

**VILLAGE OF PORT CHESTER
BOARD OF TRUSTEES
Meeting, Monday, March 3, 2014
PROPOSED EXECUTIVE/CLOSED SESSION 6:30-7:00 P.M.
Regular Meeting: 7:00 P.M.
VILLAGE JUSTICE COURTROOM
350 North Main Street
Port Chester, New York
AGENDA**

TIME: 6:30 P.M.

	PROPOSED MOTION FOR EXECUTIVE SESSION	ACTION
1	NDC/STV consideration of their proposal	

TIME: 7:00 P.M.

I	PUBLIC COMMENTS	ACTION
II	RESOLUTIONS	ACTION
	Finance	
1	Budget Amendment-Use of DEA funds to Purchase Two New Computer Servers and Four Dell Computers for Police Department.	
III	DISCUSSIONS	ACTION
1	Debt refunding	
2	Traffic Commission parking recommendations	
3	UWW Westchester / New Rochelle water rate increase.	
4	Zoning Map Amendment, 140 Midland Avenue.	
5	ETPA	
6	RFP for Property Condition Study and Revitalization Study	
7	G & S Request – Crunch Gym	
8	Booting -Towing of Vehicles from Private Parking Lot	
9	Boards & Commissions	

10	Village Website	
IV	CORRESPONDENCE	ACTION
1	From Lou Del Bianco requesting to join the Beautification Commission.	
2	From Port Chester Cares requesting the use of Port Chester Senior Center one night to show a movie.	
3	From Council Of Community Services seeking the co-sponsorship of the Village of Port Chester regarding the 6th annual "Port Chester Fest."	
V	MINUTES	
1	Minutes from October 7, 2013	
2	Minutes from October 10, 2013	
3	Minutes from October 21, 2013	
4	Minutes from October 31, 2013	
5	Minutes from November 4, 2013	
6	Minutes from November 12, 2013	
7	Minutes from November 18, 2013	
8	Minutes from December 3, 2013	
9	Minutes from December 10, 2013	
10	Minutes from December 16, 2013	
11	Minutes from January 6, 2014	
12	Minutes from January 9, 2014	
13	Minutes from January 28, 2014	
14	Minutes from February 3, 2014	
15	Minutes from February 12, 2014	
16	Minutes from February 18, 2014	
VI	PUBLIC COMMENTS AND BOARD COMMENTS	ACTION

TIME: _____

**PROPOSED MOTION
FOR
EXECUTIVE SESSION**

PUBLIC COMMENTS

RESOLUTIONS

RESOLUTION

BUDGET AMENDMENT – DEA ASSET FORFEITURE FUNDS TO PURCHASE TWO NEW COMPUTER SERVERS, & FOUR NEW COMPUTER WORKSTATIONS

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 Acting Police Chief recommended the use of DEA Funds for these items and that it is a proper use of such funds to purchase the following items from Dell Marketing L.P., P.O., Box 643561, Pittsburgh, PA 15264-3561:

1. To replace two (2) computer servers; one server that support records management system and another server that supports all other computer services in the Police Department that are both eight years for \$13,815.14, NYS contract PT64100, and
2. To replace four (4) computer workstations that are between four and five years old and does not function properly with the improved RMS for \$4,391.12, NYS contract PT65340. 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 2013-14 General Fund Budget as follows:

GENERAL FUND

Balance Sheet:

001-001-0695	Deferred Revenue DEA	\$(22,597.38)
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Revenues:

001-0001-2613	Use of Deferred DEA Funds	\$22,597.38
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Appropriations:

001-3120-0200	Police Equipment	\$22,597.38
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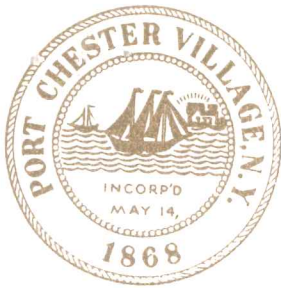
ROLL CALL

AYES:

NOES:

ABSENT:

Date:



VILLAGE OF PORT CHESTER

Department of Police, 350 North Main Street, Port Chester, NY 10573



OFFICE OF THE CHIEF

Executive Officer
Captain John R. Telesca

(914) 939-1000
(914) 939-6402
Fax: (914) 939-2298

To: Leonie Douglas, Village Treasurer
From: Captain John R. Telesca, Acting Chief of Police
Re: Transfer of Funds
Date: February 18, 2014

Please be advised I authorize the transfer of \$18,206.26 from the DEA Asset Forfeiture Account Number 001-0001-0695 to the Equipment Line, Appropriation Number 001-3120-0200 for payment for the following:

Dell Marketing L.P., P.O. Box 643561, Pittsburgh, PA 15264-3561

2-PowerEdge R520, Intel Xeon E-24XX v2 Processors (210-ACCY)

2-PowerEdge R520 Motherboard, TPM (329-BBXH)

Replacement file servers for Police Department network refer to attached quote
\$13,815.14

4-OptiPlex 9020 Ultra Small Form Factor HF (210-AAPJ)

Replacement computers Police Department @ \$1097.78 each

Refer to attached quote \$ 4,391.12

GRAND TOTAL

\$18,206.26

VILLAGE OF PORT CHESTER

PURCHASE ORDER FORM

02/18/14
DATE

Ship To:

Village of Port Chester PD
350 North Main Street
Port Chester, NY 10573

040411
VENDOR NUMBER

VOUCHER NUMBER

Dell Marketing L.P.
P.O. Box 643561
Pittsburgh, PA 15251-6111
VENDOR NAME & ADDRESS

APPROPRIATION	AMOUNT
001.3120.0200	18,206.26

\$ 18,206.26
AMOUNT

Quotes Attached

The Village of Port Chester will not honor any purchase order unless signed by the Department Head, authorized by the TREASURER'S OFFICE, and assigned a PURCHASE ORDER NUMBER PRIOR TO RECEIVING ANY GOODS OR SERVICE.

NYS Contract Westchester County # _____

QUANTITY	DESCRIPTION OF PURCHASE	PRICE
2	PowerEdge R520, Intel Xeon E-24XX v2 Processors, Motherboard, TPM - (replacement file servers for Police Department network, refer to attached quote)	13,815.14
4	Optiflex 9020 Ultra small form factor HF - replacement computers Police Department @ \$1097.78 Refer to attached quote	4,391.12


DEPARTMENT HEAD'S SIGNATURE

VILLAGE MANAGER'S SIGNATURE

PURCHASE ORDER NUMBER
TREASURER'S OFFICE

**Village of Port Chester
Budget Transfer Form**

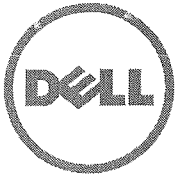
Department: Police Department

Date: 2-18-14

	FROM ACCOUNT	TO ACCOUNT	AMOUNT
Account	001-1320-0406	001-1320-0200	Example
Description	Office Supplies	Equipment	500.00
Account	<i>001-0001-0695</i>	<i>001-3120-0200</i>	<i>18,206.26</i>
Description	<i>DEA</i>	<i>Equipment</i>	
Account			
Description			
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Department Head Approval

Village Manager Approval



QUOTATION

Quote #: 675205950
Customer #: 19800103
Contract #: 83AEA
Customer Agreement #: PC Agg Buy-PT65340
Quote Date: 02/11/2014 *Per Christman*
Customer Name: VILLAGE OF EAST HILLS

Date: 2/11/2014

Thanks for choosing Dell! Your quote is detailed below; please review the quote for product and informational accuracy. If you find errors or desire certain changes please contact your sales professional as soon as possible.

Sales Professional Information

SALES REP: RACHEL CHRISTMAN **PHONE:** 1800 - 2893355
Email Address: Rachel_Christman@Dell.com **Phone Ext:** 7250393

GROUP: 1 QUANTITY: 1 SYSTEM PRICE: \$1,097.78 GROUP TOTAL: \$1,097.78

Description	Quantity
OptiPlex 9020 Ultra Small Form Factor HF (210-AAPJ)	1
4GB (1x4GB) 1600MHz DDR3 Non-ECC (370-AAME)	1
Dell USB Entry Keyboard KB212HF, BFR/PVC Free, English (580-AARE)	1
Dell 24 Monitor - P2414H (480-ABLZ)	1
Intel Integrated Graphics, Dell OptiPlex (490-BBFG)	1
NO-WIRELESS (555-BBFO)	1
320GB 2.5inch Serial ATA (7.200 Rpm) Hard Drive (400-AANQ)	1
Windows 7 Professional, Media, 64-bit, Optiplex, English (421-5608)	1
Non-Canada Orders only (332-1286)	1
OptiPlex 9020 USFF up to 90% efficient PSU Base Ultra Small Form Factor Chassis HF (329-BBIJ)	1
Dell(TM) MS111 USB Optical Mouse (BFR/PVC Free) (570-AACT)	1
Dell Energy Star 5.2 - D (387-BBDC)	1
8X DVD+/-RW Drive (429-AADT)	1
Internal Dell Business Audio Speaker (520-AABU)	1
NO-WIRELESS (555-BBFO)	1
System Power Cord (English) (Halogen Free) (450-AAOH)	1
OS-Windows Media Not Included for N-Series (620-AALW)	1
Dell Back-up and Recovery Manager for Windows 7, Multiple Language (637-AAAK)	1
Dell Stereo USB SoundBar AC511 for Latitude, OptiPlex, Precision, Vostro (520-AADQ)	1
Safety/Environment and Regulatory Guide (English) (340-ABSZ)	1
Microsoft Office Home and Business 2013, OptiPlex, Precision, Latitude (630-AABE)	1
Dell Limited Hardware Warranty Plus Service Initial Year (935-6167)	1
Dell Limited Hardware Warranty Plus Service Extended Year(s) (939-1018)	1
Basic Hardware Service: Next Business Day Onsite Service After Remote Diagnosis Initial Year (939-2491)	1
Basic Hardware Service: Next Business Day Onsite Service After Remote Diagnosis 2 Year Extended (996-1172)	1

No UPC/POD Label (389-BCGW)	1
No Bios Required (696-BBBC)	1
Intel vPro Technology Enabled (631-AABI)	1
Resource DVD contains Diagnostics and Drivers, 9020 (340-ABJK)	1
No Quick Reference Guide (340-ABKW)	1
DisplayPort-DVI Adapter (470-AAIO)	1
Windows 7 Label, OptiPlex, Fixed Precision, Vostro Desktop (389-BCCZ)	1
Thank you for buying Dell (421-9982)	1
Dell Data Protection System Tools Digital Delivery/DT (422-0008)	1
Dell Digital Delivery Cirrus Client (422-0025)	1
Visit www.dell.com/encryption (632-BBBZ)	1
Thank you for buying Dell (632-BBCB)	1
Adobe Reader 11 (640-BBDF)	1
Dell Data Protection Protected Workspace (640-BBEV)	1
Enable Low Power Mode (658-BBMQ)	1
Dell Client System (658-BBMT)	1
Waves Maxx Audio (658-BBNH)	1
No Anti-Virus SW (650-AAHJ)	1
4th Gen Intel Core I5-4570S Processor (Quad Core, 2.90GHz Turbo, 6MB, w/ HD Graphics 4600) (338-BCEC)	1
No DDPE Encryption Software (954-3465)	1
Chassis Intrusion Switch (461-AABD)	1
NO INTEL RESPONSIVE (551-BBBJ)	1
Ultra Small Form Factor Chassis Mainstream Heatsink (65watts) (412-AABB)	1
Shipping Material for System,Ultra Small Form Factor (340-ACOH)	1
Fixed Hardware Configuration (730-6027)	1
PowerDVD Software not included (429-AAGQ)	1
Thank You for Choosing Dell (340-ADBJ)	1
Regulatory Label, USFF,Mexico (389-BCDC)	1
Intel Core I5 vPro Label (389-BBWQ)	1
Dell All-in-One Stand Only,Height Adjustable,VGA/DisplayPort,OptiPlex Ultra Small Form Factor (317-2829)	1

*Total Purchase Price:	\$1,097.78
Product Subtotal:	\$1,097.78
Tax:	\$0.00
Shipping & Handling:	\$0.00
State Environmental Fee:	\$0.00
Shipping Method:	LTL 5 DAY OR LESS

(* Amount denoted in \$)

Statement of Conditions

The information in this document is believed to be accurate. However, Dell assumes no responsibility for inaccuracies, errors, or omissions, and shall not be liable for direct, indirect, special, incidental, or consequential damages resulting from any such error or omission. Dell is not responsible for pricing or other errors, and reserves the right to cancel orders arising from such

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QUOTATION

Quote #: 675704918
Customer #: 27327688
Contract #: 47ABU
CustomerAgreement #: PT64100
Quote Date: 02/17/2014
Customer Name: PORTCHESTER POLICE DEPT

Date: 2/17/2014

Thanks for choosing Dell! Your quote is detailed below; please review the quote for product and informational accuracy. If you find errors or desire certain changes please contact your sales professional as soon as possible.

Sales Professional Information

SALES REP: RACHEL CHRISTMAN **PHONE:** 1800 - 2893355
Email Address: Rachel_Christman@Dell.com **Phone Ext:** 7250393

GROUP: 1 QUANTITY: 2 SYSTEM PRICE: \$6,907.57 GROUP TOTAL: \$13,815.14

Description	Quantity
PowerEdge R520, Intel Xeon E-24XX v2 Processors (210-ACCY)	2
PowerEdge R520 Motherboard, TPM (329-BBXH)	2
Dell Hardware Limited Warranty Plus On Site Service Initial Year (939-9437)	2
Dell Hardware Limited Warranty Plus On Site Service Extended Year (939-9677)	2
Dell ProSupport Plus. For tech support, visit www.dell.com/prosupport/regionalcontacts (951-2015)	2
ProSupport Plus: Mission Critical 4-Hour 7x24 On-Site Service with Emergency Dispatch, 2 Year Extended (951-6203)	2
ProSupport Plus: Mission Critical 4-Hour 7x24 On-Site Service with Emergency Dispatch, Initial Year (951-6208)	2
ProSupport Plus: 7x24 HW/SW Tech Support and Assistance, 3 Year (951-6237)	2
On-Site Installation Declined (900-9997)	2
Proactive Maintenance Service Declined (926-2979)	2
PowerEdge R520 Shipping (331-7113)	2
Risers with up to 4 x16 PCIe Slots (331-7118)	2
On-Board LOM 1GBE (Dual Port for Racks and Towers, Quad Port for Blades) (430-4715)	2
Basic Management (331-3482)	2
3.5" Chassis with up to 4 or 8 Hard Drives (318-2065)	2
SAS Cable for Hardware RAID (331-7108)	2
Bezel (318-1375)	2
Unconfigured RAID for H710P/H710/H310 (1-8 HDDs) (331-7095)	2
PERC H710 Integrated RAID Controller, 512MB NV Cache (342-3529)	2
Heat Sink,PowerEdge (317-9826)	2
Intel Xeon E5-2430 v2 2.50GHz, 15M Cache, 7.2GT/s QPI, Turbo, 6C, 80W, Max Mem 1600MHz (338-BDWE)	2
Heat Sink,PowerEdge (317-9826)	2

Intel Xeon E5-2430 v2 2.50GHz, 15M Cache, 7.2GT/s QPI, Turbo, 6C, 80W (374-BBFI)	2
8GB RDIMM, 1600MT/s, Low Volt, Single Rank, x4 Data Width (370-AAVV)	8
1600 MHz RDIMMS (331-4424)	2
Performance Optimized (331-4428)	2
146GB 15K RPM SAS 6Gbps 2.5in Hot-plug Hard Drive,3.5in HYB CARR (342-3978)	4
600GB 15K RPM SAS 6Gbps 3.5in Hot-plug Hard Drive (342-2056)	8
Electronic System Documentation and OpenManage DVD Kit for R520 (331-7116)	2
DVD ROM, SATA, Internal (313-7541)	2
ReadyRails Sliding Rails With Cable Management Arm (331-4433)	2
Dual, Hot-plug, Redundant Power Supply (1+1), 750W (331-4605)	2
Power Distribution Board for Hot Plug Power Supplies (331-7112)	2
Power Cord, NEMA 5-15P to C13, 15 amp, wall plug, 10 feet / 3 meter (310-8509)	4
No Operating System (420-6320)	2
No Media Required (421-5736)	2

*Total Purchase Price:	\$13,815.14
Product Subtotal:	\$13,815.14
Tax:	\$0.00
Shipping & Handling:	\$0.00
State Environmental Fee:	\$0.00
Shipping Method:	LTL 5 DAY OR LESS
	(* Amount denoted in \$)

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DISCUSSION



Village of Port Chester

Office of the Village Treasurer

MEMORANDUM

TO: Mayor and Board of Trustees

FROM: Leonie E. Douglas, Village Treasurer *LED*

THRU: Christopher D. Steers, Village Manager

DATE: March 3, 2014

RE: Debt Refunding

The Village has two (2) long-term debts that can be redeemed and refunded at an interest rate of approximately 2.4%, with a savings of \$223,943.

Our financial advisor, Beth Ferguson, of Capital Markets Advisors, attached a spreadsheet of the savings. The two outstanding Series 2004 and 2005 bonds are carrying interest rates of 3.83% and 3.96%.

Both the Village Manager and I are recommending that the Board of Trustees approves the debt refund.

Ms. Ferguson will attending the March 3, 2014 Board of Trustees' meeting to answer any questions that the board might have.

Thanks.



Summary of Refunding Series 2004 and 2005 Bonds

Series 2014 Bonds will be issued to refund outstanding Series 2004 and 2005 bond and interest due until the call dates.

Amount of 2014 Bonds Issued: \$ 5,475,000

Savings Summary

Current Debt Service	New Debt Service	Budgetary Savings
\$ 691,845	\$ 670,794	\$ 21,051
693,670	672,311	21,360
699,599	674,475	25,124
704,615	679,877	24,738
703,366	678,592	24,774
700,928	680,244	20,683
702,453	679,406	23,047
707,536	675,818	31,718
392,758	383,723	9,035
393,595	383,847	9,748
388,744	382,989	5,755
393,085	386,175	6,910
		\$ 223,943

Savings are net of all costs of issuance



Village of Port Chester

Westchester County, New York

\$5,475,000 Public Improvement Refunding Serial Bonds, Series 2014

Prevailing 'AA' Rates plus 25 bps - 1.29.14

Debt Service Comparison

Date	Total P+I	Existing D/S	Net New D/S	Old Net D/S	Savings
05/31/2014	-	-	-	-	-
05/31/2015	181,968.75	488,825.00	670,793.75	691,845.00	21,051.25
05/31/2016	417,310.50	255,000.00	672,310.50	693,670.00	21,359.50
05/31/2017	674,474.50	-	674,474.50	699,598.75	25,124.25
05/31/2018	679,877.00	-	679,877.00	704,615.00	24,738.00
05/31/2019	678,592.25	-	678,592.25	703,366.25	24,774.00
05/31/2020	680,244.25	-	680,244.25	700,927.50	20,683.25
05/31/2021	679,405.50	-	679,405.50	702,452.50	23,047.00
05/31/2022	675,818.00	-	675,818.00	707,536.25	31,718.25
05/31/2023	383,723.00	-	383,723.00	392,757.50	9,034.50
05/31/2024	383,847.00	-	383,847.00	393,595.00	9,748.00
05/31/2025	382,989.25	-	382,989.25	388,743.75	5,754.50
05/31/2026	386,175.00	-	386,175.00	393,085.00	6,910.00
Total	\$6,204,425.00	\$743,825.00	\$6,948,250.00	\$7,172,192.50	\$223,942.50

PV Analysis Summary (Net to Net)

Gross PV Debt Service Savings	197,006.68
Net PV Cashflow Savings @ 2.232%(AIC)	197,006.68
Contingency or Rounding Amount	2,786.85
Net Present Value Benefit	\$199,793.53
Net PV Benefit / \$5,120,000 Refunded Principal	3.902%
Net PV Benefit / \$5,475,000 Refunding Principal	3.649%

Refunding Bond Information

Refunding Dated Date	4/15/2014
Refunding Delivery Date	4/15/2014

**TRAFFIC COMMISSION
Port Chester, New York**

February 14, 2014

**Mayor Pagano and the Board of Trustees
Port Chester, New York 10573**

Dear Mayor Pagano and the Board of Trustees:

As a result of the February 4, 2014, meeting of the Traffic Commission, the following recommendations are submitted for your approval:

On Westchester Avenue, Broad Street and Pearl Street signs should be posted to designate weight limits, stating No Trucks over 10,000 pounds. There is now a sign that says No Trucks, No Right Turns but it causes confusion as to the size of trucks. We must also disclose a truck route so these vehicles will know the direction they can go. Signs can be posted to direct these trucks.

On Westchester Avenue and Pearl Street the parking meters have been removed causing a hardship for the business owners in that area. There is a loading zone on Pearl Street from Westchester to the Occhicone building. The Commission recommends that two fifteen minute parking spaces be available from 9:00 a.m. to 9:00 p.m. on Pearl Street between Westchester and Irving Avenues. The Commission recommends a local law change is not needed for this is just a sign change.

Regarding Fawcett Street, the Commission recommends appealing the No Parking 1:00 a.m. to 6:00 a.m. and adding No Parking January and February.

On Central Avenue on the school side of the street, the Commission recommends No Parking January and February.

On Abendroth Avenue and Mill Street, the Commission recommends adding a Right Turn on red.

On Poningo Street the Commission recommends on the Fire House side between Westchester Avenue and Irving Avenue, parking be reserved for Volunteer Fire Fighters.

Sincerely,

Joseph Gianfrancesco

**Joseph Gianfrancesco
Chairman**

**Cc: C. Steers
A. Cerreto**

To: Captain John R. Telesca, Acting Chief of Police
 From: Sergeant Mark Braccio, Traffic Division
 Date: 02/12/2014
 Re: Change of Village Code to facilitate changes requested by the traffic Commission

As a result of actions taken by the Traffic Commission at their meeting of 02/04/2014, installation of parking regulations have been approved for various sites throughout the Village of Port Chester. In order to prepare these streets for the forthcoming installations, I am therefore proposing that the following amendments be made to the Village Code, specifically Section 319.

Village Code on Vehicle and Traffic, Schedule XIII, Section 319-74 pursuant to the provisions of Section 319-20: No Parking or Standing at Any Time.

	<u>Name of street</u>	<u>Side</u>	<u>Location</u>
Add:	Glen Avenue	West	From College Avenue North for a Distance of 35 feet
	Glen Avenue	West	From College Avenue South for a Distance of 35 feet
	Glen Avenue	West	From North Regent Street North for a Distance of 431 feet
	Glen Avenue	West	From Indian Road South for a Distance of 185 feet
	Above changes by Traffic comm. To create an overnight parking zone on Glen from Indian to Puritan		
	Abendroth Avenue	East	From Willett Avenue South for a Distance of 35 feet
	Traffic Sgt.- creates need sight clearance for traffic turning from Willett onto Abendroth		
	North Pearl Street	East	From Westchester Avenue North for a Distance of 31 feet
	TC-Shortening of existing NPHTC zone to allow for a new 15 min parking area on N .Pearl St		
Delete:	Upland Street	South	For 150 feet along King Street School Property
	Traffic Sergeant- Ambiguous location no longer signed and currently used for parking		
	Upland Street	North	From a point measured 181 feet from West corner of Fairhaven Lane then Extending in a westerly direction for a Distance of 199 feet

Village Code on Vehicles and Traffic Section, Section 319-75 Schedule XIV: Nighttime Parking Prohibited Certain Hours

	<u>Name of street</u>	<u>Side</u>	<u>Location</u>
Delete:	Fawcett Street	North	Entire Length
Delete:	Glen Avenue	West	From Haseco Avenue to Indian Road
Add:	Glen Avenue	West	From Haseco Avenue to Puritan Drive

Suggested by TC- Re: residents complaints; needed to make overnight parking zone in both areas

Village Code on Vehicles and Traffic Section, Section 319-76 Schedule XV: Parking Prohibited Certain Times

	<u>Name of street</u>	<u>Side</u>	<u>Location</u>
Add:	Upland Street	North	School days 7:00 am to 3:30 pm From Fairhaven Lane to King Street

Traffic. Sgt- extends an existing no parking zone in length but limits it to school days. Addresses a safety condition where children are crossing the road between parked cars also keeps a traffic lane clear for emergency vehicles. Complaint by KSS principal to TC and T. Sgt.

Village Code on Vehicles and Traffic, Section 319-77 Schedule XVI: Limited Time Parking

[Amended 7-6-1981]

A. In accordance with the provisions of § 319-23, the parking of vehicles is prohibited in the locations described below for a longer period of time than that designated, during the hours indicated of any day except Sundays and Holidays

	<u>Name of Street</u>	<u>Side</u>	<u>Time Limit</u>	<u>Between</u>	<u>Location</u>
Add:	North Pearl Street	East	15 Mins.	9:00 am to 9:00 pm	From a point 71 feet North of Westchester Avenue extending South for 40 feet

Traffic Comm.-Complaint of business owner Re: loss of parking spaces on Westchester Avenue

B. During the period from January 1 to March 1 in each year, the following parking restrictions shall apply:

[Added 1-3-1995]

	<u>Street</u>	<u>Side</u>	<u>Between the Hours of</u>	<u>Location</u>
Add:				

Glen Avenue	West	11:00 pm & 6:00 am	From Indian Road to Puritan Drive
Fawcett Street	North	11:00 pm & 6:00 am	Entire Length
<i>Above is for new overnight parking areas- TC response to resident complaint- attempt to alleviate parking congestion</i>			
Central Avenue	South	11:00 pm & 6:00 am	Entire Length
<i>Central Avenue is currently posted for enforcement , but needs to be codified. By Traff. SGT.</i>			

Village Code on Vehicles and Traffic, Section 319-81 Schedule XX: Loading Zones

<u>Name of street</u>	<u>Side</u>	<u>Location</u>
Add: Adee Street	East	From a point measured 75 feet from North Main Street extending East or a distance of 28 feet
King Street	West	From a point measured 209 feet from Westchester Avenue extending North for a distance of 50 feet

Existing zones--Signed by not codified- brought to attention of Traffic Comm. By Chris Ameigh

Village Code on Vehicles and Traffic, Section 319-64 Schedule III: Prohibited Turns on Red Signals

In accordance with the provisions of § **319-7**, no person shall make a right turn at a steady red signal at the following locations:

<u>Signal Facing Traffic on</u>	<u>Direction of travel</u>	<u>At Intersection With</u>
Add: Abendroth Avenue	North	Mill Street

Requested by Traffic Sergeant to alleviate congestion on North Main Street

Village Code on Vehicles and Traffic, Section 319-87 Schedule XXVI: Parking Meter Zones

As a result of a conversation I had with the Village Attorney, I feel it is necessary to propose the following as a Local Law change:

Addition of a new subsection to section 319-87 to establish a new parking meter zone

Four-hour limit. Parking meter zones are hereby established pursuant to § **319-33** on the following streets. No vehicle shall be parked on Monday to Thursday, both inclusive, between the hours of 9:00 a.m. and 6:00 p.m. for more than four hours except Sundays and holidays

<u>Name of street</u>	<u>Side</u>	<u>Location</u>
-----------------------	-------------	-----------------

North Main Street	Both	From Rectory Street south to the Port Chester Police Department driveway
-------------------	------	--

If the above section should be adopted I recommend a further change to subsection F :

Amend the days in subsection F from: Monday to Saturday
 To read: Friday and Saturday

F. Four-hour limit. Parking meter zones are hereby established pursuant to § 319-33 on the following streets. No vehicle shall be parked on Monday to Saturday, both inclusive, between the hours of 9:00 a.m. and 9:00 p.m. for more than four hours except Sundays and holidays

<u>Name of street</u>	<u>Side</u>	<u>Location</u>
-----------------------	-------------	-----------------

North Main Street	Both	From Wilkins Avenue to Rectory Street
-------------------	------	---------------------------------------

Traffic Comm- complaint of Richard Abel Re: free access to public meetings

Village Code on Vehicles and Traffic, Section 319-92.1 Schedule XXXII: Special Purpose Parking Zones

In accordance with the provisions of Sec. 319-29.1, the following streets are hereby designated as special purpose parking zones:

<u>Name of street</u>	<u>Side</u>	<u>Authorized purpose</u>	<u>Location</u>
-----------------------	-------------	---------------------------	-----------------

Delete:	Poningo Street	East	2 spaces for vol. firefighter	78 feet from the southeast corner of Westchester Avenue thence north for 43 feet
---------	----------------	------	-------------------------------	--

Amend:	Poningo Street	West	4 spaces for career firefighter and 2 spaces for vol. firefighter	45 feet from the southwest corner of Westchester Avenue thence north for 128 feet, 84 feet for career firefighter and 44 feet for vol. firefighter
--------	----------------	------	---	--

To read:	Poningo Street	Wes	4 spaces for career firefighter and 4 spaces for vol. fire fighter	45 feet from the southwest corner of Westchester Avenue thence north for 166 feet, 84 feet for career firefighter and 82 feet for volunteer firefighter
----------	----------------	-----	--	---

Changes to section 319-29.1 are to consolidate meter parking to the south side of Poningo Street to allow the installation of a parking meter pay station between Irving and Westchester

*DICHTER LAW LLC
488 MADISON AVE.
18TH FL
NEW YORK, NEW YORK
(212) 593-4202*

To: Mayor Pagano and Chris Steers
From; Joel R. Dichter
Re: United Water Westchester Rate and Merger Proceedings
Date: February 28, 2014

United Water Westchester (UWW) provides water to the City of Rye, Village of Rye Brook, Town of Rye and Village of Port Chester. In order to increase its rates, UWW must petition the New York Public Service Commission (PSC). The PSC then assigns an Administrative Law Judge to hold hearings to review the justness and reasonableness of the proposed rate increase. The Company prefiles its testimony and exhibits in support of its request. For many years, I have had the privilege of representing the City of Rye and Village of Rye Brook before the PSC. The Village of Port Chester had participated in the past. We review the Company's filing, conduct discovery, cross-examine UWW witnesses and retain an expert to present our own case in opposition to all or a portion of the increase. We have had substantial success over the years in sharply reducing the request, including the last rate case.

In 2011, a proposal was made to sell the Company from its then owner, Aquarion, to a group out of Australia. In reviewing their financials, it became clear that they were highly leveraged and unable to undertake the system upgrades required. As a result, the Company was sold to United Water instead. As part of that transaction, a settlement was reached which substantially limited increases during that period and required UWW to make substantial investments to upgrade facilities. We were the only parties in addition to the companies and the PSC Staff that participated in those proceedings and we able to have a strong voice and outcome.

UWW has now filed for a new substantial rate increase of 23%. However, that understates the impact on the citizens of the City of Rye and all of UWW customers. United Water operates two entities in Westchester County. Besides UWW, there is also United Water New Rochelle (UWNR). United Water is proposing to merge the two companies and operate as United Water New Rochelle going forward. UWW therefore filed a joint rate case with UWNR and proposes to equalize rates for the two operations. This would not be favorable to UWW customers. The increase of 23% or \$14.4 million is for the two companies combined. When you break it down, residential customers in New Rochelle would experience a rate increase of 19%. On the other hand, in order to equalize UWW's lower rates, residential customers in Port Chester, Rye and Rye Brook would experience a 28% increase. This is despite the fact that, from our preliminary review, it is UWNR operations that are driving the increase far more than UWW. Fire protection rates are also significantly lower in UWW than in UWNR's service territory. The proposal is to increase the fire protection rate for current UWW customers by 20% increments over several years to equalize the rates.

DICHTER LAW LLC

United Water says the two entities already share a common workforce and there would be savings from combining operations. That may be the case; yet, even if one did not oppose the merger, it does not follow that UWW customers should be hurt by the merger. There is nothing that would prevent maintaining separate rates or rate cases even after a merger.

In addition, the two companies have separate water supplies. All of UWNR's supply comes from New York City reservoirs. In contrast, 60% of UWW's water supply comes from Connecticut. United Water proposes maintaining separate purchased water charges for each service territory. As Connecticut water is more expensive, it would be a double whammy for UWW customers. Paying higher base rates than lower's UWNR customers' rates while still bearing the impact of higher purchased water rates.

Therefore, it is important for UWW customers to appear before the PSC in both the rate and merger proceedings. I have already been retained by the Village of Rye Brook and the City of Rye. Discovery is well underway and our testimony in opposition to the increase and impact of the merger is due in April. An expert witness has been retained. I have been retained at the hourly rate of \$250. The estimated legal fees are between \$30,000 and \$50,000. The expert witness has an agreed upon fee of \$23,750. Utilizing legal fees of \$40,000, the total budget for the two matters would be \$63,750 or \$21,250 for each municipality if split three ways. It is possible that the parties may reach a settlement which would potentially reduce that amount. Please let me know if you have any questions.



VILLAGE OF RYE BROOK

MAYOR

Paul S. Rosenberg

938 King Street, Rye Brook, N.Y. 10573

(914) 939-1121 Fax (914) 939-0242

www.ryebrook.org

ADMINISTRATOR

Christopher J. Bradbury

TRUSTEES

Susan R. Epstein

David M. Heiser

Jason A. Klein

Jeffrey B. Rednick

February 28, 2014

Honorable Neil J. Pagano, Mayor
Village of Port Chester
222 Grace Church Street
Rye Brook, New York 10573

Dear Neil:

As you are aware, in November 2013 United Water Westchester (UWW), which provides water service to the Village of Rye Brook, Village of Port Chester, and the City of Rye, filed a petition with the NYS Public Service Commission (PSC) for a substantial water rate increase. As a result, water rate hearings and PSC investigations began and will take place throughout most of 2014 to consider this petition before it is decided upon by the Administrative Law Judges of the PSC.

United Water has also filed for a merger between their UWW operations and the United Water New Rochelle (UWNR) operations, and the Administrative Law Judges have consolidated both the water rate case and proposed merger to be adjudicated at the same time.

In short, United Water is seeking a 23% increase in their water rates, but because of the merger and consolidated cost structure that is proposed, if United Water is successful customers currently served by UWW would experience a **28% increase** and customers served by UWNR would experience a 19% increase. The fire hydrant rates would also be increased at a greater percentage in the areas served by UWW. These increases are clearly unreasonable and unacceptable and must be challenged.

The Village of Rye Brook and the City of Rye have jointly hired special counsel Joel Dichter of Dichter Law LLC to again represent Rye Brook and Rye City interests on this water rate matter. He has already intervened on our behalf and will have the opportunity to participate as a party, review facts presented, cross-examine UWW witnesses, and present our own case through witnesses and briefs. As a party, he would

also have the right to join in any settlement discussions to protect the interests of the represented municipalities and our residents.

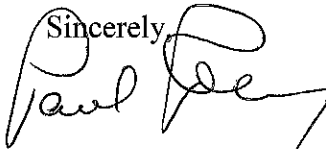
Alternate special counsel has also been hired by at least some (if not all) of the nine (9) municipalities located within the UWNR service area which have some significant different interests on this water rate case since some of their impacts of the proposed increases would benefit by a merger and consolidated rates. It is also noted that the water purchased from Connecticut, which represents 60% of the UWW water supply and is more expensive than any water purchased by United Water in the New York water supply area, is not proposed to be merged into the consolidated rate that is proposed by United Water. In short, the customers served by UWW are damaged by each of these proposed actions.

To date, the Village of Port Chester residents are *not* represented on this extremely important matter and have *not* joined in the challenge of this water rate filing and company merger. I am asking that you reconsider this position given the enormity of the impact of this filing by United Water.

Joel Dichter has represented both Rye Brook and Rye City on water rate cases and other water-company related issues for several decades and has been an excellent advocate for our municipal concerns on these matters. Mr. Dichter estimates a total fee of \$30,000-\$40,000 for his services on this case (\$250/hour), plus an expert witness fee of \$23,750 to assist in the analysis and to present testimony in the rate proceeding (plus expenses). All fees are split equally between Rye Brook and Rye City. If Port Chester was to join in the challenge by hiring Mr. Dichter, the fee would be split equally three (3) ways. Using \$40,000 as an estimate for Mr. Dichter, plus the \$23,750 for the expert witness, the total estimate would be \$63,750 divided by three plus expenses (approximately \$21,250 each).

I urge the Port Chester Village Board to join Rye Brook and Rye City by hiring Joel Dichter of Dichter Law LLC so that all of the municipalities served by UWW would be standing unified together, participate jointly in the proceedings, and represent our collective residents' interests to challenge this unreasonable water rate and merger filing.

Please do not hesitate to call me with any questions or concerns.

Sincerely,


Paul S. Rosenberg
Mayor

CC: Via e-mail:
Port Chester Board of Trustees
Christopher D. Steers, Port Chester Village Manager
City of Rye City Council
Scott D. Pickup, Rye City Manager
Rye Brook Board of Trustees
Christopher J. Bradbury, Rye Brook Administrator



VILLAGE OF PORT CHESTER

DEPARTMENT OF PLANNING & DEVELOPMENT

222 Grace Church Street, Rm. 202

Port Chester, NY 10573

(P) 914.937.6780

(F) 914.939-2733

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

To: Mayor Pagano and Board of Trustees

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

Re: Midland Avenue Zoning Map Amendments

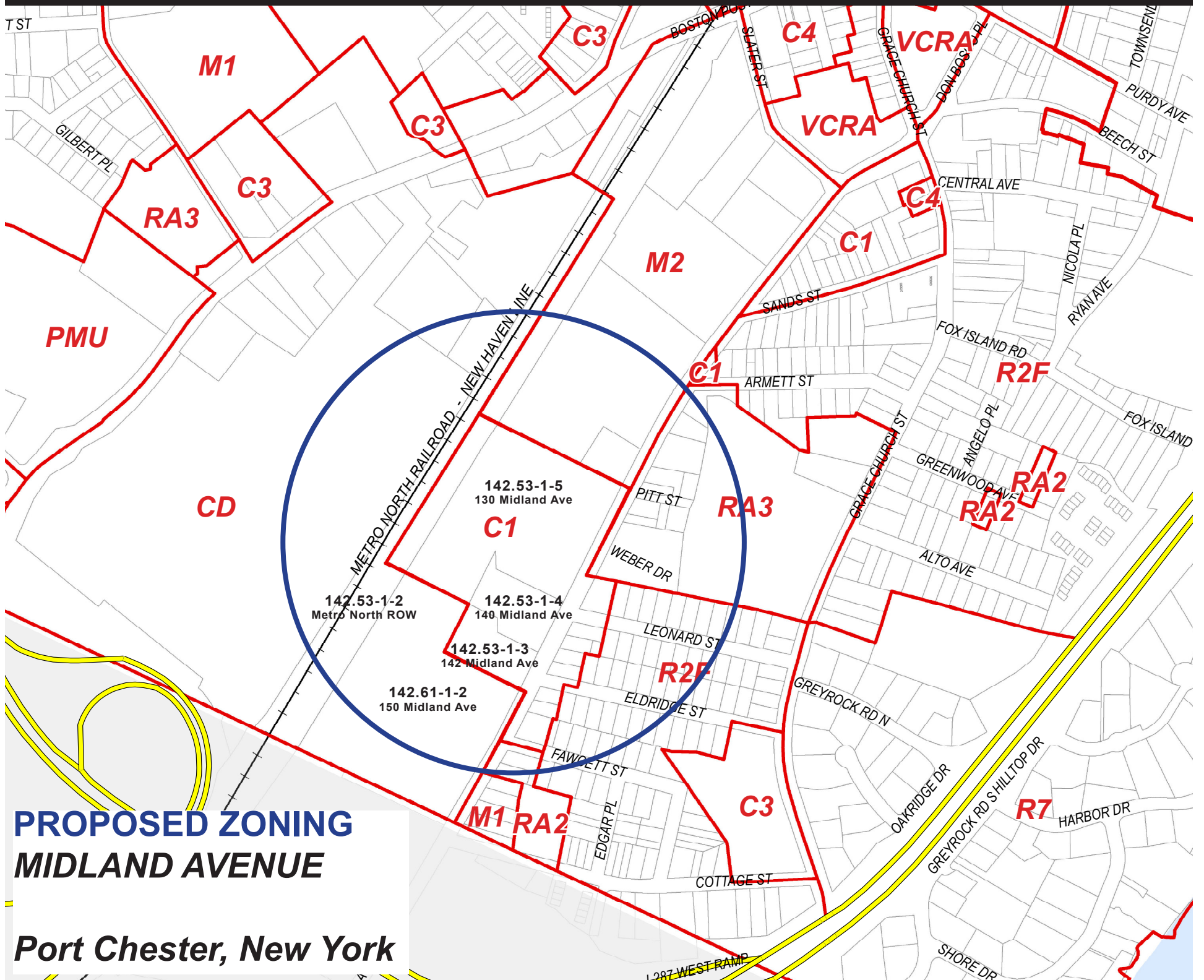
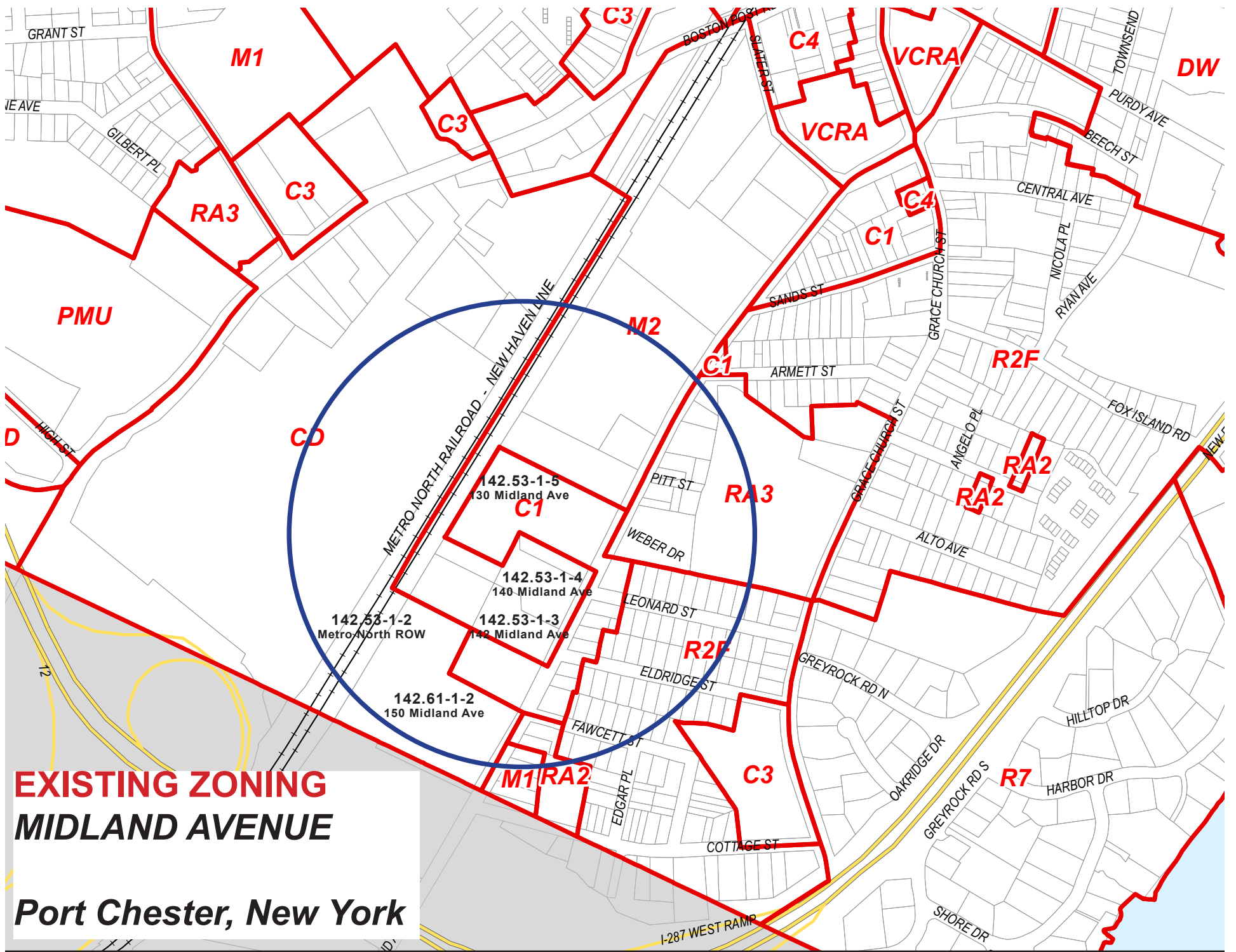
CC: C. Steers, T. Cerreto, P. Miley, J. Richards, C. Ameigh, J. Youngblood

Date: February 28, 2014

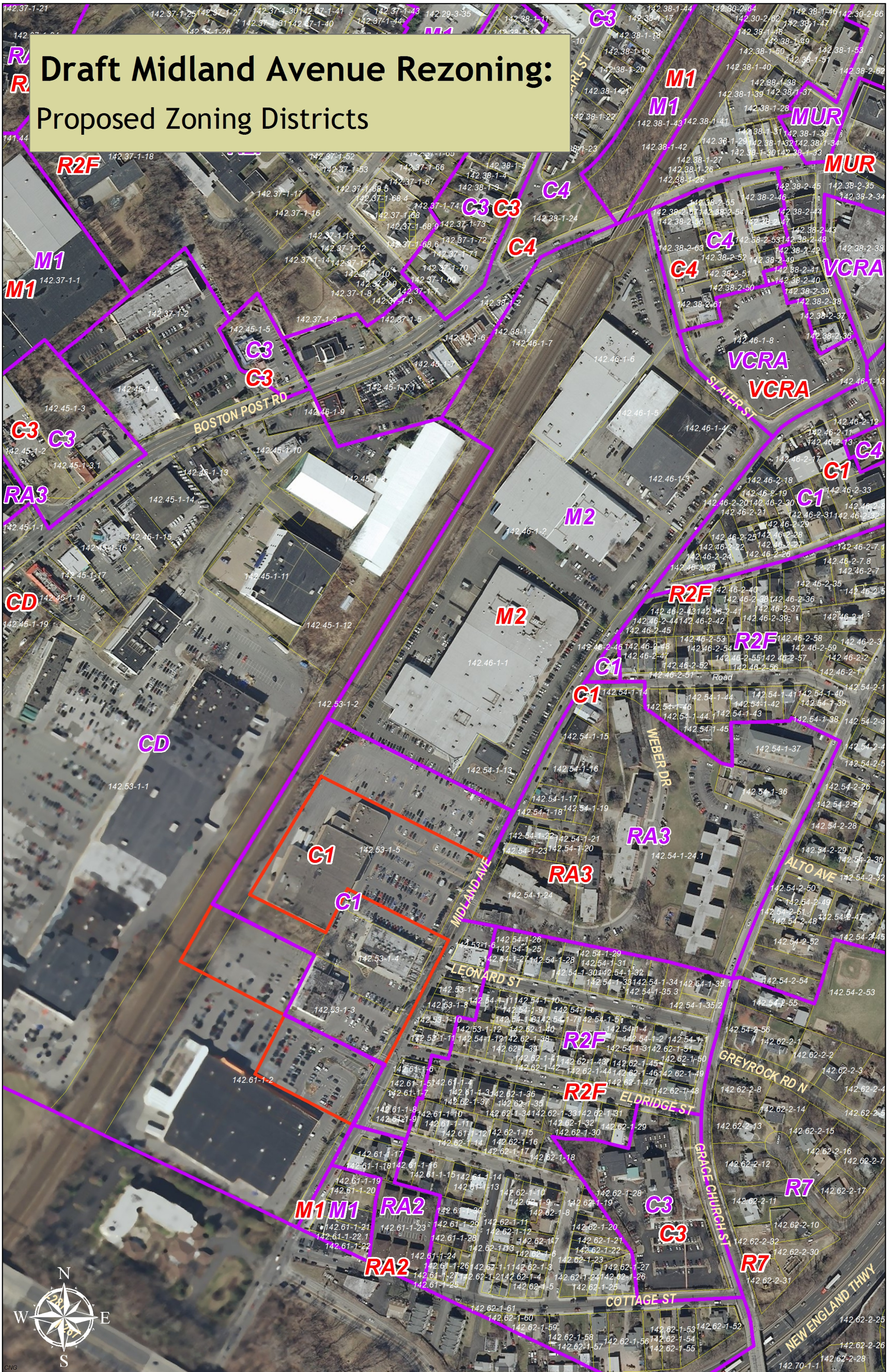
Please find the following materials for proposed zoning map amendments along the lower Midland Avenue corridor to better reflect existing land uses and split-zoned parcels:

- Existing and proposed zoning map
- Aerial Photo
- Draft Local Law
- SEQRA Short Form
- Resolution to set April 7, 2014 Public Hearing and refer to Planning Commission and Westchester County Planning Board for comment per §345-34 of the zoning code.

Specifically, the proposed map amendments would rezone 140 and 142 Midland Avenue from existing M1 Light Industrial to C1 Neighborhood Retail and fully encapsulate the currently split-zoned 130 and 150 Midland Avenue addresses into C1 Neighborhood and CD Design Shopping Center districts respectively. Note that the proposed amendments would neither render existing uses non-conforming nor permit any residential development.



Draft Midland Avenue Rezoning: Proposed Zoning Districts



**RESOLUTION
SETTING PUBLIC HEARING FOR
AMENDMENTS TO THE OFFICIAL ZONING MAP**

MARCH 3, 2014

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 Board of Trustees is authorized to amend the Official Zoning Map of the Village of Port Chester; and

WHEREAS, on December 17, 2012 the Board of Trustees adopted the Village's first Comprehensive Plan and subsequently on March 17, 2013 adopted related zoning text and map amendments in furtherance of the Comprehensive Plan; and

WHEREAS, during the Comprehensive Plan process it was anticipated that additional zoning map amendments would be required to ensure consistency between the newly adopted plan and the official zoning map; and

WHEREAS, Village Staff has identified the need to make certain zoning map amendments stated herein along the Midland Avenue corridor in order to reflect existing and desired land uses and achieve the objectives described in the Comprehensive Plan:

Address	Section, Block, Lot	Existing Zone	Proposed Zone
Metro North Right-of-Way	142.53-1-2	M2	C1
142 Midland Avenue	142.53-1-3	M2	C1
140 Midland Avenue	142.53-1-4	M2	C1
130 Midland Avenue	142.53-1-5	C1/M2	C1
150 Midland Avenue	142.61-1-2	CD/C1/M2	CD

WHEREAS, proposed zoning map amendments are classified as Unlisted Actions under SEQRA and will require determination of significance of potential environmental impacts prior to adoption; and now therefore let it be

RESOLVED, that the Board of Trustees sets a public hearing on this matter on April 7, 2014 at 7:00pm at the Village Court House, 350 N Main Street, Port Chester, NY, 10573; and be it further

RESOLVED, that the Board of Trustees refers the proposed zoning map amendments to the Village of Port Chester Planning Commission in accordance with §345-34 of the Village Zoning Code and to the Westchester County Planning Board in accordance with §239 L, M and N of the New York State General Municipal Law and §277.61 of the County Administrative Code for review and comment.

Approved as to Form:

Village Attorney, Anthony Cerreto

ROLL CALL

AYES:

NOES:

ABSENT:

DATE: March 3, 2014

(Use this form to file a local law with the Secretary of State)

Text of law should be given as amended. Do not include matter being eliminated and do not use italics or underlining to indicate a new matter.

County
City of Port Chester, New York
Town
Village

Local Law No. _____ of the year 2014

A local law amending the OFFICIAL ZONING MAP of the Village of Port Chester.

Be it enacted by the Board of Trustees of the
(Name of Legislative Body)

County
City of Port Chester, New York as follows:
Town
Village

A LOCAL LAW AMENDING THE OFFICIAL ZONING MAP.

SECTION 1: The Official Zoning Map of the Village of Port Chester is hereby amended as follows:

To permit the following property to be changed from a M2 General Industrial District to a C1 Neighborhood Retail District and be thereafter subject to the requirements and regulations of such latter district as described in the Village Code, Chapter 345, Zoning Regulation:

Address	Section, Block, Lot	Existing Zone	Proposed Zone
Metro North Right-of-Way	142.53-1-2	M2	C1
142 Midland Avenue	142.53-1-3	M2	C1
140 Midland Avenue	142.53-1-4	M2	C1

SECTION 2: The Official Zoning Map of the Village of Port Chester is hereby amended as follows:

To permit the following property to be changed from a C1 Neighborhood Retail District/M2 General Industrial District to a C1 Neighborhood Retail District and be thereafter subject to the requirements and regulations of such latter district as described in the Village Code, Chapter 345, Zoning Regulation:

Address	Section, Block, Lot	Existing Zone	Proposed Zone
130 Midland Avenue	142.53-1-5	C1/M2	C1

SECTION 3: The Official Zoning Map of the Village of Port Chester is hereby amended as follows:

To permit the following property to be changed from a C1 Neighborhood Retail District/M2 General Industrial District/CD Design Shopping Center District to a CD Design Shopping Center District and be thereafter subject to the requirements and regulations of such latter district as described in the Village Code, Chapter 345, Zoning Regulation:

Address	Section, Block, Lot	Existing Zone	Proposed Zone
150 Midland Avenue	142.61-1-2	CD/M2/C1	CD

SECTION 4: Conflict with Other Laws

Whenever the requirements of this local law are in conflict with the requirements of any other lawfully adopted local laws, the most restrictive of such local law, or those imposing higher standards shall govern.

SECTION 5: Validity and Severability

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 6: Effective Date

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

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information				
Name of Action or Project:				
Project Location (describe, and attach a location map):				
Brief Description of Proposed Action:				
Name of Applicant or Sponsor:		Telephone:		
		E-Mail:		
Address:				
City/PO:		State:	Zip Code:	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO	YES
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO	YES
3.a. Total acreage of the site of the proposed action? _____ acres				
b. Total acreage to be physically disturbed? _____ acres				
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres				
4. Check all land uses that occur on, adjoining and near the proposed action.				
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland				

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____ _____	NO	YES
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____ _____	NO	YES
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____ _____	NO	YES
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: _____ Date: _____ Signature: _____		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept “Have my responses been reasonable considering the scale and context of the proposed action?”

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?		
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?		
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		
11. Will the proposed action create a hazard to environmental resources or human health?		

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

140 MIDLAND AVENUE REZONING – VILLAGE OF PORT CHESTER, NY

EXPLANATION: QUESTION 1, PAGE 1

The intent of the Proposed Action is to amend existing zoning district boundaries in the lower Midland Avenue Corridor to better reflect existing land uses and remedy split-zoned parcels. The Village of Port Chester Board of Trustees is authorized to amend the Village's Official Zoning Map to achieve the objectives described in the Comprehensive Plan.

It is anticipated that minimal or no environmental resources will be affected by the proposed action in that the general realignment of existing zoning district boundaries that currently split parcels will not permit significant development potential on already developed properties.

