VITA SILEO, be and she hereby is appointed REGISTRAR OF VITAL STATISTICS of the Village of Port Chester, New York, for a term effective immediately and to expire April 1, 2013.

ROLL CALL

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

RESOLUTION  
BUDGET AMENDMENT  
APPROPRIATION OF CONTINGENCY FUNDS  
FOR POLICE ENTERTAINMENT ENFORCEMENT

On motion of TRUSTEE KENNER, seconded by TRUSTEE MARINO, the following resolution was withdrawn at the request of Police Chief by the Board of Trustees of the Village of Port Chester, New York:

WHEREAS, the Board of Trustees through the 2012-2013 Budget process authorize \$85,000.00 to the Contingency Account #001-1990-0400; and

WHEREAS, the Board has determined that \$10,765.00 from the Contingency Account should be allotted \$10,000 for use by the Police Department for Enforcement of Entertainment and \$765 for social security costs. 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 2012-13 General Fund Budget as follows:

**GENERAL FUND**

Transfer From:

<b>Contingency</b>		
001-1990-0400	Contingency	\$10,765

Transfer To:

<b>Police Department</b>		
001.3120.196	Dedicated Entertainment Enf.	\$10,000
<b>Social Security</b>		
1.9030.802	Social Security (6.2%)	\$620
1.9030.810	Medicare (1.45%)	\$145

ROLL CALL

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

NOES: None

ABSENT: Trustee Branca

RESOLUTION  
BUDGET AMENDMENT  
APPROPRIATION OF CONTINGENCY FUNDS  
FOR ADMINISTRATIVE INTERN POSITION  
FOR THE VILLAGE MANGER'S OFFICE

On motion of TRUSTEE KENNER, seconded by TRUSTEE MARINO, the following resolution was tabled by the Board of Trustees of the Village of Port Chester, New York:

WHEREAS, during the 2012-2013 Budget the position of Assistant to the Village Manager was eliminated; and

WHEREAS, the Board of Trustees when adopting the 2012-2013 Budget authorized \$85,000.00 to the Contingency Account #001-1990-0400 for consideration of another position for the Village Manager's office; and

WHEREAS, a position for Administrative Intern for the Village Manager's office is being sought in the amount of \$45,000.00 plus Social Security costs of \$3,443. 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 2012-13 General Fund Budget as follows:

**GENERAL FUND**

Transfer From:

<b>Contingency</b>		
001-1990-0400	Contingency	\$48,443

Transfer To:

**Village Manager Department**

1.1230.100	Personnel Services	\$45,000
------------	--------------------	----------

**Social Security**

1.9030.802	Social Security (6.2%)	\$2,790
1.9030.802	Medicare (1.45%)	\$653

ROLL CALL

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

NOES: None

ABSENT: Trustee Branca

Trustee Brakewood commented for the record that when the Village Manager, Chris Russo comes back with the person; he would like to know what exactly what that person will be working on and why it requires a Master's Degree. The Board asked the Village Manager, Chris Russo to come back with the resolution when he has the exact dollar amount for contingency funds and exactly what the job description will be for the Administrative Intern.

RESOLUTION  
BUDGET AMENDMENT  
APPROPRIATION OF CONTINGENCY FUNDS  
FOR THE PORT CHESTER -- RYE BROOK PUBLIC LIBRARY

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

WHEREAS, during the 2012-2013 Budget process the Port Chester – Rye Brook Public Library requested additional funding for the Library with the amendment subject to program hours; and

WHEREAS, the Board of Trustees when adopting the 2012-2013 Budget authorized \$85,000.00 to the Contingency Account #001-1990-0400; and

WHEREAS, the Library is requesting an additional \$23,000.00 for their budget line from the Village of Port Chester. 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 2012-13 General Fund Budget as follows:

GENERAL FUND

Transfer From:

**Contingency**

001-1990-0400	Contingency	\$23,000
---------------	-------------	----------

Transfer To:

**Library Department**

1.7410.400	Library Contractual	\$23,000
------------	---------------------	----------

ROLL CALL

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

NOES: Terenzi

ABSENT: Trustee Branca

DATE: June 18, 2012

Resolution was amended that the Library will reinstate the hours that were originally cut.

