

VILLAGE OF PORT CHESTER
BOARD OF TRUSTEES
Meeting, Tuesday, November 12, 2013
PROPOSED EXECUTIVE/CLOSED SESSION 6:00-7:00 P.M.
Regular Meeting: 6:00 P.M.
VILLAGE CONFERENCE ROOM
222 Grace Church Street
 Port Chester, New York
AGENDA

TIME: 6:00 P.M. to 7:00 P.M.

I	MEETING OF THE BOARD OF TRUSTEES IN THEIR CAPACITY AS A BOARD OF POLICE COMMISSIONERS	ACTION
1	Board of Police Commissioners to meet with the Acting Chief of Police. Proposed motion for executive session regarding particular person(s).	

TIME: 7:00 P.M.

II	WORK SESSION	ACTION
1	Zoning Overlay Concepts: Southern Gateway Mixed Use and Byram River Waterfront Districts	
2	Priority setting workshop for National Development Council (NDC) projects.	

TIME: _____

MEETING OF THE BOARD OF
TRUSTEES IN THEIR CAPACITY AS A
BOARD OF POLICE COMMISSIONERS

**PROPOSED MOTION
FOR
EXECUTIVE SESSION**

WORK SESSION



VILLAGE OF PORT CHESTER
DEPARTMENT OF PLANNING & DEVELOPMENT
222 Grace Church Street, Rm. 202
Port Chester, NY 10573
(P) 914.937.6780
(F) 914.937.3169

Christopher Gomez, AICP Director
Jessica Youngblood, MCP Planner
Connie Phillips, Planning Commission Secretary

To: Mayor Pagano and Board of Trustees

From: Christopher Gomez, AICP, Director of Planning and Development

Re: Southern Gateway Mixed Use Overlay District Bonus Provisions

CC: C. Steers, T. Cerreto, J. Richards, D. Rotfeld, J. Youngblood

Date: November 8, 2013

Please find the attached draft bonus program elements for the Southern Gateway Mixed Use District as requested. The intent of Tuesday's workshop is for the Board to prioritize key bonus provisions and direct staff to monetize the selected public amenities as a means of assigning appropriate FAR bonuses. I will also present various build-out scenarios calculating total dwelling unit and non-residential floor area potential under the proposed overlay zone.

Note that Steve Barshov, special environmental counsel, Dolph Rotfeld, Village Engineer, and Michael Cucchiara of the National Development Council will be in attendance Tuesday night to facilitate the conversation.



SOUTHERN GATEWAY MIXED USE OVERLAY DISTRICT DRAFT BONUS PROGRAM ELEMENTS

Bonus Program Elements		Specific Public Benefit	
1	Public Marina improvements in accordance with Village Comprehensive Plan or Local Waterfront Revitalization Program (LWRP).	<ul style="list-style-type: none"> • Extension of public promenade along Byram River • Filling the Cove to create a waterfront park • Funding towards bulkhead replacement • Contribution to fund study and/or remediate contaminated land along the Byram River • Provision of a public pump-out station at Village Marina • Provision of public restrooms at Village Marina • Provision of public boat slips and/or transient docking facilities along the Byram River 	
2	Provision of new public parking in excess of that required for proposed uses and which provides a significant public benefit or significant improvement or replacement of an existing parking facility within the Village.	<u>Surface Parking Facility</u> 100 spaces 200 spaces 300 spaces 400 spaces 500 spaces	<u>Structured Parking Facility</u> 100 spaces 200 spaces 300 spaces 400 spaces 500 spaces
3	Provision of new publicly accessible open space or dedicated parkland on-site or anywhere within the Southern Gateway Mixed Use Overlay District.	1 Acre 2 Acres 3 Acres 4+ Acres	
4	Provision of publicly accessible or publicly dedicated, open or enclosed program space on-site or anywhere within the Southern Gateway Mixed Use Overlay District to be dedicated for community use and or youth programming.	<10,000 Sq. Ft. 10,000-19,999 Sq. Ft. 20,000-49,999 Sq. Ft. 50,000-74,000 Sq. Ft. 75,000+ Sq. Ft.	
5	Provision of publicly accessible or publicly dedicated, open or enclosed space on-site or anywhere within to be dedicated for municipal service use (Police, Fire or Village Offices) or public school facility.	<10,000 Sq. Ft. 10,000-19,999 Sq. Ft. 20,000-49,999 Sq. Ft. 50,000-74,000 Sq. Ft. 75,000+ Sq. Ft.	

6	Funding for neighborhood revitalization development program.	To Be Determined
7	Rebuild sanitary sewer infrastructure along Boston Post Road from High Street to Purdy Avenue.	'X' Linear Feet
8	Rebuild Village water infrastructure from S. Regent Street through Touraine Avenue through Hospital site to High Street and Boston Post Road.	'X' Linear Feet
9	Roadway and pedestrian facility improvements.	<ul style="list-style-type: none"> • Street paving • Signal retiming, prioritization; Installation of pedestrian signals; crosswalks • Sidewalk (re)construction • Traffic calming devices, i.e. speed humps, speed tables, roundabouts, traffic circle, chicanes, textured pavement, textured crosswalks, raised intersections, chokers, etc.
10	Traffic intersection improvements.	<ul style="list-style-type: none"> • High Street and Boston Post Road • South Regent Street and Boston Post Road • Kohl's Shopping Center and Boston Post Road • Olivia/Pearl Street and Boston Post Road • I-287/I-95 highway exit ramp onto Boston Post Road • South Main Street and Grace Church Street and Purdy Avenue • Beck Avenue with Midland Avenue and Boston Post Road
11	Development Site Design Amenities.	<ul style="list-style-type: none"> • Connected interior street grid with limited use of cul-de-sacs and dead end streets reflecting the existing character of the surrounding built environment. • Defined pedestrian and bicycle facilities to facilitate internal site circulation and safe integration to the Boston Post Road. • Integration of existing transit infrastructure into development scheme, including Bee Line Bus stops, provision of Metro-North shuttle, and any future I-287 east/west transit schemes