Municipal Tax Parcel Viewer

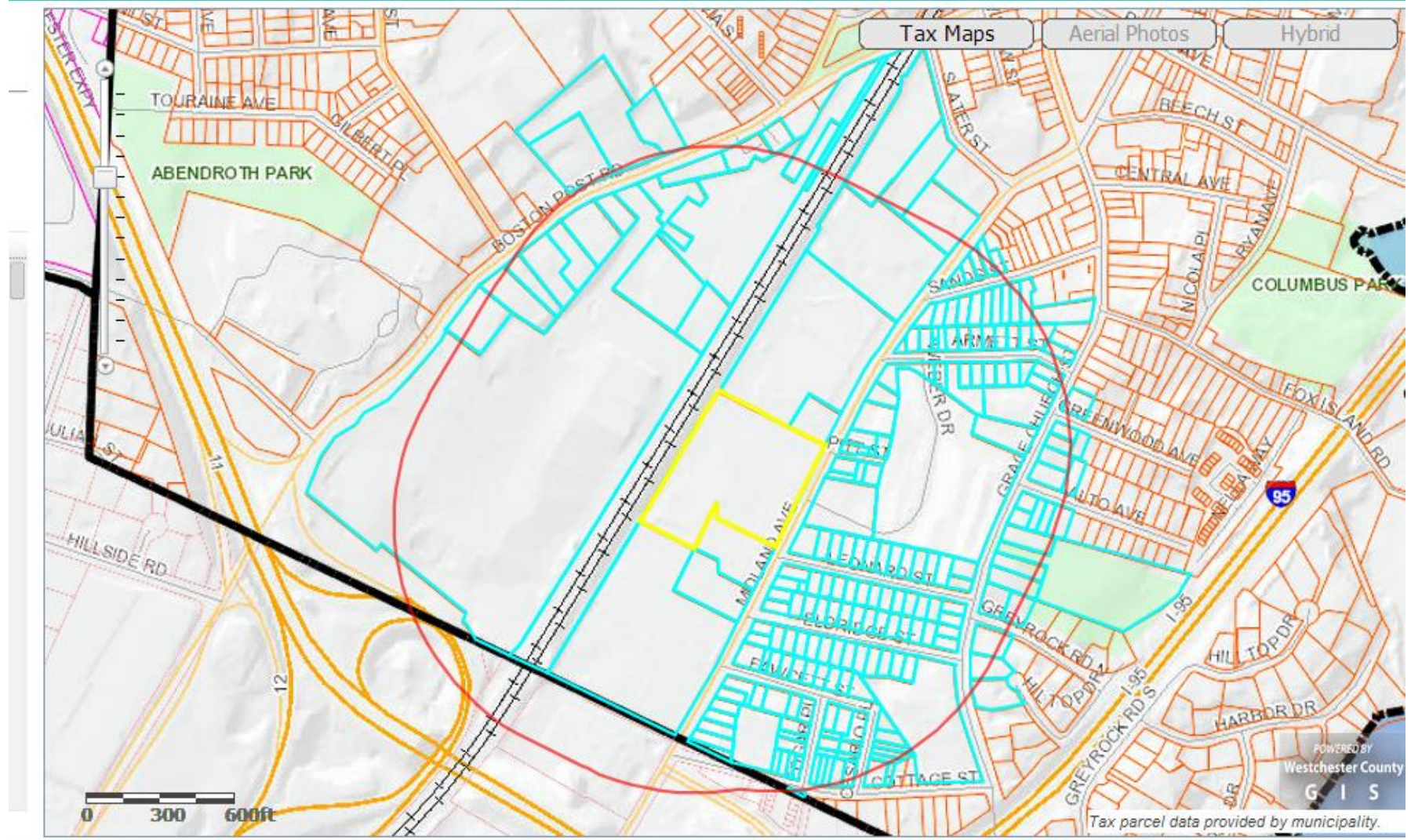


Figure 1 Midland Avenue Rezoning, Village of Port Chester NY, February 2014.

OWNERNAME	PROPADDRESS	PROPCITY	PROPZIP	PROPPRINTKEY
Post Road Realty LLC,	262 Boston Post Rd	Port Chester	10573	142.37-1-2
Company, DSD	315 Boston Post Rd	Port Chester	10573	142.45-1-15
Midland Cotage Realty Corp.,	69 Cottage St	Port Chester	10573	142.61-1-22
Rodriguez, Mario	323 Midland Ave	Port Chester	10573	142.61-1-19
A R D Enterprises Inc,	5 Fawcett St	Port Chester	10573	142.61-1-17
WU/LH 100-110 Midland LLC,	100-110 Midland Ave	Port Chester	10573	142.46-1-1
Radice, Daniel J.	306 Midland Ave	Port Chester	10573	142.53-1-10
GNP Holding Corp.,	304 Midland Ave	Port Chester	10573	142.53-1-8
		Port Chester	10573	
Martin, Juan	30 Eldredge St	Port Chester	10573	142.62-1-35
Hing, David	63 Leonard St	Port Chester	10573	142.54-1-11
Southend Realty Co,	Leonard St	Port Chester	10573	142.53-1-6
Mattiello Dominice, Maria D.	54 Leonard St	Port Chester	10573	142.54-1-28
Slater Realty Co Llc,	10 Slater St	Port Chester	10573	142.46-1-5
Picciano, Richard	23 Cottage St	Port Chester	10573	142.62-1-25
Cannavo, Rose	13 Eldredge St	Port Chester	10573	142.62-1-45
Garay, Hernan	11 Leonard St	Port Chester	10573	142.54-1-33
Fox, Anna	216 Grace Church St	Port Chester	10573	142.62-1-48
Random Property Group LLC,	3 Leonard St	Port Chester	10573	142.54-1-35.3
Macri, Frank V.	1 Greyrock Rd	Port Chester	10573	142.54-2-56
SR Holdings I, LLC,	206 Grace Church St	Port Chester	10573	142.54-1-35.1
Gioffre, Bruno J.	42 Armett St	Port Chester	10573	142.54-1-46
39 Armett Street LLC,	39 Armett St	Port Chester	10573	142.46-2-52
Haywood, James	53 Sands St	Port Chester	10573	142.46-2-44
Santos, Pedro I & Ninfa	47 Sands St	Port Chester	10573	142.46-2-42
Echeverry, Brian	44 Sands St	Port Chester	10573	142.46-2-24
Damiano, Gayle A.	6 Greyrock Rd N	Port Chester	10573	142.62-2-1
Village of Port Chester,	201 Grace Church St	Port Chester	10573	142.54-2-54
Mera, Cley	191 Grace Church St	Port Chester	10573	142.54-2-52
Luman Properties LLC,	29 Sands St	Port Chester	10573	142.46-2-36
Pasto, Rina	36 Sands St	Port Chester	10573	142.46-2-26
Perea, Luis	145 Grace Church St	Port Chester	10573	142.54-2-27
Metro Trans Auth,	S Main St	Port Chester	10573	142.53-1-2
317 Post Road Realty, Inc.,	317 Boston Post Rd	Port Chester	10573	142.45-1-16
Port Chester Project II Inc,	299 Boston Post Rd	Port Chester	10573	142.45-1-11
Messina & Briante Inc,	303 Boston Post Rd	Port Chester	10573	142.45-1-10
Gonzales, Pedro	59 Cottage St	Port Chester	10573	142.61-1-24
Testa, Frank	52 Eldredge St	Port Chester	10573	142.61-1-5
Marin, Miguel	46 Eldredge St	Port Chester	10573	142.61-1-4
Midland Ave Properties, Inc,	302 Midland Ave	Port Chester	10573	142.53-1-7
Bilello, Florence	Cottage St	Port Chester	10573	142.61-1-26
Ramos, Alicia Rayford	14 Fawcett St	Port Chester	10573	142.61-1-12
SR Holdings I, LLC,	38-40 Eldredge St	Port Chester	10573	142.62-1-37
Lopez, Francisco J.	37-39 Eldredge St	Port Chester	10573	142.62-1-38
Beltre, Ramon	57 Leonard St	Port Chester	10573	142.54-1-9
58 Leonard LLC,	58 Leonard St	Port Chester	10573	142.54-1-25

WH/LH 36 Midland LLC,	36 Midland Ave	Port Chester	10573 142.46-1-2
Jawoszek, George	56 Leonard St	Port Chester	10573 142.54-1-27
Lopez, Luis	7 Pitt St	Port Chester	10573 142.54-1-20
Cosmos Auto Service Inc,	111 Midland Ave	Port Chester	10573 142.54-1-16
77 Midland Avenue Realty Corp,	77 Midland Ave	Port Chester	10573 142.46-2-46
Tolla, John	4 Oakridge Dr	Port Chester	10573 142.62-2-13
Luzzi, Eugene & Marguerite	212 Grace Church St	Port Chester	10573 142.62-1-50
Vaccaro, James	210 Grace Church St	Port Chester	10573 142.54-1-1
LaBella, Arva	154 Grace Church St	Port Chester	10573 142.54-1-36
Crown Royal LLC,	43 Armett St	Port Chester	10573 142.46-2-49
Guiracocha, Jose R.	37 Armett St	Port Chester	10573 142.46-2-53
Bivona , Marie	33-35 Armett St	Port Chester	10573 142.46-2-54
Bellantoni, Joseph J.	33 Sands St	Port Chester	10573 142.46-2-38
Cottage Hills Llc,	65 Cottage St	Port Chester	10573 142.61-1-23
Cbd Realty Corp,	140 Midland Ave	Port Chester	10573 142.53-1-4
Bilello, Florence	57 Cottage St	Port Chester	10573 142.61-1-25
Tolla, Margaret	50 Edgar Pl	Port Chester	10573 142.61-1-29
Carrion, Ruth	46 Fawcett St	Port Chester	10573 142.61-1-16
Balli-Port Chester, LLC,	Boston Post Rd	Port Chester	10573 142.45-1-7
Martello, Michael C. Jr.	43 Fawcett St	Port Chester	10573 142.62-1-10
Bellofatto, Vita	8 Cesario Pl	Port Chester	10573 142.62-1-7
Tejeda, Thelma	32 Cesario Pl	Port Chester	10573 142.62-1-19
Romano, Jose S.	Cesario Pl	Port Chester	10573 142.62-1-21
Winters, Lynn A.	24 Eldredge St	Port Chester	10573 142.62-1-33
O'connor, Kevin	13 Leonard St	Port Chester	10573 142.54-1-30
Curcuruto, Florence	14 Eldredge St	Port Chester	10573 142.62-1-29
Ballantoni, Vincent J & Sylvana	17 Eldredge St	Port Chester	10573 142.62-1-44
Mecca, Carl	15 Eldredge St	Port Chester	10573 142.62-1-46
Soliz, Justo	12-14 Leonard St	Port Chester	10573 142.54-1-4
Rovello, Carmella	8 Leonard St	Port Chester	10573 142.54-1-2
Tobar, Basilio	7 Leonard St	Port Chester	10573 142.54-1-31
Cajahuanca, Percy & Jaquelina	34 Armett St	Port Chester	10573 142.54-1-44.1
Valdez, Ramiro	51 Sands St	Port Chester	10573 142.46-2-43
Rende, Frank	38 Sands St	Port Chester	10573 142.46-2-25
Zawadzki, Zofia	203 Grace Church St	Port Chester	10573 142.54-2-55
Grace Church Gardens Owners,	140 Grace Church St	Port Chester	10573 142.54-1-37
Sundheim, Jose	15 Alto Ave	Port Chester	10573 142.54-2-30
Santos, Dagoberto	10 Greenwood Ave	Port Chester	10573 142.54-2-25
Morabito, Michael	21 Armett St	Port Chester	10573 142.46-2-59
Granados, Elisa	104 Grace Church St	Port Chester	10573 142.46-2-4
Maxso Realty Inc,	425 Boston Post Rd	Port Chester	10573 142.45-1-19
B S Car Wash Inc,	301 Boston Post Rd	Port Chester	10573 142.45-1-13
Messina, Briante	Boston Post Rd	Port Chester	10573 142.45-1-12
Balli-Port Chester, LLC,	Boston Post Rd	Port Chester	10573 142.45-1-7.1
Martinez, Jesus	22 Cottage St	Port Chester	10573 142.62-1-2
Blackburn, Richard	17 Edgar Pl	Port Chester	10573 142.62-1-13
Krzeminski, William E.	40 Fawcett St	Port Chester	10573 142.61-1-14

Latella, Conrad	38 Fawcett St	Port Chester	10573 142.61-1-13
R-GEM Realty, LLC,	35 Eldredge St	Port Chester	10573 142.62-1-39
Iacobelli, Michael	125 Midland Ave	Port Chester	10573 142.54-1-23
Solano, Lidio & Luz M	23 Fawcett St	Port Chester	10573 142.62-1-9
Romano, Jose S.	29 Cesario Pl	Port Chester	10573 142.62-1-23
Carrasco, Pepita	19 Eldredge St	Port Chester	10573 142.62-1-43
Lima, Omar A.	29-31 Eldredge St	Port Chester	10573 142.62-1-40
Ferraro, Mario	47 Leonard St	Port Chester	10573 142.54-1-7
Random Property Group LLC,	Grace Church St	Port Chester	10573 142.54-1-35.2
Crown Royal LLC,	43 1/2 Armett St	Port Chester	10573 142.46-2-50
Condori, Tomas M.	38 Armett St	Port Chester	10573 142.54-1-44
Tofano, Stephen M & Aspasia	171 Grace Church St	Port Chester	10573 142.54-2-51
Ortiz, Maria	16 Alto Ave	Port Chester	10573 142.54-2-47
Maniscalco, Pasquale J & Mary	161 Grace Church St	Port Chester	10573 142.54-2-28
Midland Properties Of Ny,	142 Midland Ave	Port Chester	10573 142.53-1-3
Gils Pride Inc,	275 Boston Post Rd	Port Chester	10573 142.45-1-9
305 Midland Realty, Corp.,	305 Midland Ave	Port Chester	10573 142.61-1-8
Prorokovic, Zivko	10 Edgar Pl	Port Chester	10573 142.61-1-30
Blue Mountain Partners LLC,	301 Midland Ave	Port Chester	10573 142.61-1-7
Brogan, Nancy	9 Fawcett St	Port Chester	10573 142.61-1-9
SR Holdings I, LLC,	12 Fawcett St	Port Chester	10573 142.61-1-11
Abele, Christopher	310 Midland Ave	Port Chester	10573 142.53-1-11
Messina & Briante Inc,	285 Boston Post Rd	Port Chester	10573 142.38-1-1
Garcia, Manuel	19 Edgar Pl	Port Chester	10573 142.62-1-12
Martello, Michael Jr	Edgar Pl	Port Chester	10573 142.62-1-11
Graceland Terrace Housing Dev,	182 Grace Church St	Port Chester	10573 142.54-1-24
Oliveros, Jose	129 Midland Ave	Port Chester	10573 142.54-1-22
Haywood , James	28 Cottage St	Port Chester	10573 142.62-1-5
Michael Gianfrancesco,	25 Cottage St	Port Chester	10573 142.62-1-24
Village of Port Chester,	220-222 Grace Church St	Port Chester	10573 142.62-1-28
Summa, Gerard & Maureen	7 Cesario Pl	Port Chester	10573 142.62-1-8
Carrasco, Bernice & Pepita	18 Eldredge St	Port Chester	10573 142.62-1-31
Luzzi, David	25-27 Eldredge St	Port Chester	10573 142.62-1-41
Lopez, Luis	115 Midland Ave	Port Chester	10573 142.54-1-17
Belos Properties LLC,	103-107 Midland Ave	Port Chester	10573 142.54-1-15
Mangini, Ray	101 Midland Ave	Port Chester	10573 142.54-1-14
Piciulli, Robert	6 Leonard St	Port Chester	10573 142.62-1-51
Kruczkiewicz, John & Krystyna	9 Leonard St	Port Chester	10573 142.54-1-32
Perez, Miriam	57-59 Armett St	Port Chester	10573 142.46-2-48
Saenz Family Trust,	45 Midland Ave	Port Chester	10573 142.46-2-23
Schenarts, Steven B.	10 Alto Ave	Port Chester	10573 142.54-2-49
Sabia, Salvatore & Rose Ann	31 Armett St	Port Chester	10573 142.46-2-55
Pol, Lidia	23 Armett St	Port Chester	10573 142.46-2-58
Morales, Edith M.	39 Sands St	Port Chester	10573 142.46-2-40
Home Depot Usa Inc,	150 Midland Ave	Port Chester	10573 142.61-1-2
Mary Jean Vaccaro AnnuityTrust,	130 Midland Ave	Port Chester	10573 142.53-1-5
Gargone, Mary T.	52 Edgar Pl	Port Chester	10573 142.61-1-28

Gabriel, Claudio	20 Cottage St	Port Chester	10573 142.62-1-1
Lovallo, Joseph	45-47 Eldredge St	Port Chester	10573 142.53-1-12
Pace, George	Midland Ave	Port Chester	10573 142.53-1-9
Hinchey, Joseph	43 Eldredge St	Port Chester	10573 142.54-1-12
Rojas, Soledad S.	58A Leonard St	Port Chester	10573 142.54-1-26
WH/LH 112 Midland LLC,	112 Midland Ave	Port Chester	10573 142.54-1-13
Grosse, John M.	31 Cesario Pl	Port Chester	10573 142.62-1-6
Morales, Ruperto	26 Eldredge St	Port Chester	10573 142.62-1-34
Tafolla, Miguel & Lupita	41 Leonard St	Port Chester	10573 142.54-1-6
JMG Properties LLC,	16 Eldredge St	Port Chester	10573 142.62-1-30
Cepeda, Victor	12 Eldredge St	Port Chester	10573 142.62-1-47
Glennon, Ann	3 Oakridge Dr	Port Chester	10573 142.62-2-12
Russo, John A.	4 Greyrock Rd	Port Chester	10573 142.62-2-8
Rivas, Arnaldo	40 1/2 Armett St	Port Chester	10573 142.54-1-45
Fortes, Louis	41 Midland Ave	Port Chester	10573 142.46-2-22
Babooram, Lystra	169 Grace Church St	Port Chester	10573 142.54-2-50
Escobar, Rigoberto & Gladys	132 Grace Church St	Port Chester	10573 142.54-1-38
Melone, Nicholas J.	27 Armett St	Port Chester	10573 142.46-2-56
Petrucelli, Anne C.	8 Armett St	Port Chester	10573 142.54-1-42
Marino, Luis	12 Alto Ave	Port Chester	10573 142.54-2-48
Hernandez, Bricio M.	7 Greenwood Ave	Port Chester	10573 142.54-2-4
Ponce, Ana	130 Grace Church St	Port Chester	10573 142.54-1-39
307 Post Road Realty Inc,	307 Boston Post Rd	Port Chester	10573 142.45-1-14
Burger King Corp,	264 Boston Post Rd	Port Chester	10573 142.45-1-5
Messina & Briante Inc.,	303 Boston Post Rd	Port Chester	10573 142.45-1-8
Midland Cottage Realty Corp.,	333 Midland Ave	Port Chester	10573 142.61-1-22.1
Backdac South Realty, LLC,	327-329 Midland Ave	Port Chester	10573 142.61-1-21
Barreto, Ernesto	321 Midland Ave	Port Chester	10573 142.61-1-18
44 Fawcett Holding Corp,	44 Fawcett St	Port Chester	10573 142.61-1-15
Martinez, Jesus	22 Cottage St	Port Chester	10573 142.62-1-3
Club Realty Inc,	30 Cottage St	Port Chester	10573 142.62-1-4
Labruzzo, Josephine	18 Fawcett St	Port Chester	10573 142.62-1-15
A & J Brothers Corp,	20 Fawcett St	Port Chester	10573 142.62-1-16
Ruff, Shirley	34 Eldredge St	Port Chester	10573 142.62-1-36
Colangelo, Carl & Charlene	22 Fawcett St	Port Chester	10573 142.62-1-17
Ferretti, Joanne	24 Fawcett St	Port Chester	10573 142.62-1-18
Ferraro, Mario M.	52 Leonard St	Port Chester	10573 142.54-1-29
Port Chester Housing Authority,	11 Weber Dr	Port Chester	10573 142.54-1-24.1
Yang, ZuQiu	3 Pitt St	Port Chester	10573 142.54-1-21
Martinez, Virginia	10 Leonard St	Port Chester	10573 142.54-1-3
Blue Mountain Partners LLC,	5 Leonard St	Port Chester	10573 142.54-1-34
Slater Realty Co Llc,	34 Midland Ave	Port Chester	10573 142.46-1-3
Vedock, Eva M.	165 Grace Church St	Port Chester	10573 142.54-2-29
SR Holdings I, LLC,	10 Armett St	Port Chester	10573 142.54-1-43
Amador, Marcelino	4 Armett St	Port Chester	10573 142.54-1-40
Quintanilla, Juana	37 Sands St	Port Chester	10573 142.46-2-39
DPPC Holdings L.P.,	Boston Post Rd	Port Chester	10573 142.53-1-1

Mc Donalds Corp,	321 Boston Post Rd	Port Chester	10573 142.45-1-18
319 Boston Post Rd Inc,	319 Boston Post Rd	Port Chester	10573 142.45-1-17
Post Road Realty LLC,	260 Boston Post Rd	Port Chester	10573 142.45-1-4
Rodriguez, Mario	325 Midland Ave	Port Chester	10573 142.61-1-20
Testa, Frank	312 Midland Ave	Port Chester	10573 142.61-1-6
Giliotti, Carmella	10 Fawcett St	Port Chester	10573 142.61-1-10
Sabato, Theresa M & Joseph R	53 Cottage St	Port Chester	10573 142.61-1-27
Varughese, Molly	15-17 Fawcett St	Port Chester	10573 142.62-1-14
Mecca, Angelo	42 Eldredge St	Port Chester	10573 142.61-1-3
Rodriquez, Nidia	59 Leonard St	Port Chester	10573 142.54-1-10
Metro Trans Auth,	John St	Port Chester	10573 142.46-1-7
Summa, Gerard & Maureen	26 Cesario Pl	Port Chester	10573 142.62-1-20
Romano, Jose S.	29 Cesario Pl	Port Chester	10573 142.62-1-22
Luzzi, David A & Susie	23 Eldredge St	Port Chester	10573 142.62-1-42
Arellano, Manuel & Irma	20 Eldredge St	Port Chester	10573 142.62-1-32
Breves, Helenita R.	55 Leonard St	Port Chester	10573 142.54-1-8
Martinez, Santiago	16 Leonard St	Port Chester	10573 142.54-1-5
Lopez, Luis	117 Midland Ave	Port Chester	10573 142.54-1-18
Miglioranzi, Jose	6 Pitt St	Port Chester	10573 142.54-1-19
WU/LH 8 Slater LLC,	8 Slater St	Port Chester	10573 142.46-1-6
Guiracocha, Luis	63 Armett St	Port Chester	10573 142.46-2-47
D'ascoli, Francesca	57 Sands St	Port Chester	10573 142.46-2-45
Santora, Loretta	214 Grace Church St	Port Chester	10573 142.62-1-49
Crown Royal LLC,	41 Armett St	Port Chester	10573 142.46-2-51
Garcia, Jose Luis	43 Sands St	Port Chester	10573 142.46-2-41
Village of Port Chester,	Grace Church St	Port Chester	10573 142.54-2-53
Pizarro, Jeanette	25 Armett St	Port Chester	10573 142.46-2-57
Petrucelli, Michael	6 Armett St	Port Chester	10573 142.54-1-41
Ortiz, Milton	31 Sands St	Port Chester	10573 142.46-2-37
Michaca, Alejandro	143 Grace Church St	Port Chester	10573 142.54-2-26
Melone, George	128 Grace Church St	Port Chester	10573 142.46-2-1

*Village of Port Chester
Board of Trustees
222 Grace Church Street, suite 202
Port Chester, New York 10573*

*Tel (914) 995-2200
Fax (914) 939-2733*

Neil J. Pagano
Mayor

DRAFT

VILLAGE OF PORT CHESTER BOARD OF TRUSTEES
Village of Port Chester, Westchester County, New York

REQUEST FOR PROPOSALS

**PROPERTY CONDITION ASSESSMENT AND NEIGHBORHOOD REVITALIZATION
STRATEGIES REPORT**

SECTION 1: GENERAL INFORMATION

Intent

The Village of Port Chester Board of Trustees is seeking professional services from qualified consultants to prepare a property condition assessment and revitalization strategies report for areas of concern and opportunity within in the Village. The consultant will assess and analyze existing buildings to identify building and health code violations, structural deficiencies, substandard, insanitary, deteriorated or deteriorated conditions, tax delinquencies, judgment and mechanics liens, mortgage defaults, vacancy, abandonment, and zoning code violations. Data collected will lead to recommendations of a variety of viable neighborhood revitalization strategies such as property rehabilitation programs, infill development potential, brownfield redevelopment, selective demolition, condemnation/urban renewal as well as potential legal processes and funding sources for each. The consultant will report to Village Manager Christopher Steers.

Overview

The Village of Port Chester is a vibrant and economically diverse community of approximately 30,000 residents located approximately 20 miles north of New York City. The Village has recently invested in and adopted a slew of proactive planning documents including a comprehensive plan and associated zoning amendments, local waterfront revitalization program, and housing and transportation studies that codify a community vision to stabilize and rehabilitate residential neighborhoods.

Scope of Services

Pursuant to a Professional Services Agreement with the Port Chester Board of Trustees, the selected consultant will conduct a general neighborhood condition survey and utilize existing census and crime data to delineate specific **Areas of Rehabilitation/Redevelopment Opportunity (ARO)** within the village. Once specific areas are identified, the selected consultant will complete the following tasks for existing parcels located within each **ARO** and provide supportive data and recommendations in a narrative report format:

- Create a parcel-based database, indexed by Section, Block, Lot, identifying all existing building and health code violations, structural deficiencies, substandard, insanitary, or deteriorated conditions, tax delinquencies, judgment and mechanics liens, mortgage defaults, vacancy, abandonment, and zoning code violations. Existing structural integrity should be rated Good, Fair, Poor, or Deteriorated based on field reconnaissance, exterior observation, and generally accepted criteria for property condition assessment.
- Generate existing land use and thematic maps for each **Area of Rehabilitation/Redevelopment Opportunity** illustrating concentration and salient trends of attributes identified above.
- Utilize appropriate census geographies (census tract, block group or block) and parcel-based database to provide demographic tables and charts for each **Area of Rehabilitation/Redevelopment Opportunity** extrapolating population density, vacancy rate, age of housing stock, property condition, and crime rate relative to the Village and Westchester County as a whole.
- Based on all quantitative data collected, provide specific recommendations for each **Area of Rehabilitation/Redevelopment Opportunity (ARO)** to leverage the powers of the Port Chester Board of Trustees, Port Chester Industrial Development Agency (PCIDA), Port Chester Local Development Corporation (LDC), existing state and federal resources, loans, subsidies, grant funding, public/private partnerships, condemnation powers of the village etc. as a means to facilitate viable rehabilitation/redevelopment opportunities. Recommendations should provide short, medium, and long term neighborhood enhancement strategies aligned with the goals and objectives of the village comprehensive plan and local waterfront revitalization program.
- Provide detailed process and legal framework for implementation of recommended revitalization strategies.
- Attend, upon request, Port Chester Village Board of Trustees meetings and other public meetings to discuss work in progress or to present findings and recommendations on completed tasks.

Qualifications

Consultants submitting qualifications must have a minimum experience of 10 years of experience in providing services to municipalities and have experience in dealing with urban revitalization strategies including property rehabilitation programs, selective demolition/infill development, blight studies and brownfield remediation.

The consultant must understand and have working familiarity with the operations of the New York State Building Code, New York State General Municipal Law Article 15, and NYS State Grant Consolidated Funding Grant Opportunities available through Regional Economic Development Councils.

Submittal Requirements

Respondents shall submit the following:

1. A brief description of the entity submitting the proposal, including the full business name and type of organization (e.g., corporation, partnership, sole proprietorship), number of years in business, services provided, and the name, telephone number and e-mail address of the person the Village of Port Chester should contact if there are questions about the proposal or changes to the RFP.
2. Resumes for the primary individuals that will be committed to work with the Village of Port Chester, including their anticipated roles, relevant expertise, and any professional licenses or certifications.
3. Demonstration of firm's experiences including detailed descriptions of three (3) prior or current engagements that are similar in scope to the services requested in this RFP involving providing services to municipalities such as, property condition reports, GIS database management and analysis, blight studies, urban renewal plans. Please provide a reference for each client, including a name, telephone number and e-mail address.
4. A list of the firm's current clients and projects in Westchester County. Please comment on the possibility of a conflict of interest or appearance of impropriety being created if your firm is selected to work with the Village of Port Chester.
5. A description of any material litigation over the past three (3) years that involved the firm or any of its affiliates, a parent company, or any officer or principal.
6. Proof that the firm is presently licensed to conduct business in New York State, or statement that the firm will take the necessary steps to achieve such certification.

7. Representations of professional liability insurance in the amount identified below in Section 2 General Requirements.
8. A proposed fee, inclusive of all labor and expenses. It is not expected that travel or other incidentals will be incurred by the consultant and such expenses will be contained within its proposed retainer estimate. All assumptions must be stated clearly and describe the proposed invoicing process. Proposers are encouraged to include alternate compensation structures that take into account project-based compensation and/or transaction-based compensation that would offset fees.

The Village of Port Chester will not be liable for any costs incurred by any respondent in the preparation, submittal, presentation or revision of its submission; the Village of Port Chester will not be obligated to pay and will not pay any costs in connection with the preparation of such submissions. All submissions shall become the property of the Village of Port Chester and will not be returned.

Proposal Due Date

Please send ten (10) printed copies of the proposal and an electronic version of the proposal on a CD or flash drive to the following address:

Village of Port Chester
Attention: Mary Anne Veltri, Secretary
222 Grace Church Street,
Port Chester, New York 10573
Telephone: (914) 995-2200

Submissions must be mailed or delivered so as to be received at the address above no later than

3:00 pm Eastern on ~~XXXXXXXXXX~~, 2014.

Proposals received after the deadline will not be accepted. It is the sole responsibility of the firm to assure that its proposal is received at the location specified by the due date and time.

Please do not telephone Village of Port Chester staff or visit the Village offices to discuss the RFP. Any questions regarding the RFP should be submitted to Mary Anne Veltri, the Secretary of the Village of Port Chester by e-mail: mveltri@PortChesterNY.com by no later than ~~XXXXXX~~ 2014. Please put "Village of Port Chester Property Assessment Report RFP" in the e-mail subject line.

SECTION 2: GENERAL REQUIREMENTS

Labor Laws

The awarded firm will be required to comply with all applicable laws, including but not limited to labor laws, prevailing wage rates and workers compensation.

Liability Requirements

The selected consultant shall supply and maintain insurance which indemnifies and holds harmless the Village of Port Chester, its officers, employees and agents from and against any and all liability, damages, claims, demands, costs, judgments, fees, attorney’s fees or loss to the extent caused by negligent acts, errors or omissions by the consultant or by a third party under the direction or control of the consultant or third party under the direction or control of the consultant in an amount not less than \$1,000,000.

Certificates of insurance must be submitted to the Village Attorney and/or the Attorney for the Village of Port Chester for approval prior to the signing of the professional services agreement.

Other required insurances that must be furnished prior to commencement of work:

Workers Compensation	Statutory Requirements
New York State Disability Coverage	Statutory Requirements
General Liability/Property Damage	\$2,000,000 combined single limit
Automobile Liability	\$2,000,000 per occurrence

Insurance certificates shall name the Village of Port Chester as an Insured Party and shall be primary over any insurance held by the Village.

New York Law and Venue

This contract shall be construed under the laws of the State of New York. All claims, actions, proceedings, and lawsuits brought in connection with, arising out of, related to, or seeking enforcement of this contract shall be brought in the Supreme Court of the State of New York, Westchester County. In addition, Village of Port Chester contractors which are not incorporated in the State of New York shall produce a Certificate to Do Business in the State of New York from the New York Secretary of State prior to executing their contract with the IDA.

Proprietary Information

The New York State Freedom of Information Law, Public Officers Law, Article 6, provides for public access to information. Public Officers Law, Section 87(d)(2) provides for exceptions to disclosure for records or portions thereof that are ‘trade secrets or are submitted to an agency by a commercial enterprise or derived from information obtained from a commercial enterprise and which if disclosed would cause substantial injury to the competitive position of the subject enterprise’. Information that the proposer wishes to have treated as proprietary and confidential trade information should be identified and labeled “Confidential” or “Proprietary” on each page at the time of submittal. This information should include a written request to excerpt it from disclosure, including a written statement of the reasons why the information should be excerpted.

Evaluation & Right to Reject Proposals

The primary criteria to be considered in evaluating the proposals will be:

- The completeness, clarity, and accuracy of the information requested.
- The expertise of the staff committed to work with the Village.
- The depth of the firm's relevant experience.
- The competitiveness and cost efficacy of the proposal.

The Village of Port Chester reserves the right to interview some, none or all of the respondents, as it deems appropriate.

This RFP does not commit the Village of Port Chester to award a contract, pay any cost incurred in the preparation of a proposal in response to this RFP or to procure or contract for services. The Village intends to award a contract on the basis of the best interest and advantage and reserves the right to accept or reject any or all proposals received as a result of this request, to negotiate with all qualified proposers or to cancel this RFP in part or in its entirety, if it is in the best interest of the Village of Port Chester to do so.

This RFP and any contract or agreements resulting herein are subject to all applicable Federal, State and local laws, rules, regulations and executive orders.

Cancellation Clauses

Any violation of the terms, conditions, requirements and/or non-performance of the agreement resulting from this RFP shall result in immediate cancellation. The agreement may be cancelled by the Village of Port Chester for any other reason(s) upon 30 days written notice.



February 26, 2014

Via Facsimile (914) 937-3169

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

Re: 24 Waterfront Place, Port Chester, NY

Dear Mr. Steers:

Please be advised that this firm represents G&S Port Chester Retail I LLC ("G&S") in connection with a proposed tenancy for the former DSW space located at 24 Waterfront Place.

The space is planned to be divided into three (3) separate spaces. G&S currently has an agreed lease with *CrunchFitness* for the largest of the 3 spaces, which will include the entire second floor. *CrunchFitness* is a national fitness center chain headquartered in New York City with locations throughout the United States and Australia.

Pursuant to §345-67 F (1)(b) of the Village of Port Chester Code (the "Code") for the MUR Marina Redevelopment Project Zoning District (the "District"), G&S is respectfully requesting a clarification by the Board of Trustees of the requirements of the Code to determine if the *CrunchFitness* use is consistent with the "Personal Services" permitted use as set forth and described in §345-67 B (1)(a)[1][a] of the Code. This would be consistent with the Studio 14 Yoga & Spin Class already in occupancy and currently located at the Center.

Due to the time sensitive nature of this request, please place this item on the next available Board of Trustee Agenda.

Very truly yours,
Tartaglia Law Group, LLC

A handwritten signature in black ink, appearing to read 'Daniel D. Tartaglia', with a horizontal line extending to the right.

Daniel D. Tartaglia, Esq.



Village of Port Chester, New York

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Reminder: No On-Street Parking During Snow Events

Welcome

Donec ut tortor purus. Ut ac tellus vel purus pretium iaculis et id mi. Nullam sodales hendrerit luctus. Phasellus varius risus eget nisi semper, sed venenatis dui varius. Integer augue augue, sagittis eget ligula et, euismod molestie quam. Nam ac ultricies elit. Mauris quis ante ut lacus hendrerit sollicitudin sit amet sit amet eros. Phasellus dui massa, imperdiet sit amet sollicitudin non, fermentum vel urna.

News & Announcements

[Board of Trustees Meeting Monday 03/17/2014 @ 6:00 PM - Village Courtroom](#)
Posted 2.19.14

[Board of Trustees Meeting Monday 03/03/2014 @ 6:00 PM-Village Conference Room](#)
Posted 2.14.14

[Open Vacancies for Taxi Commission. Please click here for details.](#)
Posted 8.8.13

[New County Recycling Guidelines as of June 1, 2011](#)
Posted 5.26.11

Calendar

[Board of Trustees Meeting Monday 03/17/2014 @ 6:00 PM - Village Courtroom](#)
Posted 2.19.14

[Board of Trustees Meeting Monday 03/03/2014 @ 6:00 PM-Village Conference Room](#)
Posted 2.14.14

CORRESPONDENCE

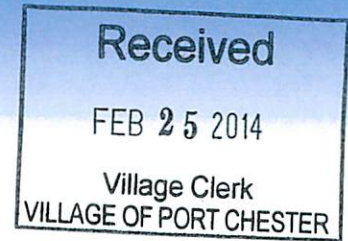


Lou Del Bianco

16 Village Green
Port Chester, NY 10573

PHONE: (914) 937-0897 FAX: (914) 937-0227

E-MAIL: Lou@FindLou.com
www.FindLou.com



Feb. 22, 2014

Mayor Neil Pagano & Board of Trustees
c/o Village Clerk's Office
222 Grace Church Street
Port Chester, NY 10573

Dear Mayor Pagano and Board of Trustees,

My name is Lou Del Bianco. You already know that I am in the process of erecting a memorial for my grandfather, Luigi Del Bianco. Your support and co-operation has been greatly appreciated.

During this process, I met with the Beautification Commission, and I was very impressed with their ideas and passion for making Port Chester a better place. To be honest, I am not a meeting person. I'm more of a hands on guy; someone who likes to take a blighted area and restore it. I found the commission so easy going that it didn't feel like a meeting at all; just a group of concerned citizens who really care about their community.

In short, I'm asking you if I can be a member of the Beautification Commission.

Thank you for your time and attention to this matter. I look forward to hearing back from you.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Lou Del Bianco', written over a large, stylized blue scribble.

Lou Del Bianco



February 14, 2014

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

Coalition Officers
Bob Vyskocil
Samuel Ortiz
Ivan Tolentino
Co Chairs

Karen Fink
Treasurer & Secretary

Alex Payan
Coordinator

Coalition Committees
Governance Committee
Byron Wornack
Judy Diaz

Community Profile
Frank Fanelli
Katherine Roberts

Adolescent Health
Augustina Santucci

Executive Committee
Bob Vyskocil
Samuel Ortiz
Ivan Tolentino

Youth Committee
Lauren Martinez

Sectors Represented
Outreach
Youth
Parents
Education
Recreation
Law Enforcement
Government
Health Services

Substance Abuse Services
Mental Health Services
Faith Community
Business
Civic Organizations
Seniors & Older Adults
Media
Youth Services

Dear Christopher Steers,

I am writing to you as the Coordinator of Port Chester Cares (PCC), a group of individuals invested in the community to promote positive, safe, productive and healthy lives for all. The coalition works to reduce youth substance use and other high risk behavior and promote healthy living. PCC began in 2007 and we have been working tirelessly since then to improve the lives of those living in the Port Chester community.

One of the ways that we reduce substance abuse is by encouraging families to spend more time together by providing events and programs for adolescents to participate in rather than engaging in risky behaviors. One event that has been very successful over the past few years is a Free Family Film Night in which we invite everyone in the community to come spend an evening watching a movie.

This year we would like to broaden this program. We would love to be able to use the Port Chester Senior Center one night to show a movie. We always look for community organizations to take part in the care of our young people and hope this is something you will consider. No admission will be charged to attend this event. We will be providing free popcorn and water for those who attend the event and stay to watch the movie.

Event Schedule:
Start time: 6:00pm
6:00pm – 6:30pm: Sign-In / Introduction
6:30pm – 8:30pm: Movie

Ideally, we would like to show the movie one night during their spring break which starts on Monday, April 14th to Friday, April 18th. Please let me know if you have any time available that we could meet. Thank you, and I look forward to hearing from you.

Sincerely,

Alex Payan
Coalition Coordinator

Port Chester is a healthy, caring and thriving community where everyone contributes to serve and benefit all.

One Gateway Plaza, 4th Floor ♦ Port Chester, NY 10573 ♦ www.PortChesterCares.org ♦ 914.255.4856



COUNCIL OF COMMUNITY SERVICES
PORT CHESTER · TOWN OF RYE · RYE BROOK

Received
FEB 25 2014
Village Clerk
VILLAGE OF PORT CHESTER

Board of Directors

Pastor Jim O'Hanlon
President

Scott Moore
1st Vice-President

Elizabeth Rotfeld
2nd Vice-President

Sally M. Adler
Treasurer

Fr. Hilario Albert
Corresponding Secretary

Maria Flores
Recording Secretary

Fr. Richard Alejunas
Doris Bailey-Reavis
Rev. J. Bruce Baker

Nancy Barr
Kathy Carley-Spanier
Gene Ceccarelli

Lindsay Farrell
Michael Goldstein
Alex Payan

Isobel Perry
John Reavis
Susan Wayne

Caryl Weinstein
Rev. Natalie Wimberly
Kerry Walsh

Council Committees

Port Chester Arts Initiative
And Port Chester Fest

Adolescent Health Task Force

God's Green Market

Health Network

Housing Task Force

Latino Network

Mary O'Connell Camp Fund

Senior Network

Community Coordinator

Bryan Diaz

Mayor Neil Pagano and Members of the Village Board of Trustees
Village of Port Chester
222 Grace Church Street
Port Chester, New York

Dear Mayor Pagano and Members of the Board of Trustees:

This year will mark the 6th annual "Port Chester Fest", our multicultural community festival. Based on the success of our past events we are excited to schedule another one for Saturday June 7th, 2014.

We are seeking the co-sponsorship of the Village of Port Chester. We need the following Village support to make this a reality:

- Police and Department of Public Works Services
- Support from the Village Recreation Department on the day of the event
- Public restrooms
- Show mobile, with generator
- Permission to fly a banner over North Main Street and Westchester Ave, from May 6th to June 6th, announcing Port Chester Fest

We plan to present at least six (6) performances on the Show mobile and three (3) dance performances in front on the stage. Additionally, there will be at least six (6) family-friendly art workshops at the event. We are in the process of recruiting restaurants and ethnic vendors and we will be inviting not-for-profits and businesses to participate as well. As an event, which celebrates our Village, the Port Chester Fest will also highlight local groups and youth.

We are looking forward to another successful event, but it is contingent upon the Village's co-sponsorship and participation. The Village logo will appear as a sponsor on all outreach and marketing materials relating to this event. This includes thousands of flyers, posters, the event program, t-shirts, and more.

We look forward to hearing from you at your next Board meeting, so that we can move forward with our plans. We are most grateful for what you provided last year and look forward to working with you in the future.

Community Coordinator
Bryan Diaz

Board President
Pastor Jim O'Hanlon

MINUTES

MEETING HELD OCTOBER 7, 2013

A meeting of the Board of Trustees of the Village of Port Chester, New York, was held on Monday, October 7, 2013, in the Court Room of the Police Headquarters Building, 350 North Main Street, Port Chester, New York, with Mayor Neil Pagano presiding.

Present in addition to Mayor Pagano, were Trustees Gregory Adams, Daniel Brakewood, Saverio Terenzi, Luis Marino, Joseph Kenner and Gene Ceccarelli.

It should be noted that Trustee Kenner arrived at 5:15 p.m. and Trustee Terenzi arrived at 5:16 p.m.

Also present were Village Manager, Christopher Steers; Village Clerk, Janusz R. Richards; Village Attorney, Anthony Cerreto; Village Treasurer, Leonie Douglas; Director of Planning and Development Christopher Gomez; Christopher Ameigh Administrative Aide to the Village Manager.

On motion of Trustee Adams, seconded by Trustee Brakewood the meeting was declared opened at 5:13 p.m.

ROLL CALL

AYES: Trustees Adams, Brakewood, Marino, Ceccarelli and Mayor Pagano

NOES: None

ABSENT: Trustees Kenner and Terenzi.

DATE: October 7, 2013

WORK SESSION

On possible projects in the Village of Port Chester utilizing the services of National Council for Community Development, Inc. d/b/a National Development Council.

Village Manager Steers stated he is working with a rep from National Development Council who is working with the Village on development and the cost benefit and analysis and other issues that might come up with economic development.

Michael A. Cucchiara said he is a director of the Director from National Development Council (NDC), selected to help the Village with the economic development and financial advisory. They have a national interest in community development. It also includes a technical assistance division and small business lending. Includes Economic Development Consulting Services, Grow America Fund, HEDC New Markets (a US tax credit program for low-income communities, of which Port Chester is eligible), Corporate Equity Fund (tax credits for historic or low income housing), HEDC Public Facilities Division (lending money for public infrastructures), and Training Division (teaching underwriting skills to non-profits). He commented they are basically an at-cost financier because they are non-profit. NDC has worked with school districts with the City of Hartford in building a magnet school.

NDC consider themselves to be an extension of the municipal client staff. It includes the Grow America Fund, a business lending fund. New Markets is not a competitive process. In terms of their general consulting services there is no limit to that. When projects are being done you have

to think of the time lag process. Presently we are working with Yonkers, New Rochelle and a waterfront redevelopment in Norwalk.

Trustee Kenner asked about the New Rochelle project and if NDC did the financing. Michael stated it involved pilot negotiations with a long term financial agreement over the next 50 years.

Mayor Pagano asked in building a garage who actually owns it during the time the debt is retiring. Michael said NDC are actually the asset manager. The management of the garage can be worked out through the lease.

NDC can help municipalities estimate the costs of maintenance in buildings as far as power. They do not do energy assessments.

Mayor Pagano commented the Municipal Center would be a priority project. NDC is more interested in the implementation stages.

Trustee Terenzi commented on the Sewer Rent Project and how the Village is planning on managing the revenue stream. NDC has worked with this in Pennsylvania and, although they did not do the project, gained much insight.

Trustee Brakewood brought up Starwood and overcrowded schools. NDC works with projects around eminent domain although this is more of a code enforcement.

Mayor Pagano asked Village Manager Steers for the top projects to be considered.

At 6:15 p.m., on motion of Trustee Marino, seconded by Trustee Ceccarelli the Board adjourned into an executive session regarding promotions of particular persons in the Port Chester Police Department.

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: None.

DATE: October 7, 2013

Present in addition to the Board of Trustees, were Village Manager, Christopher Steers; Village Clerk, Janusz R. Richards; Village Attorney, Anthony Cerreto; Village Treasurer, Leonie Douglas; Acting Police Chief, John R. Telesca and Christopher Ameigh Administrative Aide to the Village Manage.

No action was taken in executive session.

At 7:05 p.m., a motion to come out of executive session was made by Trustee Adams, seconded by Trustee Marino, the Board of Trustees closed the executive session.

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano
NOES: None.
ABSENT: None.

DATE: October 7, 2013

AFFIDAVIT OF PUBLICATION AND NOTICE OF PUBLICATION
RE:

Public Hearing to consider a local law further modifying the permit amnesty period of the Permit Amnesty Program.

The following Public Notices were duly published in the Journal News and the Westmore News on September 20, 2013, certified by Cecilia Hernandez, Principal Clerk of the Journal News and Angelina Brescia, Office Manager of the Westmore News

PUBLIC NOTICE
PUBLIC NOTICE

PUBLIC NOTICE is hereby given that the Board of Trustees of the Village of Port Chester, New York, will hold a PUBLIC HEARING on Monday, October 7, 2013, at 7:00 P.M., in the Village Justice Courtroom, 350 North Main Street, Port Chester, New York, to consider an interim local law further modifying the Amnesty period with regard to Local Law No. 4 of 2012 establishing a Permit Amnesty Program.

Interested persons are invited to attend and will be afforded the opportunity to be heard at this time. The copy of the proposed law is available at the Village Clerk's office or online at the Village website www.portchesterny.com.

Date: September 17, 2013

/s/ JANUSZ R. RICHARDS
JANUSZ R. RICHARDS
Village Clerk
Village of Port Chester, New York

On motion of Trustee Adams, seconded by Trustee Ceccarelli, the public hearing was declared open.

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano
NOES: None.
ABSENT: None.

DATE: October 7, 2013

Mayor Pagano commented the Amnesty Program has been extended out to May 2016. There has been a reconsideration of that. He asked Village Manager Steers for his professional opinion on whether or not it is prudent to do that. In the building department there are 4 people handling amnesty staff. We are going to lose 2 of them a year from now. Village Manager Steers maintains his position with the planning board's recommendation that we stick with May 2016. We don't have statistics to indicate what the impact will be.

Village Attorney Cerreto advised it would be necessary to have a hearing on the 21st to change the Amnesty date.

Ms. Goldie Solomon commented that the Amnesty Program violates search and seizure rights of the Bill of Rights.

Ms. Bea Conetta commented the Amnesty Program is the worst thing to happen to Port Chester. Suggested the Village should provide a list of what you need permits for.

Ms. Linda Turturino commented that she understands why the Village wants to do the Amnesty Program, because of the safety issues and such. If you want to give the residents a break there should be no fee to sign up, if anything is found in the home prior to the person's buying the home you should not be found for; and if there is anything found there should be no fee because the homeowner is going to be responsible for the repairs.

Mr. Frank Ferrara spoke in favor of keeping the Amnesty Program May 2016 date in place.

Trustee Marino commented that the problems were created by the people of the Village and they do not deserve to get a free ride.

Trustee Brakewood said that if the enrollment into the program ends in 2014 it does not eliminate the workload of the staff. Village Manager Steers commented that we should have it manageable by that time. If not, we will need to add staff.

Ms. Bea Conetta said people were frightened into joining the program.

Trustee Marino made a motion to change the Amnesty date from May 31, 2013 to September 30, 2014, seconded by Trustee Kenner.

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: None.

DATE: October 7, 2013

Trustee Kenner made a motion to adjourn the Public Hearing to October 21st, seconded by Trustee Ceccarelli.

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: None.

DATE: October 7, 2013

PUBLIC COMMENTS

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

Ms. Goldie Solomon commented on the National Council of the Community Development and hope they do not touch our waterfront park. Our Village is overtaxed because we are a low income village and have to pay higher taxes. Work for city status and we will have lower taxes.

Ms. Heather Paul commented on the Village Police Department articles in the Westmore News and Journal News. The railroad station is has no walkover with no amenities. The Westmore News has run an article on out of town children in the Port Chester schools.

Village Attorney Cerreto stated we have a very poor relationship with Metro North. Trustee Brakewood said we need to work with the Justice Department on ADA.

Ms. Goldie Solomon noted that there is much trash thrown on the ground around the railroad station, which Metro North ignores.

Mr. Giangrande made a comment that the Port Chester Parks Department has a state mandated charter and we have sole control of parks. Commented on the Dog Park and T-Ball field. The Rec commission should stay out of the Parks commission business.

Village Manager Steers suggested meeting individually with each department and doing a workshop.

Mr. Giangrande thanked George Latimer for getting State money for funding.

Ms. Bea Conetta commented on the Westmore News regarding the Police Department articles regarding Rich Savage and Chief Krzeminski.

Ms. Linda Turturino commented on two dog events and fundraising for the dog park.

A resident commented on the Starwood progress.

Mayor Pagano and Barry Thurman had a meet and greet session to discuss what is going on in the Village. We need to mitigate as to the impact on this community. Starwood can have whoever they want to do the study as long as we have someone on the committee.

Village Manager Steers commented on the mitigation on schoolchildren. There needs to be a study done.

Mr. Morlino commented on Code Enforcement. A challenge for residents to know what's happening. A resident calls up with a complaint or issue, gets a tracking number and the resident can follow it on line. Second point is quality of life issues in Port Chester.

Village Manager Steers said the Village has some new software. We are now working on updating some of our machines to use the Code Enforcement software. We are working with Public Works on the sidewalk issues. Based on the new software it is real time.

RESOLUTIONS

RESOLUTION #1

EAST COAST GREENWAY

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

WHEREAS, after presentation by the East Coast Greenway Alliance (“Alliance”), the Board of Trustees referred to the Traffic Commission a proposed change of route of the East Coast Greenway (“Greenway”) using North and South Main Streets, also designated as U.S. Route 1) instead of Abendroth Avenue as originally proposed and approved by the Board; and

WHEREAS, by letter dated August 27, 2013, the Traffic Commission favorably recommended such new route and signage; and

WHEREAS, letter dated September 13, 2013, the New York State Department of Transportation has advised that they have no objection to the new route and would install signage on U.S. Route 1 which is a bicycle route in the 2001 Mid Hudson South Region Bicycle and Pedestrian Master Plan developed by the New York Metropolitan Transportation Council; and

WHEREAS, the Greenway would promote recreational opportunities, attract tourist interest and encourage shopping and doing business in the Village. Now, therefore, be it

RESOLVED that the Board of Trustees hereby affirms its support of the efforts of the East Coast Greenway Alliance and grants any necessary permission for the passage of the East Coast Greenway through the Village of Port Chester along the route recommended by the Traffic Commission.

Approved as to Form:

Village Attorney, Anthony Cerreto

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: None.

DATE: October 7, 2013

RESOLUTION #2

**AGREEMENT WITH WESTCHESTER COUNTY
PRISONER TRANSPORTATION**

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

WHEREAS, pursuant to Sections 500-c and 500-d of the New York Corrections Law, prisoners are required to be transported from municipalities to the Westchester County Jail in Valhalla, New York; and

WHEREAS, the Village of Port Chester has had a long-standing agreement to cooperate in providing such prisoner transportation with reimbursement based on mileage; and

WHEREAS, the current agreement has expired and a renewal agreement has been proposed by the County to continue to receive such services; now, therefore, be it

RESOLVED, that the Village Manager be authorized to execute an agreement in the form annexed with the County of Westchester with regard to reimbursement for prisoner transportation between the Village and the County Department of Correction for the period beginning January 1, 2013 and ending on December 31, 2014.

Approved as to Form:

Village Attorney, Anthony Cerreto

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: None.

DATE: October 7, 2013

RESOLUTION #3

AWARD WITH REGARD TO MEDICAL, DRUG AND ALCOHOL TESTING

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

WHEREAS, through a competitive Request for Proposal ("RFP") process the Village of Port Chester solicited proposals for medical, drug and alcohol testing of prospective and current Village employees and officers; and

WHEREAS, two proposals were submitted to the Village; and

WHEREAS, the retainer of a single vendor to provide these services is an important part of the Village's comprehensive risk management program. Now, therefore, be it

RESOLVED, that the Village Manager be and is hereby authorized to enter into an agreement with Partners in Safety, 15 North Broadway, White Plains, New York 10601, for the provision of medical, drug and alcohol testing of prospective and current Village employees and officers, with a term of three years and compensation as provided in the annexed schedule.

Approved as to Form:

Village Attorney, Anthony Cerreto

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: None.

DATE: October 7, 2013

RESOLUTION #4

**WESTCHESTER COUNTY FOOD SERVICE PERMIT
FOR SENIOR NUTRITION PROGRAM
220 GRACE CHURCH STREET**

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:

RESOLVED, that the Village Manager be authorized to submit an application to the Westchester County Health Department for renewal of permit number 01-K385-A which expires November 30, 2013 for food service establishment regarding the Port Chester Nutrition Program at 220 Grace Church Street.

Approved as to Form:

Village Attorney, Anthony Cerreto

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: None.

DATE: October 7, 2013

RESOLUTION #5

**BUDGET AMENDMENT – DEA FUNDS TO PURCHASE
RADIO'S AND ACCESSORIES FOR THE TWO NEW MOTOR CYCLES**

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

WHEREAS, the Acting Police Chief is recommending the use of DEA Asset Forfeiture Funds to purchase radios and accessories for two new police motorcycles for \$5,977.20 from Motorola Solutions, C/o Metrocom, 31 Plainfield Avenue, Bedford Hills, NY 10507, NYS Contract PT62495. 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 2013-14 General Fund Budget as follows:

GENERAL FUND

Balance Sheet:

001-001-0695	Deferred Revenue Police DEA	\$(5,977.20)
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Revenues:

001-0001-2613	Use of Deferred DEA Revenue	\$5,977.20
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Appropriations:
001-3120-0200 Police Equipment \$5,977.20

Approved as to Form:

Village Attorney, Anthony Cerreto

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: None.