RESOLUTION

AUTHORIZING THE SUBMISSION OF A HOME RULE REQUEST FOR A PILOT PROGRAM THAT WOULD AUTHORIZE FOR COMMODITY, SERVICE AND TECHNOLOGY CONTRACTS THE REQUIREMENT OF ELECTRONIC SUBMISSION AS THE SOLE METHOD FOR THE SUBMISSION OF BIDS AND REVERSE AUCTIONS

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, the private sector successfully uses electronic submissions and electronic reverse auctions as a means to attract qualified vendors and control procurement costs; and

WHEREAS, the State of New York has initiated such use in this year's Executive Budget; and

WHEREAS, the City of New Rochelle and the Village of Port Chester have discussed jointly conducting a pilot project upon receipt of the requisite home rule authority; and

WHEREAS, upon request of the City and Village's respective governing boards, New York Assemblyman George Latimer introduced legislation in the Assembly with bill

number A. 10528 and New York Senator Suzi Oppenheimer has introduced legislation in the Senate with bill number S 07511 that would authorize such a pilot project. Now, therefore, be it

RESOLVED, that the Board of Trustees of the Village of Port Chester hereby approves the submission of a Home Rule Request to the New York State Assembly and Senate for bill numbers A. 07843 and S 05571; and be it further

RESOLVED, that the Clerk is hereby authorized to execute all necessary documents with regard to the Home Rule Request and the Mayor to cause their delivery to the New York State Legislature on behalf of the Board.

ROLL CALL

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

NOES: None

ABSENT: Trustee Branca

DATE: June 18, 2012

RESOLUTION  
SETTING PUBLIC HEARING  
CHAPTER 165 "DANCE HALLS AND CABARETS"  
REGARDING PROVISION FOR NOISE VIOLATIONS

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

following resolution was amended to August 20, 2012 by the Board of Trustees of the Village of Port Chester,

New York:

RESOLVED, that a public hearing be held on August 20, 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 amending the Code of the Village of Port Chester, Chapter 165 entitled "Dance Halls and Cabarets" regarding provision for noise violations.

ROLL CALL

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

NOES: None

ABSENT: Trustee Branca

DATE: June 18, 2012

RESOLUTION  
SETTING PUBLIC HEARING  
CHAPTER 165 "DANCE HALLS AND CABARETS"  
REGARDING EMPLOYEE LICENSING

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

following resolution was amended to remove "Employee Licensing" by the Board of Trustees of the Village of Port Chester,

New York:

RESOLVED, that a public hearing be held on August 20, 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 amending the Code of the Village of Port Chester, Chapter 165 entitled "Dance Halls and Cabarets" regarding employee licensing.

ROLL CALL

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

NOES: None

ABSENT: Trustee Branca

DATE: June 18, 2012

Mayor Pilla asked that a workshop be scheduled with the Police Chief regarding Chapter 165.

RESOLUTION  
SETTING PUBLIC HEARING  
SEWER RENT LAW

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

following resolution was tabled to July 2, 2012 by the Board of Trustees of the Village of Port Chester,

New York:

RESOLVED, that a public hearing be held on August 6, 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 amending the Code of the Village of Port Chester, establishing a new chapter, Chapter 267, entitled "Sewer Rent".

ROLL CALL

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

NOES: None

ABSENT: Trustee Branca

DATE: June 18, 2012

RESOLUTION  
RETAINER FOR PLANNING CONSULTING SERVICES

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, the Village of Port Chester has re-staffed the Office of Planning and Development with a full-time Director of Planning and Development; and

WHEREAS, Patrick Cleary, AICP, has a long history providing planning services to the Village, both as an employee and consultant; and

WJHEREAS, on the recommendation of the Director of Planning and Development, the Village Manager has requested that Mr. Cleary's retainer for planning consulting services be continued.

RESOLVED, the Village Manager is hereby authorized to enter into a retainer agreement with Patrick Cleary, AICP, d/b/a Cleary Consulting, 529 Asharoken Avenue, Northport, New York 11768, for planning consulting services, with a term June 1, 2012 to May 31, 2014, compensation to be \$125/hour, subject to termination on thirty (30) days notice.

ROLL CALL

AYES: Trustees Didden, Terenzi, Kenner and Mayor Pilla  
 NOES: Brakewood, Marino  
 ABSENT: Trustee Branca  
 DATE: June 18, 2012

RESOLUTION  
 MESSINA & BRIANTE, INC.  
 TAX CERTIORARI SETTLEMENT

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, Messina & Briante, Inc. filed certiorari proceedings for review of tax assessments fixed by the Village of Port Chester upon property located at: (1) 285 Boston Post Road, designated as Section 142.38, Block 1, Lot 1, formerly known as Section 2, Block 137, Lot 9D on the Tax Assessment Map of the Town of Rye; (2) 303 Boston Post Road, designated as Section 142.45, Block 1, Lot 8, formerly known as Section 2, Block 137, Lot 9C, on the Tax Map; (3) 303 Boston Post Road, Section 142.45, Block 1, Lot 10, formerly known as Section 2, Block 137, Lot 9E on the Tax Map; and (4) \_\_ Boston Post Road, designated Section 142.45, Block 1, Lot 12, formerly Section 2, Block 137, Lot 9F on the Tax Map, for the tax assessment years 2002 through 2004; and

WHEREAS, filings were also made against the Town of Rye for these and for subsequent tax assessment years; and

WHEREAS, these proceedings are on the trial calendar in the Westchester Supreme Court; and

WHEREAS, after conferences with the Court, the parties have agreed to settle these proceedings, and, with regard to the Village of Port Chester, by the Village accepting a reduction in the assessment for the tax assessment years 2002 through 2004 with a total refund due of \$9,976.72, statutory interest being waived, as follows:

Section 142.38, Block 1, Lot 1

Year	Original Assessment.	New Assessment.	Amount of Reduction	Tax Rate	Tax Refund
2002	\$35,000	\$33,192	\$1,808	\$219.3600	\$396.60
2003	\$28,900	\$27,976	\$924	\$249.5368	\$230.57
2004	\$28,900	\$17,718	\$11,182	\$284.1057	\$3,176.87

Section 142.45, Block 1, Lot 8

Year	Original Assessment	New Assessment	Amount of Reduction
2002	\$176,600	\$176,600	\$0
2003	\$176,600	\$176,600	\$0
2004	\$176,600	\$176,600	\$0

Section 142.45, Block 1, Lot 10

Year	Original Assessment	New Assessment	Amount of Reduction	Tax Rate	Tax Refund
2002	\$31,700	\$26,945	\$4,755	\$219.3600	\$1,043.06
2003	\$31,700	\$22,950	\$8,750	\$249.5368	\$2,183.45
2004	\$31,700	\$21,330	\$10,370	\$284.1057	\$2,946.18

Section 142.45, Block 1, Lot 12

Year	Original Assessment	New Assessment	Amount of Reduction
2002	\$14,600	\$14,600	\$0
2003	\$14,600	\$14,600	\$0
2004	\$14,600	\$14,600	\$0, now be it

RESOLVED, that the Village Attorney is authorized to sign the Consent Judgment with Griffin, Coogan, Blose & Sultzer, P.C., attorneys for petitioner, Messina & Briante Inc., settling the above matter in the amount of \$9,976.73, charged to General Fund FY 2011-12 Budget A/C 1960.0480.

ROLL CALL

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

NOES:

ABSENT: Trustee Branca

DATE: June 18, 2012

RESOLUTION  
WACHOVIA CORP.  
TAX CERTIORARI SETTLEMENT

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:

WHEREAS, Wachovia Corporation, Inc. filed certiorari proceedings for review of tax assessments fixed by the Village of Port Chester for the 2004 tax assessment year upon property located at 133 North Main Street, also designated as Section 142.23, Block 2, Lot 2-20, formerly known as Section 2, Block 58 and Lots 6 and 7 on the Tax Assessment Map of the Town of Rye; and

WHEREAS, filings were also made against the Town of Rye for this and for subsequent tax assessment years; and

WHEREAS, these proceedings are on the trial calendar in the Westchester Supreme Court; and

WHEREAS, after conferences with the Court, the parties have agreed to settle these proceedings, and, with regard to the Village of Port Chester, by the Village accepting a reduction in the assessment for 2004 with a total refund due of \$2,233.07, statutory interest being waived, as follows:

Original Assessment.	New Assessment.	Amount of Reduction	Tax Rate	Tax Refund
\$46,100	\$38,240	\$7,860	\$284.1057	\$2,233.07

Now, therefore, be it

RESOLVED, that the Village Attorney is authorized to sign the Consent Judgment with Cronin, Cronin & Harris P.C. attorneys for petitioner, Wachovia Corporation., settling the above matter in the amount of \$2,233.07, charged to General Fund FY 2011-12 Budget A/C 1960.0480.