DATE: October 7, 2013

RESOLUTION #6

**RETAINING SPECIALIZED COUNSEL WITH REGARD TO A PROPOSED
SOUTHERN GATEWAY MIXED USE OVERLAY DISTRICT**

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

WHEREAS, by resolution adopted on December 17, 2012, the Village of Port Chester adopted its first-ever Comprehensive Plan which identifies goals, objectives, principles, and policies for the immediate and long-range protection, enhancement, growth and development of the community; and

WHEREAS, by local law enacted on March 18, 2013, the Village adopted related zoning amendments as part of a multi-phased approach to implement the land use and zoning recommendations of the Comprehensive Plan; and

WHEREAS, on August 20, 2013 the Village of Port Chester Board of Trustees hosted a public workshop where planning staff presented overlay concepts purposed to further implement the land use and zoning recommendations of the Comprehensive Plan; and

WHEREAS, staff has since prepared a draft zoning amendment for a “Southern Gateway Mixed Use Overlay District” that includes the CD Design Shopping and PMU Planned Mixed Use Districts on the Boston Post Road; and

WHEREAS, the proposed overlay district is supported by and consistent with the Comprehensive Plan which recommends “...a mix of both residential and non-residential uses to reinforce existing uses and activate underutilized portions of the area as a means to incentivize appropriately scaled economic development opportunities”; and

WHEREAS, staff has recommended the retention of specialized land use/environmental counsel to provide a legal review of the proposed zoning amendment and develop the proper procedures for compliance with the State Environmental Quality Review Act for presentation to the Board of Trustees for subsequent discussion in a workshop format; and

WHEREAS, Starwood Capital, LLC has made a proffer to fund such expense; and

WHEREAS, such work-product will be presented to the Board of Trustees for consideration and discussion in a public meeting/workshop. NOW, THEREFORE, be it

RESOLVED, that the Village Manager is authorized to enter into a retainer agreement with Sive, Paget & Reisel, P.C., to provide legal services with regard to a proposed formulation of a Southern Gateway Project, compensation to be capped at \$26,000 and as otherwise set forth in the proposal dated September 26, 2013, and be it further

RESOLVED, that the proffer of Starwood Capital, LLC to fund such expense is hereby accepted.

Approved as to Form:

Village Attorney, Anthony Cerreto

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: None.

DATE: October 7, 2013

RESOLUTION #7

GRANT APPLICATION FOR THE POLICE JUSTICE COURT

On motion of TRUSTEE ADAMS, 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 Police Justice Court serves a vital purpose to ensure fair justice in the Village; and

WHEREAS, the Court has one of the heaviest dockets of all local courts in the State of New York; and

WHEREAS, the State of New York Unified Court System invited the Village to apply for a Justice Court Assistance Program (JCAP) Grant, with a maximum award of \$30,000; and

WHEREAS, the Court Clerk has recommended that the Village submit a grant to fund audio and presentation equipment, office furniture, a cash bill counter, storage for old files and painting of the hallways at the Justice Court; and

WHEREAS, the deadline for the 2013-2014 JCAP Grant is October 15, 2013.
Now, therefore, be it

RESOLVED, that the Mayor be and hereby is authorized to submit an application for a Justice Court Assistance Program (JCAP) Grant, requesting \$34,092.09 in funding in accordance with the needs assessment prepared for such purpose by the Court Clerk.

Approved as to Form:

Village Attorney, Anthony Cerreto

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: None.

DATE: October 7, 2013

DISCUSSIONS

Showboat / Riverboat Proposal

Mr. William Frenz commented on Waterfront entertainment. I have been in front of you for the past seven years and have pictures of the waterfront restaurant in back of the Willett House, on the water. I am looking to have a license agreement with the Village. March '09 submitted to the Building Committee plans for the Boat to be considered a structure. April '09 submitted to the Planning Commission with architectural plans. In May '09 U.S. Army Corps of Engineers to insure that all dock plans were in order. In 09 the Coast Guard passed inspections of your restaurant. This would be a permanent structure rather than a floating vessel.

Mayor Pagano asked what benefits it would provide to the Village. It would provide the bathrooms at marina, an ADA gangway, pump out station plus the rental for 10 slips. This would be a year-round operation with live entertainment and a limited menu. Based on the present business model it will employ 28-32 people and can hold up to 149 people. The hours are Mon – Fri 11 a.m.-midnight, Sat 11 a.m. am – 2 am, Sun 2 p.m.-midnight.

Trustee Marino asked what the next steps are. Village Attorney Cerreto said he would make a resolution for the next board meeting. Attorney Cerreto will prepare a checklist for Mr. Frenz.

Trustee Brakewood questioned whether this restaurant would be paying taxes.

CORRESPONDENCES

Mayor Pagano asked for a motion to combine correspondence 1, 2, 3, 4, 5 and 6 of the agenda for the purpose of casting one vote for all of the combine correspondences. There being no objections, on motion of Trustee Marino, seconded by Trustee Kenner, the motion was accepted by the Board of Trustees of the Village of Port Chester, New York.

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: None.

DATE: October 7, 2013

From Fire Patrol & Rescue Co. No. 1 on the election of new member Nick Melillo.

From Fire Patrol & Rescue Co. No. 1 on the election of new member Augustine Diaz.

From Fire Patrol & Rescue Co. No. 1 on the election of new member Michael Spadaro.

From Fire Patrol & Rescue Co. No. 1 on the resignation of Ryan Iarocci as a member

From Harry Howard Hook & Ladder Co. No. 1 on the resignation as a member of Eric Snyder

From Harry Howard Hook & Ladder Co. No. 1 on the expelling of member Robert Painter

Mayor Pagano asked for a motion to accept correspondences 1, 2, 3, 4, 5 and 6 of the agenda. There being no objections, on motion of Trustee Marino, seconded by Trustee Kenner, the motion was accepted by the Board of Trustees of the Village of Port Chester, New York.

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: None.

DATE: October 7, 2013

Liquor License Renewal for El Palacio

The Board duly noted the correspondence.

From the Traffic Commission regarding the crosswalk in front of 50 South Main Street

The Board duly noted the correspondence.

PUBLIC COMMENTS AND BOARD COMMENTS

Board

Trustee Adams congratulated Trustee Brakewood on his 5K run.

Trustee Brakewood re decal parking permits. He inquired on prepaid decal permits for handicapped.

Trustee Brakewood agreed with the quality of life issues. Had a good meeting with NDC. One of the things they cannot help us with is the planning before we get into the building and financing.

Trustee Terenzi commented on the retirement of Richie Savage and his help with kids in baseball.

Starwood property is going down in value and we need some ideas to make the right decision.

Trustee Ceccarelli commented on the protest of tickets.

At 9:32 p.m., on motion of Trustee Brakewood, seconded by Trustee Marino, the meeting was closed.

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: None.

DATE: October 7, 2013

Respectfully submitted,

Janusz R. Richards
Village Clerk

MEETING HELD OCTOBER 10, 2013

A Special meeting of the Board of Trustees of the Village of Port Chester, New York, was held on Thursday, October 10, 2013, in the Village Hall Conference Room, 222 Grace Church Street, Port Chester, New York, with Mayor Neil Pagano presiding.

Present in addition to Mayor Pagano, were Trustees Gregory Adams, Daniel Brakewood, Saverio Terenzi, Luis Marino, and Gene Ceccarelli.

It should be noted that Trustee Kenner was absent.

It should be noted that Trustee Brakewood arrived at 5:12 p.m.

It should be noted that Acting Police Chief John Telesca left at 5:37 p.m.

Also present were Village Manager, Christopher Steers via telephone; Village Clerk, Janusz R. Richards; Village Attorney, Anthony Cerreto; Village Treasurer, Leonie Douglas; Acting Police Chief, John Telesca and Administrative Aide to the Village Manager, Christopher Ameigh.

On motion of Trustee Ceccarelli, seconded by Trustee Adams the meeting was declared opened at 5:08 p.m.

ROLL CALL

AYES: Trustees Adams, Terenzi, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustee Brakewood, Kenner.

DATE: October 10, 2013

PROPOSED MOTION FOR EXECUTIVE SESSION

MOTION FOR EXECUTIVE SESSION # 1

At 5:09 p.m., on motion of Trustee Marino, seconded by Trustee Adams the Board adjourned into an executive session regarding promotions of particular persons in the Port Chester Police Department.

Roll Call

AYES: Trustees Adams, Brakewood, Terenzi, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustee Brakewood and Trustee Kenner.

DATE: October 10, 2013

Present in addition to the Board of Trustees, were Village Manager, Christopher Steers via telephone; Village Clerk, Janusz R. Richards; Village Attorney, Anthony Cerreto;

Village Treasurer, Leonie Douglas; Acting Police Chief, John R. Telesca and Christopher Ameigh Administrative Aide to the Village Manage.

No action was taken in executive session.

At 5:34 p.m., a motion to come out of executive session was made by Trustee Adams, seconded by Trustee Marino, the Board of Trustees closed the executive session.

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustee Kenner.

DATE: October 10, 2013

MOTION FOR EXECUTIVE SESSION # 2

At 5:35 p.m., on motion of Trustee Marino, seconded by Trustee Terenzi the Board adjourned into an executive session regarding appointment of a particular person in the Village Clerk's Office.

Roll Call

AYES: Trustees Adams, Brakewood, Terenzi, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustee Kenner.

DATE: October 10, 2013

Present in addition to the Board of Trustees, were Village Manager, Christopher Steers via telephone; Village Clerk, Janusz R. Richards; Village Attorney, Anthony Cerreto; Village Treasurer, Leonie Douglas and Christopher Ameigh Administrative Aide to the Village Manage.

No action was taken in executive session.

At 5:40 p.m., a motion to come out of executive session was made by Trustee Ceccarelli, seconded by Trustee Marino, the Board of Trustees closed the executive session.

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustee Kenner.

DATE: October 10, 2013

MOTION FOR EXECUTIVE SESSION # 3

At 5:41 p.m., on motion of Trustee Marino, seconded by Trustee Brakewood the Board adjourned into an executive session regarding the Village Manager's Annual evaluation.

Roll Call

AYES: Trustees Adams, Brakewood, Terenzi, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustee Kenner.

DATE: October 10, 2013

Present in addition to the Board of Trustees, were Village Manager, Christopher Steers via telephone; Village Clerk, Janusz R. Richards; Village Attorney, Anthony Cerreto; Village Treasurer, Leonie Douglas and Christopher Ameigh Administrative Aide to the Village Manager.

No action was taken in executive session.

At 5:54 p.m., a motion to come out of executive session was made by Trustee Ceccarelli, seconded by Trustee Adams, the Board of Trustees closed the executive session.

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustees Marino and Kenner.

DATE: October 10, 2013

WORKSHOP

Year End Budget Modifications & Adjustments FY 2012-2013

Village Treasurer, Leonie Douglas updated the Board of Trustees on budget adjustments & modifications for fiscal year June 1, 2012 to May 31, 2013.



VILLAGE OF PORT CHESTER GENERAL FUND BUDGET ADJUSTMENTS & MODIFICATIONS FISCAL YEAR JUNE 1, 2012 TO MAY 31, 2013

October 10, 2013



Authorized Budget Modifications at a Glance

Adopted Budget		\$35,679,672
Prior Year Encumbrances B/F @ 6/1/2012		\$84,940
Budget Amendments:		
✓ Use of DEA Funds 7/16/12	\$ 9,096	
✓ Use of DEA Funds 7/16/12	\$ 2,421	
✓ Use of DEA Funds 7/16/12	\$ 3,458	
✓ Use of DEA Funds 11/5/12	\$ 6,554	
✓ Use of DEA Funds 3/18/13	\$ 3,843	
✓ Use of DEA Funds 4/15/13	\$29,741	
✓ Use of DEA Funds 4/15/13	\$11,414	
✓ Detmer Donation 4/15/13	<u>\$25,000</u>	<u>\$91,527</u>
Adjusted Budget		\$35,856,139



Use of Contingency FY 2012-13

Adopted Contingency Budget		\$235,000
Use of Contingency:		
➤ Increased Library Contributions 6/18/12	\$23,000	
➤ 5 Year Operating Budget Plan 8/6/12	\$ 5,000	
➤ Parking Garage/Police/Justice Court Facility 8/6/12	\$22,500	
➤ CSEA Contract Ratification 12/17/12	<u>\$82,487</u>	
Total Use of Contingency		<u>\$132,987</u>
Modified Contingency Budget		\$102,013



Revenues & Appropriated Fund Balance Summary – FY 2012-13

Revenues		\$33,656,200
Appropriated Fund Balance	\$865,000	
Prior Years Encumbrances	\$84,940	
Appropriated W. C. Reserves	\$150,000	
Appropriated Debt Reserves	<u>\$200,000</u>	
Total Appropriated FB & Reserves		\$1,299,940
Transfers In:		
Sewer Fund	\$700,000	
Debt Service Fund	<u>\$200,000</u>	
Total Transfers In		<u>\$900,000</u>
Adjusted Budget		\$35,856,140



Adjusted Budget vs. Actual Expenditures

Adjusted Budget	\$35,856,140
Actual Expense	\$36,890,634
Actual Expenditures Over Adjusted Budget	\$(1,034,494)



Adjusted Budget vs. Actual Revenues

Adjusted Budget	\$35,856,140
Actual Expenditures	\$35,763,259
Revenues Under Collected	\$(92,881)



Actual Revenues vs. Actual Expenditures FY 2012-13

Actual Revenues	\$35,763,259
Actual Expenditures	<u>\$36,890,633</u>
Fund Deficit	\$(1,127,374)



Statement of Revenues, Expenditures & Changes in Fund Balance

REVENUES	Original Budget	Adjusted Budget	Actual 5/31/2013	Available Balance	Percent Balance
Property Tax	21,896,467	21,896,467	21,814,719	-81,748	100%
Other Tax Items	738,000	738,000	947,152	209,152	128%
Non-Property Tax Items	4,379,000	4,379,000	4,796,189	417,189	110%
Departmental Income	3,028,692	3,028,692	3,638,548	609,856	120%
Use of Money & Property	322,866	322,866	348,600	25,734	108%
License & Permits	185,430	185,430	277,634	92,204	150%
Fines & Forfeitures	2,204,000	2,270,528	2,018,586	-251,941	89%
Miscellaneous	81,000	106,000	357,243	251,243	337%
State Aid	604,935	604,935	686,534	81,599	113%
Federal Aid	124,282	124,282	672,049	547,767	541%
Total Revenues	\$33,564,672	\$33,656,200	\$35,557,254	\$1,901,055	106%



Statement of Revenues, Expenditures & Change in Fund Balance

EXPENDITURES	Original Budget	Adjusted Budget	Actual 5/31/2013	Encumbered	Available Balance	Percent Balance
Gen Government Support	5,223,830	5,208,864	5,429,149	27,936	-248,221	104%
Public Safety	11,151,690	11,160,992	11,056,156	127,002	-22,166	99%
Health	275,834	275,834	\$261,723	-	14,111	95%
Transportation	1,598,035	1,615,335	1,553,720	1,289	60,326	96%
Economic Opp. & Development	380,659	383,312	376,739	-	6,469	98%
Culture & Recreation	1,919,093	1,946,801	1,954,341	-	-7,540	100%
Home & Community Services	2,184,370	2,205,540	2,220,077	8,935	-23,472	101%
Employee Benefits	9,100,191	9,106,052	10,090,459	-	-984,407	111%
Debt Service-Principal	2,740,000	2,340,000	2,340,000	-	-	100%
Debt Service-Interest	1,140,909	1,140,909	1,140,907	-	2	100%
Total Expenditures	\$35,714,612	\$35,383,639	\$36,423,272	\$165,162	\$-1,204,898	103%
Excess (deficiency) of Revenue Over (Under) Expenditures	\$-1,665,000	\$-1,727,440	\$-866,018	\$-165,162	\$-696,260.35	50%



Statement of Revenues, Expenditures & Changes in Fund Balance

OTHER FINANCING SOURCES (USES)	Original Budget	Adjusted Budget	Actual 5/31/2013	Available Balance	Percent Balance
Transfers In	1,250,000	1,250,000	206,005	1,043,995	16%
Transfer Out	-50,000	-472,500	-467,360	-5,140	99%
Total Other Financing Sources (Uses)	\$1,200,000	\$777,500	\$-261,355	\$1,038,855	-34%
Net Change In Fund Balances	-949,940	-949,940	-1,127,373	177,433	119%
Fund Balances-Beginning	8,977,360	8,977,360	8,977,360	-	\$100%
Fund Balances-Ending	\$8,027,420	\$8,027,420	\$7,849,987	\$177,433	\$98%



FY 2012-13 Major Revenue Increases

REVENUES	Original Budget	Adjusted Budget	Actual 5/31/2013	Available Balance	Percent Balance
PILOT	684,000	684,000	730,064	46,064	106.75%
Sdwlk Betterment Ph 2	30,000	30,000	142,114	112,114	473.71%
Int. & Pen.-Real Prop Tax	14,000	14,000	65,148	51,148	465.34%
Sales Tax Revenue	3,650,000	\$3,650,000	\$3,943,685	293,685	108.05%
Safety Inspect/Bldg Permits	150,000	150,000	414,294	264,294	276.20%
Safety Inspection/Occupancy	10,000	10,000	55,089	45,089	550.89%
Green Waste Tip Fees	420,000	420,000	555,222	135,222	132.20%
Permits/Sidewalk Obstruction	10,000	10,000	69,425	59,425	694.25%
Insurance Recoveries	16,000	16,000	108,808	92,808	680.05%
Workers Comp Recoveries	50,000	50,000	105,794	55,794	211.59%
Medicare Part D Reimbursement	-	-	97,303	97,303	0%
FEMA-Federal Portion	-	-	548,442	548,442	0%
Total Major Revenue Increases	\$5,034,000	\$5,034,000	\$6,835,388	1,801,388	135.78%



FY 2012-13 Major Expenditures Over-expended

EXPENDITURES	Original Budget	Adjusted Budget	Actual 5/31/2013	Encumbered	Available Balance	Percent Balance
GENERAL GOVERNMENT:						
Elections	100,000	100,000	146,883	17,294	-64,177	146.88%
Insurance	500,000	500,000	584,272	-	-84,272	116.85%
Refunds on Real Prop Tax	55,000	55,000	201,276	-	-146,276	365.96%
Total General Government:	655,000	655,000	932,431	17,294	-294,725	142.36%
EMPLOYEE BENEFITS:						
NYS Employees Retirement	829,519	\$829,519	\$947,949		-118,430	114.28%
NYS PD & Fire Retirement	1,944,016	1,944,016	2,224,525		-280,509	114.28%
Workers Compensation	1,500,000	1,500,000	1,946,636		446,636	129.78%
Hospital & Medical Ins.	3,471,100	3,471,100	3,610,012		-138,912	104%
Total Employee Benefits:	7,744,635	7,744,635	8,729,122		-984,487	112.71%
TOTAL	\$8,399,635	\$8,399,635	\$9,661,553	17,294	-1,279,212	115.02%



Budget Adjustments & Modifications

Increase Estimated Revenues:

1.1.1120	Sales Tax Revenue	\$293,685
1.1.1560	Building Permits	\$192,368
1.1.4989	FEMA Federal Portion	<u>\$548,441</u>
Total Estimated Revenues		\$1,034,494

Increase Appropriations:

1.1960.480	Refunds on Real Prop Tax	\$146,276.06
1.9000.801	State Retirement-ERS	\$118,430.00
1.9010.801	State Retirement-PFRS	\$280,509.00
1.9040.803	Workers Compensation	\$446,635.71
1.1450.100	Personnel Services	\$29,134.66
1.1450.423	Election Insp/Techs	<u>\$13,508.57</u>
Total Appropriations		\$1,034,494



Budget Adjustments & Modifications

BUDGET TRANSFERS:

From:

Contingency

1.1990.400	Contingent A/c	\$102,013.00
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To:

Elections

1.1450.423	Election Insp/Techs	\$8,021.43
1.1450.424	Election Rentals	\$6,341.88
1.1450.425	Election Moving	\$1,395.00
1.1450.476	Election Publications of Notices	\$5,782.42

Hospital & Medical Insurance

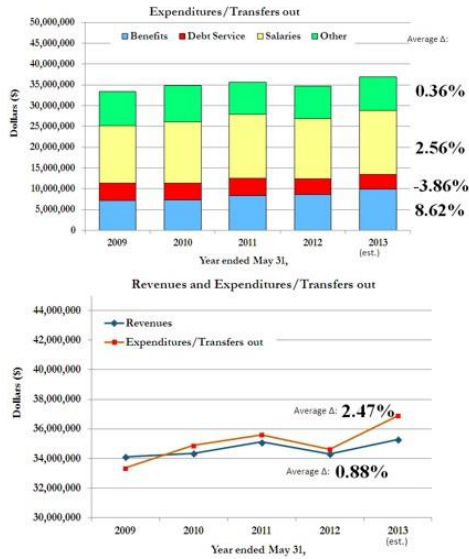
1.9060.807	Hospital & Medical Insurance	<u>\$80,472.27</u>
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Total		\$102,013.00
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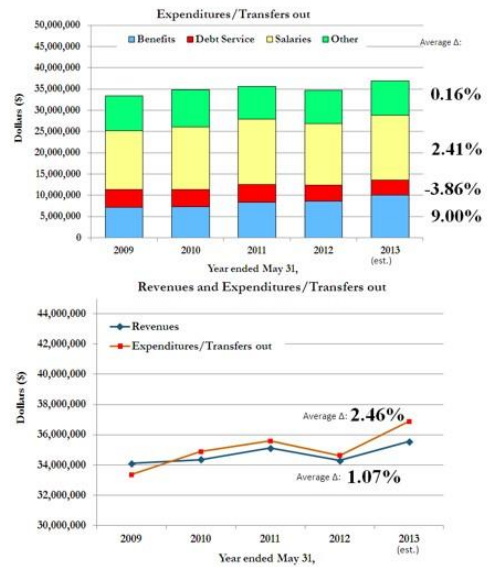


Affects on Projections.

Projections as of May 20th, 2013



Projections as of October 10th, 2013



RESOLUTIONS

RESOLUTION

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

WHEREAS, New York State Law requires that all Budget be balance at the end of the fiscal year; and

WHEREAS, certain appropriation line items in the 2012-2013 Fiscal Year General Fund Budget have been over expended and others under expended; and

WHEREAS, the Village of Port Chester is required to make all necessary adjustments to the Budget. The actual expenditures exceeded budget by \$1,034,494 of which \$124,800 was for Workers Compensation Section 32 Settlements. Now therefore be it

RESOLVED, that the Board of Trustees of the Village of Port Chester hereby authorizes the Village Treasurer to reduce the Workers Comp Reserves by the \$124,800 expended for workers comp section 32 settlement in the General Fund, and be it further

RESOLVED, that the Board of Trustees of the Village of Port Chester does also hereby authorize the Treasurer to make all necessary modifications, adjustments and amendments of the FY 2012-13 General Fund Budget. The amendments are as follows:

INCREASE ESTIMATED REVENUES:

1.1.1120	Sales Tax Revenue	\$293,685
1.1.1560	Building Permits	\$192,368
1.1.4989	FEMA Federal Portion	\$548,441
	Total Estimated Revenues	\$1,034,494

INCREASE APPROPRIATIONS:

Refunds on Real Property Tax

1.1960.480	Refunds on Real Prop Tax	\$146,276.06
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NYS Employee Benefits-ERS

1.9000.801	State Retirement-ERS	\$118,430.00
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NYS Employee Benefits-PFRS

1.9010.801	State Retirement-PFRS	\$280,509.00
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Workers Compensation

1.9040.803	Workers Compensation	\$446,635.71
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Elections

1.1450.100	Personnel Services	\$29,134.66
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1.1450.423	Election Insp/Techs	\$13,508.57
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Total Appropriations **\$1,034,494**

BUDGET TRANSFERS:

From:

Contingency		
1.1990.400	Contingent A/c	\$102,013.00

To:

Elections

1.1450.423	Election Insp/Techs	\$8,021.43
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1.1450.424	Election Rentals	\$6,341.88
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1.1450.425	Election Moving	\$1,395.00
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1.1450.476	Election Publications of Notices	\$5,782.42
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Hospital & Medical Insurance

1.9060.807	Hospital & Medical Ins.	\$80,472.27
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ROLL CALL

AYES: Trustees Brakewood, Terenzi, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustee Adams and Kenner.

DATE: October 10, 2013

At 6:43 p.m., on motion of Trustee Ceccarelli, seconded by Trustee Terenzi, the meeting was closed.

Roll Call

AYES: Trustees Brakewood, Terenzi, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustees Adams and Kenner.

DATE: October 10, 2013

Respectfully submitted,

Janusz R. Richards
Village Clerk

MEETING HELD OCTOBER 21, 2013

A meeting of the Board of Trustees of the Village of Port Chester, New York, was held on Monday, October 21, 2013, in the Court Room of the Police Headquarters Building, 350 North Main Street, Port Chester, New York, with Mayor Neil Pagano presiding.

Present in addition to Mayor Pagano, were Trustees Gregory Adams, Daniel Brakewood, Saverio Terenzi, Luis Marino, Joseph Kenner and Gene Ceccarelli.

It should be noted that Trustee Brakewood arrived at 6:03 p.m.

Also present were Village Manager, Christopher Steers; Village Clerk, Janusz R. Richards; Village Attorney, Anthony Cerreto; Village Treasurer, Leonie Douglas; Director of Planning and Development Christopher Gomez; Building Inspector and Director of Code Enforcement Peter Miley, Christopher Ameigh Administrative Aide to the Village Manager, Village Planner, Jessica Youngblood and Village Engineer, Dolph Rotfeld.

On motion of Trustee Terenzi, seconded by Trustee Marino the meeting was declared opened at 6:02 p.m.

ROLL CALL

AYES: Trustees Adams, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustee Brakewood.

DATE: October 21, 2013

MOTION FOR EXECUTIVE SESSION

At 06:03 p.m., on motion of Trustee Ceccarelli, seconded by Trustee Marino the Board adjourned into an executive session for the purpose of interviewing a prospective candidate for appointment to the Port Chester Waterfront Commission.

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: None.

DATE: October 21, 2013

Present in addition to the Board of Trustees, were Village Manager, Christopher Steers; Village Clerk, Janusz R. Richards and Village Attorney, Anthony Cerreto.

No action was taken in executive session.

At 6:12 p.m., a motion to come out of executive session was made by Trustee Adams, seconded by Trustee Marino, the Board of Trustees closed the executive session.

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: None.

DATE: October 21, 2013

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

Board of Police Commissioners to meet with the Acting Chief of Police.

At 06:13 p.m., on motion of Trustee Adams, seconded by Trustee Ceccarelli the Board adjourned into an executive session regarding status of pending investigation.

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: None.

DATE: October 21, 2013

Present in addition to the Board of Trustees, were Village Manager, Christopher Steers; Village Clerk, Janusz R. Richards; Village Attorney, Anthony Cerreto; Labor Council Mr. Terry O’Neil and Acting Police Chief, John R. Telesca

No action was taken in executive session.

At 6:41 p.m., a motion to come out of executive session was made by Trustee Terenzi, seconded by Trustee Brakewood, the Board of Trustees closed the executive session.

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: None.

DATE: October 21, 2013

AFFIDAVIT OF PUBLICATION AND NOTICE OF PUBLICATION
RE:

The following Public Notices were duly published in the Journal News and the Westmore News on October 11, 2013 certified by Cecilia Hernandez, Principal Clerk of the Journal News and Angelina Brescia, Office Manager of the Westmore News

PUBLIC NOTICE

PUBLIC NOTICE is hereby given that the Board of Trustees of the Village of Port Chester, New York, will hold a PUBLIC HEARING on Monday, October 21, 2013, at 7:00 P.M., in the Village Justice Courtroom, 350 North Main Street, Port Chester, New York, to consider an interim local law further modifying the Amnesty Period with regard to Local Law No. 4 of 2012 establishing a Permit Amnesty Program.

Interested persons are invited to attend and will be afforded the opportunity to be heard at this time. The copy of the proposed law is available at the Village Clerk's office or online at the Village website www.portchesterny.com.

Date: October 8, 2013

/s/ JANUSZ R. RICHARDS

JANUSZ R. RICHARDS

Village Clerk

Village of Port Chester, New York

On motion of Trustee Ceccarelli, seconded by Trustee Kenner, the public hearing was declared re-open.

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: None.

DATE: October 21, 2013

PUBLIC COMMENTS

Mayor Pagano asked if there was anyone from the audience who would like to make any comments regarding the Amnesty Program.

Ms. Goldie Solomon commented the Amnesty Program violates our Bill of Rights.

Mr. Giangrande commented that what people do not understand that when parents pass on and the children want to sell the house, they find out there is an illegal apartment. That is the amnesty program.

Mr. Gioffre commented that an educational session was held on the Amnesty Program and the importance of educating the public.

Ms. Bea Conetta said she had thanks from residents because they do not know what they need a permit for. The state does not require a permit for some of the things the Village is setting fees to do. The whole idea of the Amnesty Program is to go after the bad guys; we want you to be helpful to people when they sell their homes. Let the Program be open but punish the people who are knowingly building without a permit.

Mr. Richard Abel commented that he hopes that the Amnesty Program passes and is extended for a year.

On motion of Trustee Brakewood, seconded by Trustee Kenner, the public hearing was adjourn to November 4, 2013 meeting.

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: None.

DATE: October 21, 2013

PUBLIC COMMENTS

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

Ms. Goldie Solomon commented that all churches must have disable parking spots.

Mr. Richard Kochanowicz of Quintard Drive commented on the condition of his street. It has been 17 years since the street was paved.

Mr. Reavis thanked those who attended the annual NAACP event. Asked that the Board consider using some of the free money to provide support to the after school program for kids. Supports Vita Sileo's appointment to Deputy Village Clerk because she has worked with the Parks Commission.

Mr. Giangrande stated the Kiwanis Club will celebrate its 50th anniversary and in March will have a Breakfast.

Ms. Dina Goren thanked everybody who came out to support the Dog Park benefit. We raised \$2,300. We are about \$10,000 right now. Donations can be made through a website.

Mr. C. Montoya commented on the Amnesty Program. He and his parents are residents of Port Chester. Their house was a 3-family dwelling, purchased and used as a 3-family home until 1984. At that time they were told it was in a single family zone. Choose justice over secrecy. Equitable estoppel should preclude a party from bringing action. Port Chester residents need a defense against justice, a champion of the people.

Village Manager Steers asked Mr. Montoya if he submitted an Amnesty Program. Mr. Montoya said this was done the beginning of last summer.

Mayor Pagano said we are working for the people.

Trustee Brakewood said if there was a prescribed path that we should follow, we would have followed it.

Ms. Bea Conetta commented on Mr. Montoya’s situation. We have a lot of problems in Port Chester: The MTA program never took advantage of the ADA act; the building on Westchester Avenue should come down; the meter case; the police station robbery. The Board of Trustees is responsible for what goes on in this town.

RESOLUTIONS

RESOLUTION #1

**APPOINTING OF POLICE LIEUTENANT WITH
THE VILLAGE OF PORT CHESTER**

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

RESOLVED, that Sergeant Robert Salerno, be and he hereby is promoted to Lieutenant with the Village of Port Chester Police Department.

Approved as to Form:

Village Attorney, Anthony Cerreto

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: None.

DATE: October 21, 2013

RESOLUTION #2

APPOINTING OF POLICE SERGEANT WITH THE VILLAGE OF PORT CHESTER

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

RESOLVED, that Police Officer Thomas Fleming, be and he hereby is promoted to Sergeant with the Village of Port Chester Police Department.

Approved as to Form:

Village Attorney, Anthony Cerreto

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: None.

DATE: October 21, 2013

RESOLUTION #3

APPOINTMENT OF DEPUTY VILLAGE CLERK

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

RESOLVED, that Vita Sileo, be and he hereby is appointed DEPUTY VILLAGE CLERK for the Village of Port Chester, New York, said appointment to be effective immediately and to expire on April 6, 2015, at an annual rate of compensation of \$7,500.00 or as heretofore adopted by the Board of Trustees, to be paid every two weeks.

Approved as to Form:

Village Attorney, Anthony Cerreto

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: None.

DATE: October 21, 2013

CORRESPONDENCES #: 6 (Taken out of order)

From the Capitol Theatre Application for Limited Permission to Use Broad Street from October 31, 2013 to November 3, 2013.

Motion to Add-on a Resolution

Mayor Pagano asked for a motion to consider an add-on a resolution to permit for the limited closure of New Broad Street.

On motion of Trustee Brakewood, seconded by Trustee Marino, the motion received a unanimous vote of those present.

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Marino, Kenner, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: None.

DATE: October 21, 2013

ADD-ON RESOLUTION #3A

PERMISSION FOR THE LIMITED CLOSURE OF NEW BROAD STREET

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:

RESOLVED, in response to correspondence from Anthony R. Tirone, Esq., dated October 17, 2013, the Board of Trustees hereby grants permission to the Capitol Theater, LLC and Capital Enterprises, Inc. so as to provide for the limited closure of New Broad Street to vehicular traffic between Westchester Avenue and Irving Avenue adjacent to the Capitol Theater for purposes of public safety during an event scheduled for October 31, 2013 to November 3, 2013 during the hours of 3:00PM to 11:00 PM each day, subject to such conditions as may be imposed by the Village Manager and Acting Chief of Police; and be it further

RESOLVED, the Board accepts the pledge referred to in such correspondence on such terms as may be later determined.

Approved as to Form:

Village Attorney, Anthony Cerreto

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: None.

DATE: October 21, 2013

RESOLUTION #4

CONCEPTUAL APPROVAL FOR THE SHOWBOAT RIVERBOAT AT THE PORT CHESTER MARINA

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

WHEREAS, William Frenz of Greenwich Connecticut (the “applicant”) submitted a complete Project Proposal Form to the Office of Planning and Development and subsequently presented a detailed business plan and request for license agreement to the Board of Trustees at the October 7, 2013 meeting; and

WHEREAS, the applicant proposes to operate a 1,584 square foot, two-story riverboat, known as the Showboat, as a restaurant/cabaret that would be permanently moored at the Village Marina adjacent to the pedestrian promenade on the Byram River, also designated as Section 142.31, Block 1, Lot 39.1 on the Tax Map of the Town of Rye (the “Project”); and

WHEREAS, the proposed mooring site is within the C2 Main Street Business District where both restaurant and cabaret are permitted uses; and

WHEREAS, as a permanently moored vessel, the Showboat must comply with all local and state building codes for structures as well as regulations of the United States Army Corp of Engineers and United States Coast Guard; and

WHEREAS, the applicant has submitted proposed license agreement terms for the use of the equivalent of 10 existing boat slips in order to accommodate the mooring of the 92-foot Showboat Riverboat; and

WHEREAS, as further consideration, the applicant has proposed the following enhancements to the Village Marina, such as a pump out station for boaters, ADA accessible bathroom facilities and 80-foot gangway, as well as upgrading existing electric and sewer service; and

WHEREAS, the Project is consistent with economic development recommendation #7 in the Village’s Comprehensive Plan (page 125), to promote the waterfront area as a

commercial, recreational and cultural destination by “encouraging downtown waterfront activities that include incorporating specific venues such as water-dependent entertainment uses and a waterfront performance facility”; and

WHEREAS, the proposed project is also consistent with the Village’s Local Waterfront Revitalization Program (LWRP) update that identifies “opportunities for Port Chester to gain unique waterfront attractions that would enhance downtown activity. Permanent mooring of entertainment-themed vessels could also provide for upgrades to adjacent marina facilities, as well as potential upgrades or extensions to the waterfront pedestrian walkway” (page 89); and

WHEREAS, the Local Waterfront Revitalization Program identifies and maps a potential permanently moored entertainment vessel in the Byram River adjacent to the Village owned promenade just south of Willet Avenue (page 82), at the location identified by the applicant; and

WHEREAS, the application as presented will require numerous approvals from various Village boards and commissions as set forth in the **annexed “Showboat Riverboat: Required Approvals,”** including but not limited to, site plan approval from the Planning Commission, potential variances from the Zoning Board of Appeals, LWRP Consistency Determination from the Waterfront Commission, and approval from the Architectural Board of Review, as well as an entertainment license from the Chief of Police or Village Clerk; and

WHEREAS, upon granting of conceptual approval from the Board of Trustees, the applicant shall schedule a formal pre-submission meeting with the Village Office of Planning and Development staff to coordinate and facilitate subsequent steps and approvals. NOW, THEREFORE, be it

RESOLVED, that the Board of Trustees grants conceptual approval to the Showboat application as presented so as to confer standing on the applicant to further proceed; and be it further

RESOLVED, that such approval is conditioned upon the applicant obtaining all necessary permits and approvals; and be it further

RESOLVED, that such approval is subject to an environmental review under the State Environmental Quality Review Act (SEQRA) and/or National Environmental Protection Act (NEPA); and be it further

RESOLVED, that final Board approval is necessary and subject to the negotiation and execution of a revocable license agreement on terms and conditions satisfactory in form to the Village Attorney, to include, but not limited to: term, compensation, insurance and indemnity, security to ensure faithful performance and potential abandonment, taxes, sewer rent and other user charges, and termination, approved by the Board of Trustees.

Approved as to Form:

Village Attorney, Anthony Cerreto

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: None.

DATE: October 21, 2013



Showboat Riverboat: Required Approvals

Village of Port Chester Board of Trustees Meeting
October 21, 2013

- | | | |
|---|----|---|
|  | 1 | Conceptual approval from Board of Trustees |
|  | 2 | Detailed pre-submission meeting with Office of Planning and Development Staff |
|  | 3 | Notice of Intent to Serve as Lead Agency for SEQR review – Board of Trustees |
|  | 4 | LWRP Consistency Determination from Waterfront Commission |
|  | 5 | Site Plan approval from Planning Commission |
|  | 6 | Variances granted from Zoning Board of Appeals |
|  | 7 | Architectural Board of Review approval |
|  | 8 | License Agreement (public hearing) - Board of Trustees |
|  | 9 | Coast Guard permanently moored vessel (PMV)/Potential Army Corps approvals |
|  | 10 | Building Permits |
|  | 11 | Certificate of Occupancy |
|  | 12 | Entertainment License |
- Approvals**


RESOLUTION #5

FACILITATING FULL ACCESSIBILITY AT THE PORT CHESTER RAILROAD STATION FOR THOSE WITH DISABILITIES

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

WHEREAS, the Metro-North Port Chester railroad station does not fully provide for those with disabilities;

WHEREAS, the Village has been advised by the Metropolitan Transportation Agency/Metro-North Commuter Railroad that providing accessibility for north-bound passengers would be a significant expense and that disabled passengers may instead depart from the railroad stations in the City of Rye and Town of Greenwich; and

WHEREAS, as a result disabled persons and parents with young children in strollers, who desire to reside, shop, frequent or do business in the Village of Port Chester must suffer unnecessary inconvenience and hardship; and

WHEREAS, in the past decade the railroad has partnered with private developers in the Village; and

WHEREAS, the railroad entered into an agreement with G & S Investors to acquire the second level of the tiered parking facility at Waterfront Place to additional parking capacity; and

WHEREAS, the railroad has most recently contracted with Heartland Brewery to lease the railroad station for a restaurant/brew-pub with a reported figure of \$1.2 million in infrastructure improvements; and

WHEREAS, taken together with the economic revitalization of the Village's downtown, including the reopening of the Capitol Theater as a regional entertainment destination, ridership at the station should be at record-high levels suggesting a strong incentive to make the necessary work at the railroad station; and

WHEREAS, the issue of accessibility at the railroad station has come to light again given public comment in the social media; and

WHEREAS, the Board desires to understand the legal obligations of the M.T.A. so that it may determine how to best proceed. Now, therefore, be it

RESOLVED, that the Board of Trustees finds that full accessibility for the disabled at the Port Chester railroad station is a matter of paramount public concern; and be it further

RESOLVED, that the Village Attorney is hereby directed to make inquiry with the United States Department of Justice to confirm the applicable compliance requirements for accessibility at the Port Chester Railroad Station under the Americans with Disabilities Act of 1990 and to report back to the Board as to his findings by November 18, 2013.

Approved as to Form:

Village Attorney, Anthony Cerreto

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano
NOES: None.
ABSENT: None.

DATE: October 21, 2013

RESOLUTION #6

AGREEMENT WITH THE VILLAGE OF PORT CHESTER INDUSTRIAL DEVELOPMENT AGENCY WITH REGARD TO CONSULTING SERVICES FOR COMMUNITY AND ECONOMIC DEVELOPMENT PROJECTS

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

WHEREAS, the Village of Port Chester Industrial Development Agency (“I.D.A.”) issued a Request for Proposals (“R.F.P.”) soliciting proposals for consulting services for community and economic development projects for itself and for the benefit of the Village of Port Chester; and

WHEREAS, after such competitive process, the IDA authorized the retainer of the National Development Council (“Consultant”) as the successful proposer with a term to commence October 22, 2013 and end on October 22, 2014, and compensation to be a flat fee of \$60,000; and

WHEREAS, such retainer was made subject to the Village sharing said fee on a 50/50 basis; and

WHEREAS, the Board has developed a prioritized list of projects that the consultant can work on with the Village during the term of the agreement. Now, therefore, be it

RESOLVED, that the Village Manager is hereby authorized to enter into a cooperation agreement with the Village of Port Chester Industrial Development Agency to provide it assistance in the amount of \$30,000 towards the annual retainer of the National Development Council, 708 Third Avenue, New York, New York 10017 for consulting services for community and economic development programs, and be it further

RESOLVED, that the Board of Trustees authorize the Village Treasurer to modify the FY 2013-14 General Fund budget as follows:

Budget Transfer

From:

Contingency

1.1990.400	Contingency	\$30,000
To:		
Planning		
1.8020.400	Contractual Expense	\$30,000

Approved as to Form:

Village Attorney, Anthony Cerreto

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: None.

DATE: October 21, 2013

RESOLUTION #7

BUDGET AMENDMENT – DEA FUNDS TO PURCHASE INFORMATION SYSTEM UPGRADE AND 2 APPLE IPAD MINI BLACK

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

WHEREAS, the Acting Police Chief is recommending the use of DEA Asset Forfeiture Funds to purchase Information Management Upgrade for \$8,350 from Steamboat Data System Inc., 20 Paddlewheel Court, Waterford, NY 12188; and 2 Apple IPAD Mini for \$2,072.29 from CDW Government Inc., 75 Remittance Drive, Suite 1515, Chicago, IL 60675-1515. 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 2013-14 General Fund Budget as follows:

GENERAL FUND

Balance Sheet:

001-001-0695	Deferred Revenue Police DEA	\$(10,422.29)
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Revenues:

001-0001-2613	Use of Deferred DEA Revenue	\$10,422.29
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Appropriations:

001-3120-0200	Police Equipment	\$10,422.29
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Approved as to Form:

Village Attorney, Anthony Cerreto

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: None.

DATE: October 21, 2013

Motion to Add-on a Resolution

Mayor Pagano asked for a motion to consider an add-on a resolution to appoint a member of the Waterfront Commission.

On motion of Trustee Brakewood, seconded by Trustee Marino, the motion received a unanimous vote of those present.

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: None.

DATE: October 21, 2013

ADD-ON RESOLUTION #8

APPOINTMENT OF MEMBER TO WATERFRONT COMMISSION

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

RESOLVED, that ALEXANDER B. LEONZI, residing in Port Chester, New York, be and hereby is appointed as a full member of the Port Chester WATERFRONT COMMISSION, effective immediately with said term to expire 12/02/2013.

APPROVED AS TO FORM:

Anthony M. Cerreto
Village Attorney

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: None.

DATE: October 21, 2013

REPORT OF THE VILLAGE MANAGER

Mr. Steers reported to the Board on:

ACTIONS:

1. **Police Vehicles:** The police motorcycles have been received and final outfitting of same underway.
2. **RFP for Technical Assistance, Financial Services, and Economic Development:** the joint RFP process has been completed. The National Development Council has been chosen as the finalist by both the IDA and the BOT. The final cost sharing agreement / resolution with the IDA is on this agenda.

PROJECTS:

1. **Town of Rye Move:** As you are aware the Mayor and staff have been meeting with officials from the Town of Rye relating the relocation of all Town operations to Village Hall. At this time it looks like they will be occupying approximately 4000 square feet or 50% of the third floor and a shared space and operations at the court House. The final details of the agreement are being worked out with a target occupancy date of January 2014.
2. **Street Paving Program:** Street paving has been mobilized and due to be completed by next week (see adjusted attached list). The following streets remained to be paved:
 - North Regent: *Glen Ave to Putnam Terrace*
 - Poingo Street: *Parker to King St*
 - Austin Place: *Hobart to Putnam Ave*
 - Hawley Ave: *King Street to Munson St*
3. **350 North Main Street:** Again all of the violations relating to the initial PESH notice of Violation have been corrected. The Violations enumerated in the secondary notice of violation are being corrected. Steps related to concerns are as follows:
 - *Work Place Violence training:* Training completed. Program being developed.
 - *Right –to- Know program.* Training has been completed. Program being developed.

- *Blood Borne Pathogens program:* Training has been completed. Program being developed.
- *Hepatitis B Vaccination:* RFP completed and Dr. selected. Vaccinations being scheduled within the next few weeks.
- *Hazard Communication Program:* Training has been completed. Program being developed.

Pending Capital Improvements: The proposed capital improvements to the building continue to move forward. The brick probing is being conducted, preliminary results show no ties found. Asbestos and lead survey for evidence room build out completed, no lead or asbestos found. This allows us to move forward with demo and renovation of the space including routing of new drainage work.

Emergency repairs due to closure of Cell Blocks: Again, the project is being approached as a maintenance and repair program based on existing conditions and not an architectural alteration or improvement effort. Steps thus far:

- The BRITEX Universal Combination Toilet Fixture were received.
- Joe Marino of Expert Auto collision and repair, and Welding has completed the initial repair and installation of the corroded steel in the affected cells. Templates and cuts for the plumbing lines are being conducted on site.
- Alan Lee of Alvar Lee Plumbing and Heating has completed all the removal of the old plumbing lines and fixtures, installation and additional drain lines are being conducted in coordination with the placement of the Universal Combination Toilet Fixture.

4. Traffic signal and road improvements located at the intersections of Pearl & Broad at Westchester Ave: The Pending issues regarding the pole siting along have been resolved. The pole being placed in front of El Tio restaurant will be placed 2' from the face of the curb so that there is a 5 foot sidewalk between the building and the pole. Plus sidewalk repair by owner, etc. The project will be completed within the next few weeks.

5. NIXLE 360:

Implementation Status:

- Staff has completed system integration with our phone system, Email system, and Web portal.
- The Emergency Service Listing (ESL) has been received from Verizon and said data has been imported into the system.
- For all intents and purposes the Nixle system is fully functional; however some testing needs to be done before an official “Go Live” date is given. We have a short demo and some Q&A. We intend to do a live test Village Wide within the first two weeks of November.

- 6. Pay Station / Meter Request for Proposals:** Contract is being finalized. Currently 46 Pay Stations being installed: 2 AC powered and the remaining 24 are solar powered. Siting has been completed. Pad preparation for installation underway. Coordination with Comp Plus relating to hand held devices upgrades underway. Significant potential for addition pay station placement and realization of additional revenues identified (see presentation).

PRIORITIES

- 1. Code Enforcement:** The non-discriminatory code enforcement and building code compliance program continues. Significant increases in productivity have been achieved. Demands on resources continue to increase. The follow up to the needs assessment has been completed and results of same will be discussed by the Building Inspector / Code Enforcement Director at the BOT meeting. Follow up to be presented by the Building Inspector at this meeting.
- 2. Amnesty Program:** Final extension of program is on this BOT agenda.
- 3. Sewer Rent:** Again, the Joint Petition was completed and filed with the PSC. Pending 60 days for their review. The 60 day time frame, which is for review / comment, began on or about August 15th. In the interim a joint letter of support relating to the petition was drafted and released to the Public Service Commission by Senator Latimer and Assemblyman Ottis (attached). Mr. Dichter has forwarded the following update:

“We are making substantial progress through the Public Service Commission. The policy questions have ended and the PSC Staff has moved on to accounting questions related to implementation of the billing. We are still pushing for the matter to go before the Commission during November. In the words of the head of Staff for the Water Division of the Commission, there is "momentum" towards approval.

Likewise, we have had several conferences with United Water to finalize terms of the agreement, including addressing the comments of the Board of Trustees, as well as address discovery requests of the Staff. There are no significant differences of the parties on the terms of the agreement. Recognizing we are moving along in the process, we are coordinating with United Water to set up a meeting to get everything in place to commence billing as soon as possible upon Commission review.”

- 4. Bulkhead:** Again, staff has held several meetings regarding the pending replacement permit application / amendment. Staff has reached out to DEC management to request a site visit prior to the submittal of the amended permit in order to educate DEC about the conditions on the ground and the importance of our efforts. DEC has since requested additional documentation including photos of the area to review prior to their site visit. Photo tour from the Byram River conducted on 10/17/13. Follow up report to DEC is being prepared.

UPDATE FROM THE BUILDING INSPECTOR

Building Inspector and Director of Code Enforcement Peter Miley reported Building Department / Code Enforcement Performance Analysis from June 2011, thru Current.



Village of
PORT CHESTER, NEW YORK

Building Department & Code
Enforcement Progress & Report Update
October 2013

October 21st 2013

Prepared by: Peter Miley, Building Inspector & Director of Code Enforcement

▶ 1

Comparative Analysis

Building Department
Performance Update

▶ 2



Building Department Report Building Department Performance

Inspector Workload Sample FY 6-2013 thru 9-2013 1st Qtr.

No. Of Inspectors: One Building Inspector/ Code Director/ One Full-Time Asst. Building Inspector, One Part-Time ABI	2	
Activity	<u>Per Day Average</u>	<u>Average Time</u>
Inspections	5.13 Avg. per day	1.0 hours
Consultations	(631) 1 st Qtr. 5.25 Avg.	1.0 hr. min
Building Permit Applications and Plan Review	(243) Applications, Avg. 2.025 per day	1-3 hrs depends on complexity
Other Types of Permit Applications (Plumbing/Electrical/Sign/Tank Removal, etc.)	(211) Applications, Avg. 1.75 per day	15-30 min

Building Department workload is currently unsustainable. Workload above does not account for paper work, drafting permits and logging inspections. Building Inspector splits time with Code Enforcement Dept, additional staff are recommended to reduce wait times for consultations and inspections.

▶ 3



Building Department & Code Enforcement Progress Report

Building Department Comparative Analysis Consultations
Fiscal Year 6/2011-5/2012 * Fiscal Year 6/2012-5/2013

Consultations Conducted 6-2011 thru 5-2012 & 6-2012 thru 5-2013

- Total Consultations Conducted FY 2011-2012: **1307**
- Total Consultations Conducted FY 2012-2013: **1571**
- Represents an increase of: **264 Consultations in 1 year or
a;**
- Represents a percentage increase of: **20% increase in consultation
activity**
- FY 2013-2014 1st Qtr 2013: **631 Consultations (4) Months**

Numbers do not include walk-in customers

▶ 4



Building Department & Code Enforcement Progress Report

Building Department Comparative Analysis Permits Issued
Fiscal Year 6/2011-5/2012 * Fiscal Year 6/2012-5/2013 *

Total Permits Issued 6-2011 thru 5-2012 & 6-2012 thru 5-2013

- Total Permits FY 6-2011 thru 5-2012: **941**
- Total Permits FY 6-2012 thru 5-2013: **1406**
- Represents an increase of: **465 Permits in 1 year or a;**
- Represents a percentage increase of: **49% increase in permit activity**
- **FY 2013-2014 predictions indicate a larger increase in permit activity**

▶ 5



Building Department & Code Enforcement Progress Report

Building Department Comparative Analysis Certificates of Occupancy Issued
Fiscal Year 6/2011-5/2012 * Fiscal Year 6/2012-5/2013

Certificates of Occupancy (CO's) Issued 6-2011 thru 5-2012 & 6-2012 thru 5-2013

- Total CO's FY 6-2011 thru 5-2012: **111**
- Total CO's FY 6-2012 thru 5-2013: **362**
- Represents an increase of: **251 CO's in 1 year or a;**
- Represents a percentage increase of: **226% increase in CO activity**

▶ 6



Building Department & Code Enforcement Progress Report

Building Department Comparative Analysis Revenues
Fiscal Year 6/2011-5/2012 * Fiscal Year 6/2012-5/2013

Revenues

Fiscal Comparison of FY 2011-2012 & FY 2012-2013

Total Revenues FY 6-2011 thru 5-2012:	\$283,004.53
Total Revenues FY 6-2012 thru 5-2013:	\$555,639.00
Represents an increase in revenue of:	\$272,634.00 in 1
	year or a;
Represents an increase of:	96% increase in
	revenues

▶ 7



Building Department & Code Enforcement Progress Report

Building Department Comparative Stop Work Orders
Fiscal Year 6/2011-5/2012 * Fiscal Year 6/2012-5/2013

Stop Work Orders

Fiscal Comparison of FY 2011-2012 & FY 2012-2013

SWO's Issued FY 6-2011 thru 5-2012:	37
SWO's Issued FY 6-2012 thru 5-2013:	93
Represents an increase of:	
Represents an increase of:	250% increase in
	SWO's Issued

▶ 8



Building Department & Code Enforcement Progress Report

Building Department 1st Quarter Snap Shot

* Fiscal Year 2013 1st Quarter *

Snap Shot

Fiscal 6-2013 thru Current (1st Quarter)

Permits Issued:	592
CO's Issued:	109
1 st Qtr. Revenues:	\$466,953.75
1 st Qtr. Consultations:	631
1 st Qtr. Inspections Conducted:	446
Stop Work Orders Issued:	24

▶ 9

Building Department Progress and Improvements FY 2013-2014

- ▶ **All files have been scanned, files are in the process of indexing**
- ▶ **Municipality is scheduled to "Go Live" on October 31st 2013 all Departments**
 - All Permits, Building, Elect/Plumbing are already utilizing Municipality to process.
 - Staff has recently received additional Municipality training.
 - On 10/31/13 All scheduling of consultations, applications, inspections, and results of same will be now be entered Municipality.
 - All CO's including Certificates of Completion for (plumb/elect) will be produced through Municipality, signed/ sealed original copy shall be scanned to Laserfische.
 - All municipal searches will be continue to be scanned into Laserfische and synced with Municipality.
 - Near Future, a kiosk area in original soccer room shall be setup for foil requests and the have the ability to view files of properties utilizing a guest, read only shortcut on a dedicated computer. Available will be Tax assessor information that includes older building card records, a link to laserfische that will contain all planning, zoning, building records. In addition, Code Enforcement records will have a separate link allowing the public to search property complaints, results of fire inspections, notices of violations issued and court appearance tickets.
 - Complete Work-Flow process manual has been completed for staff
 - "All inclusive" New Building Permit Applications are Available on our Website

▶ 10

Village of
PORT CHESTER, NEW YORK

RESIDENTS BUSINESSES WHAT'S NEW Search

Building Department

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Contact: Peter Miller
Building Inspector & Director of Code Enforcement
REGINA SHERIDAN
Senior Office Assistant
222 Grace Church Street
PORT CHESTER, NY 10573

Address: 222 Grace Church Street
PORT CHESTER, NY 10573

Phone: (914) 939-5203
Fax: (914) 939-5247
COMPLAINT HOTLINE: (914) 309-2500

Hours: Monday-Friday 9:00 AM-5:00 PM
OPEN TO THE PUBLIC (WALK IN)
Monday - Friday: 9:00AM - 1:00PM

Additional Links:

Building Permit Application Package	Oil Burner or Tank Installation Application	Permit Amnesty Program Information
Plumbing Permit Application	Abandon or Remove Oil Tank Application	Information on the Programs on Amnesty
Electrical Permit Application and Checklist	Sign Permit Application and Checklist	Permit Amnesty Program Application Package
Certification of Occupancy Application	Sewer/Culvert Application	Request Municipal Search Request
Affidavit of Cost	Village Code	Request Full Municipal Search Request
Fee Information	Official Zoning Map of Port Chester	Zoning Verification Form

Building Department Related Boards/Commissions

- [Architecture Review Board](#)
- [Zoning Board of Appeals](#)
- [Planning Commission](#)
- [Waterfront Commission](#)

Local Development

New Projects

[Redevelopment of United Hospital Property, "The Gateway"](#)

BUILDING DEPARTMENT HOURS

Until further notice, we will be open to the general public Monday through Friday from 9:00 am to 1:00 pm, after 1:00 pm is by appointment only.

All Building & Plumbing Permit applications must be submitted to the Building Inspector by appointment only. Electrical permit applications may be subject to meeting with the Building Inspector depending on work proposed.

Please call to schedule an appointment and or inspections, 914-939-5203.

You may also request via email to set up an appointment and or inspection rdelmon@portchester-ny.com

For all inspection requests the Building permit's number, property address, and type of inspections requested is required. Thank you.

Village of
PORT CHESTER, NEW YORK

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Building Department

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Phone: (914) 939-5203
Fax: (914) 939-5247
COMPLAINT HOTLINE: (914) 309-2500

Hours: Monday-Friday 9:00 AM-5:00 PM
OPEN TO THE PUBLIC (WALK IN)
Monday - Friday: 9:00AM - 1:00PM

Additional Links:

Building Permit Application Package	Oil Burner or Tank Installation Application	Permit Amnesty Program Information
Plumbing Permit Application	Abandon or Remove Oil Tank Application	Information on the Programs on Amnesty
Electrical Permit Application and Checklist	Sign Permit Application and Checklist	Permit Amnesty Program Application Package
Certification of Occupancy Application	Sewer/Culvert Application	Request Municipal Search Request
Affidavit of Cost	Village Code	Request Full Municipal Search Request
Fee Information	Official Zoning Map of Port Chester	Zoning Verification Form

Building Department Related Boards/Commissions

- [Architecture Review Board](#)
- [Zoning Board of Appeals](#)
- [Planning Commission](#)
- [Waterfront Commission](#)

Local Development

New Projects

[Redevelopment of United Hospital Property, "The Gateway"](#)

BUILDING DEPARTMENT HOURS

Until further notice, we will be open to the general public Monday through Friday from 9:00 am to 1:00 pm, after 1:00 pm is by appointment only.

All Building & Plumbing Permit applications must be submitted to the Building Inspector by appointment only. Electrical permit applications may be subject to meeting with the Building Inspector depending on work proposed.

Please call to schedule an appointment and or inspections, 914-939-5203.

You may also request via email to set up an appointment and or inspection rdelmon@portchester-ny.com

For all inspection requests the Building permit's number, property address, and type of inspections requested is required. Thank you.

- Corporation
- Forms & Documents
- Comprehensive Plan
- Local Waterfront Revitalization Program
- Live Web Stream
- Video Archive
- Minutes & Agendas
- Pending Matters
- Employment
- Bids & RFPs
- Engineering
- Important Links
- Send Us Comments
- Subscribe To News
- Village Code

Monthly Reports

No Events

[More ➔](#)

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Work that Requires a Permit	Oil Burner or Tank Installation Application	Permit Amnesty Program Information
Building Permit Application Package	Abandon or Remove Oil Tank Application	Informacion de la Programa de Amnestia
Plumbing Permit Application	Sign Permit Application and checklist	Permit Amnesty Program Application Package
Electrical Permit Application and Checklist	Sidewalk Occupancy Application	Standard Municipal Search Request
Certificate of Occupancy Application	Fee Enumeration	Expedited Full Municipal Search Request
Affidavit of Cost	Official Zoning Map of Port Chester	Zoning Verification Form

Building Department Related Boards/Commissions

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- [Zoning Board of Appeals](#)
- [Planning Commission](#)
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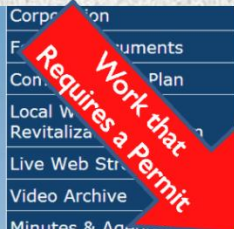
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Local Development

New Projects





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- [Zoning Board of Appeals](#)
- [Planning Commission](#)
- [Waterfront Commission](#)

Local Development

New Projects

Municipal Search Comparative Analysis

Types of Municipal Searches

- Standard Requests
- Zoning Verification
- Expedited Requests
- Permit Amnesty Program

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Building Department & Code Enforcement Progress Report

Building Department Municipal Search Update

Includes: Amnesty, Standard, & Expedited Requests

2011: Total Search Requests

- **Standard Only: 423 Completed**

2012: The Implementation of Expedited and Amnesty Searches Completed

- **Standard: 229 Completed**
- **Expedited: 272 Completed**
- **Amnesty: 154 Submitted**

2013: Standard, Expedited & Amnesty

- **Standard: 75 Completed**
- **Expedited: 326 Completed**
- **Amnesty: 276 Submitted, **Total Completed: 161 (35%)****

★ **Total Amnesty Applications Submitted to Date: 465** ★

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Fire Safety Program

Performance Analysis

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Building Department Report Fire Safety Program Progress

Comparative Analysis Fire Safety Program Performance FY 2011-2012-FY 2012-2013

Fiscal Year 6/2011-5/2012		Fiscal Year 6/2012-5/2013		Increase Amount
Certificates of Compliance Issued	6	Certificates of Compliance Issued	198	192
Fees Collected	\$11,600	Fees Collected	\$102,675	\$91,015 (in 1yr)
Fire Inspection Notices Mailed	59	Fire Inspection Notices Mailed	752	693
Fire Inspections Performed	69	Fire Inspections Performed	717	648
Fire Inspections Failed NOV's issued	37	Fire Inspections Failed NOV's issued	502	465

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Building Department & Code Enforcement Progress Report

Fire Safety Program 1st Quarter Snap Shot
* Fiscal Year 2013 1st Quarter *

Snap Shot

Fiscal 6-2013 thru Current (1st Quarter)

Certificates of Compliance Issued:	220
1 st Qtr. Fees Collected:	\$47,070.00
1 st Qtr. Inspection Notices Sent Out:	346
1 st Qtr. Performed Fire Inspections:	376
1 st Qtr. NOV's Issued:	253
Re-inspections Conducted:	81
NOV's Issued, Failure to Respond for a Fire Inspection:	95
Court Appearance Tickets Issued:	42

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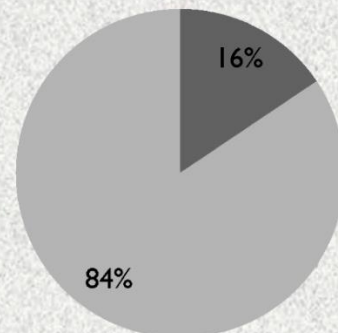


Building Department Report Fire Safety Program Needs

Fire Inspections Required

1,121 Units (Not Parcels) require compliance certification with Fire Code annually to comply with the NYS Uniform Building and Fire Code.

Total Fire Inspection Inventory	1,560 Units
Cases requiring annual certification	243 Public Assembly Units
Cases requiring 18 month certification	1317 Non Public Assembly Units



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Building Department Report Fire Safety Program

Fire Safety Inspections/ Workload Analysis

Required Workload

No. of Active Fire Inspectors	2.5
Total Annual Fire Inspections	1,121+/-
Inspections per Inspector	448.4 (a year)
Average No. of Inspections Req. Per Case (re-inspection)	2.5 (approx) add re-inspections to above avg. (1120) inspections per yr.
No. of Inspections per day, per inspector, this does not include any additional workload. Or re-inspections	4.5 (per inspector) Req. under normal circumstances, add re-inspections and no. jumps to 6.5+

Above workload represents that based on the current staff level, inspectors would need to conduct a minimum 4.5 inspections per day however, there is no consideration for re-inspections, drafting NOV's, Court Appearance Tickets or Testing of Fire Safety Systems, or any other unscheduled event including; Stop Work Orders, Fires, and Referrals by Fire, Police and DPW.

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Code Enforcement/Fire Safety Departmental Improvements 2013-2014

- **All files have been scanned, files are in the process of indexing**
- **Municipality is scheduled to "Go Live" on October 31st 2013 all Departments**
 - Court Tracker, Case Tracker, Complaint Tracker, Overcrowding and Illegal Dwelling Reports are online and available to view, Website has been re-organized so that all reports are easy to locate; reports are updated weekly.
 - A competent and experienced team of Fire Inspectors, Code Enforcement Officers and Support Staff are now in place. Code Enforcement and Fire Safety Personnel continue to work as a team.
 - All Inspections, Notices of Violations, Court Appearance Tickets, Complaints and the results of same are continued to be scanned into Laserfische.
 - Code Enforcement Staff has recently received additional Municipality training.
 - As of 10/31/13 All scheduling of fire inspections will be entered Municipality.
 - Requests to conduct fire inspections continue to be mailed on a regular basis, the response has improved substantially, as a result, fire inspection fees have increased substantially from the previous fiscal.
 - Several new properties were identified and added to the Fire Safety Program.
 - Notice of Violation forms for Fire Inspections are pre-printed on triplicate forms, this allows for additional efficiency, original NOV's were required to be typed.
 - New Notice of Violation forms for Code Enforcement are in the process.

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Building Department, Code Enforcement, Fire Safety Expense to Revenue Report Combined

Detail	1 st Quarter FY 2013-14	FY 2012-13	FY 2011-12
➤ Revenues	429,061	866,421	387,831
➤ Building Dept.	143,123	427,294	473,062
➤ Code Enforc.	<u>187,126</u>	<u>621,067</u>	<u>538,890</u>
➤ Total Expend.	330,249	1,048,361	1,011,952
➤ Rev over/(under)	98,812	(181,941)	(624,121)
Expenditures			
➤ Rev to Exp	130%	83%	38%
➤ Tax Payer Share	0	17%	62%

Budgeted Revenues does not include any Court Fines

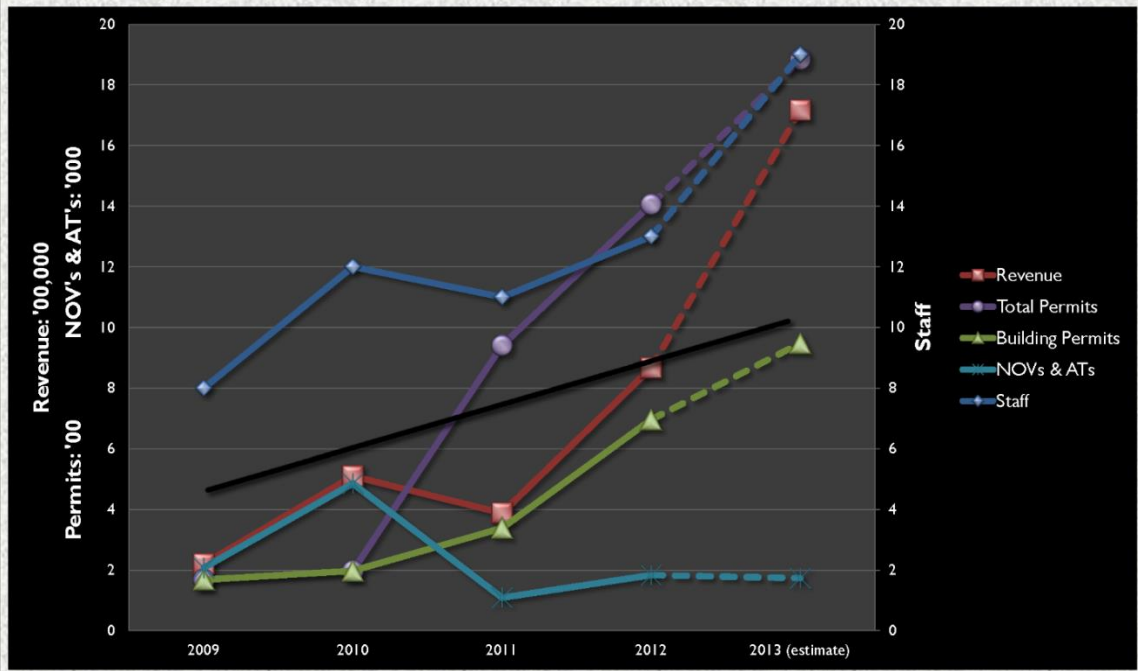
Expenditures does not include fringe benefits of employees

Expenditures including Fringe Benefits are as follows:

<u>\$459,538.00</u>	<u>\$1,412,331.13</u>	<u>\$ 1,333,888.50</u>
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Building Department & Code Enforcement Performance Analysis





Code Enforcement Performance Analysis

Code Enforcement Performance FY 2013-2014 1st Quarter

Fiscal Year 5/2013-10/2013

Staff: 3 Full Time CEO's 20hrs is dedicated to the Court, reducing code enforcement staff to 2.5	
Complaints 1 st Qtr.	356
NOV's Issued	168
Right of Entry Requests	35
Appearance Tickets	49

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Court, Case and Complaint Tracker Overcrowding & Illegal Dwelling Reports

The Next Slide is a snap shot of the Code Enforcement page on our village website. Scroll down to view 4 separate reports that are updated every Monday afternoon and available for Public viewing.

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Village of
PORT CHESTER, NEW YORK

RESIDENTS BUSINESSES WHAT'S NEW Search

Department of Code Enforcement
[Home-Forms-Video](#)

Contact: Peter Milley, Building Inspector & Director of Code Enforcement
Lorraine Cataldo, Office Assistant
Address: 222 Grace Church Street, 2nd Floor, Suite 203
Port Chester, NY 10573
Main Line: (914) 305-2552
Fax: (914) 305-2555
COMPLAINT HOTLINE: (914) 305-2500
FIRE SAFETY PROGRAM: (914) 305-2501
Hours: Monday - Friday : 9:00 am to 5:00 pm.

Name	Title
Lawrence Chulli	Senior Code Enforcement Officer
Michael Panella	Code Enforcement Officer
Kevin Brennan	Fire Inspector
Joseph Narozio	Fire Inspector
John Reed	Fire Inspector, Part time
Janice Gherardi	Office Assistant, Fire Safety Program

Mission Statement

"The Department of Code Enforcement is dedicated to the education and assistance of our citizens through the effective application of modern Code Enforcement programs, applied to protect the community's health, safety and welfare so that, in cooperation, we may improve the quality of life within our Village."

Additional Links:

ZONES	Carbon Monoxide Alarms	Village Code
Smoke Alarms	Home Heating Fire Safety	Department Overview
Tenant Rights Guide	Hi-Rise Fire Safety	Home Safety Checklist
Graffiti Removal Notice	Smoke Alarm & Carbon Monoxide Requirements	Fire Safety Renewal Notice
Amanda's Law	Fire Safety Application Package	Fire Safety Summary Check list.pdf
Smoke alarm requirements.pdf	SPANISH TRANSLATION of Fire Safety Renewal Notice (Sample).pdf	

Village of Port Chester, 222 Grace Church Street, Port Chester, New York 10573
914-939-5200 Fax: (914) 937-3169 | [Contact Us](#) | [Disclaimer](#)

Village of
PORT CHESTER, NEW YORK

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DISCUSSIONS

Overlay Zoning Concepts

Mr. Chris Ameigh gave an update of the meeting held in August 20th at Grace Church Street on the progress of the concepts: Planning Department has been tracking the success of the concepts; Implementation Plan; Improving Land Use “Plan II” Zoning Amendments; achieving “Win-Win” Development innovative zoning tools; explaining an Overlay District on top of an existing zoning map which would include one or more neighboring districts. There might be specific things you want developed.

He covered the Overlay District Benefits. Two proposed in the draft are the Byram Riverfront and the Southern Gateway Mixed Use. There are different rationale to be followed in each of these proposed projects.

Next Steps include a Board of Trustees Workshop to draft local laws for Southern Gateway and Byram Waterfront Overlay Districts, Request for Proposals – school district “tipping study” to support school children mitigation formula, Environmental review and Public hearings, referrals, and local law adoption.

We need to set a workshop as soon as possible.

Mr. Ameigh mentioned that Trustee Brakewood brought up some residential areas in the Overlay that are up for discussion on South Regent Street. This is an M1 District. Kohls shopping center is in the CD District.

Mayor Pagano asked if the Overlay would tell us how much density there is in the school district. Mr. Ameigh said it does not show the impact on the schools. Trustee Terenzi inquired who is in charge of the “Tipping Study.”

Next steps would be to schedule a workshop.

Mr. Ameigh said the mitigation piece is one of the final pieces.

CORRESPONDENCES

From National Alliance on Mental Illness (NAMI) request to tie yellow ribbons to the trees in May 2014.

The Board referred the correspondence to staff.

From the Tamarack Tower Foundation requesting approval for a Turkey Trot to be held November 28, 2013, on Village streets and permission to place a banner across Westchester Avenue near Regent Street.

The Board referred the correspondence to staff.

From the American Legion requesting a donation of \$1,000 for Veterans Day Ceremonies.

The Board referred the correspondence to staff.

From the Park Commission regarding the Village Tree Planting Program.

The Board duly noted the correspondence.

From Putnam Engine & Hose, Company No.2, on the expelling of member Dexter Ambrose and on the resignation of Jose Martin Vasquez.

The Board accepted the correspondence.

From the Capitol Theatre Application for Limited Permission to Use Broad Street from October 31, 2013 to November 3, 2013.

The Board acknowledged the correspondence during the “Add-On Resolution #3A” section of the meeting.

PUBLIC COMMENTS AND BOARD COMMENTS

Public

Mr. Richard Abel commented on the test call. Tell people how to register. Also why Mr. Villanova is still an acting chairman of the Zoning Board. Are the 12-hour meetings going to be replaced? What does the Overlay actually do?

Board

Trustee Brakewood replied that the Overlay actually clarifies the vagueness of the master plan. It allows you to plan proactively.

Trustee Adams said that we lost a retired police officer George Jacobs and want to offer condolences to his family. Whole Foods is opening tomorrow and some of the proceeds are going to the Carver Center.

Trustee Brakewood commented on \$10,000 going to street tree planting. I am shocked on what should be a normal course of replacing trees. Moving this to support schools would give each kid only about \$10. I would rather see us replacing some trees in the park. Village Manager Steers noted that the program is not formalized as it should be.

MOTION FOR EXECUTIVE SESSION

At 10:59 p.m., on motion of Trustee Ceccarelli, seconded by Trustee Adams the Board adjourned into an executive session regarding the Village Manager Evaluation.

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: None.

DATE: October 21, 2013

Present in addition to the Board of Trustees, were Village Manager, Christopher Steers.

No action was taken in executive session.

At 11:31 p.m., a motion to come out of executive session was made by Trustee Marino, seconded by Trustee Adams, the Board of Trustees closed the executive session.

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: None.

DATE: October 21, 2013

At 11:32 p.m., on motion of Trustee Marino, seconded by Trustee Adams, the meeting was closed.

Roll Call

AYES: Trustees Adams, Brakewood, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: None.

DATE: October 21, 2013

Respectfully submitted,

Janusz R. Richards
Village Clerk

MEETING HELD OCTOBER 31, 2013

A meeting of the Board of Trustees of the Village of Port Chester, New York, was held on Thursday, October 31, 2013, in the Village Hall Conference Room, 222 Grace Church Street, Port Chester, New York, with Mayor Neil Pagano presiding

Present in addition to Mayor Pagano, were Trustees Gregory Adams, Daniel Brakewood, Saverio Terenzi, Luis Marino, Joseph Kenner and Gene Ceccarelli.

It should be noted that Trustee Terenzi arrived at 5:20 p.m.

Also present were Village Manager, Christopher Steers; Village Clerk, Janusz R. Richards; Village Attorney, Anthony Cerreto; Acting Police Chief, John R. Telesca; Labor Councils Mr. Terry O'Neil and Ms. Emily E. Harper.

On motion of Trustee Kenner, seconded by Trustee Marino the meeting was declared opened at 5:06 p.m.

ROLL CALL

AYES: Trustees Adams, Brakewood, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustee Terenzi.

DATE: October 31, 2013

PROPOSED MOTION FOR EXECUTIVE SESSION

MOTION FOR EXECUTIVE SESSION

At 5:07 p.m. on motion of Trustee Kenner, seconded by Trustee Ceccarelli the Board adjourned into an executive session to consult with the Village Attorney and Labor Counsel regarding particular personnel matters with regard to the Police Department.

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: None.

DATE: October 31, 2013

Present in addition to the Board of Trustees, were Village Manager, Christopher Steers; Village Clerk, Janusz R. Richards; Village Attorney, Anthony Cerreto and Acting Police Chief, John R. Telesca.

No action was taken in executive session.

At 06:17 p.m., a motion to come out of executive session was made by Trustee Ceccarelli, seconded by Trustee Brakewood, the Board of Trustees closed the executive session.

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: None.

DATE: October 31, 2013

At 6:18 p.m., on motion of Trustee Brakewood, seconded by Trustee Kenner, the meeting was closed.

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: None.

DATE: October 31, 2013

Respectfully submitted,

Janusz R. Richards
Village Clerk

MEETING HELD NOVEMBER 4, 2013

A meeting of the Board of Trustees of the Village of Port Chester, New York, was held on Monday, November 4, 2013, in the Court Room of the Police Headquarters Building, 350 North Main Street, Port Chester, New York, with Mayor Neil Pagano presiding.

Present in addition to Mayor Pagano, were Trustees Gregory Adams, Daniel Brakewood, Saverio Terenzi, Luis Marino, and Gene Ceccarelli.

It should be noted that Trustee Kenner was absent.

Also present were Village Manager, Christopher Steers; Village Clerk, Janusz R. Richards; Village Attorney, Anthony Cerreto; Director of Planning and Development Christopher Gomez; Acting Police Chief, John R. Telesca; Christopher Ameigh Administrative Aide to the Village Manager and Village Planner Jesica Youngblood.

On motion of Trustee Brakewood, seconded by Trustee Adams the meeting was declared opened at 6:06 p.m.

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustee Kenner.

DATE: November 4, 2013

MOTION FOR EXECUTIVE SESSION

At 6:07 p.m., on motion of Trustee Marino, seconded by Trustee Ceccarelli the Board adjourned into an executive session regarding Village Manager's Evaluation.

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Marino, Ceccarelli and Mayor Pagano.

NOES: None.

ABSENT: Trustee Kenner.

DATE: November 4, 2013.

Present in addition to the Board of Trustees, was Village Manager, Christopher Steers.

No action was taken in executive session.

At 6:22 p.m., a motion to come out of executive session was made by Trustee Marino, seconded by Trustee Adams, the Board of Trustees closed the executive session.

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Marino, Ceccarelli and Mayor Pagano.
NOES: None.
ABSENT: Trustee Kenner.

DATE: November 4, 2013.

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

The Board of Trustees proposed a motion for executive session regarding status of pending investigation.

MOTION FOR EXECUTIVE SESSION

At 6:07 p.m., on motion of Trustee Adams, seconded by Trustee Brakewood the Board adjourned into an executive session regarding status of pending investigation.

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Marino, Ceccarelli and Mayor Pagano.
NOES: None.
ABSENT: Trustee Kenner.

DATE: November 4, 2013.

Present in addition to the Board of Trustees, were Village Manager, Christopher Steers; Village Clerk, Janusz R. Richards; Village Attorney, Anthony Cerreto; Acting Police Chief, John R. Telesca and Labor Council Mr. Terry O'Neil.

No action was taken in executive session.

At 7:06 p.m., a motion to come out of executive session was made by Trustee Terenzi, seconded by Trustee Adams, the Board of Trustees closed the executive session.

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Marino, Ceccarelli and Mayor Pagano.
NOES: None.
ABSENT: Trustee Kenner.

DATE: November 4, 2013.

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

The following Public Notices were duly published in the Journal News and the Westmore News on October 25, 2013, certified by Cecilia Hernandez, Principal Clerk of the Journal News and Angelina Brescia, Office Manager of the Westmore News.

PUBLIC NOTICE

PUBLIC NOTICE is hereby given that the Board of Trustees of the Village of Port Chester, New York, will hold a PUBLIC HEARING on Monday, November 4, 2013, at 7:00 P.M., in the Village Justice Courtroom, 350 North Main Street, Port Chester, New York, to consider an interim local law further modifying the Amnesty Period with regard to Local Law No. 4 of 2012 establishing a Permit Amnesty Program.

Interested persons are invited to attend and will be afforded the opportunity to be heard at this time. The copy of the proposed law is available at the Village Clerk's office or online at the Village website www.portchesterny.com.

Date: October 22, 2013

/s/ JANUSZ R. RICHARDS

JANUSZ R. RICHARDS

Village Clerk

Village of Port Chester, New York

On motion of Trustee Brakewood, seconded by Trustee Adams, the public hearing was declared re-open.

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Marino, Ceccarelli and Mayor Pagano.

NOES: None.

ABSENT: Trustee Kenner.

DATE: November 4, 2013.

PUBLIC COMMENTS

Mayor Pagano asked if there was anyone who would like to comment regarding the Public Hearing

Ms. Goldie Solomon commented our houses go back to the 1800's and they have to be repaired. The elderly, sick and veterans cannot afford to pay into an amnesty program.

Ms. Bea Conetta called Mr. Miley's office and I commend them for the work they are doing. There have been some changes, not enough, that have made it easier. But, the fees are extremely high. You shouldn't pay \$200 to be put in the front of the line. Estoppel is illegal. Mr. Miley gave me a list of all the things you need a permit for. The majority of the people didn't know they had open permits or CO's.

Mr. B. Abel commented on the good of the Amnesty Program. It's good till Sept. '14 and you will decide then whether it will be extended. It is tough for people to understand that changes are being made.

On motion of Trustee Marino, seconded by Trustee Brakewood, the public hearing was closed.

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Marino, Ceccarelli and Mayor Pagano.

NOES: None.

ABSENT: Trustee Kenner.

DATE: November 4, 2013.

Adoption of Local Law No. 13 of 2013

AN INTERIM LOCAL LAW FURTHER MODIFYING THE AMNESTY PERIOD OF THE PERMIT AMNESTY PROGRAM

SECTION 1: Purpose and Intent.

Pursuant to Local Law No. 4 of 2012, the prior Board of Trustees adopted an interim local law establishing a permit amnesty program to all properties within the Village of Port Chester under certain terms and conditions. The local law provided for a time period to make application for such amnesty from October 1, 2012 to December 31, 2012. This time period, described under said local law as the Amnesty Period, was extended by Local Law No. 1 of 2013 to April 30, 2013, and again by Local Law No. 10 of 2013 to October 31, 2013, all in order to provide more opportunity for individuals to learn and participate and thereby more fully satisfy the Board's intentions in establishing the amnesty program. The current Board of Trustees believes that a further, and final extension of the amnesty period is necessary so as to conclude the amnesty program and the limited remedial relief conferred under same.

SECTION 2. Section 2 of Local Law No. 4 of 2012 is further modified so that the amnesty period for the Permit Amnesty Program shall be deemed to expire on September 30, 2014.

SECTION 3: Effective Date

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

RESOLUTION

AN INTERIM LOCAL LAW FURTHER MODIFYING THE AMNESTY PERIOD OF THE PERMIT AMNESTY PROGRAM

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

RESOLVED, that the Village of Port Chester Board of Trustees hereby adopts
Local Law# 13 of 2013 FURTHER MODIFYING THE AMNESTY PERIOD OF THE
PERMIT AMNESTY PROGRAM.

Approved as to Form:

Village Attorney, Anthony Cerreto

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Marino, Ceccarelli and Mayor Pagano.

NOES: None.

ABSENT: Trustee Kenner.

DATE: November 4, 2013.

PRESENTATION OF NEW POLICE APPOINTMENTS

Mayor Pagano opened with a statement regarding the promotions.

“There’s a saying, that - stripes on a sleeve and brass on a collar don’t make one a leader,
and from my own personal experience, I can attest that truer words were never spoken.

It’s not so much the title means anything ... the real power is in the ability and capacity to
both influence those who are under you in your position, whether it’s Patrolman, sergeant
or lieutenant, and more importantly to inspire those who are working for you in those
positions. That’s what promotion is all about.”

Tonight, on behalf of the BOT of Trustees I have the honor and very pleasant duty of
promoting two of Port Chester’s finest to leadership positions.

Would acting Chief, Captain John Telesca join me at the podium to help me convey these
honors to the two police officers.”

Promotion ceremony of Sergeant Robert Salerno to Lieutenant with the Village of Port Chester Police Department

Mayor Pagano noted the accomplishments of Sergeant Salerno.

14 years of service - joined the Department in August 1999

6 years as a Sergeant - Promoted in September 2007

1994 - BBA Degree in Finance from Florida Atlantic University with minor in accounting.

By 2015 Expects to obtain his Masters of Science Degree in Sociology with concentration in Criminology– Fordham University

Awards

1. 3 Commendations for participation in Gun/Weapon arrests
2. A number of Letters of Appreciation and Honorable Mention
3. As an active police officer and squad leader he has over 450 career arrests to his credit
4. Certified Field Training Officer

Robert is married to Tatiana – They have 2 children - a daughter Samantha – age 4 and a son Matthew age 1 year

Promotion ceremony of Police Officer Thomas Fleming to Sergeant with the Village of Port Chester Police Department.

Mayor Pagano noted the accomplishments of Police Officer Fleming.

19½ years of service as Police Officer – joined Department in 2/1994

1989 - Graduated from Stepinac HS

1993- BA in Criminal Justice from Iona College

2007 - Masters of Science in Criminal Justice – Iona College

2008 - Masters of Science in Protection Management – John Jay College

2 Department Letters of Commendation

2 Honorable Mention Certificates

2010 - Meritorious Award for Exceptional Police Work – Journal News

2003 - 3 meritorious awards for Exceptional Police Work Village of PC PBA

1996 - Meritorious Awards for Exceptional Police Work from the Port Chester PBA and from the American Legion.

Tom is married to Theresa and they have 2 children, a son Sean age 5 and a daughter Sofia age 4

RESOLUTIONS

RESOLUTION #1

TRAFFIC CONTROL AT ABENDROTH AVENUE AND ADDEE STREET

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

WHEREAS, on January 25, 2010 the Planning Commission approved an application for site plan approval from Phoenix Capital Partners, II, LLC., for the development of a 100-unit residential building on the corner of Abendroth and Willett Avenues; and

WHEREAS, on the recommendation of the Village’s consulting traffic engineer, the approval was conditioned upon the applicant installing a traffic light at the intersection of both streets so as to mitigate the development’s impact on vehicular traffic; and

WHEREAS, the applicant has installed such traffic light site which has been tested to the satisfaction of the Village; and

WHEREAS, the traffic light has been added to the Village’s inventory of traffic lights with Con Edison; and

WHEREAS, the Traffic Sergeant has provided a memorandum as to the necessary action that must be taken so that the traffic light, together with other related regulations, may be enforced. Now, therefore, be it

RESOLVED, that the Code of the Village of Port Chester, Chapter 319. Vehicle and Traffic, Section 319-69, Schedule VIII, and pursuant to the provisions of Section 319-12 Stop Intersections, be amended as follows:

	<u>Stop Sign on</u>	<u>Direction of Travel</u>	<u>At intersection of</u>
Delete	Abendroth Avenue	north and south	Adee Street
Delete	Abendroth Avenue	north and south	Willett Avenue
Delete	Adee Street	east	Abendroth Avenue
Delete	Marina Parking Project No. 3, Lot No. 1, Adee Street exit	west	Abendroth Avenue

and be it further

RESOLVED, that the Code of the Village of Port Chester, Chapter 319, Section 319-62, Schedule I, and pursuant to the provisions of Section 319 -5: Traffic Control Signals be amended as follows:

Location

Add Abendroth Avenue and Adee Street

and be it further

RESOLVED, that the Code of the Village of Port Chester, Chapter 319, Section 319--64, Schedule III, and pursuant to the provisions of Section 319 -7: Prohibited Turn on Red Signal, be amended as follows:

Signal Facing Traffic on Direction of Travel At Intersection of

Add Abendroth Avenue North Mill Street

Approved as to Form:

Village Attorney, Anthony Cerreto

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustee Kenner.

DATE: November 4, 2013

RESOLUTION #2

APPOINTING CHAIRMAN OF THE ZONING BOARD OF APPEALS

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

RESOLVED, that WILLIAM VILLANOVA of Port Chester New York, is currently serving as a member and acting chairman of the Port Chester ZONING BOARD OF APPEALS is hereby appointed chairman of the Port Chester ZONING BOARD OF APPEALS, with said term to expire December 31, 2015.

Approved as to Form:

Village Attorney, Anthony Cerreto

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustee Kenner.

DATE: November 4, 2013

Motion to Add-on a Resolution

Mayor Pagano asked for a motion to consider an add-on a resolution to provide a merit increase in compensation of the Village Manager following a performance and goals evaluation process.

On motion of Trustee Ceccarelli, seconded by Trustee Brakewood, the motion received a unanimous vote of those present.

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustee Kenner.

DATE: November 4, 2013

ADD-ON RESOLUTION #3

PROVIDING FOR A MERIT INCREASE IN COMPENSATION OF THE VILLAGE MANAGER FOLLOWING A PERFORMANCE AND GOALS EVALUATION PROCESS

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

WHEREAS, by employment agreement dated August 20, 2012, Christopher D. Steers was appointed as the Village Manager of the Village of Port Chester with a two-year term; and

WHEREAS, the Agreement has an effective date of October 11, 2012; and

WHEREAS, Section 3 of the Agreement provides for an annual performance and goals evaluation; and

WHEREAS, the Board and Village Manager have successfully undergone such a process using a format recommended by the International City/County Manager's Association in conformance with the Village Charter and the terms of the employment agreement; and

WHEREAS, Section 3 of the Agreement also provides that the Board may increase the salary of the Manager depending upon the outcome of the annual performance and goals evaluation; and

WHEREAS, the overall score awarded to the Village Manager through said process is a 4.3 out of 5; with 4 being "Above Average" and 5 being an "Excellent" rating; and

WHEREAS, the Village Manager has accepted the additional responsibility of managing the Village Police Department and is taking on this additional responsibility without the benefit or assistance of an Assistant Village Manager. Now, therefore, be it

RESOLVED, in accordance with the Employment Agreement between the Village of Port Chester and Christopher D. Steers, dated August 20, 2012, the Board of Trustees hereby increases the annual base salary of the Village Manager from \$180,000 to \$190,000, effective on the Manager's anniversary date of October 11, 2013.

Approved as to Form:

Village Attorney, Anthony Cerreto

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustee Kenner.

DATE: November 4, 2013

PUBLIC COMMENTS

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

Ms. Goldie Solomon commented that when you hire people from out of the area they better know about this community and our firemen and policemen.

Ms. Bailey-Thomas on behalf of the PC-Rye branch of the NAACP we have an October luncheon. We show our support for Christopher Steers and the work he has done for the Village.

Mr. Giangrande said that on Westchester Avenue by the Post Office there are stumps protruding from the sidewalk.

Mr. Tyrone and Mr. Bailey said that the road closings worked well for traffic control. It kept pressure off the Village. On Thursday, Friday and Saturday every hotel in and around Port Chester were full. 90% of patrons surveyed at the Capital Theater said they would come back. We have been in contact with the MTA and look forward to working with them.

Mr. Reavis had three issues. The United Hospital property. (Mayor Pagano said there is no agreement on the table at this time). Secondly, the traffic problems in the Village and people not

paying attention to the Walk/Do Not Walk signs. Last issue is regarding funding to the after school program. The students in the area in need should be given priority.

Trustee Adams touched on the traffic problem and especially in the area of the Costco, Cinema area.

Village Manager Steers commented that falls into a request that was made several weeks ago and this has been referred to the traffic commission.

Ms. Bailey-Reavis stated she is a long-time resident and want to compliment the Board of Trustees and Village for the work they are doing. There is no gain without pain.

Ms. Goldie Solomon said this Sunday is Bethesda Baptist's 96th anniversary celebration. Come out to support. On Sunday at St. Peter's Church there will be a Bolivian concert.

Mr. B. Abel said all resolutions passed by this Board become a public record. In the resolution for the parking stations it says "by buried". Change to "be buried".

Ms. Bea Conetta commented on behalf of Joseph Krzeminski. The public doesn't know what's going on, only what's written and said at the meetings. He has not had a chance to defend himself and he needs to be heard.

Ms. Lina Accurso commented on what's been happening here during the last 6 months. Our police department helped get the Diamond Club out of Port Chester. The Board is in violation of the Constitution in bullying. Stop harassing older people and letting those who can pay \$200 to be put ahead of them.

PRESENTATION

Zoning Overlay Concepts: Southern Gateway Mixed Use and Byram River Waterfront Districts.

Director of Planning and Development Christopher Gomez had a draft text of the Overlay Concepts for the Zoning Districts as discussed in August and at the October 21st meeting. Introduced Steve Barshov, special environmental counsel, and Village Planner Jesica Youngblood of our office. We have a map. First is the Southern Gateway Mixed Use and second is the Byram River Waterfront. I will go over the potential overview.

To go back, an Overlay Zone covering the Southern Gateway Mixed Use includes the shopping center and several parcels along the Boston Post Road, approximately 79 acres, approximately 15 acres in the PMU zone and the balance in the CD area. The PMU zone and the CD zone have certain restrictions. The Overlay Zone is merely added on top of that. An eligible cite would have certain uses, certain bonuses.

At this point, this is in concept form. The next step, if this were to be accepted, would be for the Village Attorney to put this in local law form to be set up for a hearing.

Mayor Pagano asked if this would go to public law prior to us getting that formula.

Chris said the concept is for us to mitigate any impacts. We will look at the tipping study. We have had multiple meetings with the school board.

Mayor Pagano stated he would not even be interested in entertaining this until we have this point straightened out. These answers need to be in the document before we even consider it.

Trustee Brakewood said he spoke with several members of the school board and the Superintendent and they are now aware of any tipping study. Don't know whether they are talking past each other.

Mayor Pagano made a representation that homework would be done to the point where this board would be ready to mitigate with the folks from Starwood and that was the only promise made to them, that we would be able to roll this thing out somewhere around the end of the year. That leaves us 60 days.

Trustee Terenzi asked for an explanation on the CD for the Southern Gateway and why you are including the Kohl's Shopping Center and everything else in there that is completely built out for commercial. This would lead to more commercial in the scheme of things.

Trustee Terenzi questioned what is going to happen to the DW. What does the overlay do to the United Hospital property?

Trustee Brakewood commented on the parking spaces. He stated should be a breakdown on commercial and residential units.

Trustee Terenzi said a 500 unit parking garage would cost \$10M. That would give them 800 units theoretically. That is the benefit of an Overlay Zone.

Trustee Brakewood said there is a Public Policy question – what will it do to improve the community? Secondly, what is the benefit?

Trustee Terenzi commented it still boils down to how many more kids will be in the schools and the cost.

Trustee Adams asked a question for the people in the Southern Gateway mixed use area -- if the Overlay is legal for 820 units at the United Hospital site. How does the Overlay District help or hurt the taxpayers of Port Chester? Overlay Districts themselves are neither tax positive nor tax negative

Chris Ameigh commented we have to see what is best for the public. It is very important on a policy level that you need guidance to see the types of things the community receives.

Trustee Brakewood commented on reduction of density in other neighborhoods. There is no incentive in this plan. It would be good to have a conversation with NDC to talk about this. All of this is starting to come together but we still have a tremendous amount of work to do.

Mayor Pagano asked Chris Ameigh the next steps to move forward. He suggested a work session ASAP.

The Village Clerk will poll the board and NDC to set a date for a Work Session. A workshop will be held on November 12th at 6:00 p.m.

Village Attorney Cerreto said that the Starwood property was one of the things we wanted NDC to focus on when they came to Port Chester.

Southern Gateway Mixed Use Overlay Zone Draft Conceptual Outline

Overlay Zone Definition

An overlay zone is a mapped district superimposed on one or more established zoning districts which establishes supplemental standards for development within the geographic area that is included within the overlay district. Overlay zoning can be used to impose additional restrictions on development, but can also authorize a density bonus or other incentive zoning to encourage or facilitate certain types of development or provision of public improvements. An overlay zone could authorize grant of a special permit for certain uses or size of development if an eligible parcel within the mapped overlay district complies with specific eligibility, design, community benefit and other appropriate criteria, including but not limited to consistency with the Village's comprehensive plan. Overlay zoning is an effective tool for guiding development to implement comprehensive plan recommendations in a manner that is more targeted and focused than can be accomplished via traditional "Euclidean" zoning.

Location

The Southern Gateway Mixed Use Overlay Zone would be comprised of approximately 79 acres within the CD Design Shopping Zoning District and PMU Planned Mixed Use District along the Boston Post Road Corridor in the southwestern portion of the Village adjacent to the City of Rye (see attached map).

Purpose

The Village of Port Chester adopted its first Comprehensive Plan in December 2012 and related zoning text and map amendments in March 2013. During the comprehensive plan process it was recommended that implementation of adopted comprehensive plan policies and goals through additional "Phase II" zoning amendments be adopted to better align the Village zoning law with the Plan's stated goals and objectives in those geographic areas that are within the proposed Overlay Zone. Within these geographic areas, overlay zoning can authorize issuance of special permits for desirable mixed-use development conditioned upon inclusion of important public benefits, all while ensuring mitigation of any potentially significant adverse environmental impacts.

The proposed Southern Gateway Mixed Use Overlay District includes large underutilized tracts suitable for mixed-use projects that could create a sustainable mix of residential, office, hotel, retail, and entertainment uses to serve both resident and nonresident (e.g., office and visitor) populations. Recognizing this potential and in furtherance of the Comprehensive Plan, the Village could use incentives included in the Overlay District standards to encourage and incentivize redevelopment that will both enhance the mixed use character of the Southern Gateway Area and concurrently provide significant public benefits. The establishment of Southern Gateway Mixed Use Overlay District will include incentives separate and apart from the underlying CD Design Shopping and PMU Planned Mixed Use Districts to induce specific development and public facilities, while concurrently assuring that all appropriate standards for

development approval within the overlay district are satisfied, including mitigation of potentially significant adverse environmental impacts.

The former United Hospital and existing Kohl's shopping center sites are identified in the Comprehensive Plan land use strategies as Intensity Zones for targeted development. At 15.4 acres, the former United Hospital site represents the single largest redevelopment site in Port Chester, and is well positioned to serve as a key visual gateway to the Village. The Plan specifically supports reactivating this site as a mixed use development including some combination of hotel/convention center, retail stores, restaurants, residential uses and community facilities. It further recommends zoning amendments to the existing CD Design Shopping Center District to permit a mix of commercial and residential uses to reinforce and appropriately redevelop portions of the existing Kohl's site.

As such, the Southern Gateway Mixed Use Overlay District is established to target and further incentivize development within the underlying CD Design Shopping and PMU Planned Mixed Use Development Districts for projects that would be consistent with the Village's Comprehensive Plan, would create signature, mixed-use projects, and would include with "placemaking" strategies to ensure that the projects would be compatible with the surrounding community.

Eligibility of Development Sites

The Southern Gateway Mixed Use Overlay District is established as an overlay zone with potential application to development sites within the bounds identified herein. All permitted principal and accessory uses, dimensional regulations, and potential density bonuses available in Southern Gateway Mixed Use Overlay District apply only to development areas or parcels that meet the following eligibility requirements:

- (1) The development area or parcel shall be a minimum of five acres (217,800 sq. ft.) in lot area.
- (2) At least 25% of total developed square footage must be dedicated to non-residential use.

Permitted Uses

Permitted uses within the Southern Gateway Mixed Use Overlay District are the same as those for the underlying PMU Planned Mixed Use Zoning District and supersede underlying CD Design Shopping District uses.

Permitted principal uses.

- (1) Multi-family dwellings containing efficiency, one-bedroom and two-bedroom units only; age restricted housing (e.g. 55+) including all unit configurations; convalescent home or nursing home.
- (2) Hotel or motel.

(3) Bar or tavern; catering or events establishment; cabaret; table service restaurant, no drive-in, open front, fast-food or curb service restaurants.

(4) Assembly hall; membership club; fraternal organization or similar social institution not operated for a profit.

(5) Health club, including racquetball facilities and indoor swimming pools; commercial indoor athletic training facility; bowling alley.

(6) Theater

(7) Retail store or personal service shop.

(8) Office, office building; bank, excluding any drive-in windows.

(9) Off-street parking lot or garage for motor vehicles; minimum requirements shall be in accordance with Section 345-14.

(10) Ground-floor office as accessory use to multifamily

development. Permitted accessory uses.

(1) Private garage or private off-street parking area, in accordance with

Section 345-14. (2) Sign, in accordance with Section 345-15.

Special Exception Uses.

(1) Church or other place of worship, parish house, rectory, Sunday school, convent, seminary; customary accessory structure or use, including cultural, recreational or athletic facility, meeting room or similar accessory structure or use related to a school, church or other place of worship.

(2) Hospital; medical and dental offices; ethical pharmacy.

(3) School, elementary or high, public, private or parochial, having a curriculum equivalent to that ordinarily given in public schools; nursery school, day camp or day-care center.

(4) Funeral home.

(5) Radio or television station studio; excluding transmission tower. (6)

Veterinary hospital or board and care of small animals.

Lot Area Per Dwelling Unit

- (1) A minimum of 1,000 square feet of lot or development site area per dwelling unit is required for all residential development.

Density Bonus

A Floor Area Ratio (FAR) density bonus of up to 1.0, beyond the maximum permitted FAR in the underlying CD Design Shopping Center and PMU Planned Mixed Use Districts, may be achieved via special permit granted by the Village Board of Trustees for the provision of a specific public benefit to the Village as outlined below, under the provisions of this Section, and in accordance with all site eligibility requirements, design guidelines, and stated project review criteria. The cost of the improvements need not equal the value of the benefits granted.

In no event may the total FAR for a development site within the Southern Gateway Mixed Use Overlay Zone exceed 2.0, to be comprised cumulatively from maximum FAR allocation from the underlying CD Design Shopping Center or PMU Planned Mixed Use Development Districts, any bonus achieved through the Southern Gateway Mixed Use Overlay Zone Special Permit, and Section 345-16 Building Height and Floor Area Bonus Program.

Table 1. FAR Density Bonus, Public Amenities

Public Benefit	Specific Public Benefit	FAR Bonus
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.	200 Spaces	0.2
	300 Spaces	0.3
	400 Spaces	0.4
	500 Spaces	0.5
Provision of new publicly accessible open space or dedicated parkland on-site or anywhere within the Southern Gateway Mixed Use Overlay District.	1 Acre	0.2
	2 Acres	0.3
	3 Acres	0.4
	4+ Acres	0.5
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.	0.1
	10,000-19,999 Sq. Ft.	0.2
	20,000-49,999 Sq. Ft.	0.3
	50,000-74,000 Sq. Ft.	0.4
	75,000+ Sq. Ft.	0.5
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.	0.1
	10,000-19,999 Sq. Ft.	0.2
	20,000-49,999 Sq. Ft.	0.3
	Ft.	0.4
	50,000-74,000 Sq. Ft.	0.5

Rebuild sanitary sewer infrastructure along Boston Post Road from High Street to Purdy Avenue.		0.8
Rebuild Village water infrastructure from S. Regent Street through Touraine Avenue through Hospital site to High Street and		0.7
Traffic improvements occurring at the following intersections: <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 		TBD

It is the intent of the Southern Gateway Mixed Use Overlay District to provide incentives for “Placemaking” development schemes that will enhance and be integrated within the existing fabric of the Village so as not to create separate enclaves of development. As such, projects approved within the Southern Gateway Mixed Use Overlay District are eligible for the following density bonuses for inclusion of the specific design elements listed below.

Table 2: FAR Density Bonus, Design Amenities

Design Amenity	FAR Bonus
Connected interior street grid with limited use of cul-de-sacs and dead end streets reflecting the existing character of the surrounding built environment.	0.1
Defined pedestrian and bicycle facilities to facilitate internal site circulation and safe integration to the Boston Post Road.	0.1
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	0.1

Application and Procedure

An application to establish an eligible development site to the Southern Gateway Mixed Use Overlay District and to seek a special permit for applicable FAR bonuses for such site shall be initiated by formal petition to the Village Board of Trustees. Along with its petition, the applicant shall submit a description of its proposed project, including a conceptual plan and statement of proposed use, together with an environmental assessment of the potential impacts associated with the proposed project to the satisfaction of the Village Board of Trustees or other lead agency in accordance with the State Environmental Quality Review Act and its implementing regulations. At a minimum, this environmental assessment shall be a Long Environmental Assessment Form (EAF) with supplemental information and studies submitted by the applicant and Part 3 of the EAF completed by the Lead Agency identifying the project's potential impacts with respect to: aesthetics, streetscapes, and neighborhood character, including a visual impact study; parking demand and available supply; traffic generation; and demand on water and sanitary sewer infrastructure.

Review Process and Criteria

The Village Board of Trustees may designate a development site to the Southern Gateway Mixed Use Overlay Zone and grant FAR bonuses via special permit provided the proposal meets the specific criteria included herein:

- (1) That the public benefit(s) obtained by virtue of the density bonus substantially meets the goals of the Village as expressed in the Comprehensive Plan.
- (2) The applicant must demonstrate that all sewer, stormwater, and traffic impacts generated from the proposed project can be successfully mitigated so as not to create any unmitigated significant adverse environmental impacts. Acceptable mitigation techniques must at the very least maintain the same traffic Level of Service (LOS) values for affected intersections and all sanitary sewer and stormwater infrastructure. This may be achieved through road widening, installation of traffic signals, interchange realignment, improved pedestrian crossings, construction of new sanitary or wastewater sewer lines, or any other mitigation techniques deemed acceptable by the Village Board of Trustees, Village Manager, Village Engineer, and Director of Planning and Development.
- (3) For all projects containing a residential component, dwelling unit configurations shall include an appropriate mix of dwelling unit types and sizes to assure that the potential adverse impact on the public school system is minimized in furtherance of the Comprehensive Plan. The applicant must also provide a per student fee, based on an agreed upon formula developed by the School District and Village, to mitigate the increased burden on the local school system from school age children generated from residential development.

Byram Riverfront Overlay Zoning District Draft Conceptual Outline

Overlay Zone Definition

An overlay zone is a mapped district superimposed on one or more established zoning districts which establishes supplemental standards for development within the geographic area that is included within the overlay district. Overlay zoning can be used

to impose additional restrictions on development, but can also authorize a density bonus or other incentive zoning to encourage or facilitate certain types of development or provision of public improvements. An overlay zone could authorize grant of a special permit for certain uses or size of development if an eligible parcel within the mapped overlay district complies with specific eligibility, design, communal benefit and other appropriate criteria, including but not limited to consistency with the Village's comprehensive plan. Overlay zoning is an effective tool for guiding development to implement comprehensive plan recommendations in a manner that is more targeted and focused than can be accomplished via traditional "Euclidean" zoning.

Location

The Byram Riverfront Overlay District (BROD) boundaries include all parcels wholly or partially encompassed by the underlying DW Design Waterfront, DW2 Downtown Design Waterfront, R2F Two Family Residence, and C2 Main Street Business Districts as indicated on the Official Village Zoning Map.

Purpose

The Village of Port Chester adopted its first Comprehensive Plan in December 2012 and related zoning text and map amendments in March 2013. During the comprehensive plan process it was recommended that implementation of adopted comprehensive plan policies and goals through additional "Phase II" zoning amendments be adopted to better align the Village zoning law with the Plan's stated goals and objectives in those geographic areas that are within the proposed Overlay Zone described herein. In this instance, overlay zoning granted via special permit can encourage desirable mixed-use development, induce inclusion of important public benefits, and ensure mitigation of any potentially significant adverse environmental impacts.

The Byram Riverfront Overlay District will promote economic development and/or redevelopment opportunities through mixed use development for the riverfront area that will implement the planning goals and objectives of the Village's Comprehensive Plan and Local Waterfront Revitalization Program while concurrently providing significant public benefits.

The Byram Riverfront Overlay District is in concert with the Village's Comprehensive Plan (Plan) and the Local Waterfront Revitalization Program (LWRP). The Plan supports renovating and upgrading existing industrial uses to allow for "wharf type" development in the form of commercial, office, restaurant, and other complementary land uses designed to reactivate the Byram River waterfront. All development along the waterfront must comply with the policies and recommendations of both the Plan and LWRP while concurrently mitigating potentially significant, adverse environmental impacts.

The overall purpose will be achieved by:

- (1) Providing public amenities, services, and attractions that will draw both residents and visitors alike to the riverfront and further the public use and enjoyment of the area.

- (2) Connecting the public and surrounding residential neighborhoods to the waterfront through public accessways, walkways, or other appropriate means.
- (3) Encouraging a mix of land uses, both residential and non-residential, that will enhance the unique character and aesthetic of the riverfront environment and area. This purpose will be achieved through maximizing public ingress to and egress from the riverfront.
- (4) Providing a balance of water-dependent or water-enhanced uses that capture the intent of ‘wharf-type’ development and are consistent with the vision and priorities expressed in the Village’s Comprehensive Plan and Local Waterfront Revitalization Program (LWRP).
- (5) High quality and aesthetically appealing urban design elements and development features that attracts both public and private investment. Such development or redevelopment should:
 - (a) Attract small businesses, artisans, or entrepreneurs.
 - (b) Preserve views of the Byram River for the maximum enjoyment and benefit by the community as a whole.
 - (c) Encourage sustainable (“green”) standards and development principles as a means to preserve natural resources and features.

Eligibility Requirements

All development within the BROD must meet all of the following eligibility requirements:

- (1) The BROD boundary includes parcels wholly or partially encompassed by the underlying DW Design Waterfront, DW2 Downtown Design Waterfront, R2F Two Family Residence, and C2 Main Street Business Districts as indicated on the Official Village Zoning Map.
- (2) Lot Size – The minimum lot size for any development parcel(s) shall be 20,000 square feet.
- (3) Each development scheme must further the policies and recommendations of both the Village Comprehensive Plan and the Local Waterfront Revitalization Program.

Permitted Uses

Permitted uses within the Byram Riverfront Overlay District are the same as those for the underlying DW Design Waterfront District and DW2 Downtown Design Waterfront

District and supersede the underlying use regulations of the C2 Main Street Business and R2F Two Family Residential Districts upon issuance of the BROD Special Permit.

- (1) Multifamily dwelling.
- (2) Multifamily dwelling (floors above first floor). (3) Church or other place of worship.
- (4) Convalescent home or nursing home.
- (5) Membership club, fraternal organization or similar social institution not operated for a profit.
- (6) Public utility facility.
- (7) School, elementary or high, public, private or parochial, having a curriculum equivalent to that ordinarily given in public schools.
- (8) Bank, excluding drive-in. (9) Hotel or motel.
- (10) Hotel or motel (floors above first floor). (11) Hotel, limited service.
- (12) Marina or yacht club. (13) Theater.
- (14) Office or office building.
- (15) Radio or television station studio, excluding transmission tower.
- (16) Radio or television station studio, excluding transmission tower (floors above first floor). (17) Retail store or personal service shop, services clearly incidental to retail sales on the premises or to personal services.
- (18) Veterinary hospital or board and care of small animals. (19) Wholesale business, storage building or warehouse. (20) Creamery, ice cream parlor or bakery plant.
- (21) Laundry or dry-cleaning plant.
- (22) No nuisance industry, provided that in nonindustrial districts equipment is used that has a rating of no more than five horsepower.
- (23) Printing plant.
- (24) Research laboratory, provided that it shall not be obnoxious, by reason of dissemination of smoke, dust, fumes, noise or vibration, or hazardous from fire waste materials or the creation of excessive demands upon municipal services.