ROLL CALL

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

NOES:

ABSENT: Trustee Branca

DATE: June 18, 2012

#### RESOLUTION

#### RESOLUTION AUTHORIZING NEGOTIATION OF A MARINA LICENSE AGREEMENT WITH THE VILLAGE OF PORT CHESTER INDUSTRIAL DEVELOPMENT AGENCY

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

WHEREAS, the Village and the Village of Port Chester Industrial Development Agency (the "Agency") previously undertook certain projects and actions in furtherance of a certain Modified Marina Redevelopment Project, which involved the development of certain marina and promenade improvements within the Village (the "Marina"); and

WHEREAS, the Village is tasked with the responsibility and burden to promote the health, safety and general welfare of the residents of the Village by among other things preventing unemployment and economic deterioration including by increasing and maintaining employment opportunities and attracting and sustaining economically sound commerce; and

WHEREAS, the Agency desires to assist the Village with stimulating economic development activities and opportunities, including the continued redevelopment of the Marina to its highest and best use and lessening the governmental burdens of the Village by enhancing operations and Marina revenue opportunities for the benefit of the Village; and

WHEREAS, the Village desires to establish guidelines and proposed license terms pursuant to which the Agency may undertake programs for redevelopment and revenue generation associated with the Marina that would further bolster the Village's health, safety, general welfare and economic development abilities. Now, therefore, be it

RESOLVED, that Village Board of Trustees hereby authorizes and directs Village Staff to undertake negotiations with the Agency to establish recommended terms and conditions of a proposed long-term license arrangement relating to the Marina that includes the following general concepts:

- a) Establishing a long-range plan for marketing, development and maintenance of the Marina for its highest and best use consistent with the applicable Comprehensive Plans and Local Waterfront Redevelopment Programs;
- b) Undertaking administrative and improvement responsibilities that will lessen the burdens of the Village, including Marina permitting responsibilities, establishing harbor master oversight, and enhancing Marina infrastructure, amenities and improvements without cost to the Village;
- c) Identifying and maximizing revenue opportunities for the Village through public-private partnerships, sub-licenses and kiosk development; and
- d) Undertaking economic development programs that will enhance the Marina and adjacent downtown areas for the betterment of the Village, its residents and businesses.

#### ROLL CALL

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

NOES:

ABSENT: Trustee Branca

DATE: June 18, 2012

Mr. Neil Pagano, Chairman of the Industrial Development Agency (I.D.A.) read a letter of remarks to the Board in regarding the negotiation of marina license agreement with the Village of Port Chester Industrial Development Agency.

#### VII. CORRESPONDENCES

The Deputy Clerk presented correspondence from Peter G. Pascale resigning as the Chairman and member of the Waterfront Commission. Mayor Pilla recognized the regret of Peter G. Pascale resigning as Chairman and member of the Waterfront Commission.

The Deputy Clerk presented correspondence from Braking the Cycle regarding their request for the use of the Village streets for their event to be held on September 30, 2012. The Board referred the correspondence to staff subject to any conditions by the Police.

The Deputy Clerk presented correspondence from the Port Chester – Rye Brook Library regarding budget request. The budget request was adopted earlier as a resolution.

The Deputy Clerk presented correspondence from Corpus Christi – Holy Rosary School requesting permission to place banner(s) announcing the school and its open enrollment school tours. The Board referred the correspondence to staff for recommendation.

The Deputy Clerk presented correspondence from John Ferraro requesting permission to park 25 motorcycles from law enforcement officers in front of the T & J Villagio, or in Oak and Grove parking lot on June 30, 2012 from 7:30 pm until the concert is over. The Board referred the correspondence to staff for recommendation.

#### VIII. REPORTS

The Deputy Clerk presented a report from Harry Hook & Ladder Co. No. 1 on the removal of member Ed Ianarelli. The Board referred the report to staff.

The Deputy Clerk presented a report from Reliance Engine & Hose Co. No. 1 on the election of new member Yang Yue and noting the passing of member Joseph Volker. The Board congratulated Mr. Yue on his election and Mayor Pilla congratulated Mr. Yue and recognized the passing of Mr. Volker.

#### IX. MINUTES

The Deputy Clerk presented the Board of Trustees minutes of June 4, 2012. Trustee Didden made a motion to approve the minutes. Trustee Marino seconded the motion.

#### ROLL CALL

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

NOES:

ABSENT: Trustee Branca

#### X. PUBLIC COMMENTS AND BOARD COMMENTS

Mayor Pilla asked if there was anyone from the audience who would like to make any comments. There were no comments from the public.

Trustee Brakewood thanked the staff and volunteers for Port Chester Pride Day and also thanked the Park Commission for following up on the property that is for sale at 201 Grace Church Street.