Additional permitted uses in the BROD include the following: (1) Pier, dock, marina, boat launching and boat storage. (2) Boat building or repair operations

(3) Establishments for sale of rental vessels, such as kayaks, canoes, paddle boats, etc.

(4) Public park, promenade, boardwalk

Dimensional Standards

Specific dimensional standards shall apply to the BROD as described within the bounds herein. All underlying zoning dimensional regulations shall remain except for the following regulations:

- (1) Lot Size – The minimum lot size for any development parcel(s) shall be 20,000 square feet.
- (2) Lot Area Per Dwelling Unit – The minimum lot area per dwelling unit regulation for all eligible parcels shall be reduced by 250 square feet except for parcels in the underlying DW2 Downtown Design Waterfront District, which shall be reduced by 100 square feet.

Density Bonus

A Floor Area Ratio (FAR) density bonus of up to 1.0, beyond the maximum permitted FAR in the underlying DW Design Waterfront, DW2 Downtown Design Waterfront, C2 Main Street Business, and R2F Two Family Residential Districts, may be achieved via special permit granted by the Village Board of Trustees for the provision of a specific public benefit to the Village as outlined below, under the provisions of this Section, and in accordance with all site eligibility requirements, design guidelines, and stated project review criteria. The cost of the improvements need not equal the value of the benefits granted.

Table 1. FAR Density Bonuses, Public Amenities

Public Benefit	Specific Public Benefit	FAR Bonus
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.	200 Spaces	0.2
	300 Spaces	0.3
	400 Spaces	0.4
	500 Spaces	0.5
Provision of new publicly accessible open space or dedicated parkland on-site or anywhere within the Byram Riverfront Overlay District.	0.25 Acre	0.2
	0.25+ Acres	0.4

Wayfinding & Signage – A cohesive sign design will provide navigational aid and will be part of a branding scheme for the district. All signs must adhere to regulations of Section 345-15 Sign Regulations.		0.05
Provision of a public marina pump out station.		0.2
Provision of public restroom facilities, at least two ADA compliant stalls provided.		0.2
Utilities – All new utilities installed as part of any development must be buried underground.		0.3

Design Recommendations

Design recommendations within the BROD provide special aesthetic controls to appropriate a cohesive development scheme in furtherance of the Village’s Comprehensive Plan and Local Waterfront Revitalization Program.

The following recommendations should be clearly indicated and executed.

- (1) Sustainable principles shall be implemented through stormwater management (rain gardens, retention ponds, barrels, pervious pavement). The BROD encourages the use of sustainable building materials. All construction activities must enlist best management practices identified by the Village.
- (2) Vegetation and Landscaping – A vegetated buffer must be provided parallel to the Byram River for all properties abutting the Byram River.
- (3) Façades - Buildings shall articulate any façade fronting a public street, public space, park, or trail with a cohesive design and aesthetic features. No blank walls shall exist when fronting a public street, public space, park, or trail.
- (4) Public Facilities and Access – Public facilities, such as benches, recycling/trash receptacles, and signage must be provided for any development as means to provide public access to the riverfront.
- (5) Other Features – All physical site features - light poles, curbing, construction and paving materials, etc. – must be cohesive in concept and design in order to create a unified landscape fabric.

Application and Procedure

An application to establish an eligible development site to the Byram Riverfront Overlay District and to seek a special permit for applicable FAR bonuses for such site shall be initiated by formal petition to the Village Board of Trustees. Along with its petition, the

applicant shall submit a description of its proposed project, including a conceptual plan and statement of proposed use, together with an environmental assessment of the potential impacts associated with the proposed project to the satisfaction of the Village Board of Trustees or other lead agency in accordance with the State Environmental Quality Review Act and its implementing regulations. At a minimum, this environmental assessment shall be a Long Environmental Assessment Form (EAF) with supplemental information and studies submitted by the applicant and Part 3 of the EAF completed by the Lead Agency identifying the project's potential impacts with respect to: aesthetics, streetscapes, and neighborhood character, including a visual impact study; parking demand and available supply; traffic generation; and demand on water and sanitary sewer infrastructure.

Review Process

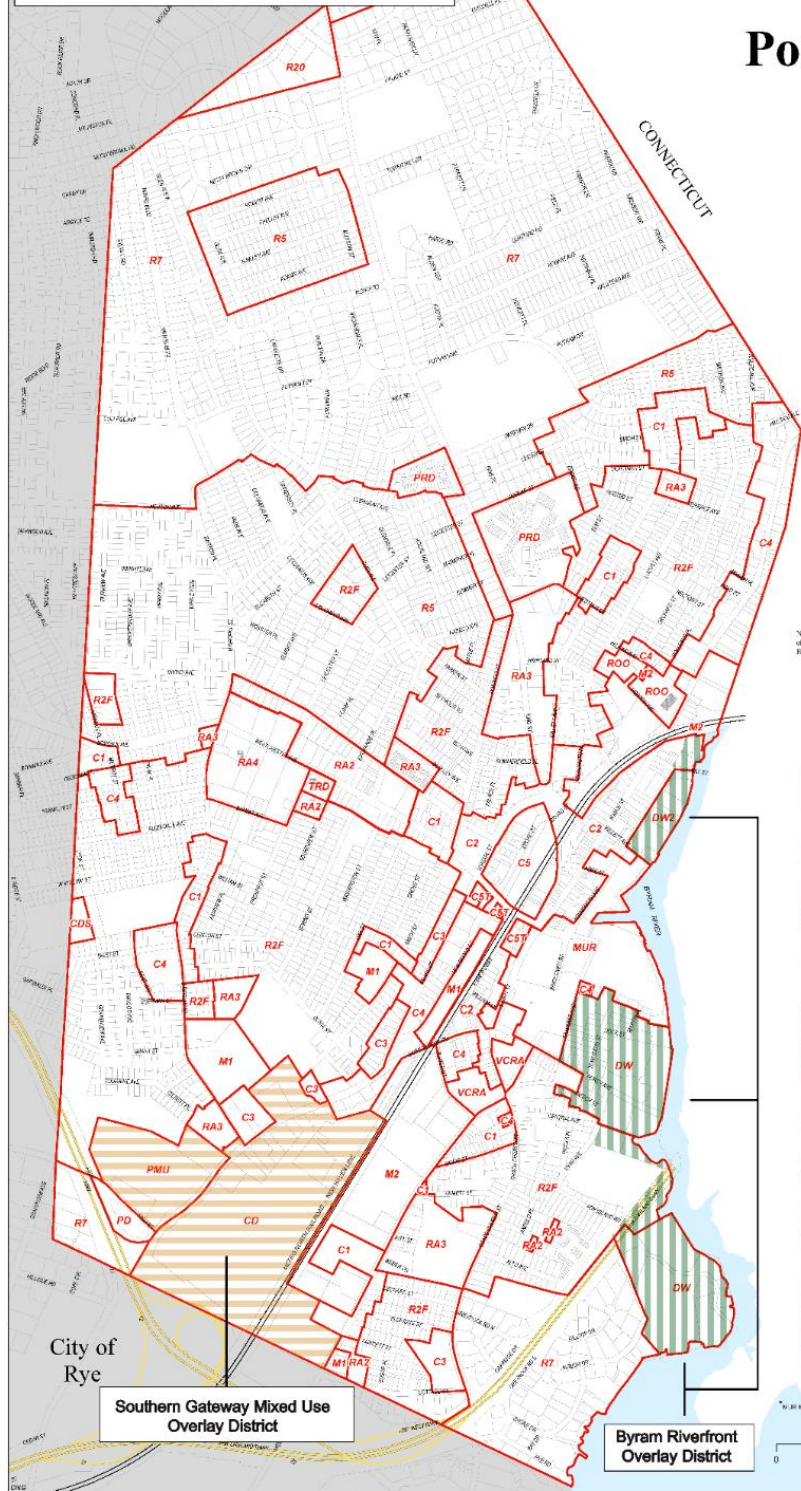
The Village Board may, in its sole and absolute discretion, designate a development site to the Byram Riverfront Overlay District and grant floor area ratio (FAR) bonuses provided the concept plan meets all eligibility requirements and depending on the substance and degree to which the Public Benefits are included in a redevelopment project. In order to grant any bonuses, the applicant must demonstrate and the Village Board must determine and find the following:

- (1) That the public benefit(s) obtained by virtue of the density bonus substantially meets the goals of the Village as expressed in the Village's Comprehensive Plan.
- (2) That sufficient capacity exists within water supply, wastewater conveyance and treatment, and roadway infrastructure to support the density bonus or that appropriate mitigation is provided to the maximum extent practicable.
- (3) For all projects containing a residential component, dwelling unit configurations shall include an appropriate mix of dwelling unit types and sizes to assure that the potential adverse impact on the public school system is minimized in furtherance of the Comprehensive Plan. The applicant must also provide a per student fee, based on an agreed upon formula developed by the School District and Village, to mitigate the increased burden on the local school system from school age children generated from residential development.
- (4) The applicant must demonstrate that all sewer, stormwater, and traffic impacts generated from the proposed project can be successfully mitigated so as not to create any unmitigated significant adverse environmental impacts. Acceptable mitigation techniques must at the very least maintain the same traffic Level of Service (LOS) values for affected intersections and all sanitary sewer and stormwater infrastructure. This may be achieved through road widening, installation of traffic signals, interchange realignment, improved pedestrian crossings, construction of new sanitary or wastewater sewer lines, or any other mitigation techniques deemed acceptable by the Village Board of Trustees, Village Manager, Village Engineer, and Director of Planning and Development.

DRAFT OVERLAY DISTRICTS

Official Zoning Map

Village of Port Chester New York



NOTE: Map produced by C. Owen, Village of Port Chester Director of Planning and Development. Adopted by the Village of Port Chester Board of Trustees March 18, 2015. (Local Law No. 12015)

ZONING DISTRICTS

SINGLE FAMILY RESIDENTIAL

- R20** One Family Residence 20,000 sq ft min lot
- R7** One Family Residence 7,500 sq ft min lot
- R5** One Family Residence 5,000 sq ft min lot

TWO-FAMILY RESIDENTIAL

- R2F** Two Family Residence 5,000 sq ft min lot

MULTI-FAMILY RESIDENTIAL

- RA2** Multi Family Residence 5,000 sq ft min lot
- RA3** Multi Family Residence 5,000 sq ft min lot
- RA4** Multi Family Residence 5,000 sq ft min lot

PLANNED RESIDENTIAL

- PRD** Planned Residential Development

COMMERCIAL

- C1** Neighborhood Retail
- C2** Main Street Business
- C3** Office and Commercial
- C4** General Commercial
- CD** Design Shopping Center
- CDS** Special Designed Commercial

OFFICE

- PD** Design Professional Building

INDUSTRIAL

- M1** Light Industrial
- M2** General Industrial

WATERFRONT

- MUR** Marina Urban Redevelopment
- DW** Design Waterfront
- DW2** Downtown Design Waterfront

MIXED USE & OTHER

- ROO** Residential Office Overlay
- VCRA** Village Center Redevelopment Area
- TRD** Transitional Residential Development
- PMU** Planned Mixed Use
- C5** Train Station Mixed Use
- CST** Downtown Mixed Use Transitional

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City of Rye

Southern Gateway Mixed Use Overlay District

Byram Riverfront Overlay District

RESOLUTIONS (Continue)

RESOLUTION #3

**RECREATION DEPARTMENT
AFTER SCHOOL READING & VISUAL ART PROGRAMS**

On motion of TRUSTEE TERENZI, 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 Recreation Program requires instructors; and

WHEREAS, such services have been appropriated in the 2013-2014 Village Budget; and

WHEREAS, the Recreation Leader has selected several providers to facilitate these programs. Now, therefore be it

RESOLVED, that the Board of Trustees hereby authorizes the Village Manager to enter into the following agreements with regard to the Village of Port Chester Recreation After-School Reading and Visual Art Programs;

- Mario Coronado as a Reading Facilitator in the amount of \$40.00 per two hour session
- Meghan Loper as a Reading Facilitator in the amount of \$30.00 per two hour session
- Anne Lammers as a Reading Specialist in the amount of \$40.00 per two hour session
- Deirdre McDermott as an Art Specialist in the amount of \$40.00 per two hour session.
- Kathy Loper as an Art & Reading Coordinator in the amount of \$40.00 per two hour session.
- Pam Mickatavage as an Art Specialist in the amount of \$40.00 per two hour session; and
- Cathy Terrana as an Art Specialist in the amount of \$40.00 per two hour session.

Approved as to Form:

Village Attorney, Anthony Cerreto

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Marino and Mayor Pagano

NOES: None.

ABSENT: Trustees Kenner and Ceccarelli.

DATE: November 4, 2013

RESOLUTION #4

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

WHEREAS, The Board of Trustees reserved \$600,000 for “NEW PAYSTATIONS-FY2013-14” in the FY 2013-14 Capital Project Plan adopted 4-29-13.

WHEREAS, appropriations have been made in the amount of \$10,481.70 for equipment to organize and map our parking program inventory.

WHEREAS, the actual cost of the meters to be purchased during phase one of this project is \$596,724.

WHEREAS, the agreed upon design of phase one requires that two power lines be buried in locations where solar power is not an acceptable alternative, requiring further expenditures for work to be performed by the Local Power Authority, and

WHEREAS, an additional \$60,000 is needed to bury the two power lines and for project over-run which will be funded from the Kingsport Impact Fee, now therefore be it

RESOLVED, that the Board of Trustees of the Village of Port Chester hereby authorizes the Village Treasurer to increase the NEW PAYSTATIONS-FY2013-14 Capital Fund Budget by \$60,000 as follows:

New Paystation FY 2013-14 Budget:

Increase Project Budget
From \$600,000 to \$660,000.

5.5.2772.2013.127	Miscellaneous Revenue (Kingsport Impact Fee)
\$60,000	
5.3320.200.2013.127	New Paystations – Equipment
\$60,000	

Approved as to Form:

Village Attorney, Anthony Cerreto

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, and Mayor Pagano

NOES: Trustee Marino.

ABSENT: Trustees Kenner and Ceccarelli.

DATE: November 4, 2013

CORRESPONDENCES

From the Port Chester High School Booster Club requesting permission to post a sign at Messina Park.

The Board referred the correspondence to staff.

From Washington Engine & Hose Co. 4, Inc. on electing to active membership - Joe Sutton Jr.

The Board accepted the correspondence.

PUBLIC COMMENTS AND BOARD COMMENTS

Public

Mr. R. Abel commented on the United Hospital property. The Overlay Concept project seems like an excuse for something the Board could do anyway. Question whether we need this to begin with. It's a pet peeve but the parking meters have to be fed until 9:00 p.m. The meters should not have to be fed during the time of public meetings.

Ms. Bailey-Reavis recalled the Comprehensive Plan committee. This was an advisory committee. You have to take into consideration the police, fire department and school district in your meeting.

Mr. Bill Villanova, a past member of the Zoning Board. We are looking to what's best for the community.

Mr. Michel Scarola commented on Mr. Gomez's presentation. As a member of the Comprehensive Plan Committee one of things that made it a reward winning plan was the theme of transfer of density from all areas of the village to targeted areas. One of the priorities should be open space. We are top heavy in multi-family housing.

Mayor Pagano said he would welcome Mr. Scarola at the meeting on the 12th.

Board

Trustee Adams said to come out and vote and remember your Veterans.

Trustee Brakewood loves the upgrades on the Capital Theater. He said that people in Stamford now recognize some of the nice spots in Port Chester. Would like to have the Adee Street lot made a paid lot. There are about 12,000 people eligible to vote in Port Chester and our record is about 2,000 people voting. Please keep political signs out of the right-of-way.

Trustee Terenzi commented on the remarks of the public. Don't want people from Rye Brook to come and make negative comments.

Trustee Marino commented that the Board is here to help Chief Krzeminski. He also congratulated the police officers who were promoted. We have two new Marshalls and should appoint them at the next meeting.

At 9:48 p.m., on motion of Trustee Adams, seconded by Trustee Marino, the meeting was closed.

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Marino, and Mayor Pagano

NOES: None.

ABSENT: Trustees Kenner and Ceccarelli.

DATE: November 4, 2013

Respectfully submitted,

Janusz R. Richards
Village Clerk

MEETING HELD NOVEMBER 12, 2013

A meeting of the Board of Trustees of the Village of Port Chester, New York, was held on Tuesday, November 12, 2013, in the Village Hall Conference Room, 222 Grace Church Street, Port Chester, New York, with Mayor Neil Pagano presiding.

Present in addition to Mayor Pagano, were Trustees Gregory Adams, Daniel Brakewood, Saverio Terenzi, Luis Marino, Joseph Kenner and Gene Ceccarelli.

It should be noted that Trustee Adams arrived at 6:05 p.m.

Also present were Village Manager, Christopher Steers; Village Clerk, Janusz R. Richards; Village Attorney, Anthony Cerreto; Village Treasurer, Leonie Douglas; Acting Police Chief, John R. Telesca; Christopher Ameigh Administrative Aide to the Village Manager; Labor Councils Mr. Terry O'Neil and Ms. Emily E. Harper.

On motion of Trustee Kenner, seconded by Trustee Brakewood the meeting was declared opened at 6:04 p.m.

ROLL CALL

AYES: Trustees, Brakewood, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustee Adams.

DATE: November 12, 2013

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

MOTION FOR EXECUTIVE SESSION

At 6:05 p.m., on motion of Trustee Ceccarelli, seconded by Trustee Kenner the Board adjourned into an executive session regarding particular person(s).

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: None.

DATE: November 12, 2013

Present in addition to the Board of Trustees, were Village Manager, Christopher Steers; Village Clerk, Janusz R. Richards; Village Attorney, Anthony Cerreto; Village Treasurer, Leonie Douglas; Acting Police Chief, John R. Telesca; Christopher Ameigh

Administrative Aide to the Village Manager; Labor Councils Mr. Terry O'Neil and Ms. Emily E. Harper.

No action was taken in executive session.

At 6:54 p.m., a motion to come out of executive session was made by Trustee Adams, seconded by Trustee Marino, the Board of Trustees closed the executive session.

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: None.

DATE: November 12, 2013

WORK SESSION

Zoning Overlay Concepts: Southern Gateway Mixed Use and Byram River Waterfront Districts

Trustee Brakewood gave a presentation on "R2F Revitalization Program."

R2F Revitalization Program

Goal: Revitalize R2F Neighborhoods

Current State

Dilapidated housing

Small (<1000sq ft. per unit)

Retrofitted 1 FAM

Outdated

Absent landlords

"Profits" derived from rents

"Profits" go to landlord Minimal maintenance Overcrowded (SRO's) Code violations

declining assessments High rents

Lack of private investment

Low quality of life: lack of open space, lack of parking

Future State

New modern structures

Target 1,500 sq. ft. per unit

Designed to be 2 FAM townhome

Provide modern conveniences

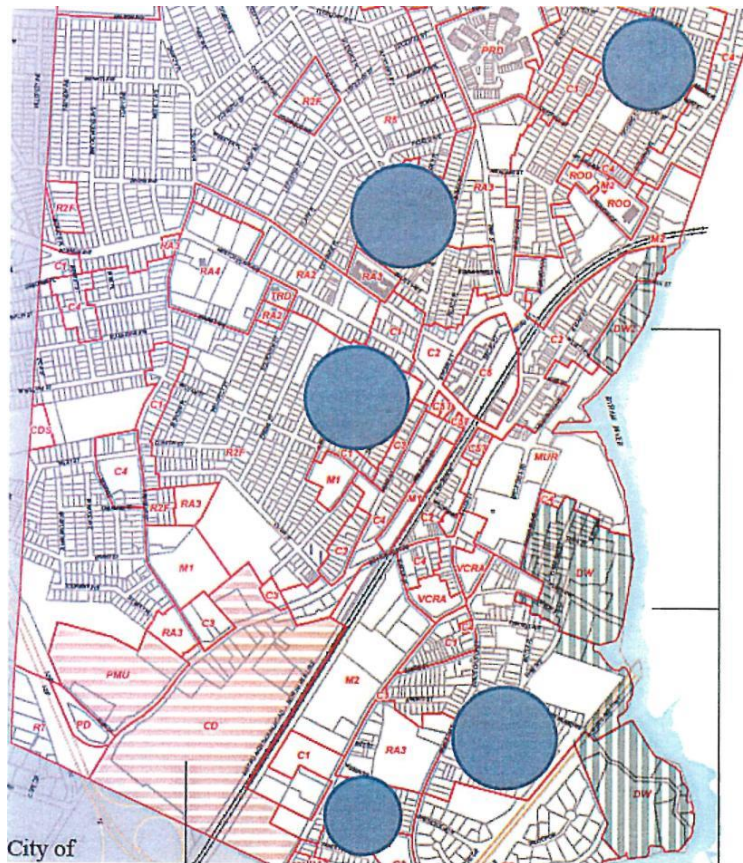
Owner occupied

"Profits" derived from home equity

"Profits" go to residents

- Pride in ownership
- Safe housing
- Code compliant
- Increasing assessments
- Affordable Housing
- Encourage private investment
- Fix quality of life issues... increase open space, provide adequate parking

Issues are Concentrated in 5 key R2F neighborhoods



Issues

- Overcrowded Schools
- Traffic Congestion
- Crime
- Excessive Drain on Village Resources

Design Principals

- No tax increases
- No free money
- No new housing units
- Create economic opportunity for local residents
 - Home equity
 - Jobs
- Increase the tax base
- Integrate the community

Example: Smith St. between Westchester Ave & William St

#	Units	Acres	Dimensions	Assessment
75	3F	.15	45.7 F x 119 D	\$331,000
73	2F	.15	50.0 F x 132 D	\$274,300
69	2F	.16	50.0 F x 132 D	\$229,900
65	2F	.16	50.0 F x 131 D	\$218,100
61	3F	.18	60.0 F x 130 D	\$273,100
59	IF	.14	46.5 F x 129 D	\$182,800
47	RVL	.31	100 F x 128 D	\$153,800
45	2F	.15	50.0 F x 126 D	\$203,000
43	2F	.15	50.0 F x 125 D	\$259,100
37	2F	.20	68.0 F x 125 D	\$241,200
33	2F	.17	55.6 F x 124 D	\$253,700
27	2F	.16	53.0 F x 124 D	\$224,700
72	2F	.17	77.6 F x 105 D	\$242,700
66	2F	.19	79.0 F x 107 D	\$250,900
64	2F	.11	44.4 F x 111 D	\$194,000
62	2F	.10	40.0 F x 113 D	\$208,300
58	2F	.06	40.0 F x 68D	\$205,200
54	IF	.08	62,5 F x 57.5D	\$217,500
50	Multi	.13	48.7 F x 121 D	\$416,500
44	2F	.09	50.0 F x 84D	\$221,100
42	411 A	.05	51.2 F x 53D	\$413,100
36	2F	.07	47.8 F x 69D	\$234,100
32	3F	.08	50.0 F x 77 D;	\$266,100
28	2F	.09	50.3 F x 79D	\$208,200
22	2P	.09	48; 3F x 85D	\$243,700
12	2F	.05	30.7 F x 75 D	\$198,800
10	2F	.06	36.0 F x 75D	\$209,500

3.5 acres	27 Parcels	58 units	\$6.6 Million	\$113.4k per unit
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Recent Affordable Example: Fox Island Homes

| 2.9 acres | 35 units | 2,160 sq. ft. per unit | 2.5 bathrooms | \$200k to buy |

Total project cost

\$12 million

Total revenue generated (\$200k x 35 units)

\$7 million

Subsidies:

New Homes Land Acquisition funds (County)	\$415,000
HOME Investment Partnership Program funds (Federal)	\$2.2 million
Housing Implementation funds	\$1.0 million
The New York State Affordable Housing Corporation	\$1.4 million
Infrastructure Development Demonstration Program	\$175,000

Total subsidies \$5.2 million
% subsidized 43%



Smith Street Revitalization Project at 100%

| 3.5 acres | 27 Parcels | 58 Units | \$6.6 million | \$ 113.4k per unit |

Total project cost	\$19.7 million
Land Acquisition	\$6.6 million
New Construction (1,500 sq. ft. per unit x \$150 x 58 units)	\$13.1 million
Total revenue generated (\$200k x 58 units)	\$11.6 million

Subsidies:

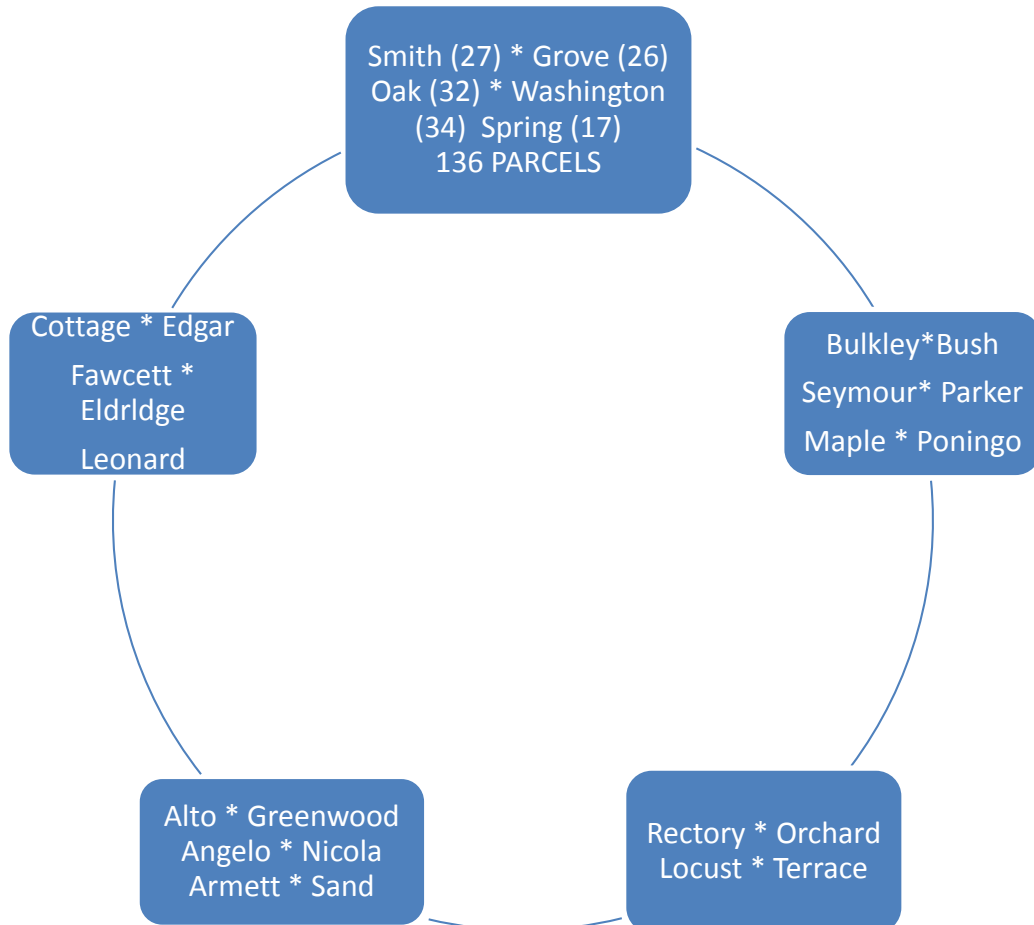
- New Homes Land Acquisition funds (County)
- HOME Investment Partnership Program funds (Federal)
- Housing Implementation funds
- The New York State Affordable Housing Corporation
- Infrastructure Development Demonstration Program

Total subsidies \$8.1 million
% subsidized 41%

Total assessment increases from \$6.6 to \$11.6 million

5 Key R2F Neighborhoods

|80 acres | 600 Parcels | 1,300 Units | \$150 million | \$115 k per unit|



Overall R2F Revitalization Project

| 80 acres | 600 Parcels | 1,300 Units | \$150 million | \$115 k per unit |

Total project cost	\$443.0 million
Land Acquisition	\$150.0 million
New Construction (1,500 sq. ft./unit x \$150 x 1,300 units)	\$293.0 million
Total revenue generated (\$200k x 1,300 units)	\$260.0 million

Subsidies:

- New Homes Land Acquisition funds (County)
- HOME Investment Partnership Program funds (Federal)
- Housing Implementation funds
- The New York State Affordable Housing Corporation
- Infrastructure Development Demonstration Program

Total subsidies \$183.0 million
% subsidized 41%

20% Participation (120 parcels) would be an \$88 million project with \$36 million in subsidies

Total assessment increases from \$150 to \$443 million

Questions

- Is an \$88 million project viable?
- Is it possible to get \$36 million in subsidies?
- How can we fund the subsidies?

- Traditional Affordable Housing sources like grants/tax incentives/etc.
- Developer Bonus Incentive Fund
- Borrowing against future increased assessables
- Don't use Affordable Programs, sell at full-value of \$285k

- What's the minimum percentage of parcels on a street that need to be in the program to spark private investment?
- How small/large can the program be and still be worth doing?
- What criteria needs to be used to put parcels in the program?
- What happens to be the people who currently live in selected parcels?
- Is the Board interesting in making this a priority?

- Will the Board fund a blight study? We need facts.
- Is the Board willing to use Eminent Domain?
- Is the Board interested in using Affordable Housing as a mechanism to promote home ownership and increase assessments.

Priority setting workshop for National Development Council (NDC) projects.

Present at this Workshop were Steve Barshov, special environmental counsel, Michael Cucchiara of the National Development, Dolph Rotfeld, Village Engineer, Mr. Robert H. Johnson, Mr. Thomas Corbia, from the Port Chester-Rye Union Free School District and Mr. Michael Scarola Chairman of the Planning Commission.

Director of Planning and Development Christopher Gomez provided the Board with a different build out scenarios for the Southern Gateway Mixed use overlay district and Southern Gateway Mixed Use Overlay District Draft Bonus Program Elements (see next Page).



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

Following the presentation the Board agreed on item number 5, 6, 7, and 8 as being the priorities from the items listed in “Southern Gateway Mixed Use Overlay District Draft Bonus Program Elements.”

Priority setting workshop for National Development Council (NDC) projects.

The Board reaffirmed the four priorities listed below.

- A. Municipal Center
- B. Fox Island redevelopment
- C. Waterfront redevelopment
- D. United Hospital site

At 8:37 p.m., on motion of Trustee Marino, seconded by Trustee Ceccarelli, the meeting was closed.

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: None.

DATE: November 12, 2013

Respectfully submitted,

Janusz R. Richards
Village Clerk

MEETING HELD NOVEMBER 18, 2013

A meeting of the Board of Trustees of the Village of Port Chester, New York, was held on Monday, November 18, 2013, in the Court Room of the Police Headquarters Building, 350 North Main Street, Port Chester, New York, with Mayor Neil Pagano presiding.

Present in addition to Mayor Pagano, were Trustees Gregory Adams, Daniel Brakewood, Saverio Terenzi, Luis Marino, Joseph Kenner and Gene Ceccarelli.

It should be noted that Trustee Adams arrived at 6:04 p.m. and that Trustee Terenzi arrived at 6:06 p.m.

Also present were Village Manager, Christopher Steers; Village Clerk, Janusz R. Richards; Village Treasurer, Leonie Douglas; Acting Police Chief, John R. Telesca; Building Inspector and Director of Code Enforcement Peter Miley, Christopher Ameigh Administrative Aide to the Village Manager and Village Marshal, Allen S. Carroll.

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

ROLL CALL

AYES: Trustees Brakewood, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustees Adams and Terenzi.

DATE: November 18, 2013

PROPOSED MOTION FOR EXECUTIVE SESSION

MOTION FOR EXECUTIVE SESSION # 1

At 6:05 p.m. on motion of Trustee Brakewood, seconded by Trustee Marino the Board adjourned into an executive session for the purpose of interview for Justice Court Marshals.

ROLL CALL

AYES: Trustees Brakewood, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustees Adams and Terenzi.

DATE: November 18, 2013

Present in addition to the Board of Trustees, were Village Manager, Christopher Steers; Village Clerk, Janusz R. Richards; Acting Police Chief, John R. Telesca; Christopher Ameigh Administrative Aide to the Village Manager and Village Marshal, Allen S. Carroll.

No action was taken in executive session.

At 6:18 p.m., a motion to come out of executive session was made by Trustee Ceccarelli, seconded by Trustee Adams, the Board of Trustees closed the executive session.

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: None.

DATE: November 18, 2013

MOTION FOR EXECUTIVE SESSION # 2

At 6:19 p.m. on motion of Trustee Adams, seconded by Trustee Brakewood, the Board adjourned into an executive session regarding Rye Town lease negotiations.

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: None.

DATE: November 18, 2013

Present in addition to the Board of Trustees, were Village Manager, Christopher Steers; Village Clerk, Janusz R. Richards; Acting Police Chief, John R. Telesca and Christopher Ameigh Administrative Aide to the Village Manage.

No action was taken in executive session.

At 6:32 p.m., a motion to come out of executive session was made by Trustee Ceccarelli, seconded by Trustee Adams, the Board of Trustees closed the executive session.

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: None.

DATE: November 18, 2013

MOTION FOR EXECUTIVE SESSION # 3

At 6:32 p.m. on motion of Trustee Adams, seconded by Trustee Marino, the Board adjourned into an executive session regarding consultation with Village Attorney and Village Manager regarding PBA grievance.

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: None.

DATE: November 18, 2013

Present in addition to the Board of Trustees, were Village Manager, Christopher Steers; Village Clerk, Janusz R. Richards; Acting Police Chief, John R. Telesca and Christopher Ameigh Administrative Aide to the Village Manager.

No action was taken in executive session.

At 6:59 p.m., a motion to come out of executive session was made by Trustee Ceccarelli, seconded by Trustee Brakewood, the Board of Trustees closed the executive session.

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: None.

DATE: November 18, 2013

AWARD PRESENTATION

Patricia Jones, Director of operations for the County of Westchester representing the New York state Government Finance Officers Association (GFOA) presented The Village of Port Chester with Recipient of Distinguished Budget Presentation Award.

In addition, the Government Finance Officers Association presented a Certificate of Recognition for Budget Preparation to Christopher Steers, Village Manager.

(SEE NEXT PAGE)



GOVERNMENT FINANCE OFFICERS ASSOCIATION

*Distinguished
Budget Presentation
Award*

PRESENTED TO

**Village of Port Chester
New York**

For the Fiscal Year Beginning

June 1, 2013

Executive Director



The Government Finance Officers Association
of the United States and Canada

presents this

CERTIFICATE OF RECOGNITION FOR BUDGET PREPARATION

to

**Christopher Steers, Village Manger
Village of Port Chester, New York**



The Certificate of Recognition for Budget Preparation is presented by the Government Finance Officers Association to those individuals who have been instrumental in their government unit achieving a Distinguished Budget Presentation Award. The Distinguished Budget Presentation Award, which is the highest award in governmental budgeting, is presented to those government units whose budgets are judged to adhere to program standards.

Executive Director

Date **October 09, 2013**

PRESENTATION

Independent Auditors' Report – Village of Port Chester fiscal year 2012-2013

Thomas P. Malecki, CPA from Drescher & Malecki LLP., presented the Board with an independent audit of the Port Chester IDA and Village of Port Chester along with financial highlights and observations for the Village's audit for fiscal year end May 31, 2013.

Motion to Add-on a Resolution

Mayor Pagano asked for a motion to acceptance of Court Audit for FY 2012-13

On motion of Trustee Ceccarelli, seconded by Trustee Marino, the motion received a unanimous vote of those present.

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: None.

DATE: November 18, 2013

ADD-ON RESOLUTION # 1A

ACCEPTANCE OF COURT AUDIT FOR FY 2012-13

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

WHEREAS, Section 2019-a of the Uniform Justice Court Act requires that town and village justices annually provide their court records and dockets to their respective governing boards; and

WHEREAS, the State of New York Chief Administrative Judge has requested a copy of the Village of Port Chester's most recent examination and audit of the Port Chester Justice Court's records and a copy of the Board of Trustees' resolution acknowledging that the required examination and audit was conducted, together with a copy of the audit; and

WHEREAS, the Village has retained Drescher & Malecki LLP, Buffalo, New York, as independent auditors; and

WHEREAS, the Board of Trustees was presented with the Village's audit for the Fiscal Year 2012-2013, including the Justice Court, and that same has been reviewed and is in order. Now, therefore, be it

RESOLVED, that the Village Board of Trustees acknowledges that the required audit was conducted of the Port Chester Justice Court for the fiscal year ending May 31, 2013 and hereby accepts said audit; and be it further

RESOLVED, that a certified copy of this resolution together with a copy of the audit for the aforesaid year be provided to the New York State Office of Court Administration pursuant to Section 2019-a of the Uniform Justice Court Act.

Approved as to Form:

Village Attorney, Anthony Cerreto

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: None.

DATE: November 18, 2013

RESOLUTIONS

RESOLUTION # 2

APPOINTING OF POLICE SERGEANT WITH THE VILLAGE OF PORT CHESTER

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

RESOLVED, that Police Officer Drew Conetta, be and he hereby is promoted to Sergeant with the Village of Port Chester Police Department.

Approved as to Form:

Village Attorney, Anthony Cerreto

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: None.

DATE: November 18, 2013

PUBLIC COMMENTS

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

Ms. Goldie Solomon commented on the Audit Report. Disabled people, seniors, etc. want our taxes down. The Starwood property, which includes United Hospital, should be commercial. We don't have a hotel. All Starwood Property should be commercial. We need more commercial things in this town to get our taxes down. We should be a city and keep our taxes. We don't have enough disabled parking at funeral homes or churches. The Amnesty Program is not helping us. We are the poorest community in Westchester County.

Mr. Francis Ferrara commented that we face financial peril. This issue is uncontrollable. We can wait for rebound, we can extend the tax base and we need something now. We need to gain city status. If we were a city we would be reaping a percent of the sales tax. There is no reason Mount Vernon is a city and we are not.

Mr. Charles Montoya commented on the economic community and the importance of its youth. An organization began work this summer to empower the enthusiastic youth in this community and narrow the gap between the demographics. Windows to the Future is incorporated here in the state of New York and we are applying for a 501-3C exemption. Our first community workshop will be taking place next week on November 25th at the Senior Center at 222 Grace Church Street at 7 p.m. The workshop is a prep course of the SAT exam. I encourage students and parents to attend.

Mr. Abel gathered that the PSC has not given its blessing to the Sewer District. We are on the second year. Questioned that we are going to be billing backwards for a year.

Trustee Terenzi said that what we did not get would be spread over five years.

Village Manager Steers said they will be meeting with United Water on Friday. The word back is that everything is positive and we expect approval by December.

RESOLUTIONS (Continue)

RESOLUTION # 1

On motion of Trustee Marino, seconded by Trustee Brakewood, to postpone any action on resolution number # 1 to next Board of Trustee meeting.

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: None.

DATE: November 18, 2013

POSTPONED TO NEXT BOT MEETING

ELECTRONIC USE POLICY

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

WHEREAS, the Village of Port Chester’s electronic devices and telecommunications systems is provided at the Village’s expense to facilitate the carrying out of Village business; and

WHEREAS, it is appropriate and necessary for the Village to have a policy for the use of such systems by Village employees and other persons authorized to use these systems; and

WHEREAS, Labor Counsel had prepared a proposed Electronic Use Policy which was provided to the unions for their comment; and

WHEREAS, such comment has been accepted and is reflected in the policy that is before the Board. Now, therefore, be it

RESOLVED, that the Board of Trustees hereby adopts the annexed Electronic Use Policy, dated October 4, 2013.

Approved as to Form:

Village Attorney, Anthony Cerreto

RESOLUTION # 3

On motion of Trustee Marino, seconded by Trustee Brakewood, to postpone any action on resolution number # 3 to next Board of Trustee meeting.

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: None.

DATE: November 18, 2013

POSTPONED TO NEXT BOT MEETING

RE-APPOINTMENT OF VILLAGE MARSHAL

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

RESOLVED, that ERNEST TIGANI, residing in Port Chester New York be and hereby is re-appointed as Village Marshal, with a term to be effective on the Village's receipt of a favorable background check, and to expire on April 6, 2015.

APPROVED AS TO FORM:

Anthony M. Cerreto
Village Attorney

RESOLUTION # 4

On motion of Trustee Brakewood, seconded by Trustee Ceccarelli, to postpone any action on resolution number # 4 to next Board of Trustee meeting.

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: None.

DATE: November 18, 2013

POSTPONED TO NEXT BOT MEETING

RE-APPOINTMENT OF VILLAGE MARSHAL

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

RESOLVED, that JAMES CARRIERE, residing in Port Chester New York be and hereby is re-appointed as Village Marshal, with a term to be effective on the Village's receipt of a favorable background check, and to expire on April 6, 2015.

APPROVED AS TO FORM:

Anthony M. Cerreto
Village Attorney

RESOLUTION #5

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

RESOLVED, that the Board of Trustees of the Village of Port Chester be and hereby establishes the following as a standard workday for Village Trustees for the purpose of determining days worked reportable to the New York State and Local Employees' Retirement System shall be three days per pay period, seven hour day, and be it further

RESOLVED, that the Board of Trustees of the Village of Port Chester also establishes four days per pay period, six hour day, as the standard workday for the appointed judges.

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: None.

DATE: November 18, 2013

REPORT OF THE VILLAGE MANAGER

Mr. Steers reported to the Board on:

ACTIONS:

1. VPCIDA: as you are aware staff, members of the Board and members of the IDA have been meeting with the School Board discussing the need for a comprehensive "tipping/ enrollment study". A draft RFP for such a study has been prepared for discussion purposes.

The crux of the issue is very simple; with or without the inception of additional projects that potentially realize additional dwelling units (thereby realizing additional school children), student enrollment within our school district is projected to significantly increase. Based on current trends study projections on student population enumerate the potential of over 500 additional students migrating through the school system through 2016. Also, in the 2011 County Build Out Analysis of our Village the then projected

build out capacity enumerated the potential for over 3,000 additional dwelling units that could potentially add 1,600 additional students into the already strained school system.

With that being said, it is imperative that a proactive approach to the situation is implemented. We cannot afford to put a moratorium on development due to being ill prepared and then continue to go to the tax payers to foot the bill due to the lack of ratable(s). The desired end result is the creation of a defensible formula/mitigation charge per student that would be mandatory for any residential development within the overlay zones; which would be committed to upfront by the developer. When the mitigation fee is established it may in all likelihood be able to be applied in all zoning districts. The fee itself would go directly towards mitigating the cost of additional class rooms and perhaps administration as well.

2. National Development Council: as you are aware the Board has worked with staff and Mr.

Cucchiara, from NDC, to prioritize the projects most sensitive to current economic development needs. The priority list is as follows:

- Municipal Center: focus being on feasibility, cost benefit,
- Water front
- United Hospital site
- Fox Island Road

Mr. Cucchiara has begun working on the Municipal Center.

3. Distinguished Budget Presentation Award: The Government Finance Officers Association (GFOA) established the Distinguished Budget Presentation Awards Program (Budget Awards Program) in 1984 to encourage and assist state and local governments to prepare budget documents of the very highest quality that reflect both the guidelines established by the National Advisory Council on State and Local Budgeting and the GFOA's best practices on budgeting and then to recognize individual governments that succeed in achieving that goal. Documents submitted to the Budget Awards Program are reviewed by selected members of the GFOA professional staff and by outside reviewers with experience in public-sector budgeting.

The Village has been presented with this award for the Fiscal year beginning on June 1st, 2013. The award represents a significant achievement by the Village and reflects our commitment to the highest principles of governmental budgeting.

PROJECTS:

1. Town of Rye Move: Again the Mayor and staff have been meeting with officials from the Town of Rye relating the relocation of all Town operations to Village Hall. At this time it looks like they will be occupying approximately 4000 square feet or 50% of the third floor and a shared space and operations at the court House. The final details of

the agreement are being worked out with a target occupancy date of January 2014. (Discussion on this agenda.)

2. Street Paving Program: Street paving has been completed. Street patching is underway.

3. 350 North Main Street: The violations enumerated in the secondary PESH notice of violation are being corrected. Steps related to concerns are as follows:

- *Hepatitis B Vaccination:* First round of vaccinations for Police Department completed.

Vaccinations being scheduled for DPW employees within the next few weeks.

- Training has been completed and the requisite program(s) being developed for: *Hazard Communication Program; Work Place Violence training; Right – to- Know program; Blood Borne Pathogens program.*

Pending Capital Improvements: The proposed capital improvements to the building continue to move forward.

- Façade improvements: The brick probing has been completed results show the following: Brick Façade is pulling away from building, the sections that were removed indicate that the brick façade contains no wall ties, nothing to prevent bricks from pulling off of building. The stone at the parapet areas are sealed throughout with silicone, so there are no areas for water to flow out. Pointing material is incorrect, and allows moisture to penetrate. Coping at all parapets are leaking in several areas, counter flashing at roof “doesn’t exist” improper roofing install along parapets. Repairs will most likely require bidding. Bid specs pending final report from Santos restoration.
- Emergency repairs due to closure of Cell Blocks: 90 % completed: the BRITEX Universal Combination Toilet Fixture are installed, all welding completed, all plumbing completed, minor finish work remaining.
- The Evidence room Build out is now being staged. Demolition to progress within the next few weeks; pending evidence inventory and temporary relocation of same.

4. NIXLE 360: Beta test completed. Results pending.

5. Pay Station / Meter Request for Proposals: Phase I underway: 46 Pay stations to be installed: 2 AC powered and the remaining 44 are solar powered. Siting has been completed. Pad preparation for installation underway. Coordination with Comp Plus completed. Pay stations have been ordered with a 4-6 week delivery date. Project completion expected December of 2013. Phase II pending local law and required approvals.

PRIORITIES

1. Sewer Rent: Again, the Joint Petition was completed and filed with the PSC. Pending 60 days for their review. The 60 day time frame, which is for review / comment, began on or about August 15th. Staff will be meeting with United Water on Friday November 22nd, to discuss terms of contract and finalization of billing model.

2. Bulkhead: Staff has put together the additional documentation for DEC including photos, and maps. Village Engineer to forward same, thereafter we would await their site visit.

UPDATE FROM THE BUILDING INSPECTOR



Building Department & Code Enforcement Monthly Update Report November 2013

1



Building Department & Code Enforcement Monthly Update Report

Building Department Monthly Revenue Performance Review November 2013

Revenues Collected

3 ½ month sample

Revenues August 2013:	\$48,631.5
Revenues September 2013:	\$54,696.99
Revenues October 2013:	\$256,883.50 (Includes Castle Permit)
Revenues Oct. not incl. Castle:	\$44,302.50
Revenues November 2013:	\$40,118.00 (represents inflows to 11/15)

Monthly Revenue Streams Remain Consistent

2

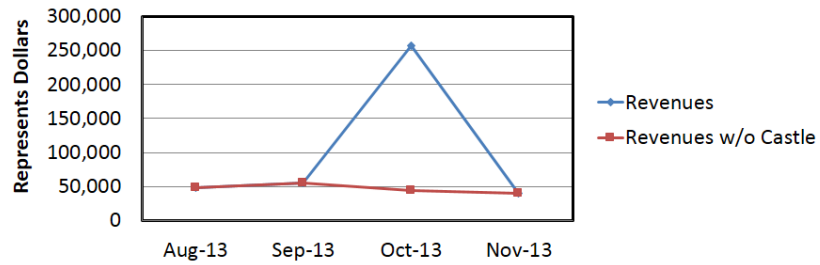


Building Department & Code Enforcement Monthly Update Report

Building Department Monthly Revenue Performance Review

November 2013

Building Department Revenue Comparison with Recent Castle Submission



3



Building Department & Code Enforcement Monthly Update Report

Building Department Monthly Performance Review

November 2013

Consultations Conducted

Consultations August 2013: 99

Consultations September 2013: 154

Consultations October 2013: 165

★ Consultations continue to rise as the number of all searches including amnesty are completed. ★

4



Building Department & Code Enforcement Monthly Update Report

Building Department Monthly Performance Review

November 2013

Permits Issued

Permits August 2013:	115
Permits September 2013:	103
Permits October 2013:	175

Permits are consistent, some months are busier than others, permit applications are expected to rise as more amnesty searches are completed.

5



Building Department & Code Enforcement Monthly Update Report

Building Department Monthly Performance Review

November 2013

Inspections Conducted

Inspections August 2013:	110
Inspections September 2013:	85
Inspections October 2013:	86

Average 94 inspections per month or 4.6 per day

Inspections are consistent, some months busier than others, inspections are also expected to rise as more amnesty searches and consultations are completed.

6



Building Department & Code Enforcement Monthly Update Report

Building Department Monthly Performance Review November 2013

Certificate of Occupancy (CO's)

CO's Issued August 2013: 20

CO's Issued September 2013: 32

CO's Issued October 2013: 16

Represents an average of 18 CO's issued per month almost 1 per business day based on a 3 month sample, Fiscal 2012 average was 30 per month.

7

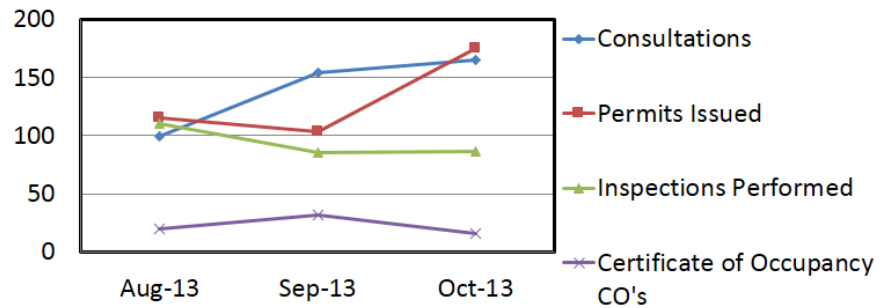


Building Department & Code Enforcement Monthly Update Report

Building Department Monthly Performance Review November 2013

Building Department Monthly Performance Comparison

Represents No. Consultations, Permits Issued & Inspections Performed & CO's Issued



8



Building Department & Code Enforcement Monthly Update Report

Building Department Monthly Amnesty Review

November 2013

Amnesty Update

➤ October 15th Amnesty Report : 465 Applications Submitted

Total Completed: 161 (35%) as of 10/15

Amnesty Application Submissions have increased by 17%

➤ November 15th Amnesty Report : 543 Applications Submitted

Total Completed: 218 (40%) to date 11/15

9

Fire Safety Monthly Performance Update Report

10



Building Department & Code Enforcement Monthly Update Report

Fire Safety Monthly Performance Review November 2013

Revenues

Revenues are Based on Fire Safety Applications Returned

Revenues August 2013:	\$9,720.00
Revenues September 2013:	\$12,750.00
Revenues October 2013:	\$11,400.00
Revenues November 1/2 Mo. 2013:	\$9,270

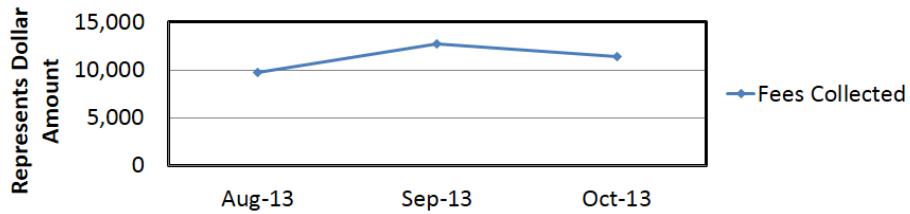
◆ Monthly revenues remain consistent ◆



Building Department & Code Enforcement Monthly Update Report

Fire Safety Monthly Performance Review November 2013

Fire Safety Department Monthly Fee Comparison





Building Department & Code Enforcement Monthly Update Report

Fire Safety Monthly Performance Review

November 2013

Fire Inspections Performed

Includes re-inspections

Fire Inspections Performed August:	120
Fire Inspections Performed September:	134
Fire Inspections Performed October:	130
Fire Inspections Performed 1/2 November:	57

Numbers do not reflect emergencies, referrals or equipment testing, e.g.



Sprinkler, Fire Pump, Fire Alarm & Ansul Systems



13



Building Department & Code Enforcement Monthly Update Report

Fire Safety Monthly Performance Review

November 2013

Notice of Violations Issued

Includes Failed Fire Inspections and Failure to Respond to a Request to Conduct a Fire Inspection

Notice of Violations Issued August:	83
Notice of Violations Issued September:	108
Notice of Violations Issued October:	103
Court Appearance Tickets Issued for Non-Compliance:	28 (3 months)

14



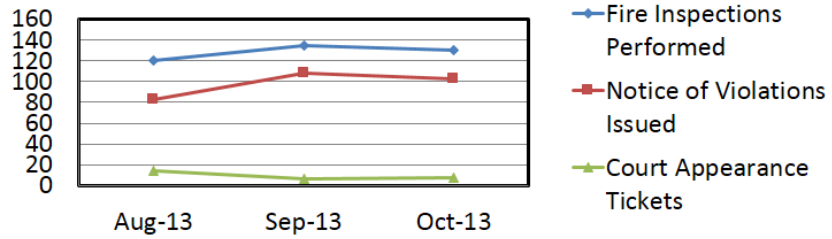
Building Department & Code Enforcement Monthly Update Report

Fire Safety Monthly Performance Review

November 2013

Fire Safety Monthly Performance Comparison

Represents No. Inspections
Performed & NOV's Issued.



15

Code Enforcement Monthly Performance Update Report

16



Building Department & Code Enforcement Monthly Update Report

Code Enforcement Monthly Performance Review

Code Enforcement Complaints

Includes property maintenance, trash, signage w/o permits or approvals, lack of permits

Complaints Received August:	94
Complaints Received September:	62
Complaints Received October:	106
Complaints Received 1/2 November:	56
Notice of Violations Issued for Non-Compliance (3 mo.):	101
NOV's Issued for Illegal Dwellings/ Overcrowding (3 mo.):	34

➤ **Reminder that all complaints, NOV's, Court Records and Illegal Dwelling/ Overcrowding Reports can be Found on the Code Enforcement Page of the Village Website.**

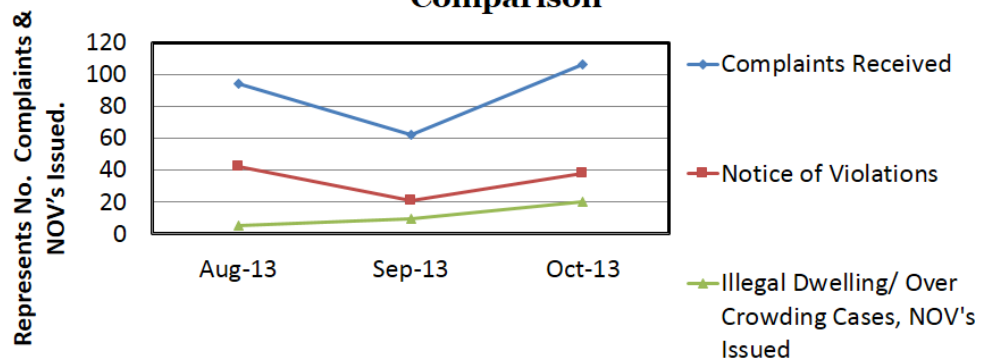
17



Building Department & Code Enforcement Monthly Update Report

Code Enforcement Monthly Performance Review November 2013

Code Enforcement Monthly Performance Comparison



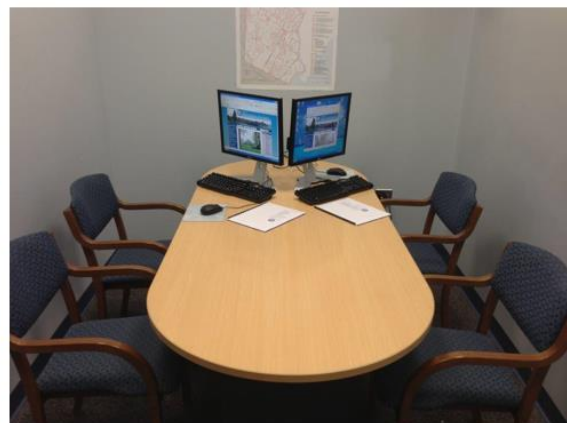
18



Building Department & Code Enforcement Public Viewing Access Room



Photographs of the new Public Viewing Access Room Located in the Building Department



20

Private Public Records Viewing Room is Now Available

Located 222 Grace Church Street in the Building Department Office Suite 100

Starting Today, Access to the Building and Code Enforcement Departments Electronic Records and Files are Available and Open to the Public.

Hours of Viewing are Monday-Friday 9-1pm & 1-4pm by Appointment Only.

Black and White Printing is Available at \$0.25 per page.

21



Building Department & Code Enforcement Public Viewing Access Room

Public Viewing Access Room

Port Chester Building
Department

11/18/2013

A User Manual has been created to assist users with our computers and navigating through the available web sites, archives and documents now available.



22



Building Department & Code Enforcement Public Viewing Access Room

Building Department

BUILDING DEPARTMENT HOURS

Until further notice, we will be open to the general public Monday through Friday from 9:00 am to 1:00 pm, after 1:00 pm is by appointment only.

PUBLIC VIEWING ACCESS ROOM

In an effort to provide access to Building Department and Code Enforcement records, a Public Viewing Access Room has been created to allow access to the Village's digital file archive, the Town of Rye Tax Assessor records, and the printing of applications associated with all forms including: Building Permits and Certificate of Occupancy Applications.

The Access Room is available on a first-come-first-serve basis Monday through Friday between the hours of 9:00 AM and 1:00 PM and between the hours of 1:00 PM and 4:00 PM by appointment only.

A User Manual has been created and is available to assist you.

Black and white printing is available at \$0.25 a page.

The Web Site has been updated to inform Village Residents of the Public Viewing Access Room availability.

23



Building Department & Code Enforcement Public Viewing Access Room

Building Department

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A User Manual has been created and is available to assist you.

Black and white printing is available at \$0.25 a page.

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DISCUSSIONS

Mr. B. Abel commented on the building department and code enforcement. In the past when code enforcement went in and found an illegal dwelling or more and the tenants would be evicted, there was some sort of a safety net. I was wondering if that safety net still exists and what happens. Does it still exist today?

Village Manager Steers replied that a lot of the provisions in that program net were not followed. Today there is the Landlord/Tenant Act which provides protection to tenants and landlords in these situations. Whenever those situations do come up we have a good relationship with the Red Cross. That safety net is always there.

CORRESPONDENCES

From Harry Howard Hook & Ladder Co. No. 1 on the election of new members Anthony Torres and Frank Deleo.

The Board accepted the correspondence.

From Fire Patrol & Rescue Co. #1 on the suspension of member Carlos Marques.

The Board accepted the correspondence.

From Church of Christ

The Board accepted the correspondence.

From the Traffic Commission regarding the expansion of parking meters.

The Board accepted the correspondence.

From Phyllis Fratarcangeli

The Board accepted the correspondence.

From Mayor Neil Pagano and Village Manager Christopher Steers.

Village Manager stated that Village will be having a Holiday Party for Village employees and is accepting donations. Mayor Pagano added that

PUBLIC COMMENTS AND BOARD COMMENTS

Public

Mr. B. Abel commented on the building department and code enforcement. In the past when code enforcement went in and found an illegal dwelling or more and the tenants would be evicted, there was some sort of a safety net. I was wondering if that safety net still exists and what happens. Does it still exist today?

Village Manager Steers replied that a lot of the provisions in that program net were not followed. Today there is the Landlord/Tenant Act which provides protection to tenants and landlords in these situations. Whenever those situations do come up we have a good relationship with the Red Cross. That safety net is always there.

Board

Trustee Brakewood commented that he sent an e-mail regarding when an officer fires a gun. Mr. Steers received it. The information you are requesting is in the Procedure Manual. Trustee Brakewood remarked about Frank's comment about city status. I agree. I think it's worth about \$3.5M to the Village to become a city. I think he's right but a political fix will probably never happen. There are about five municipalities ahead of us hoping to attain city status. Probably we would have to file a federal lawsuit. New York State is failing to reclassify municipalities and as a result underfunding them.

Trustee Terenzi noted that we lost Ernie Sabal this week.

Trustee Marino commented that the Police Department had a food drive last week. They donated to Don Bosco and the Carver Center.

Trustee Kenner is looking at the pension numbers. When we get the 6-month figures we need to have a meeting.

Trustee Ceccarelli would like to move forward with filing a complaint against the train station. The Town of Rye African Cemetery had an event on Saturday. Wish everybody a Happy Thanksgiving.

Mayor Pagano commented on the number of Veterans buried at the Rye African Cemetery. Wish everyone a Happy Thanksgiving.

At 08:56 p.m., on motion of Trustee Adams, seconded by Trustee Marino, the meeting was closed.

Roll Call

AYES: Trustees Adams, Brakewood, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: None.

DATE: November 18, 2013

Respectfully submitted,

Janusz R. Richards
Village Clerk

MEETING HELD DECEMBER 3, 2013

A meeting of the Board of Trustees of the Village of Port Chester, New York, was held on Tuesday, December 3, 2013 in the Court Room of the Police Headquarters Building, 350 North Main Street, Port Chester, New York, with Mayor Neil Pagano presiding.

Present in addition to Mayor Pagano, were Trustees Gregory Adams, Daniel Brakewood, Saverio Terenzi, Luis Marino and Gene Ceccarelli.

It should be noted that Trustee Kenner was absent.

It should be noted that Trustee Brakewood arrived at 6:13 p.m.

Also present were Village Manager, Christopher Steers; Village Clerk, Janusz R. Richards; Village Attorney, Anthony Cerreto; Village Treasurer, Leonie Douglas; Christopher Ameigh Administrative Aide to the Village Manage.

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

ROLL CALL

AYES: Trustees Adams, Terenzi, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustees Brakewood, Marino, and Kenner.

DATE: December 3, 2013

PROPOSED MOTION FOR EXECUTIVE SESSION

MOTION FOR EXECUTIVE SESSION # 1

At 6:04 p.m. on motion of Trustee Ceccarelli, seconded by Trustee Adams the Board adjourned into an executive session regarding status of pending investigation.

ROLL CALL

AYES: Trustees Adams, Terenzi, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustees Brakewood, Marino, and Kenner.

DATE: December 3, 2013

Present in addition to the Board of Trustees, were Village Manager, Christopher Steers; Village Clerk, Janusz R. Richards; Village Attorney, Anthony Cerreto; Village Treasurer, Leonie Douglas; Christopher Ameigh Administrative Aide to the Village Manage.

No action was taken in executive session.

At 6:17 p.m., a motion to come out of executive session was made by Trustee Adams, seconded by Trustee Marino, the Board of Trustees closed the executive session.

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustee Kenner.

DATE: December 3, 2013

MOTION FOR EXECUTIVE SESSION # 2

At 6:17 p.m. on motion of Trustee Adams, seconded by Trustee Ceccarelli, the Board adjourned into an executive session regarding Village Marshals.

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustee Kenner.

DATE: December 3, 2013

Present in addition to the Board of Trustees, were Village Manager, Christopher Steers; Village Clerk, Janusz R. Richards; Village Attorney, Anthony Cerreto; Village Treasurer, Leonie Douglas; Christopher Ameigh Administrative Aide to the Village Manage.

No action was taken in executive session.

At 6:27 p.m., a motion to come out of executive session was made by Trustee Marino, seconded by Trustee Adams, the Board of Trustees closed the executive session.

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustee Kenner.

DATE: December 3, 2013

Motion to Add-on an Executive Session

Mayor Pagano asked for a motion to consider an add-on Executive Session to discuss a particular individual in the Police Department.

At 6:28 P.M. on motion of Trustee Marino, seconded by Trustee Adams, the motion received a unanimous vote of those present.

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustee Kenner.

DATE: December 3, 2013

MOTION FOR EXECUTIVE SESSION # 3

At 6:28 p.m. on motion of Trustee Adams, seconded by Trustee Marino, the Board adjourned into an executive session regarding particular individual in the Police Department.

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustee Kenner.

DATE: December 3, 2013

Present in addition to the Board of Trustees, were Village Manager, Christopher Steers; Village Clerk, Janusz R. Richards; Village Attorney, Anthony Cerreto; Village Treasurer, Leonie Douglas; Christopher Ameigh Administrative Aide to the Village Manage.

No action was taken in executive session.

At 6:50 p.m., a motion to come out of executive session was made by Trustee Adams, seconded by Trustee Ceccarelli, the Board of Trustees closed the executive session.

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustee Kenner.

DATE: December 3, 2013

PRESENTATION OF NEW POLICE APPOINTMENT

Promotion ceremony of Police Officer Drew Conetta to Sergeant with the Village of Port Chester Police Department.

Mayor Pagano opened with a statement regarding the promotions.

Throughout history wherever people have gathered to form societies they have enacted laws to govern these societies. To ensure the safety of those who live there and as long as

such laws have existed there have been those who take on the responsibility of enforcing the laws. They are law enforcement officers.

The Oath of Office represents a trust between a society and the law enforcement officer. The Oath of Office for Police Officers is the binding representation of this trust; a trust that is a dedication of the policing profession, your fellow officers, the police department, and Village and citizens we serve.

Tonight I, along with the members of the BOT have the very pleasant duty to issue the oath of office to Police Officer Drew Conetta and advance him to the position of Detective Sergeant.

Mayor Pagano noted the accomplishments of Police Officer Drew Conetta.

Born and raised in Port Chester

Member of the PCPD for 12 years.

Associate of Arts Social Science - Westchester Com Col -1996

Bachelor of Arts in History - Concordia College -1998

Masters of Science in Criminal Justice - Iona College - 2010

Many Professional Certifications including Certified Firearms Instructor- FBI
Firearms School

Certificates of Merit - 2003 to 2008

- 1.) Arrest of 4 home invasion robbery suspects armed with a machine gun
- 2.) Arrest of menacing suspect armed with a shotgun
- 3.) For the investigation, identification and arrest of persons responsible for a murder at 7 Willow St.
- 4.) Arrest of an armed, emotionally disturbed person, threatening to harm his family and himself

Honorable Mention

- 1.) 2006 Arrest of 2 suspects wanted in a series of strong arm robberies.

Meritorious Life Saving Awards

- 1.) 2006 - Westchester EMS Council - Saving life of an assault victim in danger of bleeding to death
- 2.) 2008 - Westchester EMS Council -Successful use of a defibrillator to revive a heart attack victim

Letter of Commendation

- 1.) 2009 - Arrest of a subject armed with a .40 cal semi auto handgun Certificate of Recognition from City of Rye Police Commissioner for outstanding work involving collaboration between Port Chester, Rye and Harrison

Married to Madelene with three children - Nicholas, Ava and Alyssa

PUBLIC COMMENTS

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

There were no comments from the public.

RESOLUTIONS

RESOLUTION #1

SERVICE AGREEMENT FOR MAINTENANCE OF DIGITAL MULTI-SPACE PARKING METERS

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

RESOLVED, that the Village Manager be and is hereby authorized to enter into a service agreement with Integrated Technology Systems, Inc., 8 Capital Drive, Wallingford, Connecticut 06492, to provide maintenance services for the Village's initial installation of multi-space parking meters in the downtown, with a term of June 1, 2013 to November 30, 2014, compensation to be \$41,080.00, and be it further

RESOLVED, that payment shall be made from funds appropriated in the General Fund, General Ledger Code 1.3320.400 Meter Pay Station Maintenance.

APPROVED AS TO FORM:

Anthony M. Cerreto, Village Attorney

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustee Kenner.

DATE: December 3, 2013

RESOLUTION #2

AUTHORIZING VILLAGE TREASURER TO INCREASE CAPITAL FUND BUDGET AND MODIFY THE GENERAL FUND TO FACILITATE PHASE 2 OF THE EXPANSION OF DIGITAL MULTI-SPACE PARKING METERS THROUGH OTHER AREAS OF THE VILLAGE OF PORT CHESTER

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

WHEREAS, on April 29, 2013, the Board of Trustees allocated \$600,000 for Phase I of “NEW PAYSTATIONS-FY2013-14” in the FY 2013-14 Capital Project Plan; and

WHEREAS, on September 16, 2013, the Board accepted the proposal of Integrated Technical Systems, Inc. (ITS) to undertake the work for Phase I which proposal anticipated future phases that would expand the use of digital multi-space parking meter stations in locations beyond the downtown; and

WHEREAS, the work for Phase I is currently underway with an expected completion date of December 31, 2013; and

WHEREAS, Village staff has since identified the scope of and extent of additional parking meter locations, designated as Phase II, for Horton Avenue and Midland Avenue; and

WHEREAS, on November 25, 2013, the Traffic Commission favorably recommended these proposed additional locations, together with the following parking regulations:

- three-hour parking
- rate of \$.25/15 minutes
- hours of enforcement to be 9:00 a.m. to 9:00 p.m. on Horton Avenue and 9:00 a.m. to 6:00 p.m. on Midland Avenue; and

WHEREAS, the Village Treasurer has developed a recommended budget for Phase II in the amount of \$242,582.58; and

WHEREAS, further Board action will be required to change the Village Code to reflect new parking regulations for these locations. NOW, therefore, be it

RESOLVED, that the Board of Trustees of the Village of Port Chester hereby authorizes the Village Treasurer to increase the NEW PAYSTATIONS-FY2013-14 Capital Fund Budget by \$242,582.58 and modify the General Fund as follows:

CAPITAL FUND:

New Paystation FY 2013-14 Budget:

Increase Project Budget
From \$660,000 to \$902,582.58.

Revenues:

5.5.2772.2013.127	Misc Revenue (Kingsport Impact Fee)	\$242,582.58
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Appropriations:

5.3320.200.2013.127	New Pay-Stations – Equipment	\$242,582.58
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APPROVED AS TO FORM:

Anthony M. Cerreto, Village Attorney

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustee Kenner.

DATE: December 3, 2013

RESOLUTION #3

SETTING PUBLIC HEARING TO CONSIDER THE ADVISABILITY OF ADOPTING A LOCAL LAW THAT WOULD AMEND THE CODE OF THE VILLAGE OF PORT CHESTER, CHAPTER 319, "VEHICLES AND TRAFFIC," THAT WOULD CONFIRM THE HOURS OF ENFORCEMENT FOR THE THREE-HOUR LIMIT PARKING METER ZONE AND IMPOSE NEW PARKING REGULATIONS ON HORTON AVENUE AND MIDLAND AVENUE

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

RESOLVED, that a public hearing be scheduled for December 16, 2013, at 7:00 p.m. or as soon thereafter, at the Port Chester Justice Court Courtroom, 350 North Main Street, second floor, to consider the advisability of adopting a local law that would amend the Code of the Village of Port Chester, Chapter 319, "Vehicles and Traffic," that would confirm the hours of enforcement for the three-hour limit parking meter zone and impose new parking regulations on Horton Avenue and Midland Avenue.

APPROVED AS TO FORM:

Anthony M. Cerreto, Village Attorney

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Ceccarelli and Mayor Pagano

NOES: Trustee Marino.

ABSENT: Trustee Kenner.

DATE: December 3, 2013

RESOLUTION #4

SETTING PUBLIC HEARING TO AUTHORIZE PETITION TO NEW YORK
PUBLIC SERVICE COMMISSION TO DISTRIBUTE PUBLIC SAFETY
INFRASTRUCTURE COSTS ACROSS THE WATER RATE BASE IN THE
VILLAGE OF PORT CHESTER

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

RESOLVED, that the Board of Trustees shall hold a public hearing on December 16, 2013 at 7:00 p.m. or as soon thereafter at the Port Chester Justice Courtroom, 2nd Floor, 350 North Main Street, Port Chester, New York with regard to a resolution that would authorize and direct that a petition be filed with the New York State Public Service Commission so as to distribute the costs of public safety infrastructure across the water rate base in the Village of Port Chester; and be it further

RESOLVED, that the Village Clerk is hereby directed publish notice of such hearing in the official newspapers of the Village of Port Chester at least seven days prior to the public hearing date.

APPROVED:

Anthony M. Cerreto, Village Attorney

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustee Kenner.

DATE: December 3, 2013

RESOLUTION #5

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

WHEREAS, the New York State and Local Retirement System has set certain reporting requirements that apply to elected and appointed officials' and

WHEREAS, Village must establish a standard work day for each of the elected and appointed offices, specify the expiration of each term, designate the number of days to be reported for each official and certify receipt of record of their activities; and

WHEREAS the Board has discussed and deliberated with regard to same. Now, therefore, be it

RESOLVED, that the Board of Trustees of the Village of Port Chester, hereby establishes the following as standard work days for elected and appointed officials and will report the following days worked to the New York State and Local Employees' Retirement System based on the time keeping system records or the record of activities maintained and submitted by these officials to the Village Clerk: and be it further

RESOLVED, that the Village Clerk shall file a copy of this resolution and an affidavit of posting with the New York State Comptroller's office within 45 days of the adoption of this resolution, and be it further

RESOLVED, that the Clerk shall post this resolution on the Village's website for at least 30 days following same.

Appointed Officials:

<u>Position</u>	<u>Name</u>	<u>Work Day</u>	<u>Bi-Weekly</u>	<u>Term</u>
Village Clerk	Janusz Richards	7 hours	10 days	4/2/13-4/6/15
Village Treasurer	Leonie Douglas	7 hours	10 days	4/2/13-4/6/15

Other Positions:

<u>Position</u>	<u>Name</u>	<u>Work Day</u>	<u>Bi-Weekly</u>	<u>Term</u>
Village Manager	Christopher Steers	7 hours	10 days	10/12/12-10/12/14
Village Attorney	Anthony Cerreto	7 hours	10 days	6/1/13-5/31/15
Court Clerk	Regina Hill	7 hours	10 days	
General Foreman	Rocco Morabito	8 hours	10 days	

Approved as to Form:

Village Attorney, Anthony Cerreto

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustee Kenner.

DATE: December 3, 2013

Motion to Add-on a Resolution

MAYOR PAGANO asked for a motion to add-on four resolutions to re-appoint two Village Marshals and appoint two new Village Marshals.

On motion of Trustee Adams, seconded by Trustee Marino, the motion for the add-ons received a unanimous vote of those present.

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustee Kenner.

DATE: December 3, 2013

ADD-ON RESOLUTION #6

RE-APPOINTMENT OF VILLAGE MARSHAL

On motion of TRUSTEE CECCARELLI, seconded by TRUSTEE ADAMS, the following resolution as adopted by the Board of Trustees of the Village of Port Chester, New York:

RESOLVED, that ERNEST TIGANI, residing in Port Chester New York be and hereby is re-appointed as Village Marshal, with a term to expire on April 6, 2015.

APPROVED AS TO FORM:

Anthony M. Cerreto
Village Attorney

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustee Kenner.

DATE: December 3, 2013

ADD-ON RESOLUTION # 7

RE-APPOINTMENT OF VILLAGE MARSHAL

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

RESOLVED, that JAMES CARRIERE, residing in Port Chester New York be and hereby is re-appointed as Village Marshal, with a term to expire on April 6, 2015.

APPROVED AS TO FORM:

Anthony M. Cerreto
Village Attorney

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Marino, Ceccarelli and Mayor Pagano
NOES: None.
ABSENT: Trustee Kenner.

DATE: December 3, 2013

ADD-ON RESOLUTION # 8
APPOINTMENT OF VILLAGE MARSHAL

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

RESOLVED, that SCOTT SPRAGUE, residing in Port Chester New York be and hereby is appointed as Village Marshal, with a term to expire on April 6, 2015.

APPROVED AS TO FORM:

Anthony M. Cerreto
Village Attorney

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Marino, Ceccarelli and Mayor Pagano
NOES: None.
ABSENT: Trustee Kenner.

DATE: December 3, 2013

ADD-ON RESOLUTION # 9
APPOINTMENT OF VILLAGE MARSHAL

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

RESOLVED, that MICHAEL BARRELLA, residing in Port Chester New York be and hereby is appointed as Village Marshal, with a term to expire on April 6, 2015.

APPROVED AS TO FORM:

Anthony M. Cerreto
Village Attorney

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustee Kenner.

DATE: December 3, 2013

DISCUSSIONS

Handicap Decal

Trustee Terenzi said the application is already available on the website. Trustee Brakewood assume it is operational so anyone can download the application from our Village web site under "Forms and Documents." It is enabled under State law and there is no charge.

Facilitating full accessibility at the Port Chester railroad station for those with disabilities.

Motion to Add-on a Resolution

Mayor Pagano asked for a motion to consider an add-on resolution authorizing the Village Attorney to draft a complaint to facilitating full accessibility at the Port Chester railroad station for those with disabilities.

There being no objections, on motion of Trustee Ceccarelli, seconded by Trustee Brakewood, the motion receive a unanimous vote of those present.

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustee Kenner.

DATE: December 10, 2013.

ADD-ON RESOLUTION # 10

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

RESOLVED, that the Village Attorney is authorized to draft a complaint to facilitating full accessibility at the Port Chester railroad station for those with disabilities.

APPROVED AS TO FORM:

Anthony M. Cerreto
Village Attorney

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustee Kenner.

DATE: December 3, 2013

Adopting the Village of Port Chester Electronic Use Policy.

On motion of TRUSTEE ADAMS, seconded by TRUSTEE BRAKEWOOD, to postpone the discussion to December 16, 2013 meeting.

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustee Kenner.

DATE: December 3, 2013

CORRESPONDENCES

Request from Mr. Moises Tenesaca to hold a procession on Sunday, December 15, 2013, to celebrate our 2nd Annual La Posada Del Nino from approximately 1:15pm - 2:30pm.

The Board referred the correspondence to staff.

PUBLIC COMMENTS AND BOARD COMMENTS

Board

Trustee Brakewood met on Neighborhood Revitalization program. This is a critical task for this board to tackle, in increasing our accessibility on this and relieving the school districts in terms of overcrowding and even out where the tax dollars are coming in from the community. Many of the properties in the R2F neighborhood are so dilapidated and run down. We should issue an RFI and bring in a developer to map out a plan.

Mayor Pagano suggested getting input from Planning.

Trustee Ceccarelli commented on parking lot on Highland Street. It is now 7 to 9 in the lot and 9 to 9 on the street.

At 7:56 p.m., on motion of Trustee Adams, seconded by Trustee Marino, the meeting was closed.

Roll Call

AYES: Trustees Adams, Brakewood, Terenzi, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustee Kenner.

DATE: December 3, 2013

Respectfully submitted,

Janusz R. Richards
Village Clerk

MEETING HELD DECEMBER 10, 2013

A meeting of the Board of Trustees of the Village of Port Chester, New York, was held on Tuesday, December 10, 2013, in the Village Hall Conference Room, 222 Grace Church Street, Port Chester, New York, with Mayor Neil Pagano presiding.

Present in addition to Mayor Pagano, were Trustees Gregory Adams, Daniel Brakewood, Saverio Terenzi, Luis Marino, Joseph Kenner and Gene Ceccarelli.

It should be noted that Trustee Kenner was absent.

Also present were Village Manager, Christopher Steers; Village Clerk, Janusz R. Richards; Village Attorney, Anthony Cerreto; Village Treasurer, Leonie Douglas; Acting Police Chief, John R. Telesca, Ed Brancati and Labor Council Mr. Terry O'Neil.

On motion of Trustee Adams, seconded by Trustee Marino the meeting was declared opened at 6:32 p.m.

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustee Kenner.

DATE: December 10, 2013.

PROPOSED MOTION FOR EXECUTIVE SESSION

MOTION FOR EXECUTIVE SESSION

At 6:33 p.m. on motion of Trustee Adams, seconded by Trustee Marino the Board adjourned into an executive session regarding particular person in the Police Department.

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustee Kenner.

DATE: December 10, 2013.

Present in addition to the Board of Trustees, were Village Manager, Christopher Steers; Village Clerk, Janusz R. Richards; Village Attorney, Anthony Cerreto; Village Treasurer, Leonie Douglas; Acting Police Chief, John R. Telesca, Ed Brancati and Labor Council Mr. Terry O'Neil.

No action was taken in executive session.

At 7:22 p.m., a motion to come out of executive session was made by Trustee Adams, seconded by Trustee Marino, the Board of Trustees closed the executive session.

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustee Kenner.

DATE: December 10, 2013.

RESOLUTIONS

Motion to Add-on a Resolution

Following the Executive Session Mayor Pagano asked for a motion to consider an add-on resolution authorize the mayor to execute the Stipulation of agreement with the Chief of Police on behalf of the Village Board of Trustees.

There being no objections, on motion of Trustee Marino, seconded by Trustee Brakewood, the motion receive a unanimous vote of those present.

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustee Kenner.

DATE: December 10, 2013.

ADD-ON RESOLUTION

STIPULATION OF AGREEMENT WITH THE CHIEF OF POLICE

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

WHEREAS, Joseph Krzeminski is employed by the Village of Port Chester as the Chief of Police in the Port Chester Police Department; and

WHEREAS, Chief Krzeminski has been on sick leave since on or about August 27, 2013; and

WHEREAS, the parties are desirous of resolving their issues regarding Chief Krzeminski without the time, expense and uncertainties of litigation. Now, therefore, be it

RESOLVED, that the Stipulation of Agreement (“the Stipulation”) between the Village of Port Chester (“the Village”) and Joseph Krzeminski, dated November 27, 2013, is hereby ratified and approved; and

BE IT FURTHER RESOLVED, that the Mayor is hereby authorized to execute the Stipulation on behalf of the Village Board of Trustees.

APPROVED AS TO FORM:

Anthony M. Cerreto, Village Attorney

ROLL CALL

AYES: Trustees Adams, Brakewood, Marino, Ceccarelli and Mayor Pagano.

NOES: Trustee Terenzi.

ABSENT: Trustee Kenner.

DATE: December 10, 2013

(SEE STIPULATION OF AGREEMENT - NEXT PAGE)

11/27/13

STIPULATION OF AGREEMENT

WHEREAS, Joseph Krzeminski ("Chief Krzeminski") is employed by the Village of Port Chester ("Village") as the Chief of Police in the Port Chester Police Department ("PCPD"); and

WHEREAS, Chief Krzeminski has been on sick leave since on or about August 30, 2013; and

WHEREAS, the parties are desirous of resolving their issues regarding Chief Krzeminski without the time, expense and uncertainties of litigation.

NOW, THEREFORE, IT IS HEREBY STIPULATED AND AGREED as follows:

1. In exchange for the consideration and promises in Paragraph 2 of this Agreement, Chief Krzeminski hereby agrees:
 - a. that this Agreement shall constitute his irrevocable resignation for the purposes of retirement from the Village effective January 2, 2014 and he shall submit all necessary paperwork on a timely basis to effectuate his retirement; and
 - b. that should he not retire pursuant to (a) above, this Agreement shall constitute an irrevocable resignation effective January 2, 2014; and
 - c. to be placed on paid administrative leave retroactive to his suspension without pay on October 29, 2013 through January 2, 2014; and
 - d. to make himself available by phone, or to meet if permitted to do so, through January 2, 2014 at the written direction of the Village Manager in

- the event that the Village Manager, or his/her designee, requires information from the Chief necessary for the operation of the PCPD; and
- e. to withdraw any of his Complaints of Harassment filed with the Village in writing by no later than two (2) days following his attorney's receipt of a fully executed and ratified Stipulation of Agreement; and
 - f. that he will not reveal any non-public information regarding the PCPD or any matters pending with the PCPD, except if required by law or if necessary to do so in his defense of criminal or disciplinary charges against him; and
 - g. to remain off all Village premises through January 2, 2014 unless he receives prior written approval from the Village Manager; and
 - h. that he shall surrender his PCPD badge and I.D. and any firearm(s) not previously surrendered; and
 - i. to stay away from, and refrain from communicating with, or having any other contact by mail, telephone, e-mail, voice-mail or other means with the following:
 - i. Village Manager Christopher Steers; and
 - ii. Acting Chief John Telesca; and
 - iii. the PCPD, except for the purpose of reporting a crime or the need for a police response to some other emergency situation; and
 - iv. on duty PCPD personnel, excluding Christopher Krzeminski and William Krzeminski; and

- v. Village property, except for the purpose of engaging in lawful Village business; and
 - vi. Village Attorney Anthony Cerreto; and
 - vii. the Village's labor counsel, Terry O'Neil and Emily Harper; and
 - viii. current members of the Village's Board of Trustees ("Board"); and
 - ix. the family and/or partners of all those listed in subsections (i) i through viii of this Paragraph.
- j. to refrain from assaulting, stalking, harassing, menacing, recklessly endangering, intimidating, threatening, or engaging in any criminal conduct against those covered by subsections (i) i through ix of this Paragraph.
- k. Sections (i) i and ii and vi through ix shall remain in effect until receipt of written permission from the individuals listed therein that Chief Krzeminski may resume such contact(s) with such individual(s). With regard to (i) iii, iv and v, such restrictions shall remain in effect until receipt of written permission from the Village Manager to resume such contacts.
- l. that if he violates any term(s) or condition(s) of this Agreement, and such violation is proven in a court of competent jurisdiction, including, but not limited to, a declaratory judgment brought by the Village with regard to an alleged violation of this Agreement in which both parties shall agree to a bench trial and shall waive discovery, he shall automatically forfeit:

- i. his entitlement to retiree health insurance benefits; and
- ii. his accrued time payouts not already paid at the time of the violation(s); and
- m. that he has the legal capacity to enter into this Agreement, as indicated by the signature at the end of this Stipulation and that he has the mental capacity to enter into this Agreement as indicated in the letter attached hereto.

2. The Village, in exchange for Chief Krzeminski's agreements in Paragraph 1 above, agrees:

- a. to accept Chief Krzeminski's retirement/resignation, effective January 2, 2014; and
- b. not to pursue any disciplinary action based on any events which occurred prior to the execution of this Agreement; and
- c. to allow Chief Krzeminski to be placed on paid administrative leave as described in 1(c)-(d) above through January 2, 2014 without deducting any time from his accrued balances and to pay the retroactive amounts due as a result of his suspension without pay being converted to paid administrative leave as soon as possible following the ratification of this Agreement by the Board of Trustees; and
- d. not to enforce Section 1101.09(a) of the Rules and Regulations of the PCPD with respect to Chief Krzeminski while he is on such leave as described in (c) above; and

e. that if Chief Krzeminski complies with all the terms and conditions of this Agreement, the Village will pay him 33 1/3% of his accrued time on or about the date of his retirement; will pay him 33 1/3% of his accrued time on or about six months following the date of his retirement; and will pay him the remaining 33 1/3% of his accrued time on or about one year following the date of his retirement. As of January 2, 2014, Chief Krzeminski shall be entitled to a total of \$107,545.48 for payments for vacation days, personal days, "days off due" and longevity as per the attached document.

3. In exchange for the agreements and other promises made by the Village in Paragraph 2 of this Agreement, and in full and complete settlement of all claims that Chief Krzeminski has or may have had whatsoever, asserted or unasserted, suspected or unsuspected with respect to his employment with the Village or any other interactions of any kind with the Village, Chief Krzeminski hereby freely relinquishes, releases, and waives all possible claims and causes of action against the Village, its successors, assigns, agents, employees, Board members, and attorneys (hereinafter "Village") that may have arisen from the time of his first contacts with the Village to the date of his signature on this Agreement. This includes, but is not limited to, any claims under Title VII of the Civil Rights Act of 1964, the Americans with Disabilities Act, the Age Discrimination in Employment Act, and Older Workers Benefit Protection Act, the Civil Rights Acts of 1866, 1871, and/or 1991, the Rehabilitation Act of 1973, the New York Human Rights Law, and all other federal, state, county and local laws, ordinances, regulations or orders. Among other things, these laws prohibit discrimination in

employment on the basis of sex, race, color, religion, creed, age, national origin, marital status, and disability. This release and waiver of claims shall also include any claims for constitutional violations, wrongful or abusive discharge, breach of contract, infliction of emotional distress, libel, slander, or any other tort, common law or contract claim. This waiver and release includes all claims now known to Chief Krzeminski as well as all possible claims that are not now known to him. The only exception to this waiver is that Chief Krzeminski may seek to enforce the specific terms of this Agreement and file for disability retirement and/or file for workers' compensation benefits.

4. Chief Krzeminski acknowledges and agrees that the Village's promises set forth in Paragraph 2 above are sufficient and valuable consideration for his waiver of claims in Paragraphs 3 of this Agreement.

5. Chief Krzeminski affirms and represents that, except as provided in paragraph 1 above, no charge of discrimination has been filed by Chief Krzeminski or any representative of Chief Krzeminski on his behalf against the Village or is currently pending with the United States Equal Employment Opportunity Commission ("EEOC"), the New York State Division of Human Rights, or the Westchester County Human Rights Commission, relating to Chief Krzeminski's employment with the Village.

6. Except as otherwise permitted by law, Chief Krzeminski acknowledges and agrees that no claim, action, lawsuit, charge or proceeding with any federal, state or local court or agency will be brought or filed by Chief Krzeminski, or any representative of Chief Krzeminski on his behalf, against the Village arising from Chief Krzeminski's employment with the Village or any other act or omission of the Village that has occurred at any time up to and through the date of his execution of this Agreement.

7. In the event Chief Krzeminski or a representative on his behalf files a charge permissible by law, or in the event of any enforcement or investigatory action undertaken by any administrative agencies, Chief Krzeminski is not prevented or precluded by this Agreement from fully cooperating with the administrative agency or participating fully in the administrative agency's process. Chief Krzeminski expressly agrees, however, that by signing this Agreement, he is irrevocably waiving and forfeiting any right to recover any monetary or other individual (i.e., equitable) relief as the result of any such proceeding, or any subsequent legal action brought by any administrative agencies.

8. Chief Krzeminski specifically acknowledges and agrees that the Village has not made any representations, guarantees or commitments regarding the treatment that the New York State Retirement System may provide with regard to any service credit or payments or other benefits set forth in this Agreement.

9. Chief Krzeminski agrees that he shall not be eligible for reemployment by the Village in any capacity, and shall not apply to the Village for any available openings at any point subsequent to the date of his retirement/resignation. It is further agreed that should Chief Krzeminski apply to the Village in the future, this Agreement shall be sufficient and appropriate legal grounds for denying his employment.

10. This Agreement is entered into in the State of New York and shall be construed and interpreted in accordance with the laws of the State of New York, without regard to any state's choice of law or conflicts of law provisions.

11. Any dispute over an alleged breach of this Agreement shall be resolved by an action for breach of this Agreement. The Parties agree to the jurisdiction of the

Courts of the State of New York to decide such an action and venue shall be in the Supreme Court of the State of New York, Westchester County. Each of the parties waives any right to a jury trial in such action and agrees that an action for breach of this Agreement will be decided by the court.

12. Chief Krzeminski agrees that by executing this Agreement, the Agreement and all of its parts are binding upon him subject only to execution of the Agreement by the Village.

13. Chief Krzeminski represents and certifies by execution of this Agreement that he has had a full and fair opportunity to consult with his chosen attorney before signing this Agreement, and that he has read it carefully and fully understands its contents. He also represents and certifies that the signing of this Agreement is voluntary and has not been forced or coerced in any way, and that he is aware that it sets forth the entire agreement among the parties and that it has final and binding effect on him. He also represents and certifies that neither the Village nor any of its agents, employees, representatives or attorneys made any representations concerning the terms and conditions of this Agreement other than those contained herein. Chief Krzeminski further declares that he has been satisfactorily represented by his chosen attorney.

14. This Agreement represents the entire Agreement between the parties and supersedes any prior written or oral statements, agreements, memoranda, correspondence, conversations, discussions and/or negotiations held or which have taken place between the parties and/or their agents or representatives with respect to matters covered by this Agreement.

15. This Agreement, including this paragraph, may not be altered, amended or modified in any way except by a writing executed by the parties to be bound by such alteration, amendment or modification, which writing shall expressly reference the fact that the writing is intended to alter, amend or modify this Agreement.

16. The language of all parts of this Agreement must be construed as a whole, according to its fair meaning, and not strictly for or against any party, regardless of who drafted the language. The terms and language of this Agreement are the result of negotiations between the parties to it and there shall be no presumption that any ambiguities in this Agreement should be resolved against any of the parties. Any controversy concerning the construction of this Agreement shall be decided neutrally, in light of conciliatory purposes and without regard to authorship.

17. This Agreement shall not be binding or effective on the Village until ratified by the Village's Board of Trustees by duly enacted resolution, a copy of which is attached hereto.

18. This Agreement may be executed in more than one counterpart, each of which shall be deemed an original, but all of which shall constitute the same instrument.

IN WITNESS WHEREOF, and intending to be legally bound hereby, the parties have executed the foregoing Agreement.

VILLAGE OF PORT CHESTER

By: _____ Date: _____
Neil Pagano
Mayor, on behalf of the Board of Trustees

STATE OF NEW YORK)
) ss.:

12/10/13

BE IT RESOLVED that the Stipulation of Agreement (“the Stipulation”) between the Village of Port Chester (“the Village”) and Joseph Krzeminski is hereby ratified and approved; and

BE IT FURTHER RESOLVED, that the Mayor is hereby authorized to execute the Stipulation on behalf of the Village Board of Trustees.

106806.1 12/10/2013



Arun Singh, D.O.
Psychiatrist

600 Mamaroneck Avenue
Suite 400
Harrison, NY 10528
Phone: (914) 817-0021
Fax: (877) 800-6021

December 9, 2013

Kim Berg, Esq.
Gould & Berg, LLP
222 Bloomingdale Road
White Plains, NY 10605
Phone: 914-397-1050
Fax: 914-397-1051

Re: Joseph Krzeminski

Dear Ms. Berg,

This letter is written at the request of Joseph Krzeminski (DOB 6/20/51) to communicate my medical opinion regarding his mental capacity ("capacity") to enter the Stipulation of Agreement ("Agreement") with the Village of Port Chester ("Village") of 11/27/13.

It is my medical opinion that Mr. Krzeminski has mental capacity to enter the Agreement as of the time of this writing.

My medical opinion is based on findings from an assessment of Mr. Krzeminski's capacity to enter the Agreement, performed on 12/6/13, during an office visit. We reviewed the Agreement in detail prior to the assessment.

The assessment itself consisted of Mr. Krzeminski's ability to demonstrate: an understanding of the nature and purpose of the Agreement; an appreciation of the Agreement's relevance; an understanding that the Agreement is binding.

Further information may be provided with Mr. Krzeminski's explicit consent.

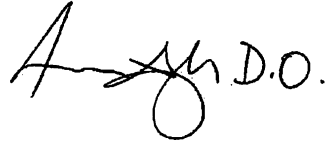
Page 1 of 2



Arun Singh, D.O.
Psychiatrist

600 Mamaroneck Avenue
Suite 400
Harrison, NY 10528
Phone: (914) 517-0021
Fax: (877) 800-6023

Sincerely,



Arun Singh, D.O.
Diplomate, American Board of Psychiatry & Neurology
600 Mamaroneck Avenue
Suite 400
Harrison, NY 10528
Phone: 914-517-0021
Fax: 877-800-6023

At 7:26 p.m., on motion of Trustee Ceccarelli, seconded by Trustee Adams, the meeting was closed.

Roll Call

AYES: Trustees Adams, Brakewood, Terenzi, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustee Kenner.

DATE: December 10, 2013

Respectfully submitted,

Janusz R. Richards
Village Clerk

MEETING HELD DECEMBER 16, 2013

A meeting of the Board of Trustees of the Village of Port Chester, New York, was held on Monday, December 16, 2013, in the Court Room of the Police Headquarters Building, 350 North Main Street, Port Chester, New York, with Mayor Neil Pagano presiding.

Present in addition to Mayor Pagano, were Trustees Gregory Adams, Daniel Brakewood and Gene Ceccarelli.

It should be noted that Trustees Terenzi, Marino and Kenner were absent.

Also present were Village Clerk, Janusz R. Richards; Village Attorney, Anthony Cerreto; Village Treasurer, Leonie Douglas.

On motion of Trustee Adams, seconded by Trustee Ceccarelli the meeting was declared opened at 7:05 p.m.

ROLL CALL

AYES: Trustees Adams, Brakewood, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustees Terenzi, Marino and Kenner

DATE: December 16, 2013

AWARD PRESENTATION

Mayor Pagano announced Trustee Gene Ceccarelli was inducted into the Westchester County Senior Citizens Hall of Fame at a luncheon attended by over 300. He was recognized by Steve Otis of the State Assembly and Assemblyman Steve Katz of the 94th District and by the Westchester County Board of Legislators by George Latimer.

AFFIDAVIT OF PUBLICATION AND NOTICE OF PUBLICATION

RE:

The following Public Notices were duly published in the Journal News and the Westmore News on December 6, 2013, certified by Cecilia Hernandez, Principal Clerk of the Journal News and Angelina Brescia, Office Manager of the Westmore News.

PUBLIC NOTICE

PUBLIC NOTICE is hereby given that the Board of Trustees of the Village of Port Chester, New York, will hold a PUBLIC HEARING on Monday, December 16, 2013, at 7:00 P.M., or as soon thereafter at the Port Chester Justice Courtroom, 2nd Floor, 350 North Main Street, Port Chester, New York, to consider the advisability of adopting a local law that would amend the Code of the Village of Port Chester, Chapter 319, "Vehicles and Traffic", that would confirm the hours of enforcement for the three-hour

limit parking meter zone and impose new parking regulations on Horton Avenue and Midland Avenue.

Interested persons are invited to attend and will be afforded the opportunity to be heard at this time. The copy of the proposed law is available at the Village Clerk's office or online at the Village website www.portchesterny.com.

Date: December 4, 2013

/s/ JANUSZ R. RICHARDS

JANUSZ R. RICHARDS

Village Clerk

Village of Port Chester, New York

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

ROLL CALL

AYES: Trustees Adams, Brakewood, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustees Terenzi, Marino and Kenner

DATE: December 16, 2013

Mayor Pagano asked if there was anyone who would like to comment *on the Local Law Change to Parking Regulations*.

Comments were made by Attorney Cerreto. He made a presentation showing South Main Street and Midland Avenue parking.

Ms. Goldie Solomon commented that people in low income or middle income housing don't have parking because on-street is taken by out of area people are using the parking that is available.

Mr. Ken Manning of the Port Chester/Rye Town Chamber of Commerce commented regarding parking meters going from 6:00 p.m. to 9:00 p.m. Instead of raising taxes you are getting more revenue from parking meters. It's not fair to use parking meters for revenue – it was supposed to be used for businesses, fixing sidewalks, Christmas trees, etc. Employers have to allow their employees time to go out to feed the meters. We need a permit system.

Mr. Joe Santisero commented he owns a restaurant on Midland Avenue and other real estate and there is a problem with parking. Most of the houses on Midland Avenue do not have driveways. You may have to put the parking meters but the 3-hour limit is tough.

Mr. Keith Marino commented on parking revenues and that it is better to raise the parking fees than to raise taxes.

Mr. Ray Mangini commented that he has been in business 29 years and his employees and tenants have only one parking space. Will the parking meters impact the large trucks that need to park in front of his building?

Mayor Pagano replied this will definitely impact loading and unloading. Trustee Brakewood said that if it is not a legal parking spot today it will not be tomorrow.

Mr. B. Abel commented that the Village should be treated equally across the board. Noticed that downtown, which is commercial, the meters are being enforced 9 to 9; but on Midland Avenue which is also commercial, the meters are proposed being used 9 to 6. It is wrong to treat one part of the Village differently from another for similar uses. You should remove the 6 to 9 from downtown so residents can park.

Mr. Giangrande commented said he was at Pathmark today and the whole left side of the parking lot was completely empty. Also you can't get through there because the trucks are there all the time. They won't move because there is no loading zone.

Mr. Keith Marino commented that we have a lot on the books pertaining to overcrowding and things on the agenda including Amnesty, Code Enforcement, Building Department, the Fire Department, the Police Department and the Schools. Is anyone looking where the overlaps are and if these organizations can share data? Over the last years the number of drunk drivers is high and are we looking at whether these are people from Port Chester or from out of town.

Mayor Pagano said the schools are liaison and School Board is working to share information. Don't know where statistics are kept on drunk driving in the Village. We are a community of restaurants and bars.

On motion of Trustee Brakewood, seconded by Trustee Ceccarelli, the public hearing was adjourn to January 21, 2014.

ROLL CALL

AYES: Trustees Adams, Brakewood, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustees Terenzi, Marino and Kenner

DATE: December 16, 2013

AFFIDAVIT OF PUBLICATION AND NOTICE OF PUBLICATION RE:

Public Hearing to authorize petition to New York Public Service Commission to distribute public safety infrastructure costs across the water rate base in the Village of Port Chester.

The following Public Notices were duly published in the Journal News and the Westmore News on December 6, 2013, certified by Cecilia Hernandez, Principal Clerk of the Journal News and Angelina Brescia, Office Manager of the Westmore News.

PUBLIC NOTICE

PUBLIC NOTICE is hereby given that the Board of Trustees of the Village of Port Chester, New York, will hold a PUBLIC HEARING on Monday, December 16, 2013, at 7:00 P.M., or as soon thereafter at the Port Chester Justice Courtroom, 2nd Floor, 350 North Main Street, Port Chester, New York, to consider the advisability of adopting a resolution that would authorize and direct that a petition be filed with the New York State Public Service Commission so as to distribute the costs of public safety infrastructure across the water rate base in the Village of Port Chester.

Interested persons are invited to attend and will be afforded the opportunity to be heard at this time. The copy of the proposed law is available at the Village Clerk's office or online at the Village website www.portchesterny.com.

Date: December 4, 2013

/s/ JANUSZ R. RICHARDS

JANUSZ R. RICHARDS

Village Clerk

Village of Port Chester, New York

Trustee Ceccarelli commented this is an excellent bill. It was introduced and passed because it takes costs away from the taxpayers totally. He commented that not-for-profits or people who don't pay taxes in the Village will be paying their share.

Mayor Pagano asked if there was anyone who would like to comment *on the* advisability of adopting a resolution that would authorize and direct that a petition be filed with the New York State Public Service Commission so as to distribute the costs of public safety infrastructure across the water rate base in the Village of Port Chester.

Comments were made by:

Ms. Goldie Solomon got a letter from the Water Company saying that the cost of water is going up. How will this affect the water bill?

Mayor Pagano replied that right now tax exempt do not have to pay for fire hydrants. This bill will now bring everybody in. The water rates are a different item.

Trustee Brakewood asked how this is going to affect the water rates. Attorney Cerreto commented that these questions have not been answered fully by the PSC.

Mr. John Telesco, representing the United Water made the following comments regarding the proposed Bill - 4086.

“Good Evening.

My name is John Telesco. I am the Production Supervisor at United Water and I am here on behalf of the company.

I appreciate the opportunity to provide information related to Bill 4086/y. I'd like to begin by explaining that United Water had no involvement with this Bill. Like you, we require clarification on its specific impact on customers, towns and the company.

In general, the bill offers the option to move certain water-related charges currently billed to the municipality over to individual customer bills. Per the legislation, the municipality must then pass on any savings to tax payers.

There are aspects of the Bill that require guidance from the New York State Public Service Commission or PSC. They are the agency which regulates private utilities, like United Water. They also establish rates that are fair for both the customer and the company.

As you know, this public hearing is the first step in the process outlined in the Bill. The process requires a municipal public hearing, then a majority vote, followed by an application to the PSC.

The PSC must then issue an order regarding the proposed rate change within 120 days. At that time, we will have a better understanding about how rate changes would specifically affect customer bills. However, until the PSC sets the new rates, we cannot tell you how much the increase will be.

Because there has been so much discussion about fire hydrant charges, I'd like to provide some background on that issue as well.

Fire Hydrants

United Water installs fire hydrants at the request of the local fire department or municipality. The department determines the number of fire hydrants needed and the locations of those hydrants.

Some of the most important components of a fire hydrant are below the ground. In addition to the hydrant itself, the system includes the mains and valves which supply water to the hydrant, as well as water storage systems and equipment which maintains water pressure and flow throughout the town. Mains that supply water to a fire hydrant are larger than domestic lines. This larger size ensures that there is enough water flow, velocity, pumping capacity and pressure to fight a fire.

Hydrant Fee

In accordance with the tariff issued by the PSC, United Water charges a fee for each municipal fire hydrant. As I noted earlier, fire hydrants are more than what you see above the ground. Therefore, hydrant fees include the infrastructure needed to provide adequate flow and increased pumping capacity. Not only is this important to save life and property, but an efficient fire suppression system is important to a municipality's ISO fire rating and insurance costs.

Insurance Service Office Fire Rating

ISO gauges the fire protection capability of the local fire department. Gradings have an impact on insurance costs. Forty percent of the ISO rating is based on the community's water supply. It considers whether the community has sufficient water supply for fire suppression beyond daily consumption. It evaluates all components of the water system, including pumps, storage and fire hydrants.

Franchise Tax/School/Property Taxes

United Water currently pays franchise fees and other taxes to your municipality. These taxes currently make up about 27% of a customer's water bill.

The franchise tax portion is based upon the length and size of mains as well as pumps and booster stations located throughout the town. United Water pays more taxes for the large mains and infrastructure needed for fire suppression.

The franchise tax that we pay offsets the hydrant fees currently charged to municipalities.

As a result of the new legislation, the hydrant charges paid by your municipality will now be paid by all water customers. As noted earlier, per the legislation, the municipality must then pass on any savings to tax payers. That tax benefit will be determined by your municipality.

Thank You

I'd like to thank you for the opportunity to provide clarification on fire hydrants, the importance of water infrastructure and how fire suppression impacts taxes, insurance costs and customer bills.”

Mr. R. Abel commented that the Village in the past paid the Water Company a fee for the fire hydrants. Now, if this bill is passed, the Village will save \$250,000; so this goes to the ratepayers.

Trustee Brakewood commented that the \$230,000 will be paid by people who are now not paying anything. But we don't know what formula will be used by the Water Company.

Mr. J. Telesco said this will be determined by the PSC.

Mr. R. Abel asked if the more water you use the more you are paying for the fire department.

On motion of Trustee Brakewood, seconded by Trustee Adams, the Public Hearing was closed.

ROLL CALL

AYES: Trustees Adams, Brakewood, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustees Terenzi, Marino and Kenner

DATE: December 16, 2013

PUBLIC COMMENTS

Ms. Goldie Solomon commented on the Bill of Rights Day. Praise to the firemen, police and EMTs. Find ways to get our taxes down.

Mr. Giangrande commented on the party for the Vets. The parking on Midland Avenue and Westchester Avenue clog up the streets and the fire engines cannot get by.

Mr. Bill Giangrande commented that people park on Oak Street near Westchester Avenue and you cannot see cars coming. White lines should be drawn.

Mr. Abel commented on meter covers cost and how do you buy a meter when there are no meters. The fees for meter costs per day have not kept pace with the hourly meter costs... Under entertainment licenses, restaurants, which are our biggest industry, were raised; but adult entertainment wasn't raised. So, it wasn't across the board. Taxi licenses seem to have gone a little high, and we haven't even touched an increase in fares. It does not seem equitable and fair across the board.

RESOLUTIONS

RESOLUTION #1

ADJUSTMENT TO LICENSE AND PERMIT FEES ISSUED BY THE VILLAGE CLERK

On motion of TRUSTEE BRAKEWOOD, seconded by TRUSTEE

CECCARELLI, the following resolution was adopted by the Board of Trustees of the Village of Port Chester, New York:

WHEREAS, fees for licenses and permits issued by the Village Clerk are established in Chapter 175, Fees, which may be adjusted by resolution of the Board of Trustees: and

WHEREAS, the Village Manager provided the Board of Trustees his Tentative Budget for FY 2013-2014 which outlined the fee changes proposed herein, and

WHEREAS, the projected revenue from such adjustment was incorporated into the adopted Budget. Now, therefore, be it

RESOLVED, that Chapter 175 Fees, is hereby amended to read as follows:

<u>Fee Type</u>	<u>Section</u>	<u>Fee</u>
Hawking and Peddling	195	

Resident	195-6	\$435.00 (\$350.00)
Non-resident		\$560.00 (\$450.00)
Badge Fee	195-7	\$6.00 (\$5.00)
Laundromats	204	
License	204-5	\$280.00 (\$225.00)
Lodging/Rooming house	211	
Per Building	211-5	\$285.00 (\$200.00)
Per Room if >4		\$28.00 (\$20.00)
Parking Meter Covers	319-34B	
Single/ Day		\$6.50 (\$5.00)
Double/Day		\$13.00 (\$10.00)
Roll-Off Box (Dumpster)	283-21	
Initial Permit		\$5.50 (\$5.00)
Per Day		\$22.00 (\$20.00)
Taxicab	295	
License (Car)	295-17	\$435.00 (\$350.00)
Replacement/transfer car to car		\$250.00 (\$200.00)
License transfer owner to owner		\$435.00 (\$350.00)
Co. Dispatching License	295-20	\$495.00 (\$400.00)
Fee Type	Section	Fee
Alarm Devices	126	
3 rd false alarm	126-13	\$50.00 (\$55.00)
All false alarms >3		\$100.00 (\$110.00)
Appeal to Alarm Review Board	126-16B	\$50.00 (\$55.00)
Amusement Devices	133	
Each machine	133-10	\$85.00 (\$50.00)
Billiards	143	
One or Two tables only	143-6	\$750 (\$450.00)
Dance Halls and Cabarets Annual License	165	
Occupancy 26-74	165-4A	\$800.00 (\$750.00)
Occupancy 75-299		\$960.00 (\$900.00)
Occupancy 300-599		\$1,280.00 (\$1,200.00)

Occupancy 600 +		\$1,600.00 (\$1,500.00)
Restaurant Ancillary Entertainment License	250	
Restaurant Ancillary	250-4A	\$530.00 (\$500.00)
Restaurant Ancillary/Occasional		\$160.00 (\$150.00)
Restaurant	254	
Restaurant Ancillary with Alcohol service	254-4	\$800.00 (\$750.00)
Catering and Events Annual License	155	
Occupancy 1-74	155-4A	\$530.00 (\$500.00)
Occupancy 75-299		\$640.00 (\$600.00)
Occupancy 300-599		\$750.00 (\$700.00)
Occupancy 600 +		\$850.00 (\$800.00)
Adult Entertainment	122	
Adult Entertainment Business Annual License		
Occupancy 1-74	122-4A	\$800.00 (\$750.00)
Occupancy 75-299		\$960.00 (\$900.00)
Occupancy 300-599		\$1,280.00 (\$1,200.00)
Occupancy 600 +		\$1,600.00 (\$1,500.00)

Fee Type	Section	Fee
Theaters	298	
Motion Picture house annual License	298-2	\$270.00 (\$250.00)
Theatrical House Annual License		\$530.00 (\$500.00)
Film Permits	176	
Private Property	174-4	\$630.00 (\$500.00)
+ Per Day		\$125.00 (\$100.00)
Public Property	176-11	\$950.00 (\$750.00)
+ Per Day		\$125.00 (\$100.00)
Curb Cut Permits	283-28B	
Permit		\$65.00 (\$60.00)

APPROVED AS TO FORM:

 Anthony M. Cerreto, Village Attorney

ROLL CALL

AYES: Trustees Adams, Brakewood, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustees Terenzi, Marino and Kenner.