Trustee Kenner made a motion to adjourn the meeting at 12:54 a.m. Trustee Didden seconded the motion.

ROLL CALL

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

NOES:

ABSENT: Trustee Branca

Respectfully submitted,

Jacqueline Johnson  
Deputy Village Clerk

Robert P. Astorino  
County Executive

County Planning Board

**Referral File No. PCH 12-001C – Comprehensive Plan and Zoning Code Amendments and Map**

**Date:** June 18, 2012

**Contact:** Christopher Gomez, AICP, Director of Planning  
222 Grace Church Street  
Port Chester, New York 10573

**Materials received:**

- Draft Comprehensive Plan, dated May 21, 2012
- Zoning Code Amendments and Map

**PROJECT DESCRIPTION**

*Our understanding of the project, based on these materials, is as follows:*

The Village has scheduled a public hearing on the draft Village of Port Chester Comprehensive Plan and Zoning Code Amendments and Map. The Plan is an update of the Village's 1968 Master Plan. The Plan identifies goals, policies and guidelines for the immediate and long-range protection, enhancement, growth and development of Port Chester. The Plan includes a focus on the protection of residential neighborhoods and a focus on future uses and densities in the downtown and waterfront area as well as several key areas in the Village with potential for redevelopment. Rezonings are recommended for many of these areas to better reflect the vision of the Village.

**PROJECT REVIEW SUMMARY**

**Consistency with County Planning Board policies**

- The project is consistent with *Westchester 2025* and County Planning Board policies because it involves local policies to concentrate future development in an urban center and along a corridor in close proximity to transit resources. For more information on *Westchester 2025* go to <http://westchester2025.westchestergov.com/>

**Impacts to County facilities and services.**

- We support the Village's recommendation to update the 1995 Sewer System Evaluation Survey to verify and quantify inflow/infiltration (I&I). For all future development projects, measures to offset the projected increase in sewage flows should be considered, including reductions in inflow/infiltration (I&I) at a ratio of three for one.

**Additional comments**

- We support the Village's vision to protect the character and condition of the Village's residential neighborhoods while focusing redevelopment within the downtown and waterfront

areas. We also support the careful attention to the future uses, density and required rezoning of several other “Planning Intensity Zones” in the Village to attract more appropriate development. We recommend that *Westchester 2025* zoning build-out tools and methodologies be used to understand the impacts of potential development in the downtown and waterfront areas to assure the Village that proposed zoning changes will achieve the greatest benefit and minimize negative impacts to the greatest extent.

#### COMMENTS AND RECOMMENDATIONS

1. **Consistency with County Planning Board policies.** The project is consistent with the County Planning Board’s long-range planning policies and strategies set forth in *Westchester 2025—Context for County and Municipal Planning and Policies to Guide County Planning*, adopted by the County Planning Board on May 6, 2008, and amended January 5, 2010, because the plan recommends that future mixed-use development will be concentrated in several areas in and around the Village’s train station, downtown business district, waterfront and several developed areas having redevelopment potential that will minimize impacts on surrounding neighborhoods and natural resources. These redevelopment areas are in areas served by transit.
2. **New local vision.** We congratulate the Village on its efforts to create a comprehensive vision for its future. This new Plan shows that a thorough and meaningful effort has been made with the involvement of many local officials, citizens and professionals on a wide variety areas, topics and issues. The plan draws from the several earlier comprehensive planning efforts and several other parallel focused studies. Each chapter provides background, discussion, key data and maps and provides a concise list of recommendations for future action by the village in the coming years.
3. **County assistance.** Staff of the Westchester County Department of Planning was privileged to provide assistance to the Village during certain earlier phases of this Plan’s development and discussions. As part of services available through *Westchester 2025*, including a detailed zoning build-out analysis and 3-D visioning of build-out scenarios for several of the Plans “Planning Intensity Zones,” we continue to offer our assistance to the Village as the Village completes this Plan and as it moves ahead on the many of the Plan’s recommendations and “next steps.”
4. **Affordable housing.** The Housing chapter of the plan outlines the challenges and changing nature of the Village and the housing needs of its residents. It is noted that while housing conditions may be improving and housing units may be available for occupancy within the Village, the affordability of rental and ownership units for many residents continues to be a challenge in the Village.
5. **Other studies and sources.** The Plan makes reference to several other studies and plans that are important to the Plan’s formation and recommendations. Some of these include the Local Waterfront Revitalization Program (LWRP) Update, the Port Chester Housing Study and the Route 1 Corridor/Downtown Study. Some, like the LWRP, are recently completed and others, like the Housing Study, are under way and have elements of the study incorporated into the Comprehensive Plan. The Plan should make clear reference to these plans when discussing data and/or recommendations from such separate studies or plans. A summary of the plans, their status and their major recommendations would be helpful.

In Section 12.2, Commercial and Industrial Real Estate Market on pages 110 and 111, the Plan should cite the source of some of the information on the local real estate market. The Retail Market Analysis discussed later, starting on page 112, more clearly cites the study's sources.

We support the Plan's recommendation for further study of form based zoning techniques to provide "requirements for building placement, site orientation, and architectural elements..." Such techniques will be helpful as the Village moves ahead with the redevelopment of several areas within an existing urban landscape with potentially new uses and densities among older structures and uses.

In several instances the Plan recommends further study and analysis of parking needs in the Village and the placement of a potential new parking structure near the Port Chester train station. As discussed below, this topic, among others related to density and development impacts, is critical and may require further immediate attention because it may have direct impact on the proposed zoning changes recommended in the Plan.

The Plan should reference the Shared Municipal Services Feasibility Study being performed for the Town of Rye and the Villages of Rye Brook, Port Chester and Mamaroneck. This study may impact many of the services and facilities discussed in the Village's Plan.

6. **Recreation**. A reference to the Village Recreation and Parks Master Plan should be incorporated into Chapter 9 and how the Master Plan relates to the Comprehensive Plan and its recommendations. The Plan notes that the existing Byram River Waterfront Walkway is the first phase of an intended continuous shoreline linear park. If possible, the location and route of the existing and future phases should be shown on the Parks and Open Space map in Chapter 9. The text in Section 9.1.C, Regional Recreation Facilities, on page 78, should be corrected to note that Port Chester residents often utilize, by permit, the park and beach at Rye Town Park, located within the City of Rye and adjacent to Westchester County's Playland Amusement Park.

7. **Natural resources**. We support the various recommendations in the Plan that encourage sustainable development, transit oriented development, pedestrian and bike linkages and "green" building techniques. It would be helpful to have a map show the locations of several of the items discussed in Chapter 8, including the Byram River, Port Chester Harbor and local wetlands and floodplains.

8. **Municipal services and educational resources**. Section 11.6, Educational Resources, should note that the southern portion of the Village of Rye Brook is within the Port Chester-Rye Union Free School District.

9. **Zoning, density and amendments**. We commend the Village on its efforts to create a new vision of its future through a comprehensive consideration of its Village-wide zoning and its proposed and potential densities interpreted through changes to the Village zoning ordinance and map. The Plan clearly notes the desire to protect its many neighborhoods, known as Neighborhood Protection and Enhancement Zones, with their variety of residential densities. All residential zones are proposed to have their maximum floor area ratio limits reduced to limit future increase in densities in these areas.

Potential densities in certain areas are to be reduced through larger lot area per unit requirements. (We note that the Plan utilizes the term “upzoning.” As this term is used by different sources to convey opposite practices, we suggest that the term not be used. “Upzoning” is most often used in Westchester to mean “to increase minimum lot size,” not “to increase density.”)

Several “Planning Intensity Zones” are given attention in the plan and have recommended zoning changes.

The four “Limited Intensity Planning Zones” include several areas or key properties seen as needing focused attention on current and future land uses, densities and zoning regulations.

**Purdy Avenue** – this mixed use area near the downtown with some frontage on the waterfront is proposed to have industrial uses prohibited along the waterfront to have future uses more compatible with a revitalizing waterfront.

**Fox Island** – this area along the Byram River and Port Chester Harbor includes a mix of industrial and municipal uses, including the County’s Port Chester Wastewater Treatment Plant, and some boating related uses. The Plan proposes that new mixed-use “wharf-type” development be encouraged through the extension of the DW Design Waterfront Development zoning district into a larger portion of this area. Any residential development would be allowed only by special permit to avoid conflict with other uses such as the County-owned sewage plant. We support the encouragement of mixed-use, water oriented uses in this area while ensuring careful review of residential uses near the County’s wastewater treatment plant.