DATE: December 16, 2013

Motion to Add-on a Resolution

Mayor Pagano asked for a motion to consider an add-on a resolution regarding an agreement with the Town of Rye to occupy Village office space at 222 Grace Church Street and share Justice Court facilities at 350 North Main Street.

On motion of Trustee Ceccarelli, seconded by Trustee Adams, the motion received a unanimous vote of those present.

ROLL CALL

AYES: Trustees Adams, Brakewood, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustees Terenzi, Marino and Kenner.

DATE: December 16, 2013

ADD-ON RESOLUTION #2

**AGREEMENT WITH THE TOWN OF RYE TO OCCUPY VILLAGE OFFICE SPACE
AT 222 GRACE CHURCH STREET AND SHARE JUSTICE COURT
FACILITIES AT 350 NORTH MAIN STREET**

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

WHEREAS, the Town of Rye is selling property at 10 Pearl Street used as a Town Hall; and

WHEREAS, the Village of Port Chester has office space available at Village Hall at 222 Grace Church Street and can share the Justice Court facilities at 350 North Main Street; and

WHEREAS, the addition of the Town of Rye would further the Board's desire that 222 Grace Church Street be a governmental center with offices at the state, town and village level; and

WHEREAS, after extensive negotiations, the parties have come to an understanding which is reflected in a term sheet that form the basis for a lease agreement. Now, therefore, be it

RESOLVED that the Village Manager be and is hereby authorized to enter into the annexed agreement with the Town of Rye to occupy office space at 222 Grace Church Street and share Justice Court facilities at 350 North Main Street, said agreement having been reviewed and approved by the Manager and Village Attorney.

APPROVED AS TO FORM:

Anthony M. Cerreto, Village Attorney

ROLL CALL

AYES: Trustees Adams, Brakewood, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustees Terenzi, Marino and Kenner.

DATE: December 16, 2013

CORRESPONDENCES

From Reliance Engine & Hose Co. No. 1 on the election of Michael Beadle to active membership.

The Board accepted the correspondence.

From Reliance Engine & Hose Co. No. 1 on the election of Paul John Romanchuk to active membership.

The Board accepted the correspondence.

PUBLIC COMMENTS AND BOARD COMMENTS

Public

Mr. Giangrande commented on taxis on North Main and South Main being in front of hydrants and blocking traffic. When are they going to put the yellow markers on the streets that were paved? White line needs to be redrawn at South Main firehouse.

Board

Trustee Adams commended the Mayor and staff on the honoring of staff. If you have any old drugs you can deposit them at the Police Station disposable container. Village web page does not have the Board of Trustees on the home page.

Trustee Brakewood commented you have to reapply to the STAR program. The deadline is near and it takes about 5 minutes. It is under NYS department of taxation and finance. Would like time on agenda in January to discuss R2F revitalization and to see if we can have a developer come in and walk us through what a revitalization program would look like.

Mayor Pagano said we should have a Work Session to discuss.

Trustee Ceccarelli commented on looking at city status. It is a long haul to go that route. Liz Lyman, VP of the Citizens Commission said that it could be done but you have to become a city first and then ask for the exemptions. If we could meet with the New York State board we can see if this is worth our effort.

Trustee Ceccarelli wished all a happy holiday.

Mayor Pagano congratulated the Fire Department on their good efforts at the Haseco Avenue fire. There were quite a few people in that building. The American Red Cross set up at 222 Grace Church. In regard to Starwood, we set up an update meeting for Dec. 19 to meet with Jamie and Tony Gioffre. Thanked Trustee Ceccarelli, Trustee Marino, Heather and the DPW for Santa's tree lighting.

At 8:46 p.m., on motion of Trustee Brakewood, seconded by Trustee Adams, the meeting was closed.

ROLL CALL

AYES: Trustees Adams, Brakewood, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustees Terenzi, Marino and Kenner.

DATE: December 16, 2013

Respectfully submitted,

Janusz R. Richards
Village Clerk

MEETING HELD JANUARY 6, 2014

A meeting of the Board of Trustees of the Village of Port Chester, New York, was held on Monday, January 6, 2014, in the Court Room of the Police Headquarters Building, 350 North Main Street, Port Chester, New York, with Mayor Neil Pagano presiding.

Present in addition to Mayor Pagano, were Trustees Gregory Adams, Daniel Brakewood, Saverio Terenzi, Luis Marino, Joseph Kenner and Gene Ceccarelli.

Also present were Village Manager, Christopher Steers; Village Clerk, Janusz R. Richards; Village Treasurer, Leonie Douglas; Christopher Ameigh Administrative Aide to the Village Manager; Village Engineer, Dolph Rotfeld and Attorney Juel R. Dichter.

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

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: None.

DATE: January 6, 2014

PROPOSED EXECUTIVE/CLOSED SESSION

MOTION FOR EXECUTIVE SESSION

At 6:04 p.m. on motion of Trustee Adams, seconded by Trustee Marino the Board adjourned into an executive session for the purpose of contract negotiations with United Water Co. regarding Sewer Rent Project.

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: None.

DATE: January 6, 2014

Present in addition to the Board of Trustees, were Village Manager, Christopher Steers; Village Clerk, Janusz R. Richards; Village Treasurer, Leonie Douglas; Christopher Ameigh Administrative Aide to the Village Manager; Village Engineer, Dolph Rotfeld; Attorney Juel R. Dichter and representatives from the United Water (Lynda B. Dimenna, John T. Dillon and Michael J. Pointing)

No action was taken in executive session.

At 7:19 p.m., a motion to come out of executive session was made by Trustee Ceccarelli, seconded by Trustee Brakewood, the Board of Trustees closed the executive session.

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: None.

DATE: January 6, 2014

PUBLIC COMMENTS

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

Mr. Terranova wished all a happy new year and thanked the Trustees for the gathering held for Village employees and commission members. Thanked all who worked on Christmas Eve.

Mr. Ceruzzi commented on Rocky and his crew doing a great job in the snow storm. The new Code Enforcement tool should be "fire". Almost every fire in the last two months has been in illegal housing. Fortunately there has been no tragedy. Isn't there a way we could get warrants on overcrowded homes to prevent tragedies. The overcrowding is spilling over into the schools. Who is going to come up with the money for school budgets next year?

Mr. Abel commented on the Executive Session regarding the Sewer Rent Project. I thought this was a done deal.

Mayor Pagano replied that this is not yet done. We are almost there. Public sessions must be set up. There will be a public session on this Thursday. Village Manager Steers said it is necessary to have a public hearing.

Trustee Terenzi commented that we are going to go over a 5-year budget with no spikes to it. The rate that you see in the first year will rise with the rate of inflation.

RESOLUTIONS

RESOLUTION #1

HOLIDAY PARTY 2013

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

WHEREAS, on the initiative of the Village Manager, on December 11, 2013 the Village of Port Chester sponsored a Holiday Party for all Village officers, employees and members of the boards and commissions in appreciation of their hard work and dedication; and

WHEREAS, the event was a resounding success in bringing everyone together and will undoubtedly be remembered for years to come; and

WHEREAS, the expense of this event was completely funded by donations from members of the Board of Trustees and management personnel. Now, therefore be it

RESOLVED, that the Board of Trustees duly accepts the generous contributions of \$4,725 to the Village of Port Chester for the 2013 Holiday Party, and authorizes the Village Treasurer to account for same in the Trust and Agency Funds.

APPROVED AS TO FORM:

Anthony M. Cerreto, Village Attorney

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: None.

DATE: January 6, 2014

RESOLUTION #2

**NEW YORK STATE INDEXED LUMP SUM SNOW AND ICE AGREEMENT
2014-2015 WINTER SEASON**

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:

WHEREAS, pursuant to New York State Highway Law, Section 12, the maintenance and repair of improved state highway in towns and incorporated villages, including control of snow and ice, is under the direct supervision and control of the commissioner of transportation; and

WHEREAS, the commissioner is authorized to enter into an agreement with a municipality for the performance of the work of such control of snow and ice on such terms as the commissioner may determine in the best interest of the public; and

WHEREAS, there are 13.2 lane miles of New York State-owned roads in the Village of Port Chester; and

WHEREAS, the State of New York has historically contracted with the Village of Port Chester for snow and ice removal on these roads; and

WHEREAS, the State has most recently contracted with the Village by agreement dated August 18, 1997 for a term of three years, commencing July 1, 1996 which has been annually extended; and

WHEREAS, such extensions provide for an estimated expenditure determined by the State at the time of extension with an adjustment to the actual payment amount based upon the intensity and severity of the winter season; and

WHEREAS, the State has recently presented to the Village an Agreement to Extend the Indexed Lump Sum Municipal Snow and Ice Agreement; and

WHEREAS, the Village Manager recommends that such long-standing contractual relationship be continued. Now, therefore, be it

RESOLVED, that the Village Manager be and is hereby authorized to execute the Agreement to Extend the State Indexed Lump Sum Municipal Snow and Ice Agreement for the 2014/15 season, to expire June 30, 2015 with estimated payment to the Village of Port Chester, in the amount of \$19,971.60.

APPROVED AS TO FORM:

Anthony M. Cerreto, Village Attorney

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: None.

DATE: January 6, 2014

Motion to Add-on a Resolution

Mayor Pagano asked for a motion to consider an add-on a resolution to set a public hearing to consider the advisability of a local law amending the code of the Village of Port Chester with regard to the establishment of sewer rents.

On motion of Trustee Terenzi, seconded by Trustee Ceccarelli, the motion received a unanimous vote of those present.

Roll Call

AYES: Trustees Adams, Brakewood, Terenzi, Marino, Kenner, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: None.

DATE: January 6, 2014

ADD-ON RESOLUTION #3

SETTING A PUBLIC HEARING TO CONSIDER THE ADVISABILITY OF A LOCAL LAW AMENDING THE CODE OF THE VILLAGE OF PORT CHESTER WITH REGARD TO THE ESTABLISHMENT OF SEWER RENTS

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

New York:

RESOLVED, that a public hearing be scheduled for January 21, 2014, at 7:00 p.m. or as soon thereafter, at the Port Chester Justice Court Courtroom, 350 North Main Street, second floor, to consider the advisability of adopting a local law amending the Code of the Village of Port Chester, to add provisions to Chapter 269, previously reserved, to be entitled "Sewer Rents."

APPROVED AS TO FORM:

Anthony M. Cerreto, Village Attorney

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: None.

DATE: January 6, 2014

Motion to Add-on a Resolution

Mayor Pagano asked for a motion to consider an add-on a resolution to establish a sewer rent rate.

On motion of Trustee Ceccarelli, seconded by Trustee Marino, the motion received a unanimous vote of those present.

Roll Call

AYES: Trustees Adams, Brakewood, Terenzi, Marino, Kenner, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: None.

DATE: January 6, 2014

ADD-ON RESOLUTION #4

ESTABLISHING A SEWER RENT RATE

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

WHEREAS, Article 14-F of the New York General Municipal Law authorizes municipalities to establish a system of user fees, or sewer rents; and

WHEREAS, in the exercise of such authority, the Board has scheduled a public hearing to consider the advisability of adopting a local law establishing a system of sewer rents using water consumption as a basis for calculating same; and

WHEREAS, the Village Manager has provided the proposed sewer rent rate to the Board of Trustees, that being \$1.102014/CCF; and

WHEREAS, the Board is required to set the sewer rent rate after a public hearing; and. Now, therefore, be it

RESOLVED, that the Board of Trustees hereby sets a public hearing on January 21, 2014 at 7:00 p.m. or as soon thereafter, at the Justice Court Courtroom, 350 North Main Street, 2nd Floor, 350 North Main Street, Port Chester, to consider the advisability of establishing the sewer rent rate at \$1.102014/CCF of water consumption.

APPROVED AS TO FORM:

Anthony M. Cerreto, Village Attorney

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: None.

DATE: January 6, 2014

UPDATE FROM THE BUILDING INSPECTOR

Update from the Building Inspector was postponed until next meeting

CORRESPONDENCES

From Reliance Engine & Hose Co. No. 1 on the election of Julio Quinde to active membership and on expelling Isaak Martinez.

The Board accepted the correspondence.

From Washington Engine & Hose Co. #4 on the resignation of Lorenzo Chiappetta.

The Board accepted the correspondence.

From Allen S. Carroll on his resignation from the Traffic Safety Commission.

The Board accepted the correspondence with regret.

Request from Linda Agugliaro to Join Traffic Commission.

Mayor Pagano asked the Clerk to contact Ms. Linda Agugliaro and invite her to come for an interview at our next meeting during an Executive Session.

From the Board of Ethics requesting the Board of Trustees to appoint a new member to this Board as well as an alternate member and for money to be allocated in the 2014 budget for Ethics training for every Village employee.

Mayor Pagano asked that we add this to our next agenda.

From Peck, Shaffer & Williams LLP, Request for Public Hearing in connection with Tax-Exempt Bonds to be issued by the Public Finance Authority for the benefit of Educational Media Foundation

Motion to Add-on a Resolution

Mayor Pagano asked for a motion to consider an add-on a resolution to set a public hearing in connection with the issuance by The Public Finance Authority of its Tax Exempt Bonds for the benefit of Educational Media Foundation in the aggregate principal amount of approximately \$30,000,000.

On motion of Trustee Kenner, seconded by Trustee Marino, the motion received a unanimous vote of those present.

Roll Call

AYES: Trustees Adams, Brakewood, Terenzi, Marino, Kenner, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: None.

DATE: January 6, 2014

ADD-ON RESOLUTION #5

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

WHEREAS, Educational Media Foundation (the "Borrower") has represented to the Board of Trustees (the "Board") of the Village of Port Chester, New York (the "Village") that it is a California nonprofit corporation which intends to operate a non-commercial radio station (the "Radio Station"), the Federal Communications Commission (FCC) License (the "License") for which is assigned to the Village, and the radio antenna and other related equipment for which is located at 175 Huguenot Street, New Rochelle, New York; and

WHEREAS, the Borrower has requested the Public Finance Authority (the "Authority") to issue its tax exempt obligations (the "Bonds") for the benefit of the Borrower, in one or more series and in the aggregate principal amount of approximately \$30,000,000, a portion of which will be used to refinance (a) the cost of acquiring the License to operate the Radio Station, (b) the cost of acquiring certain related equipment and (c) certain costs of issuing the Bonds (collectively, the "Project"); and

WHEREAS, Section 147(f) of the Internal Revenue Code of 1986, as amended, requires, as a condition to receiving tax exempt treatment of the interest on the Bonds, requires that a public hearing be held in the local area where the project being financed or refinanced with tax-exempt obligations is located, after reasonable public notice in accordance with the Code's requirements; and

WHEREAS, the Borrower has requested that a public hearing be held by the Board in order to comply with federal tax requirements;

WHEREAS, the Board deems it necessary and advisable that this Resolution be adopted. Now, therefore, be it

RESOLVED, that a public hearing shall be held by the Board of Trustees of the Village on Tuesday, January 21, 2014 at or about 7:00 p.m. at the Port Chester Justice Court Courtroom, 350 North Main Street, Second Floor, in Port Chester, New York, for the purpose of complying with federal tax requirements applicable to the Bonds; and

RESOLVED, that this Resolution shall take effect and be in full force immediately after its adoption by the Board.

THIS RESOLUTION HAVING BEEN DULY CONSIDERED AND VOTED UPON WAS PASSED AND APPROVED THIS SIXTH DAY OF JANUARY, 2014.

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: None.

DATE: January 6, 2014

From Howard Ravikoff regarding ETPA in the Village of Port Chester.

The Board accepted the correspondence.

Village Manager recommended that the Board has discussion in a Workshop or an Executive session.

DISCUSSION-Blight Study

Mayor Pagano commented he would like to get this on the next agenda...

Trustee Terenzi commented this hospital project has been kicked around. We are in our eighth year. The argument seems to be centered around the fact that this will put more children into the school system. Unless we do something that will balance any new construction there is going to be housing built at the United Hospital or there is going to be nothing. With the overlay the property could go up to 600 units. The original was 800 units. The original proposal called for a \$9.5 million profit, which is money they were going to give us based on how many units they build, which will go into the general fund in the Village. The original units also called for \$2.5 million of pilot money that would go to the schools and the county. Maybe it is time to identify areas of the Village that are in disrepair. You can combine a Blight Study with Tax Increment Financing. Something has to be done about the overcrowding.

Trustee Brakewood commented that he agreed there is a little bit of nuance. You don't need to couple this to the United Hospital property or Starwood Development. The two are separate. You basically have five R2F zones that ring downtown that are in disrepair and distress. You can look at two and three family houses that are assessed for less than \$300,000. You can see from some of the fires that some have five and six families. So you are getting the garbage, the kids in the schools, the garbage, and the crime. The question is can an individual buy one of these properties and fix it up and believe they are going to get a return on that investment? Clearly that is not happening. Individuals can't with our current zones and configuration invest in those neighborhoods with confidence. So you are getting absentee landlords who are making money off of slumlords conditions.

We need to do a Blight Study to develop a strategy to bring in a preferred developer who can turn the tide with as little investment as possible. We should county and state dollars as an infrastructure to it. If you want to make it self-funding for every one unit you take out you have to replace it with two units. The question then becomes what type of unit are you putting back (senior housing, studio apartments, apartments that can't easily be converted). We should put out a request for information.

Trustee Terenzi commented you lock in areas of development and lock in the taxes and get a developer with long-term vision.

Trustee Kenner commented on where does this fit in for the priorities set by the Village Manager, the timing issue, resources that need to be allocated, and what are the next steps. I like the concept of the Blight Study, but how does that this fit in to 2014 and 2015.

Village Manager Steers commented on the future of the Village look like, economic development and how do we fix the issue we're having with the school kids. More discussion needs to be had. Part of this needs to fold some of these strategies into our budget process. We will discuss us further on the 28th. A Blight Study probably puts us in a better position to have some real data so we can move forward.

Trustee Brakewood commented that if we bring in the developer they may pay for the Blight Study.

Village Manager Steers commented that he would be cautious in having a developer do the Blight Study. We should be as independent as possible. The cost is approximately \$60,000.

Trustee Terenzi commented that Tarantino has done two Blight Studies in the last four years. We should at least have him come in.

Village Manager Steers commented that on the 28th we will be talking about priorities again,

Trustee Brakewood commented when we talked about priorities before, with all the activity around the Municipal Center how can we afford one. We just don't have the money. We have to make choices. Because of the cascading effect that it has, we have to address the Blight Study. This will have a huge impact on the future of the Village.

Trustee Terenzi commented that he is not ready to drop the Municipal Center.

Trustee Marino commented that the Blight Study should be the priority. The United Hospital committee had a meeting and has not gotten back to the Board.

Trustee Ceccarelli said it is not up to the Board to pick the Blight Study areas. It should be independent. Let's get things done at the bottom (like parking) before we tackle major projects.

Trustee Terenzi commented that the school system cannot handle the number of students.

Village Manager Steers commented he will draft an RFP for the next meeting.

Trustee Adams commented in the targeted areas we should allow residents to come forward to speak and give their point of view. This Village has not fared well in the area of eminent domain. We could be touching on civil rights violations.

Trustee Brakewood commented on the good work of Code Enforcement.

PUBLIC COMMENTS AND BOARD COMMENTS

Public

Mr. Abel commented regarding code enforcement as being only three family and up. That would take care of the R2Fs. It should be moved down to 2-family and hire another inspector.

Mr. Ceruzzi commented on the Sewer Rent project and wanted to know if other communities are doing it. Village Treasurer Douglas said that other communities are looking at us. New Rochelle and Dobbs Ferry are doing it. About the Blight Study, where are we going with that? Single family homes are not doing well in this Village. Why are multi-family dwellings assessed lower than single?

Board

Trustee Adams commented regarding the loss of Bob Izzy of the Carver Center on December 24th. The taxi commission needs to work with us and work with getting better rates for seniors. We should be informed when the e-mail system goes down. Commented on the danger in cold weather, residents should not put a lamp extension cord for an electric heater.

Trustee Terenzi commented regarding the Sewer District, the major challenges with the budget, and the passing of Dan Bologna.

Trustee Marino commented regarding the PBA doing a tremendous job at the Willett Avenue fire. The fire department was there for the people at the Senior Center.

Trustee Ceccarelli commented regarding the school board meeting and the school reregistration. The effectiveness comes as a serious question. The Port Chester school district has taken a more solid approach to doing in-district school registering, one of which is doing physical home checks. The route of our overcrowded schools is overcrowded houses.

Mayor Pagano commented on the good work of the department of DPW during the snowstorm. He congratulated the firemen on the good work at the Willett Avenue fire.

PROPOSED EXECUTIVE/CLOSED SESSION

MOTION FOR EXECUTIVE SESSION

At 8:38 p.m. on motion of Trustee Adams, seconded by Trustee Brakewood the Board adjourned into an executive session regarding appointment of new Chief of Police

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: None.

DATE: January 6, 2014

Present in addition to the Board of Trustees, were Village Manager, Christopher Steers; Village Clerk, Janusz R. Richards; Village Treasurer, Leonie Douglas; Christopher Ameigh Administrative Aide to the Village Manager and Ed Brancati.

No action was taken in executive session.

At 9:08 p.m., a motion to come out of executive session was made by Trustee Kenner, seconded by Trustee Adams, the Board of Trustees closed the executive session.

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: None.

DATE: January 6, 2014

Motion to Add-on a Resolution

MAYOR PAGANO asked for a motion to add-on a resolution authorizing the Village Manager to notify Westchester County Department of Human Resources with regard to position of Chief of Police.

On motion of Trustee Ceccarelli, seconded by Trustee Kenner, the motion for the add-on did not received a unanimous vote of those present and was defeated.

ROLL CALL

AYES: Trustees Adams, Kenner, Ceccarelli and Mayor Pagano

NOES: Trustees Brakewood, Terenzi and Marino.

ABSENT: None.

DATE: January 6, 2014

At 9:12 p.m., on motion of Trustee Adams, seconded by Trustee Kenner, the meeting was closed.

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: None.

DATE: January 6, 2014

Respectfully submitted,

Janusz R. Richards
Village Clerk

MEETING HELD JANUARY 9, 2014

A meeting of the Board of Trustees of the Village of Port Chester, New York, was held on Thursday, January 9, 2014, in the Village Hall Conference Room, 222 Grace Church Street, Port Chester, New York, with Mayor Neil Pagano presiding.

Present in addition to Mayor Pagano, were Trustees Gregory Adams, Daniel Brakewood, Saverio Terenzi, Luis Marino, Joseph Kenner and Gene Ceccarelli.

It should be noted that Trustee Kenner was absent.

It should be noted that Trustee Brakewood arrived at 6:13 p.m.

Also present were Village Manager, Christopher Steers; Village Clerk, Janusz R. Richards; Village Attorney, Anthony Cerreto (via telephone); Village Treasurer, Leonie Douglas; Village Engineer, Dolph Rotfeld; Ed Brancati, Attorney Juel R. Dichter and representatives from United Water.

On motion of Trustee Ceccarelli, seconded by Trustee Adams the meeting was declared opened at 6:09 p.m.

Roll Call

AYES: Trustees Adams, Terenzi, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustees Brakewood and Kenner.

DATE: January 9, 2014

Village Treasurer, Leonie Douglas gave a presentation on “Village of Port Chester Modified & Projected Sewer Fund Budget Presentation Fiscal Year June 1, 2013 to May 31, 2014.”

(SEE PRESENTATION ON THE NEXT PAGE)



Village of Port Chester Modified & Projected Sewer Fund Budget Presentation Fiscal Year June 1, 2013 to May 31, 2014 Updated 1-9-14

JANUARY 9, 2014



Adopted Sewer Fund Budget at a Glance

Appropriations	\$1,751,538
Sewer Rents	\$1,724,538
Other Revenues	\$27,000
Estimated Water Consumption	
Based on Prior Year Per CCF	1,303,826
Sewer Rates Per CCF	\$1.32268
Avg. Yearly Sewer Consumption CCF	120 CCF
Avg. Yearly Sewer Bill (120 x \$1.32268)	\$158.72



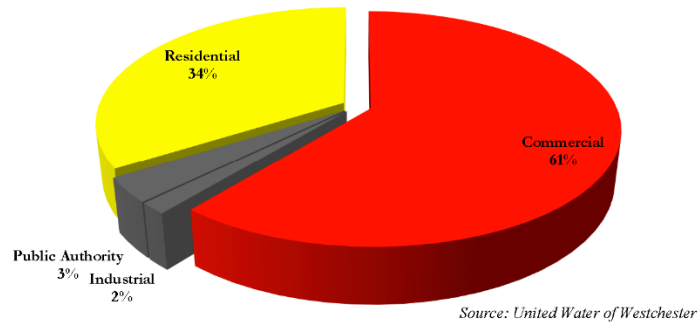
Sewer Rent Vs. Tax Levy

<u>NON-HOMESTEAD</u>	<u>ASSESS VALUES</u>	<u>%</u>	<u>TAX LEVY</u>
Assessed Value Taxed	\$ 876,647,721	65%	\$ 9,379,880
Exempt Properties	\$ <u>464,460,500</u>	<u>35%</u>	\$ <u>5,050,704</u>
Total	\$1,340,508,221	100%	\$14,430,584
Exempt Prop.			
Billed by Water Co.	\$ 280,519,000	60%	\$ 3,030,422
Sewer Rent Fees			\$ 1,724,538
\$ Value of Exempt Property Based on Consumption (35%)	\$		603,588

3



Village Water Consumption by Land Use



<u>Land Use</u>	<u>Units of Water Consumed (CCF)</u>	<u>% of Total Consumption</u>
Commercial	795,833	61%
Industrial	20,691	2%
Public Authority	44,438	3%
Residential	442,864	34%
Total	1,303,826	100%

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Adopted Sewer Rate Calculation

Sewer Rent Revenues	\$1,724,583
Prior Year Water Consumption	1,303,826 CCF
Rate per CCF	\$1.32268

5



Adjusted Sewer Rate Calculation FY 2013-14

Appropriations	<u>\$1,695,000</u>
Sewer Rent Revenues	<u>\$1,695,000</u>
Estimated Revenues	\$1,695,000
Estimated Water Consumption	
Based on Prior Year in CCF	1,303,826
Sewer Rates Per CCF	\$1.300020
Avg. Yearly Sewer Consumption CCF	120 CCF
Avg. Yearly Sewer Bill (120 x \$1.300020)	\$156.00

6



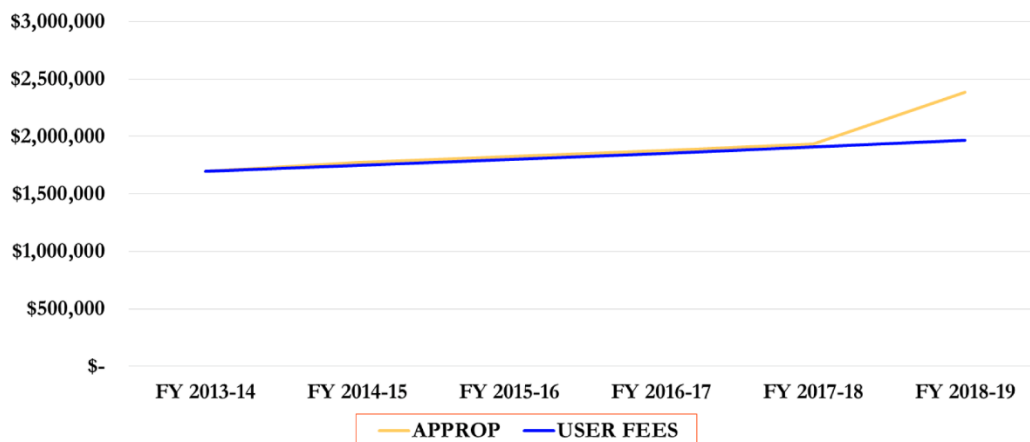
Modified & Projected Sewer Budgets

	FY 2013-14 MODIFIED	FY 2014-15 PROJECTED	FY 2015-16 PROJECTED	FY 2016-17 PROJECTED	FY 2017-18 PROJECTED	FY 2018-19 PROJECTED
APPROPRIATIONS	\$1,695,000	\$1,745,822	\$1,798,197	\$1,852,143	\$1,907,707	1,964,939
REVENUES						
APPR RESERVE						390,000
OTHER REVENUES	\$0	\$27,000	\$27,000	\$27,000	\$27,000	27,678
SEWER USER FEES	<u>\$1,695,000</u>	<u>\$1,745,822</u>	<u>\$1,798,197</u>	<u>\$1,852,143</u>	<u>\$1,907,707</u>	<u>\$1,964,939</u>
TOTAL REVENUES	\$1,695,000	\$1,772,882	\$1,825,197	\$1,879,143	\$1,934,707	\$2,384,617
SEWER RATES (BASED ON 1,303,826 YEARLY CCF) 7	\$1.300020	\$1.338999	\$1.379169	\$1.420545	\$1.463161	\$1.507056



Modified & Projected Sewer Budgets

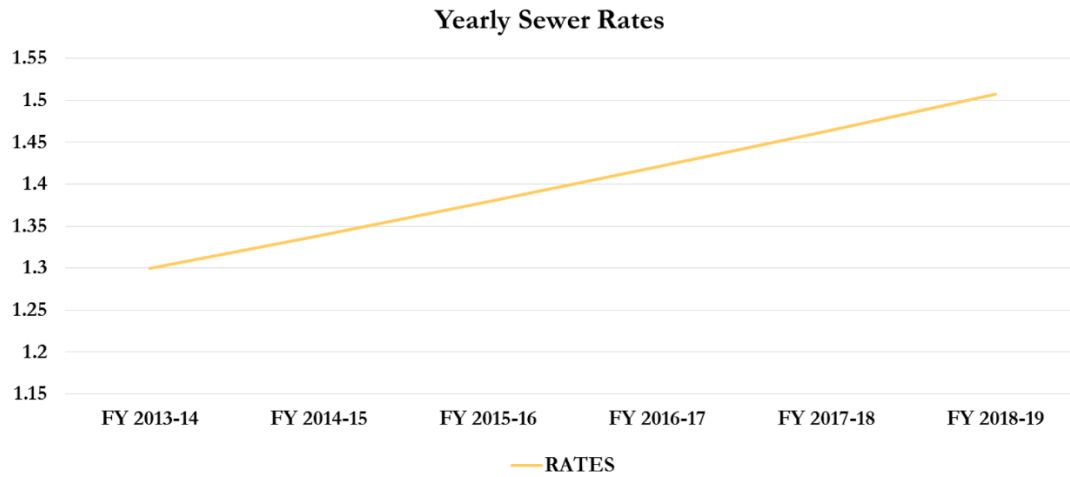
Appropriation & Sewer User Fees



8



Modified & Projected Sewer Rates



9



Long Term Sewer Debt Summary FY 2013-14

• Balance at 6/1/13	\$3,020,543
• Principal Payment	\$192,046
• Balance at 5/31/14	\$2,828,497
• Interest Payment	\$106,153

10



Outstanding Long Term Sewer Debt for the Next Ten Years

May 31,	Principal	Interest	Total
2013	\$171,296	118,356	289,652
2014	192,046	106,022	298,068
2015	207,426	99,506	306,932
2016	216,170	92,542	308,712
2017	223,775	85,276	309,051
2018	232,708	76,824	309,532
2019	241,761	68,665	310,426
2020	248,900	59,518	308,418
2021	258,129	50,971	309,100
2022	267,937	41,970	309,907

11



Short Term Sewer Debt

2010-11 Sewer B.A.N. (Original Issue) \$1,135,500 (Balance \$681,300)

2013-14 Sewer B.A.N. (Original Issue) \$1,700,000

Renewal Date	Principal	Prin Payment	Rate	Int Payment
2/26/14	\$681,300	\$227,100	.67%	\$4,564.71
2/26/14	\$1,700,000	-0-	.47%	\$4,454.00
Total		\$227,100		\$9,018.71

12



Sewer Fund Short Term Debt

B.A.N. on 8/13/13	\$1,700,000.00
Interest due on 2/26/14	4,454.00

13



Short Term Sewer Debt Principal for \$1.7 Million

The Minimum Principal Payments are as follows:

<u>Payment Date</u>	<u>Suggested Amt.</u>	<u>Required Amt.</u>
2/26/2014	\$25,000	\$-0-
2/26/2015	\$25,000	\$25,000
2/26/2016	\$25,000	\$30,000
2/26/2017	\$25,000	\$30,000
2/26/2018	<u>\$25,000</u>	<u>\$30,000</u>
Total	\$125,000	\$115,000

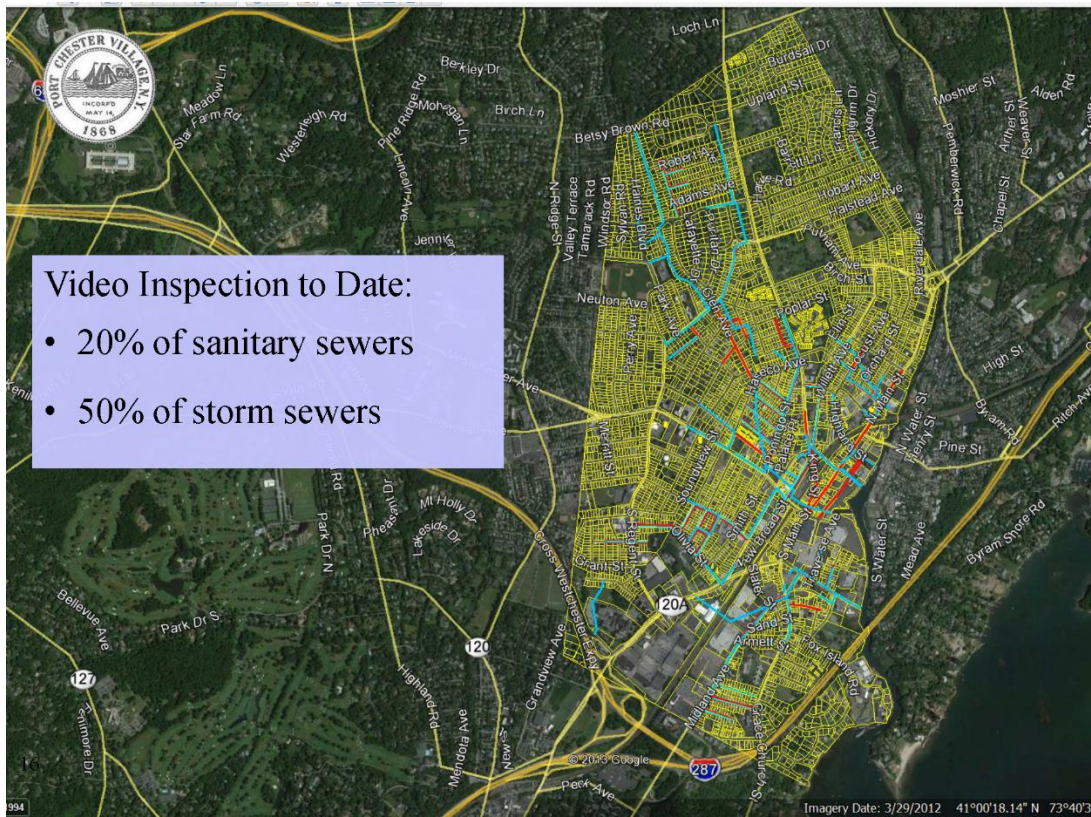
14 *Please note that the \$1.7 million B.A.N will be renewed each year for 5 years, and at the end of 5 years the remaining principal of approximately \$1,585,000 will be converted to long-term debt.*



FUNDING SOURCE FOR SEWER LINE REPLACEMENT

PHASE 1	2013-14	BAN	\$1,700,000
PHASE 2	2015-16	BAN	\$2,575,000
PHASE 3	2016-17	BAN	\$2,575,000
PHASE 4	2017-18	BAN	\$5,150,000
PHASE 5	2018-19	BAN	<u>\$3,000,000</u>
TOTAL PROJECT BORROWING			\$15,000,000

15





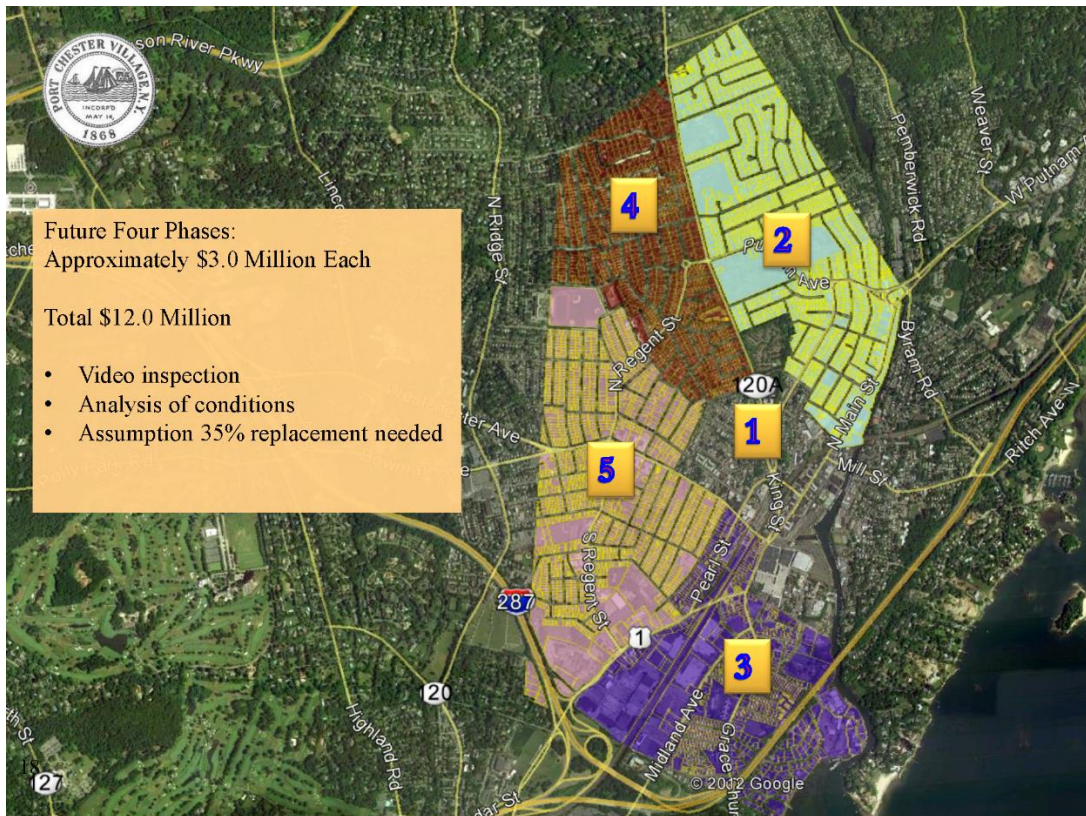
Village of Port Chester						
Proposed Sanitary Sewer Improvement Projects: Phase I						
Number	Location	Pipe Diameter (inches)	Length (feet)	Type	Remediation	Estimated Cost
1	Traverse Ave (Townsend to Poag)	8	1,000	Sanitary	Excavate & Replace	\$225,000
2	Townsend Ave (Main to Poag)	8	450	Sanitary	Excavate & Replace	\$90,000
3	Lower King St (Hullby to Main)	8	60	Sanitary	Excavate & Replace	\$65,000
4	North Main St (Stiles to Washburn)	8	1,000	Sanitary	Excavate & Replace	\$350,000
5	Highland Ave (Main to North Main)	10	400	Sanitary	Excavate & Replace	\$120,000
6	Highland Ave (South to Main North)	10	1,600	Sanitary	CIPP & Seal Services	\$96,000
7	Broad Street (King to King)	18	325	Sanitary	CIPP & Seal Services	\$27,625
8	Irving Ave (Poag to Broad)	18	650	Sanitary	CIPP & Seal Services	\$55,250
9	Lower King St (Main to Hullby Street)	18	1,100	Sanitary	CIPP & Seal Services	\$99,000
10	Irving Ave (Clark to Poag)	10	1,100	Sanitary	CIPP & Seal Services	\$77,000
11	North Main St (Stiles to Reister)	8	725	Sanitary	Excavate & Replace	\$199,375
12	Wilkins Ave (South to South Main)	15	975	Sanitary	CIPP & Seal Services	\$63,375
13	Willet Ave Willet (King to South Main)	10	600	Sanitary	CIPP & Seal Services	\$39,000
14	North Main St (Washburn to Stiles)	10	875	Sanitary	CIPP & Seal Services	\$56,875
15	Midland Ave (Case Church to Leonard)	12	1,950	Sanitary	CIPP & Seal Services	\$146,250
Total			12,810			\$1,709,750

Phase I: Downtown
\$1,709,750

- Replacement or Sealing of Sanitary Lines
- 15 locations
- 12, 810 linear feet

Completed
 In Design

17





QUESTIONS & COMMENTS

19



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
Concise Phillips, Planning Commission Secretary

To: Hon. Mayor Pagano and Board of Trustees
From: Christopher Gomez, AICP, Director of Planning and Development
Re: Proposed Sewer Rent Law - Type II SEQRA Determination
CC: C. Steers, T. Cerreto, L. Douglas, J. Richards
Date: December 31, 2012

Adoption of the proposed Sewer Rent Law by the Board of Trustees is classified as a Type II action under SEQRA section 617.5(c)(27), "adoption of regulations, policies and local legislative decisions...". Further, the actual effect of the law itself fits within SEQRA section 617.5(c)(19) "official acts of a ministerial nature involving no exercise of discretion ...".

Therefore, no further environmental review is required.

RESOLUTIONS

RESOLUTION # 1

AGREEMENT WITH UNITED WATER WESTCHESTER, INC. TO PROVIDE SERVICES WITH REGARD TO THE BILLING AND COLLECTION OF SEWER RENTS

On motion of TRUSTEE CECCARELLI, 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 operates a sanitary sewer system and wishes to achieve greater equity in recovering the costs of the maintenance which have historically been assumed through the property tax; and

WHEREAS, in furtherance of achieving a more equitable manner of recovering these costs, the Board of Trustees has made a policy priority a system of user fees, or sewer rents, that is authorized by State Law; and

WHEREAS, water consumption is used nationwide as the most widely used basis in calculating sewer user fees; and

WHEREAS, since the Village does not maintain its own waterworks and is instead served by a private water company, United Water Westchester, Inc., (“UWW”), it is required to obtain the assistance of this company to bill users for sewer rents based on water consumption; and

WHEREAS, UWW advised that it was ready, willing and able to undertake a public-private partnership with the Village and the parties have since been engaged in extensive negotiations towards an agreement which appears to be the first of its kind in New York State; and

WHEREAS, as part of the parties’ due diligence, statutory and regulatory issues were identified that required resolution through an approval process with the New York Public Service Commission (“PSC”) which is expected at its next meeting. Now, therefore, be it

RESOLVED, that the Board of Trustees hereby authorizes and ratifies the Village Manager’s execution of an agreement with United Water Westchester, Inc. to provide billing and collection services for sewer rents, with a term to expire on May 31, 2019, and compensation to be one-time transition fee of \$87,566.00 and an annual base fee of \$241,027.00, together with such other terms and conditions as per the annexed agreement.

APPROVED AS TO FORM:

Anthony M. Cerreto, Village Attorney

ROLL CALL

AYES: Trustee Adams, Terenzi, Ceccarelli and Mayor Pagano.

NOES: Trustee Brakewood and Marino.

ABSENT: Trustee Kenner

DATE: January 9, 2014

ADD-ON CORRESPONDENCES

Motion to Add-On a Correspondence

Mayor Pagano asked for a motion to add-on a correspondence from Edward A. Kliszus, Ph.D. Superintendent of Schools inviting the Mayor to a Dr. Martin Luther King, Jr. celebration on Tuesday January 21st, 2014 at 7:00 p.m. at the Port Chester Middle School.

On motion of Trustee Brakewood, seconded by Trustee Terenzi, the motion received a unanimous vote of those present.

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustee Kenner.

DATE: January 9, 2014

Motion to Add-on a Resolution

MAYOR PAGANO asked for a motion to add-on a resolution to cancel the meeting and the Public Hearings on January 21, 2014 and to move the Public Hearings to February 3, 2014.

On motion of Trustee Brakewood, seconded by Trustee Marino, the motion for the add-ons received a unanimous vote of those present.

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustee Kenner.

DATE: January 9, 2014

ADD-ON RESOLUTION

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

RESOLVED, that the meeting scheduled for January 21, 2014 is canceled and that the Public Hearings scheduled for that day be moved to the February 3, 2014 meeting.

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustee Kenner.

DATE: January 9, 2014

Motion to Add-on an Executive Session

Mayor Pagano asked for a motion to consider an add-on Executive Session regarding Police Chief.

At 6:28 P.M. on motion of Trustee Marino, seconded by Trustee Adams, the motion received a unanimous vote of those present.

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustee Kenner.

DATE: January 9, 2014

MOTION FOR EXECUTIVE SESSION (ADD-ON)

At 7:19 p.m. on motion of Trustee Marino, seconded by Trustee Adams, the Board adjourned into an executive regarding Police Chief.

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustee Kenner.

DATE: January 9, 2014

Present in addition to the Board of Trustees, were Village Manager, Christopher Steers; Village Clerk, Janusz R. Richards; Village Attorney, Anthony Cerreto (via telephone); Village Treasurer, Leonie Douglas and Ed Brancati.

No action was taken in executive session.

At 7:49 p.m., a motion to come out of executive session was made by Trustee Adams, seconded by Trustee Marino, the Board of Trustees closed the executive session.

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustee Kenner.

DATE: January 9, 2014

Motion to Add-on a Resolution

MAYOR PAGANO asked for a motion to add-on a resolution authorizing the Village Manager to notify Westchester County Department of Human Resources with regard to position of Chief of Police.

On motion of Trustee Adams, seconded by Trustee Marino, the motion for the add-on received a unanimous vote of those present.

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustee Kenner.

DATE: January 9, 2014

AUTHORIZING VILLAGE MANAGER TO NOTIFY WESTCHESTER COUNTY DEPARTMENT OF HUMAN RESOURCES WITH REGARD TO POSITION OF CHIEF OF POLICE

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

WHEREAS, since Joseph Krzeminski's extended absence prior to his retirement, Captain John Telesca has been serving as Acting Chief; and

WHEREAS, the County of Westchester Department of Human Resources has advised the Village Manager that the Village does not currently have an eligible list from which to make an appointment to the position of Chief of Police and that the Board must

make a determination as to those persons eligible to take the next examination for the position which is scheduled for March 8, 2014; and

WHEREAS, the Village has the discretion of limiting the promotional field to police captain or open it up to lesser titles in the Police Department or to individuals in other departments in the County; and

WHEREAS, the Board has given due consideration of its options as to what is in the best interest of the Police Department. Now, therefore, be it

RESOLVED, that the Board of Trustees, acting in its capacity of a Board of Police Commissioners, hereby determines that the upcoming civil service examination offered by the County of Westchester for the position of Chief of Police be opened to individuals who immediately preceding the date of examination have one year of permanent competitive class status as a Police Captain with the Village of Port Chester and two years of permanent competitive class service as a Police Lieutenant with the Village of Port Chester; and be it further

RESOLVED, that the Village Manager is authorized and directed to notify the County Commissioner of Human Resources of this determination and take such appropriate action as may be required to implement same.

APPROVED AS TO FORM:

Anthony M. Cerreto, Village Attorney

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustee Kenner.

DATE: January 9, 2014

At 7:53 p.m., on motion of Trustee Adams, seconded by Trustee Marino, the meeting was closed.

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustee Kenner.

DATE: January 9, 2014

Respectfully submitted,

Janusz R. Richards
Village Clerk

MEETING HELD JANUARY 28, 2014

A meeting of the Board of Trustees of the Village of Port Chester, New York, was held on Tuesday, January 28, 2014, in the Village Hall Conference Room, 222 Grace Church Street, Port Chester, New York, with Mayor Neil Pagano presiding.

Present in addition to Mayor Pagano, were Trustees Gregory Adams, Daniel Brakewood, Saverio Terenzi, Luis Marino, Joseph Kenner.

It should be noted that Trustee Ceccarelli was absent.

It should be noted that Trustee Brakewood arrived at 6:18 p.m.

Also present were Village Manager, Christopher Steers; Village Clerk, Janusz R. Richards; Village Attorney, Anthony Cerreto; Village Treasurer, Leonie Douglas; Director of Planning and Development Christopher Gomez; Christopher Ameigh Administrative Aide to the Village Manager, Village Planner Jessica Youngblood, John R. Nolon and Beth A. Ferguson.

On motion of Trustee Adams, seconded by Trustee Marino the meeting was declared opened at 6:10 p.m.

Roll Call

AYES: Trustees Adams, Terenzi, Kenner, Marino and Mayor Pagano

NOES: None.

ABSENT: Trustees Brakewood and Ceccarelli.

DATE: January 28, 2014

WORK SESSION

Mid-Year State of the Village

Village Treasurer, Leonie Douglas gave a presentation on "Village of Port Chester General Fund Financial Report June 1, 2013 To Dec 31, 2013."