**United Hospital Site** – located in the southern portion of the Village along Route 1, the site of the former hospital was recently proposed to be redeveloped as the Port Chester Gateway, a mixed-use development with high-rise residential and commercial uses. The Plan recommends that the site be rezoned to a new PMU Planned Mixed Use zone. To limit the bulk and height of future uses on the site, the new zoning requirements will keep the Floor Area Ratio (FAR) limits of the site’s existing R2F Two-Family Residential district at 0.80 and the new maximum height will be eight stories (85 feet) with potential to be higher in exchange for providing a “designated community benefit.” Heights would be limited to the maximum building heights proposed for the downtown area of 10 stories or 120 feet. We support the new PMU District’s flexibility to permit a mix of uses on this key site in the Village while limiting the visual impacts of potential high rise development on a very visible site outside of the downtown and near low-rise residential neighborhoods. We encourage the Village to consider the potential for bus rapid transit through or adjacent to this site as part of long-term transit development along the I-287 corridor.

**Kohl’s Shopping Center** – also located along Route 1 in the southern portion of the Village, this site is currently zoned CD, Design Shopping Center, and prohibits residential uses. The Plan recommends a mix of commercial and residential uses, though details on proposed use and dimensional regulations will be determined through the Route 1 Corridor/Downtown Study which is currently still underway. We support the potential to incorporate a mix of uses in this shopping center. Like the nearby United Hospital site, this shopping center site is located adjacent to the I-287 corridor and has the potential to be redeveloped to include bus rapid

transit. A bus rapid transit station, for example, at this site would allow alternative development scenarios to the benefit of the Village and the region.

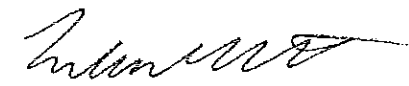
The three “Higher Intensity Planning Zones” are located in and around the Village’s downtown, train station and waterfront areas. These are identified as the Downtown/Train Station Area, North and South Main Street and Abendroth Avenue Area and the Central Waterfront Area. The Plan recommends the rezoning of portions of each of these areas to existing or new zoning districts. Overall the rezonings in these areas will reduce the potential height and density from that of the current zoning designations. For instance, the potential to apply the existing PRSP Planned Railroad Station Plaza Development floating zone district in the area to the west of the train station would have permitted non-residential buildings up to a height of 22 stories, while the proposed new C5 Train Station Mix Use district would allow for a mix of residential and commercial uses but only at a maximum height of 10 stories when “community provisions” like open space are provided. Certain portions of the waterfront, now zoned as C2 Main Street Business, would be changed to the DW Design Waterfront Development district which would reduce potential heights from eight stories as required in the C2 district down to four stories as required in the DW district.

Reasons for the reduction in potential density in these areas may be based on concerns such as impacts on the Village’s infrastructure and schools, preserving the character and views in the downtown and waterfront areas, impacts on surrounding neighborhoods, the walkability of the downtown area and existing and future parking needs. Many of the tools utilized in the *Westchester 2025* zoning build-out analysis can be utilized to perform a focused analysis on sample sites in the downtown and waterfront area. County staff can be made available to continue to assist with these tools to understand, for example, the impacts of various levels of potential development on parking, schools, traffic, and water and sewer infrastructure. Such analyses can assure the Village that these zoning changes will achieve the greatest benefit and minimize negative impacts to the greatest extent.

Thank you for the opportunity to comment on this matter.

Respectfully,  
WESTCHESTER COUNTY PLANNING BOARD

FOR:  
By:



Edward Burroughs, AICP  
Commissioner

EEB/wcb

**SPECIAL MEETING HELD JUNE 25, 2012**

A meeting of the Board of Trustees of the Village of Port Chester, New York, was held on Monday, June 25, 2012 at 6:00 P.M., in the Village Hall Conference Room, at 222 Grace Church Street, Port Chester, New York.

Present were Trustees Daniel Brakewood, Saverio Terenzi, Joseph Kenner, and Luis Marino.

It should be noted that Trustee Bart Didden and John Branca were absent and Mayor Dennis Pilla arrived at 8:05 p.m.

Also present were Village Manager, Christopher Russo; Village Attorney, Anthony Cerreto, Village Treasurer Leonie Douglas and Deputy Village Clerk, Jacqueline Johnson, Assistant Village Manager / Director of Code Enforcement, Christopher Steers, and Director of Planning and Development, Christopher Gomez.

\* \* \* \* \*

On motion of Trustee Marino, seconded by Trustee Terenzi, the meeting was opened at 6:04 p.m.

**ROLL CALL**

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

**I. MOTION FOR EXECUTIVE SESSION**

At 6:10 p.m., on motion of Trustee Didden, seconded by Trustee Terenzi, the Board of Trustees adjourned to an executive session for the purpose of interviews for the position of Village Clerk. Included in the executive session were the Village Manager, the Village Attorney, and the Village Treasurer.

**ROLL CALL**

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

No action was taken in executive session.

At 8:00 p.m., on motion of Trustee Marino, seconded by Trustee Brakewood, the executive session was closed and the public portion of the meeting was reopened.

ROLL CALL

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

**II. RESOLUTION**

**ADDITIONAL PUBLIC HEARING ON PROPOSED VILLAGE OF PORT  
CHESTER COMPREHENSIVE PLAN AND RELATED ZONING REGULATION  
TEXT AND MAP AMENDMENTS**

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

WHEREAS, the Village of Port Chester is in the process of adopting its first-ever Comprehensive Plan ("Plan) to guide future growth and preservation patterns for the protection of the public health, safety and general welfare of its citizens; and

WHEREAS, the Village Board of Trustees established the Comprehensive Plan Advisory Committee (CPAC) to assist the Board in developing the Plan; and

WHEREAS, the CPAC held a public hearing on March 21, 2012 and unanimously approved the referral of the Draft Comprehensive Plan to the Village Board of Trustees; and

WHEREAS, pursuant to New York State Village Law §7-722 (6), the Village Board of Trustees must, within ninety (90) days of receiving a recommended comprehensive plan submitted to them by a planning board or special board assigned to prepare the comprehensive plan, hold a public hearing on such proposed plan; and

WHEREAS, the Village's consulting planner, BFJ Planning, submitted a preliminary Draft Zoning Regulation text amendments and Map to the Village Board of Trustees on March 22, 2012 and held a work session with the Board of Trustees on this date as well as on May 16, 2012; and

WHEREAS, pursuant to Village Law §7-722 (5), any proposed comprehensive plan may be referred to the village planning board, in this case, the Planning Commission, for review and recommendation before action by the Board of Trustees and awaits same; and

WHEREAS, pursuant to Village Law §7-722 (5), the Village Board of Trustees referred the proposed Comprehensive Plan to the Westchester County Planning Board for review and recommendation as required by the County Administrative Code; and

WHEREAS, by correspondence dated June 18, 2012, the County provided a project review that congratulated the Village on its efforts; and

WHEREAS, public hearing was held on June 18, 2012 where the Village's Comprehensive Plan consultant team made a presentation; and

WHEREAS, all interested parties in attendance were given a full opportunity to be heard; and

WHEREAS, the Board adjourned the public hearing to July 16, 2012; and

WHEREAS, the Board desires to provide an additional hearing date on the Comprehensive Plan after July 16<sup>th</sup> to assure a full, inclusive and iterative public participatory process. Now, therefore, be it

RESOLVED, that the Village Board of Trustees hereby schedules a further public hearing on the Draft Comprehensive Plan and related zoning amendments, amended to be

held at the Port Chester Village Court, 350 N. Main Street, Port Chester, NY 10573, on Monday, August 6, 2012 at the Police Headquarters/Justice Court Courtroom, 2<sup>nd</sup> Floor, 350 North Main Street, Port Chester at 7:00 p.m.

ROLL CALL

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

NOES: None

ABSENT: Trustees Didden, Branca

DATE: June 25, 2012

Approved as to Form:

---

Anthony Cerreto  
Village Attorney

It should be noted that Trustee Kenner had to leave at 8:30 p.m. and also said that he would not be in attendance at the July 16, 2012 meeting.

### **III. WORKSESSION**

#### ***Workshop for Starwood Capital to present their proposed zoning amendment***

Ms. Maria Rigopoulos handed out to the Board the Starwood Capital proposal along with their proposed zoning amendment. Ms. Rigopoulos spoke regarding the community and why the old United Hospital site needs to be a mixed use site. Ms. Rigopoulos stated that Starwood Capital is proposing a five (5) to six (6) story building with 820 units. 5% studio, 48% one bedroom, and 47% two bedroom with retail space of 20,000sq.ft.

The Board asked several questions gave comments regarding the population density and the financial impact on the community. Mayor Pilla asked for another workshop with Starwood Capital on July 2, 2012 at 6:00 pm.

There being no further business, on motion of Trustee Marino, seconded by Trustee Brakewood, the meeting was adjourned at 9:30 p.m.

ROLL CALL

AYES: Trustees Brakewood, Terenzi, Marino and Mayor Pilla

NOES: None

ABSENT: Trustee Branca, Didden and Kenner

Respectfully submitted,

Jacqueline Johnson  
Deputy Village Clerk