(SEE PRESENTATION ON THE NEXT PAGE)



VILLAGE OF PORT CHESTER GENERAL FUND FINANCIAL REPORT JUNE 1, 2013 TO DEC 31, 2013

January 28, 2014



Revenues & Appropriated Fund Balance Summary – FY 2013-14

Adopted Revenues		\$34,812,096
Use of Police DEA Forfeiture	\$50,920	
Use of Mariner Proffer	<u>\$113,672</u>	
Total Other Revenues		\$164,592
Appropriated Fund Balance	\$800,000	
Prior Years Encumbrances	\$165,272	
Appropriated Debt Reserves	<u>\$100,000</u>	
Total Appropriated FB & Reserves		\$1,065,272
Transfers In:		
Sewer Fund	\$700,000	
Debt Service Fund	<u>\$200,000</u>	
Total Transfers In		<u>\$900,000</u>
Adjusted Budget		\$36,941,960



Revenue Comparison Report

June 1 to December, 31

FY 2013-14, 2012-13 & 2011-12

Revenues	FY2013-14 Original Budget	FY2013-14 Adjusted Budget	FY2013-14 Jun-Dec Actual	FY2013-14 Available Balance	% Balance	FY2012-13 Jun-Dec Actual	FY 2011-12 Jun-Dec Actual	2013-14 + (-) Amt.	To 2012-13 %	Ref #
Property Tax	\$21,896,467	\$21,896,467	\$21,903,914	\$(7,447)	100%	\$21,895,154	\$21,960,149	\$8,760	0%	1
Other Tax Items	818,194	818,194	838,516	(20,322)	102%	911,981	653,045	(73,465)	(8%)	2
Non-Prop. Tax Items	4,772,000	4,772,000	1,389,716	3,382,284	29%	1,295,776	1,269,905	93,940	7%	3
Departmental Income	3,726,736	3,840,408	2,118,976	1,721,432	55%	1,754,786	1,511,571	364,189	21%	4
Use of Money & Property	404,966	404,966	213,078	191,888	53%	209,210	220,182	3,868	2%	5
Licenses & Permit	224,522	224,522	201,742	22,780	90%	114,767	123,848	86,975	76%	6
Fines & Forfeitures	2,014,000	2,064,920	905,892	1,159,028	44%	954,852	801,361	(48,960)	(5%)	7
Miscellaneous	136,000	136,000	57,638	78,362	42%	161,749	76,901	(104,111)	(64%)	8
State Aid	695,129	695,129	562,612	132,517	81%	535,587	558,561	27,025	5%	9
Federal Aid	<u>124,082</u>	<u>124,082</u>	<u>61,065</u>	<u>63,017</u>	<u>49%</u>	<u>61,822</u>	<u>59,208</u>	<u>(756)</u>	<u>(1%)</u>	10
Total Revenues	\$34,812,096	\$34,976,688	\$28,253,150	\$6,723,539	81%	\$27,895,685	\$27,234,732	\$357,465	1%	11



Expenditure Comparison Report

June 1, to December 31,

FY2013-14, 2012-13 & 2011-12

Expense	FY2013-14 Original Budget	FY2013-14 Adjusted Budget	FY2013-14 Actual 12/31/13	FY2013-14 Encumbered	FY2013-14 Available Balance 12/31/13	% Balance	FY2012-13 Actual 12/31/2012	FY2011-12 Actual 12/31/2011	Amount + (-) FY 2012-13	% Balance + (-) FY2012-13	Ref #
General Gov. Support	\$5,722,910	\$5,464,938	\$3,114,795	\$39,111	\$2,311,032	57%	\$2,850,915	\$2,810,264	\$263,880	9%	12
Public Safety	10,800,962	11,242,824	6,260,317	57,466	4,925,041	56%	6,271,402	6,108,722	(11,086)	0%	13
Health	275,834	275,834	218,103	-	57,732	79%	218,103	218,103	-	0%	14
Transportation	\$1,580,943	1,582,232	802,613	870	778,749	51%	781,924	695,205	20,688	3%	15
Economic Opp & Dev	373,577	373,681	199,049	104	174,528	53%	199,631	196,734	(582)	0%	16
Culture & Recreation	1,932,843	1,954,843	1,359,041	-	595,802	70%	1,333,333	1,351,299	25,708	2%	17
Home & Com Srv	2,299,733	2,338,668	1,155,228	6,583	1,176,858	49%	1,114,064	1,158,045	41,164	4%	18
Employee Benefits	9,698,077	9,781,723	8,098,897	-	1,682,826	83%	6,980,810	6,126,712	1,118,087	16%	19
Bond-Prin.	2,830,000	2,830,000	\$1,790,000	-	\$1,040,000	63%	1,725,000	1,725,000	65,000	4%	20
Bond-Int.	<u>1,047,217</u>	<u>1,047,217</u>	<u>535,826</u>	<u>-</u>	<u>511,391</u>	<u>51%</u>	<u>579,280</u>	<u>714,935</u>	<u>(43,454)</u>	<u>(8%)</u>	21
Total Exp	\$36,562,096	\$36,891,960	\$23,533,868	\$104,134	\$13,253,959	64%	\$22,054,463	\$21,105,017	\$1,479,405	7%	22

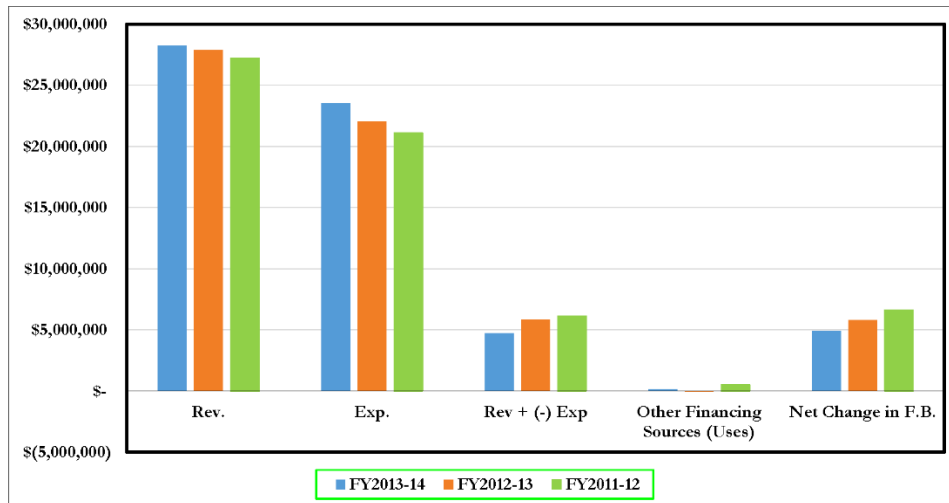


Fund Balance Comparison June 1, to December 31, For FY 2013-14, 2012-13, 2011-12

	FY2013-14 Original Budget	FY2013-14 Adjusted Budget	FY2013-14 Actual 12/31/13	FY2013-14 Encumb- ered 12/31/13	FY2013-14 Available Balance 12/31/13	FY 2013-14 % Balance 12/31/13	FY2012-13 Actual 12/31/2012	FY2011-12 Actual 12/31/2011	Amount + (-) FY 2012-13	% Balance + (-) FY 2012-13	Ref #
Rev. Less Expenditu- res	\$(1,750,000)	\$(1,915,272)	\$4,719,282	\$104,134	\$4,823,416		\$5,841,222	\$6,129,714	\$(1,121,940)	(19%)	23
Other Financing Sources (Uses)											
Transfers In	900,000	900,000	200,000		700,000	22%	-	600,000	200,000	100%	24
Transfers Out	(50,000)	(50,000)	(35,000)		(15,000)	70%	(44,000)	(92,753)	(9,000)	(20%)	25
Total OFS(U)	850,000	850,000	165,000		685,000	19%	(44,000)	507,247	209,000	(475%)	26
Net Chang in Fund Bal.	\$(900,000)	\$(1,065,272)	\$4,884,282	\$104,134	\$(5,845,420)		\$5,797,222	\$6,636,961	\$(912,940)	(16%)	27



Revenue/Expenditure Comparisons As of December 31, 2013, 2012 & 2011





Actual Revenues vs. Actual Expenditures June 1, 2013 to December 31, 2013

Actual Revenues	\$28,453,150
Actual Expenditures	<u>\$23,568,868</u>
Fund Balance	\$ 4,884,282



Use of Contingency FY 2013-14

Adopted Contingency Budget	\$466,883
Use of Contingency:	
➤ Increased Library Contributions 6/3/13	\$ 22,000
➤ PBA Contract Ratification 8/5/13	\$233,913
➤ National Development Council Retainer 10/21/13	<u>\$ 30,000</u>
Total Use of Contingency	<u>\$285,913</u>
Modified Contingency Budget	\$180,970



Authorized Budget Adjustments During FY 2013-14

Increase Estimated Revenues:

1.1.2613	Use of Deferred DEA	\$50,920
1.1.1589	Use of Mariner Proffer	\$113,672
1.1.4995	Prior Years Encumbrances B/F	<u>\$165,272</u>
Total Estimated Revenues		\$329,864

Increase Appropriations:

Various	Prior Years P.O.	\$165,272
1.3120.200	Police Equipment	\$50,920
1.3620.100	Personnel Services	\$64,167
1.3620.462	Software & System Support	\$13,850
1.3989.462	Software & System Support	\$13,850
1.9030.802	Social Security	\$3,979
1.9030.810	Medicare (Employer Share)	\$930
1.9060.807	Hospital & Medical Ins.	<u>\$16,896</u>
Total Appropriations		\$329,864

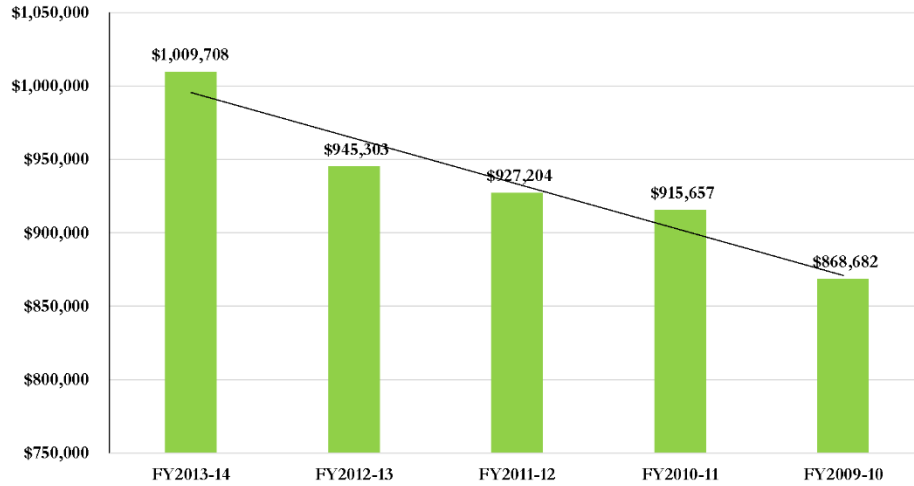


FY 2013-14 & 2012-13 Major Revenue Increases

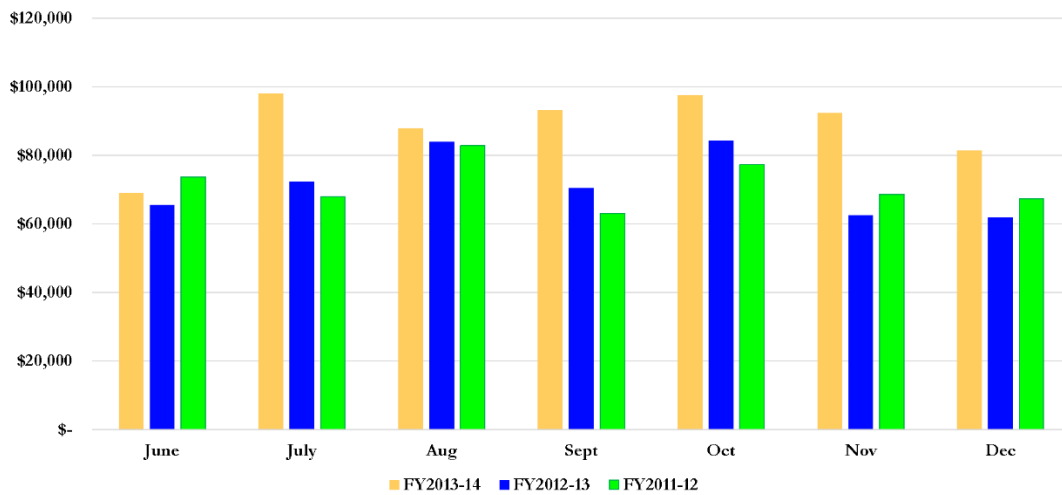
REVENUES	Original Budget FY2013-14	Adjusted Budget FY2013-14	Actual FY2013-14 12/31/2013	Available Balance FY2013-14	Percent Balance FY2013-14	Actual FY2012-14 12/31/2012	Amount + (-) FY2012-13	% Balance + (-) FY 2012-13
Sales Tax Revenue	\$3,950,000	\$3,950,000	\$1,009,708	\$2,940,292	25.56%	\$945,303	\$64,405	6.81%
Fire Inspection Fees	117,466	117,466	79,465	38,001	67.65%	31,340	48,125	153.56%
Stop Work Order	4,000	4,000	11,482	(7,482)	287.04%	4,153	7,329	176.47%
Safety Inspect/Bldg Permits	250,979	250,979	385,567	(134,588)	153.63%	162,643	222,924	137.06%
Safety Inspect/Searches	45,000	45,000	61,055	(16,055)	135.68%	36,318	24,737	68.11%
Use of Mariner Proffer	-	113,672	113,672	-	100%	-	113,672	100%
Parking Meter Fees	1,264,626	1,264,626	619,659	644,967	49%	500,965	118,694	23.69%
Taxi Owner's Lic Fee	37,250	37,250	35,690	1,560	95.81%	27,250	8,440	30.97%
Permits/Electrical	18,571	18,571	21,000	(2,429)	113.08%	9,144	11,856	129.66%
Permits/Plumbing	23,697	23,697	29,460	(5,763)	124.32%	9,028	20,432	226.32%
Permits/Sidewalk	10,000	10,000	43,040	(33,040)	430.40%	6,850	36,190	528.32%
Mortgage Tax	250,000	250,000	158,184	91,816	63.27%	126,945	31,239	24.61%
Total Major Revenue	\$5,971,589	\$6,085,261	\$2,567,982	\$3,517,279	57.80%	\$1,859,939	\$708,043	38.07%



Sales Tax Revenues Comparisons & Trend As of December 31, 2013, 2012, 2011, 2010 & 2009



Parking Meter Revenue Comparisons As of December 31, 2013, 2012, 2011





Major Expenditures Over-expended Over Prior Year

EXPENDITURES	Original Budget FY2013-14	Adjusted Budget FY2013-14	Actual FY2013-14 12/31/13	Available Balance 12/31/13	Percent Balance 12/31/13	Actual FY2012-13 12/31/12	Amount + (-) FY2012-13	% Balance + (-) FY2012-13
GENERAL GOVERNMENT:								
Law Dept.	\$339,109	\$339,109	\$336,100	\$3,009	99.11%	\$223,643	\$112,457	50.28%
Buildings-Village Owned	122,516	126,512	127,285	(773)	100.61%	75,516	51,769	68.55%
Judgment & Claims	50,000	50,000	56,364	(6,364)	112.73%	4,398	51,966	1,181.58%
Total	511,625	515,621	519,749	(4,128)	100.8%	303,557	216,192	71.22%
EMPLOYEE BENEFITS:								
NYS Employees Retirement	1,009,924	1,009,924	1,283,729	(273,805)	127.11%	829,519	454,210	54.75%
NYS PD & Fire Retirement	2,392,078	2,440,755	2,119,100	321,655	86.82%	1,944,016	175,084	9.01%
Workers Compensation	1,290,875	1,290,875	1,494,933	(204,058)	115.81%	1,234,103	260,830	21.14%
Hospital & Medical Ins.	3,697,700	3,714,596	2,451,152	1,263,444	65.99%	2,248,200	202,952	9.03%
Total	\$8,390,577	\$8,456,150	\$7,348,914	\$1,107,236	86.91%	\$6,255,838	\$1,093,076	17.47%

DISCUSSIONS

BAN Renewal of \$3.415 Million.

Village Treasurer, Leonie Douglas stated that this is a follow-up on the \$3,415,000 Bond Anticipation Notes that are due on February 26, 2014.

Three scenarios are explained by our Financial Advisor Beth A. Ferguson from the Capital Markets Advisors, LLC.

VILLAGE OF PORT CHESTER
Financing Options

This analysis presents 3 financing options for the Village's outstanding \$3,415,000 Bond Anticipation Notes. The analysis includes payments for 5 fiscal years and does not include the bonding of the sewer fund debt or general fund projects under Scenario 2 or Scenario 3.

SCENARIO 1 All General Fund Projects are paid back over 5 years through Bond Anticipation Notes. Sewer Fund Project utilizes minimum principal payment and is bonded in 5 years.

Use	Amount of Issue	2013-14			2014-15			2015-16			2016-17			2017-18			TOTALS		
		Principal	Interest	Total	Principal	Interest	Total	Principal	Interest	Total	Principal	Interest	Total	Principal	Interest	Total	Principal	Interest	Total P.&I
General Fund (5 projects)	\$ 1,715,000	\$ 343,000	\$ 4,054	\$ 347,054	\$ 343,000	\$70,300	\$ 363,300	\$ 343,000	\$15,415	\$ 358,415	\$ 343,000	\$10,090	\$ 353,090	\$ 343,000	\$1,143	\$ 344,143	\$ 1,715,000	\$ 35,404	\$ 1,750,404
Sewer Fund	\$ 1,700,000	\$ 25,000	\$ 3,909	\$ 38,909	\$ 25,000	\$25,120	\$ 50,120	\$ 50,000	\$ 24,075	\$ 74,075	\$ 30,000	\$ 24,525	\$ 54,525	\$ 30,000	\$ 24,075	\$ 54,075	\$ 140,000	\$ 102,890	\$ 242,890

SCENARIO 2 (1) Police cars and pay stations are paid back over 5 years through bond anticipation notes. Roads, sewer and police building utilize minimum principal payments and is bonded in 5 years. Sewer Fund Project utilizes minimum principal payment and is bonded in 5 years.

Use	Amount of Issue	2013-14			2014-15			2015-16			2016-17			2017-18			TOTALS		
		Principal	Interest	Total	Principal	Interest	Total	Principal	Interest	Total	Principal	Interest	Total	Principal	Interest	Total	Principal	Interest	Total P.&I
General Fund (2 projects)	\$ 775,000	\$ 155,000	\$ 1,823	\$ 156,823	\$ 155,000	\$9,300	\$ 164,300	\$ 155,000	\$6,975	\$ 161,975	\$ 155,000	\$4,650	\$ 159,650	\$ 155,000	\$2,325	\$ 157,325			
General Fund (3 projects)	\$ 940,000	\$ 35,000	\$ 2,211	\$ 37,211	\$ 35,000	\$13,372	\$ 48,372	\$ 35,000	\$13,020	\$ 48,020	\$ 40,000	\$12,222	\$ 52,222	\$ 50,000	\$11,925	\$ 61,925	\$ 970,000	\$ 78,359	\$ 1,048,359
Sewer Fund	\$ 1,700,000	\$ 25,000	\$ 3,909	\$ 38,909	\$ 25,000	\$25,120	\$ 50,120	\$ 50,000	\$ 24,075	\$ 74,075	\$ 30,000	\$ 24,525	\$ 54,525	\$ 30,000	\$ 24,075	\$ 54,075	\$ 140,000	\$ 102,890	\$ 242,890

SCENARIO 3 (1) (2) All General Fund Projects are bonded in 2014 with an 11 year final maturity in 2025. Avg annual debt service is \$179,476. No required principal payment in 2013-14 for the General Fund, but the Village can elect to pay down principal. Sewer Fund Project utilizes minimum principal payment and is bonded in 5 years.

Use	Amount of Issue	2013-14			2014-15			2015-16			2016-17			2017-18			TOTALS		
		Principal	Interest	Total	Principal	Interest	Total	Principal	Interest	Total	Principal	Interest	Total	Principal	Interest	Total	Principal	Interest	Total P.&I
General Fund (5 projects)	\$ 1,715,000	\$ -	\$ 0,033	\$ 0,033	\$ 145,000	\$47,149	\$ 192,149	\$ 145,000	\$37,210	\$ 182,210	\$ 145,000	\$31,910	\$ 176,910	\$ 140,000	\$30,666	\$ 170,666			
Sewer Fund	\$ 1,700,000	\$ 25,000	\$ 3,909	\$ 38,909	\$ 25,000	\$25,120	\$ 50,120	\$ 50,000	\$ 24,075	\$ 74,075	\$ 30,000	\$ 24,525	\$ 54,525	\$ 30,000	\$ 24,075	\$ 54,075	\$ 140,000	\$ 102,890	\$ 242,890

(1) Interest rate on BANS assumed at 1.50%
(2) Average interest rate on bonds assumed at 2.45%



WORK SESSION (Continues)

Strategic Planning – John Nolon

Village Manager provided the Board with a memorandum regarding Strategic Objectives stating:

The comprehensive planning process produced a baseline vision for the Village. This vision retains the qualities of Port Chester that its people 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. The vision establishes the basic challenge of how we capitalize on the Village’s physical, social, economic and human capital.

The Comprehensive Plan identifies goals, policies, and guidelines for the immediate and long-range protection, enhancement, growth, and development of Port Chester. The Plan focuses on major elements of the Village’s built environment, including maintenance and enhancement of residential neighborhoods; revitalization of commercial areas and the waterfront; strengthening of industrial areas; improvement of transportation and infrastructure facilities; and identifying opportunities for new development. The issues and challenges associated with these elements are often addressed by a variety of entities –governmental and non-governmental, local and extra-jurisdictional—that might or might not be directly coordinating with one another.

One of the central purposes of the Comprehensive Plan, therefore, is to provide a framework for collaboration and coordination among relevant decision -makers and stakeholders. The strategies, once implemented, are intended to guide development and preservation patterns in a proactive and predictable manner and ultimately realize the Village’s vision for a sustainable and prosperous future. The chief vehicle for implementation of these strategies is generally a strategic plan.

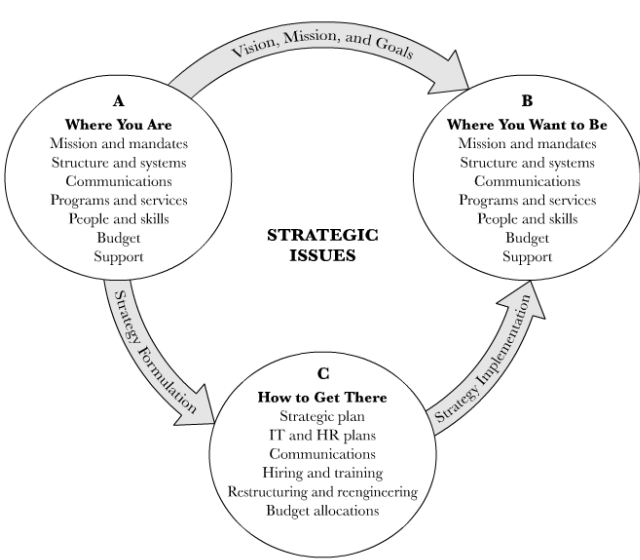
Strategic planning has been described as: “A disciplined effort to produce fundamental decisions and actions that shape and guide what an organization is, what it does, and why it does it”. As you recall some strategic analysis was completed upon my tenure as Village Manager. The analysis resulted in an alignment of a set of priorities for me.

Village Manager’s BOT ratified top five priorities:

1. Code Enforcement
2. Amnesty
3. Sewer Rent
4. Bulkhead

These priorities, as they are, fluctuate based upon BOT direction. The fluid nature then is not necessarily as effective as would otherwise be if the goals and strategies were hard wired into a 2-5 year plan with corresponding measures. The strategic planning process brings focus and emphasis to future implications of current decisions. The process itself requires some commitment and if followed yields tangible rewards. (Simple process model):

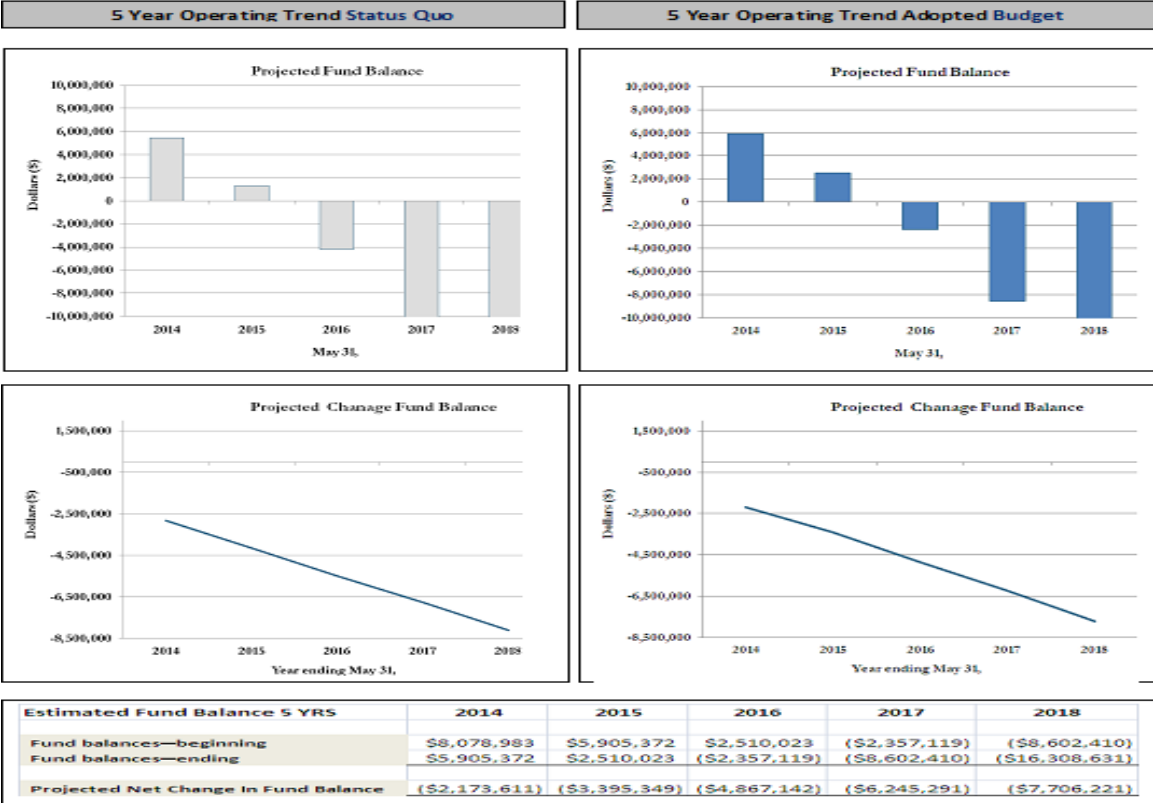
FIGURE 1.1. THE ABCS OF STRATEGIC PLANNING.



Source: Bryson and Alston, 2004.

Remember, our current economic realities create a rare opportunity for the Village to fundamentally change the way it does business within an economic environment where the status quo is unaffordable. As you are aware, we are currently wrestling with some harsh realities relating to our current and future revenues and expenditures. (Excerpt from FY 13’ – 14’ budget):

5 Year Operating Trends based on Adopted Budget



We have also identified several priority projects that emphasize economic development opportunities within the Village. We recruited experts in the field, namely the National Development Corporation (NDC) to assist us in analyzing the opportunities and helping us to map out a path to fruition of the priorities. NDC priority projects:

- A. Municipal Center
- B. Fox Island redevelopment
- C. Waterfront redevelopment
- D. United Hospital site

My emphasis is on the need for a holistic long term look at our needs, priorities, and financials; in an effort to effectively plan for and shape our future. Toward that end and as agreed, I have asked Professor John Nolan of Pace Law School to act as a mediator and guide through the process we hopefully will be embarking on.

Strategic Planning Discussion

Professor John Nolon, Professor of Law at Pace University commented on the major objectives of the Village Board. He commented they are working with urban areas throughout the Northeast with municipalities of all sizes and types and saw that there was new interest in urban development. There are a lot of people who want to live in Port Chester and a lot of developers who are chasing that market. We started doing a lot of research nationally on what it takes to revitalize urban places. We set up a roundtable for municipalities (11 different villages and cities). We've worked with these cities and

villages on their common problems regarding economic development planning. We will focus on that.

Over 75% of the Village revenue comes from property tax. Somehow there has to be a very specific plan for economic development. It is the perception of the Governor that urban places are the economic engines of their regions; where the hospitals are, where the municipal centers are, education, where the traffic centers are, where the workforce live. If you look at the Mid-Hudson economic development strategy you will see that concept, that urban centers should be revitalized.

About \$800 million a year is funded through a process that goes through the Economic Development Council. They look to see what you have accomplished, they look at what you're doing. They look to see whether you have a strategic plan and what that plan does to revitalize your urban areas; and they give you points for how well you've done.

If Port Chester can develop a strategic plan you are going to be much more competitive. When you talk about specific economic opportunities for the Village it is very hard to self-fund all those things. You've got to get some State funding. This State administration is committed to about \$800 million a year to places like Port Chester. It is not just an academic exercise, it is about getting something down on paper that you can submit for funding.

Trustee Ceccarelli commented he participated in the Mid-Hudson conference and that is one of the reasons we got the grant for the design of the Bulkhead. We portrayed it as an economic development. It was a \$225M grant and it was one of the largest in the area. The implication of getting that grant was tremendous.

Professor Nolan commented that when the State looks at Port Chester it sees transit, it sees density, and it sees efficiency. It sees people who don't drive so much to get places, it sees less carbon emissions, it sees energy conservation. These are kinds of things they are funding. They got a lot of their money from the Greenhouse Gas which is a charge-up from major energy producers. You got your money because you are more sustainable. Recommended tonight is to take the objectives that this Board adopted in the comprehensive plans and take a look at them. There are seven objectives you have adopted in your Comprehensive Plan. You can't possibly do all of them. You can work on them but you can't achieve all of them in the short term. So you have to look at them and sequence them. Four of them are specific. Which of them can you really achieve?

You have the seven major objectives 2012 Comprehensive Plan the key projects, the Key Development Projects identified for the National Development Council and the Village Manager Priorities, and then the question of organizational limitations within the staff. We would like to come up with priorities, what matters most, the budget, and next steps. Then you will have some direction for your staff and management to carry out the priorities.

Village Manager Steers commented he is a firm believer in this process.

Professor Nolan commented these objectives are inter-related. If you look at #7 – Marina Redevelopment, United Hospital and Fox Island Redevelopment area all opportunities

that would be consistent with #7. Code Enforcement, and Amnesty are consistent with #1. In making a report to the State you have to say this is what we want, this is our strategic plan and this is what we want to accomplish.

Trustee Brakewood commented the R2F neighborhoods would also speak to #1. There is the Blight Study also.

Trustee Terenzi commented that the Blight Study may be the way to go. How do you encourage someone with a two family house to make it a single family home?

Trustee Brakewood commented a single family home doesn't necessarily have to be a house with a yard. A condo is considered a one-family house, so a single family house can be high-density developed.

Trustee Terenzi commented we are identifying substandard housing that are overcrowded that are either going to blow up or burn.

Trustee Brakewood commented we are also identifying mixed-use neighborhoods with industrial next to residential.

Professor Nolan commented that he wanted to point out one planning idea. A priority might be the top objectives that you have elected to accomplish. They may be really expensive or really difficult. So when you encounter something like that you move that along. If you are going to encounter something that is going to make a difference in the next three years it is thinking about the objectives and the consequences of each one.

Trustee Terenzi commented the Blight Study is critical. It gives you the tool to say this has got to be done.

Trustee Brakewood commented that on the Fox Island Redevelopment and the Bulkhead replacement.

Trustee Terenzi commented that the redevelopment of the Marina area will not benefit the Village (where we don't get the any sales tax). Our biggest tax is the per capita. And there are 10,000 more people living in the Village than the census so we get screwed twice.

Mayor Pagano commented that Code Enforcement is understaffed.

Trustee Kenner commented that is why they were working with NDC.

Professor Nolan commented that you know how to get things done, you know how to put things in a priority order so you can move forward. When do you want the Blight Study done? What is the timeline? How much do you want to spend? How long is this study going to take? What are you going to do when you get the study? If I could get my hands on how much it is going to cost then I could tell if it was a good spend or not. The Blight Study is going to tell us where the worst spot is in Port Chester. It will then say these are your key opportunity areas. And, you better be prepared for eminent domain in this area. A Blight Study means you look at the areas to see if you can use eminent

domain. You can't just take private property for public purpose. A Blight Study is a property condition study – they are tax delinquent and they have code violations.

You may want to speak to Village Manager Steers to see what grants there might be for the cost of acquiring \$4 million of property.

Mayor Pagano said the Board would be the one to make the decision.

Professor Nolan commented that there is funding for job development. So when you come down to strategy and development, job creation is something you can look at. The Village of Port Chester can come in during Phase II with a good job program.

Mayor Pagano asked what you need from us next.

Village Manager Steers commented we are on next steps. We have our objectives. We need to set goals for the objectives. We are on board. We need the timeline, what is the cost? Next is the Blight Study.

Trustee Brakewood commented we have a lot of priorities. How do we organize to create scale? We always look at staff to do everything. Is there a way to utilize the private sector to do certain things?

Professor Nolon commented that within the seven objectives which are already done be more specific about what you're focused on. Then you can say what are the staff costs to do that? If it is very complicated and very expensive you don't do that. The next step is to be more specific about the comprehensive plan objectives and to do that within the context of a regular Board meeting.

Mayor Pagano commented on the Board meeting and coming up with an idea. The Board needs to do this on a Saturday because it will take more than four hours to come up with a priority. It is our plan. We need to go through the seven and see if there are any shortfalls.

At 7:57 p.m., on motion of Trustee Terenzi, seconded by Trustee Marino, the meeting was closed.

Roll Call

AYES: Trustees Adams, Brakewood, Terenzi, Kenner, Marino, and Mayor Pagano

NOES: None.

ABSENT: Trustee Ceccarelli.

DATE: January 28, 2014

Respectfully submitted,

Janusz R. Richards
Village Clerk

MEETING HELD FEBRUARY 3, 2014

A meeting of the Board of Trustees of the Village of Port Chester, New York, was held on Monday, February 3, 2014, in the Court Room of the Police Headquarters Building, 350 North Main Street, Port Chester, New York, with Mayor Neil Pagano presiding.

Present in addition to Mayor Pagano, were Trustees Daniel Brakewood, Saverio Terenzi, Luis Marino, Joseph Kenner and Gene Ceccarelli.

It should be noted that Trustee Adams was absent.

It should be noted that Trustee Brakewood arrived at 8:00 p.m.

Also present were Village Manager, Christopher Steers; Village Clerk, Janusz R. Richards; Village Attorney, Anthony Cerreto (via telephone); Village Treasurer, Leonie Douglas (Arrived at 6:52 p.m.); Director of Planning and Development Christopher Gomez (Arrived at 7:49 p.m.); Building Inspector and Director of Code Enforcement Peter Miley (Arrived at 7:05 p.m.); Christopher Ameigh Administrative Aide to the Village Manager (Arrived at 6:55 p.m.), and Village Planner Jesica Youngblood (Arrived at 7:49 p.m.).

On motion of Trustee Kenner, seconded by Trustee Marino the meeting was declared opened at 6:33 p.m.

ROLL CALL

AYES: Trustees Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustees Adams and Brakewood.

DATE: February 3, 2014

PROPOSED MOTION FOR EXECUTIVE SESSION

At 6:35 p.m. on motion of Trustee Ceccarelli, seconded by Trustee Marino the Board adjourned into an executive session regarding a particular personnel matter.

ROLL CALL

AYES: Trustees Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustees Adams and Brakewood.

DATE: February 3, 2014

Present in addition to the Board of Trustees, were Village Manager, Christopher Steers; Village Clerk, Janusz R. Richards and Village Attorney, Anthony Cerreto (via telephone).

No action was taken in executive session.

At 6:48 p.m., a motion to come out of executive session was made by Trustee Terenzi, seconded by Trustee Marino, the Board of Trustees closed the executive session.

ROLL CALL

AYES: Trustees Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustees Adams and Brakewood.

DATE: February 3, 2014

AFFIDAVIT OF PUBLICATION AND NOTICE OF PUBLICATION RE:

PUBLIC HEARING #: 1

Public Hearing in connection with Tax-Exempt Bonds to be issued by the Public Finance Authority for the benefit of Educational Media Foundation

The following Public Notices were duly published in the Journal News and the Westmore News on January 17, 2014, certified by Cecilia Hernandez, Principal Clerk of the Journal News and Angelina Brescia, Office Manager of the Westmore News

PUBLIC NOTICE

NOTICE OF PUBLIC HEARING IN CONNECTION WITH THE ISSUANCE BY THE PUBLIC FINANCE AUTHORITY OF ITS TAX EXEMPT BONDS FOR THE BENEFIT OF EDUCATIONAL MEDIA FOUNDATION IN THE AGGREGATE PRINCIPAL AMOUNT OF APPROXIMATELY \$30,000,000

PUBLIC NOTICE is hereby given that the Board of Trustees (the "Board") of the Village of Port Chester, New York (the "Village"), will hold a PUBLIC HEARING on Monday, February 3, 2014, at 7:00 P.M., or as soon thereafter at the Port Chester Justice Courtroom, 2nd Floor, 350 North Main Street, Port Chester, New York concerning the proposed issuance by the Public Finance Authority (the "Authority") of its tax exempt bonds for the benefit of Educational Media Foundation, a California nonprofit corporation (the "Borrower"), in one or more series and in the aggregate principal amount of approximately \$30,000,000 (the "Bonds"). The Bonds are expected to be issued pursuant to Section 66.0304 of the Wisconsin Statutes, as amended, by the Authority, a commission organized under and pursuant to the provisions of Sections 66.0301, 66.0303 and 66.0304 of the Wisconsin Statutes. The proceeds from the sale of the Bonds will be loaned to the Borrower, a portion of which will be used to finance or refinance (a) the cost of acquiring a Federal Communications Commission (FCC) license (the "License") to operate a radio station (the "Radio Station"), which offers public affairs programming, contemporary Christian music, public service announcements and personal counseling by phone to listeners, such License being assigned by the FCC to the Village, (b) the cost of acquiring any related equipment to such Radio Station and (c) certain costs of issuing the Bonds.

The radio antenna relating to the License and Radio Station is located at 175 Huguenot Street, New Rochelle, New York. The License and the Radio Station will initially be owned and operated by the Borrower.

The Bonds will be limited obligations of the Authority payable solely from the loan repayments to be made by the Borrower to the Authority, and certain funds and accounts established by the Financing Agreement for the Bonds.

Interested persons are invited to attend and will be afforded the opportunity to be heard at this time. Following the public hearing, the Board will consider a resolution approving the issuance of the Bonds for the proposed purposes described above. The copy of the proposed law is available at the Village Clerk's office or online at the Village website www.portchesterny.com.

Date: January 17, 2014

/s/ JANUSZ R. RICHARDS
JANUSZ R. RICHARDS
Village Clerk
Village of Port Chester, New York

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

ROLL CALL

AYES: Trustees Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustees Adams and Brakewood.

DATE: February 3, 2014

Educational Media Foundation, a nonprofit corporation, operates an FM radio station at radio frequency 96.7 FM.

It is requesting that the Public Finance Authority, Wisconsin, bond issuing commission, to issue tax-exempt bonds in connection with a proposed refinancing.

The prior owners of the station had made petition to the FCC to assign the "community of license" from Stamford, Connecticut, to the Village of Port Chester which designation remains.

The radio antenna and related equipment are located in New Rochelle.

With such designation, the Village is benefitted by certain obligations with regard to public programming.

Pursuant to IRS Regulations, an authorized elected representative must conduct a public hearing before approving the issuance of such bonds.

The Board's approval is solely to satisfy IRS requirements. The Village is not responsible for the payment of the bonds and there is no recourse against the Village on account of the bond issuance.

The Board may recall that the applicant had made an application to the Village in 2010 which was approved.

Mayor Pagano asked if there was anyone from the audience who would like to make any comments, there being none, he ask for a motion to close the Public Hearing.

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

ROLL CALL

AYES: Trustees Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustees Adams, Brakewood.

DATE: February 3, 2014

RESOLUTION

APPROVAL OF ISSUANCE OF TAX-EXEMPT BONDS BY EDUCATIONAL MEDIA FOUNDATION SOLELY FOR COMPLIANCE WITH INTERNAL REVENUE CODE, SECTION 147(f)

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, Educational Media Foundation (the "Borrower") has represented to the Board of Trustees (the "Board") of the Village of Port Chester, New York (the "Village") that it is a California nonprofit corporation which intends to operate a non-commercial radio station (the "Radio Station"), the Federal Communications Commission (FCC) License (the "License") for which is assigned to the Village, and the radio antenna and other related equipment for which is located at 175 Huguenot Street, New Rochelle, New York; and

WHEREAS, the Borrower has represented to the Board that the Radio Station will offer public affairs programming, contemporary Christian music, public service announcements and off-the-air personal counseling by phone to listeners; and

WHEREAS, the Borrower has represented to the Board that the License and the Radio Station will initially be owned and operated by the Borrower; and

WHEREAS, the Borrower has requested the Public Finance Authority (the "Authority"), a Wisconsin bond issuing commission created under Sections 66.0301, 66.0302 and 66.0304 of the Wisconsin Statutes, to issue its tax exempt obligations (the "Bonds") for the benefit of the Borrower, in one or more series and in the aggregate principal amount of approximately \$30,000,000, a portion of which will be used to refinance (a) the cost of acquiring the License to operate the Radio Station, (b) the cost of acquiring certain related equipment and (c) certain costs of issuing the Bonds (collectively, the "Project"); and

WHEREAS, in order to achieve interest savings, the Borrower desires that the Bonds be issued in compliance with the requirements of the Internal Revenue Code of 1986, as amended (the "Code"), so that interest on the Bonds may be excludible from the gross income of the owners of the Bonds; and

WHEREAS, it has been ascertained that the License's prior owners had made petition to the FCC which was accepted on or about July 12, 2007 to assign the "community of license" from Stamford, Connecticut to the Village; and

WHEREAS, on February 3, 2014, the Board held a public hearing at or about 7:00 p.m. after reasonable public notice was given in accordance with applicable law, and at such public hearing no objections were raised with respect to the proposed issuance of the Bonds or the financing of the Project; and

WHEREAS, Section 147(f) of the Code requires, as a condition to receiving tax exempt treatment of the interest on the Bonds, that an authorized, elected representative approve the Bonds, and the Board constitutes such an authorized, elected representative; and

WHEREAS, the Board deems it necessary and advisable that this Resolution be adopted. Now, therefore, be it

RESOLVED, that the issuance of the Bonds by the Authority in one or more series and in the aggregate principal amount not to exceed \$30,000,000 is hereby approved; and that such approval shall be solely for the purposes of the Borrower's compliance with Section 147(f) of the Code; and

RESOLVED, that the Bonds shall not be, and are not, general obligations, debt or bonded indebtedness of the Village; the holders or owners of such Bonds shall not have the right to have excises or taxes levied by the Village for the payment of principal of, or interest or premium, if any, on such Bonds; such payment shall be made only by the Borrower from funds provided by the Borrower or its subsidiaries and affiliates, and the Village shall not be the issuer of the Bond.

Approved as to Form:

Anthony M. Cerreto, Village Attorney

ROLL CALL

AYES: Trustees Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustees Adams and Brakewood.

DATE: February 3, 2014

PUBLIC HEARING #: 2

Public Hearing for Local Law change to Parking Regulations.

The following Public Notices were duly published in the Journal News and the Westmore News on January 17, 2014, certified by Cecilia Hernandez, Principal Clerk of the Journal News and Angelina Brescia, Office Manager of the Westmore News

PUBLIC NOTICE

PUBLIC NOTICE is hereby given that the Board of Trustees of the Village of Port Chester, New York, will hold a PUBLIC HEARING on Monday, February 3, 2014, at 7:00 P.M., or as soon thereafter at the Port Chester Justice Courtroom, 2nd Floor, 350 North Main Street, Port Chester, New York, to consider the advisability of adopting a local law that would amend the Code of the Village of Port Chester, Chapter 319, "Vehicles and Traffic", that would confirm the hours of enforcement for the three-hour limit parking meter zone and impose new parking regulations on Horton Avenue and Midland Avenue.

Interested persons are invited to attend and will be afforded the opportunity to be heard at this time. The copy of the proposed law is available at the Village Clerk's office or online at the Village website www.portchesterny.com.

Date: December 30, 2013

/s/ JANUSZ R. RICHARDS

JANUSZ R. RICHARDS

Village Clerk

Village of Port Chester, New York

On motion of Trustee Ceccarelli, seconded by Trustee Marino, the public hearing was declared re-open.

ROLL CALL

AYES: Trustees Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustees Adams and Brakewood.

DATE: February 3, 2014

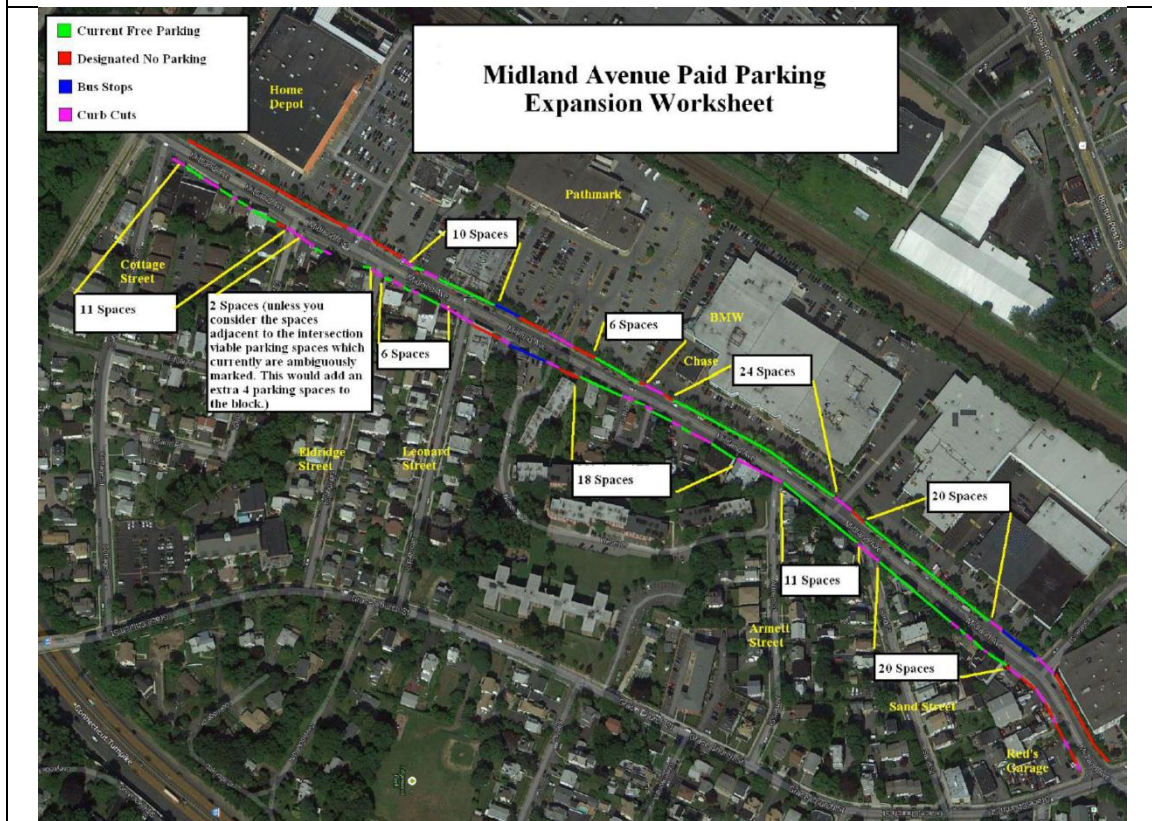
Christopher Ameigh Administrative Aide to the Village Manager gave a Power Point presentation on the Parking Regulations.



Proposed Parking System Alterations

The following is an overview of the Parking System Alterations being discussed in relation to Horton and Midland Avenues. These notes were developed in conjunction with the Port Chester Traffic Commission's review of the proposal and complaints and concerns received at and since the previous public hearing concerning this matter.

February 3 2014





What does this resolution mean for Midland?

- Reinforces no parking zones in several areas which were not in the code. These areas promote safety for trucking, emergency vehicles and pedestrians.
- Adjusts hourly limits from 2 hours to 3 hours
- Establishes the 9:00AM-6:00 PM, 1\$ per hour zone regulation on both sides of Midland Avenue from Rye City line to Slater Street.



Proposed Parking System Alterations

1. Expand Paid Parking to Midland Avenue

- Cover 131 parking spaces.
- Requires 14 digital pay stations
- Concentration of retail, personal service, restaurant, and automobile related uses.
- High utilization compared to some existing paid parking areas.

Revenue \$261,000

Expense \$181,972

Requires Local Law Change



Considerations of Review

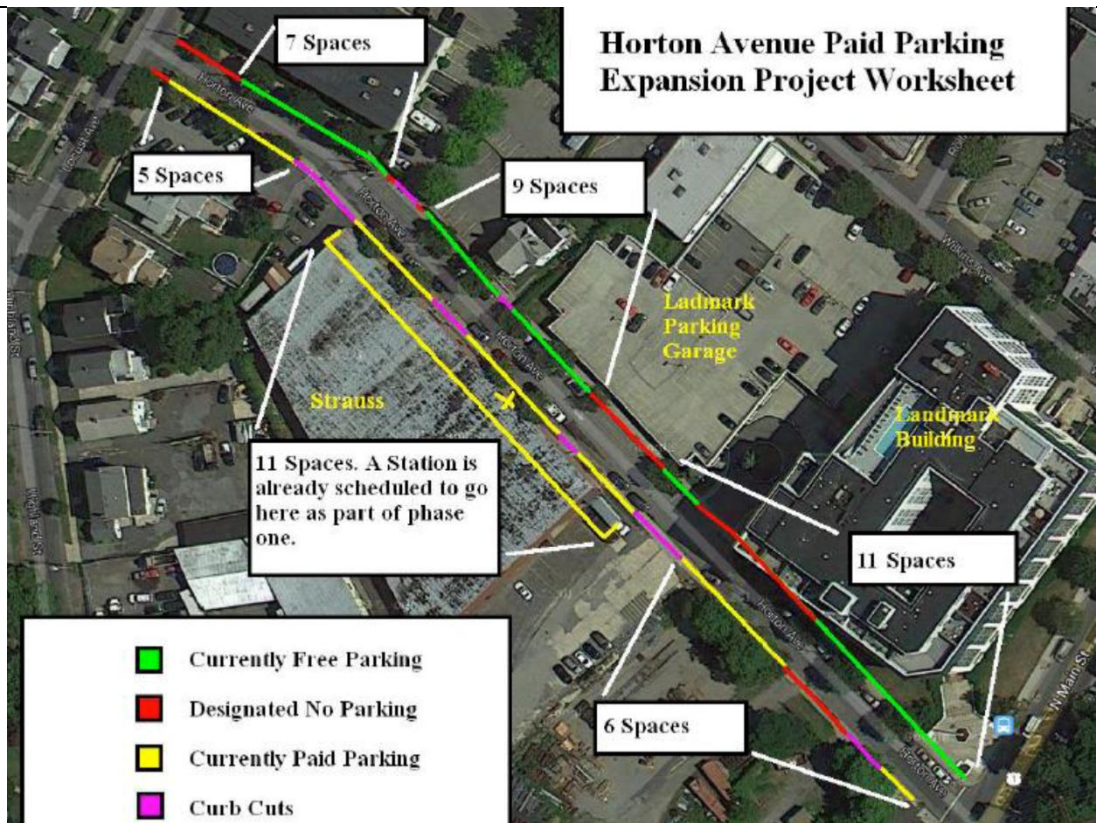
Survey of Midland Avenue corridor (East Side)

Businesses

23

with dedicated parking	with out dedicated parking
16	7
Auto/Industrial	retail/other
6	16

Every Auto/Industrial location features on site parking.





What does this resolution mean for Horton?

- Reinforces no parking zones in several areas which were not in the code. These areas promote safety for trucking, emergency vehicles and pedestrians.
- Establishes the 9:00AM-9:00 PM, 3 hour limit, 1\$ per hour zone regulation on both sides of Horton Avenue.



Proposed Parking System Alterations

2. Expand Paid Parking to Horton Avenue (North)

- Cover 28 parking spaces.
- Requires 1 digital pay stations
- Concentration of retail, personal service, restaurant, and automobile related uses.
- High utilization compared to some existing paid parking areas.
- Eliminates method for avoiding paying existing meters on south side, increasing effectiveness of existing meters.

Revenue \$56,000+

Expense \$12,998

Requires Local Law Change



Considerations of review.

- Concern for residential access.
 - Landmark Building features dedicated parking garage and lot for residents.
 - One two family house with on site parking
- Creates parking for
 - Retail businesses on N. Main Street
 - The retail outlet and personal service businesses on Horton Avenue.
- Free overnight parking remains.

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

Mr. Abel commented on Trustee Marino's stating that maybe the meters should go back to 6:00: because the restaurants are our lifeblood. Yes, you lose your revenue but if you keep the restaurants open people will come. You have to run out to feed the meter. If you get a ticket you don't come back. You should find other revenue sources. On the machines themselves, they are programmable. Can't you put on the machine the regulations are from 9:00 a.m. to 9:00 p.m. Also, is Horton going to 9:00? Is the density on Main Street so low that the people who live there have to pay from the time they get home from work till 9:00? Either make everything 6:00 or 9:00.

Ms. Granata commented she agreed with Mr. Abel and that the parking meters should be equal to all.

Mr. Morlino commented that he agreed with Trustee Kenner in that the meters are necessary in revenue collection and are in line with other municipalities. Unfortunately it has to be done.

Trustee Ceccarelli commented that he was in White Plains and you know you have to feed the meters.

Trustee Marino commented that the meters should go back to 6:00.

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

ROLL CALL

AYES: Trustees Terenzi, Kenner, Ceccarelli and Mayor Pagano

NOES: Marino.

ABSENT: Trustees Adams and Brakewood.

DATE: February 3, 2014

Adoption of Local Law No. 1 of 2014

A LOCAL LAW AMENDING CHAPTER 319 OF THE CODE OF THE VILLAGE OF PORT CHESTER, "VEHICLES AND TRAFFIC", TO CONFIRM THE HOURS OF ENFORCEMENT FOR THE THREE-HOUR LIMIT PARKING METER ZONE AND IMPOSE NEW PARKING REGULATIONS ON HORTON AVENUE AND MIDLAND AVENUE

SECTION 1: The Code of the Village of Port Chester, Schedule XII, Section 319-74, pursuant to the provisions of Section 319-20, "No Parking or Standing at any Time" is hereby amended as follows:

Name of Street	Side	Location
...		
Horton Avenue 22 feet	South	From Locust Avenue east for a distance of
Horton Avenue 66 feet	North	From Locust Avenue east for a distance of
Horton Avenue and	North	Beginning 195 feet east of Locust Avenue continuing east for a distance of 55 feet
Midland Avenue and	West	From a point 625 feet south of Slater Street continuing north for a distance of 45 feet
Midland Avenue distance of 300	East	From Grace Church Street South for a feet.
...		

SECTION 2: The Code of the Village of Port Chester, Schedule XV, Section 319-76, pursuant to Section 319-22, "Parking Prohibited Certain Times" is hereby amended as follows:

Name of Street	Side	Time	Location
...			
Midland Avenue	East	Wednesdays and Fridays 8:30 a.m. to 11:30 a.m.	Slater Street to Rye City line
Midland Avenue	West	Tuesdays and Thursdays 8:30 a.m. to 11:30 a.m.	Slater Street to Rye City line
...			

SECTION 3: The Code of the Village of Port Chester, Schedule XVI, Section 319-77, "Limited Time Parking" is hereby amended as follows:

Name of Street	Side	Time	Location
...			
Midland Avenue	Both	3 hrs	From Grace Church Street to Rye City line
...			

SECTION 4: The Code of the Village of Port Chester, Section 319-81, Schedule XX, "Loading Zones" is hereby amended as follows:

Name of Street	Side	Location
...		
Midland Avenue Avenue	East	From a point measured at the Northeast curblineline of Leonard Street to the west curblineline of Midland extending in a southerly direction for 49 feet
...		

SECTION 5: The Code of the Village of Port Chester, Section 319-87, Schedule XXVI, "Parking Meter Zones" is hereby amended as follows:

A. Three-Hour Limit. Parking meter zones are hereby established pursuant to Section 319-33A on the following streets for the parking of vehicles for not more than three hours. No vehicle shall be parked on Monday through Saturday, both inclusive, between the hours of 9:00 a.m. and 9:00 p.m. for more than three hours, except Sundays and holidays, at a rate set forth in Chapter 175, Fees.

Name of Street	Side	Location
----------------	------	----------

...

Horton Avenue Both From Locust Avenue to North Main Street

...

G. Three-Hour Limit. Parking meter zones are hereby established pursuant to Section 319-33A on the following streets for the parking of vehicles for not more than three hours. No vehicle shall be parked on Monday through Saturday, both inclusive, between the hours of 9:00 a.m. and 6:00 p.m. for more than three hours, except Sundays and holidays, at a rate set forth in Chapter 175, Fees.

Name of Street	Side	Location
Midland Avenue	Both	From Rye City border to Slater Street

SECTION 6: This local law shall take effect immediately on filing with the Secretary of State.

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

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

NEIL J. PAGANO, Mayor

Adopted: February 3, 2014

JANUSZ R. RICHARDS, Village Clerk

On motion of TRUSTEE CECCARELLI, seconded by TRUSTEE TERENCE, the Local Law No. 1 of 2014, amending Chapter 319 of the code of the Village of Port Chester, “vehicles and traffic”, to confirm the hours of enforcement for the three-hour limit parking meter zone and impose new parking regulations on Horton Avenue and Midland Avenue was adopted by the Board of Trustees of the Village of Port Chester, New York.

ROLL CALL

AYES: Trustees Terenzi, Kenner, Ceccarelli, and Mayor Pagano.

NOES: Marino.

ABSENT: Trustee Adams and Brakewood.

DATE: February 3, 2014

Trustee Terenzi commented on the first restaurant that goes out of business and uses the excuse that the parking meters put them out of business (most use valets) we don't get sales tax, we are lucky if the buildings that the restaurants are in are appraised what they're worth. We are scaring the restaurants out of business.

PUBLIC HEARING #: 3

Public Hearing to consider the advisability of adopting a local law amending the Code of the Village of Port Chester, to add provisions to Chapter 269, previously reserved, to be entitled "Sewer Rents."

The following Public Notices were duly published in the Journal News and the Westmore News on January 17, 2014, certified by Cecilia Hernandez, Principal Clerk of the Journal News and Angelina Brescia, Office Manager of the Westmore News

PUBLIC NOTICE

PUBLIC NOTICE is hereby given that the Board of Trustees of the Village of Port Chester, New York, will hold a PUBLIC HEARING on Monday, February 3, 2014, at 7:00 P.M., or as soon thereafter at the Port Chester Justice Courtroom, 2nd Floor, 350 North Main Street, Port Chester, New York, to consider the advisability of adopting a local law amending the Code of the Village of Port Chester, to add provisions to Chapter 269, previously reserved, to be entitled "Sewer Rents."

Authorized by Article 14-F of the State General Municipal Law, municipalities are authorized to enact a system of sewer rent, or user fees, for the maintenance and operation of a municipal sewer system. Currently, the cost of the Village's sewer system is funded from the property tax. Adopting rents would enable the Village to equitably spread this cost to all properties, including tax exempt properties. Actual water consumption would be the basis for calculating the amount of the sewer rent that is due from property owners.

Interested persons are invited to attend and will be afforded the opportunity to be heard at this time. The copy of the proposed law is available at the Village Clerk's office or online at the Village website www.portchesterny.com.

Date: January 10, 2014

/s/ JANUSZ R. RICHARDS

JANUSZ R. RICHARDS

Village Clerk

Village of Port Chester, New York

On motion of Trustee Terenzi, seconded by Trustee Ceccarelli, the public hearing was declared open.

ROLL CALL

AYES: Trustees Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustees Adams and Brakewood.

DATE: February 3, 2014

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

Village Manager Steers commented we are trying to have a more equitable rate for the sewer rental charge and this would be spread across the users based on the consumption. It brings in the exempt taxpayers based on consumption.

Trustee Marino commented this public hearing should be at the next meeting.

Trustee Terenzi commented on the rate and asked for the change in the rate.

Village Attorney Cerreto commented that the penalties would be affected.

Mayor Pagano commented we cannot afford to hold up this process. We will still be on track if we hold off on this until the meeting on the 18th.

Trustee Terenzi commented on getting a letter stating the reduction in rates.

Mr. Baker commented on why this cannot be in the form of a bond.

Trustee Terenzi commented this is a five year bond. Once we hit a certain level we will go out for a 30 year bond.

Mr. Baker commented on what will happen with this tax money.

Village Manager Steers commented this is not a tax. It is a user fee so the only people affected are those using it.

Mr. Abel commented he agrees with the concept of the user fee. But, the contract favors the Water Company.

On motion of Trustee Ceccarelli, seconded by Trustee Kenner, the public hearing was adjourn to February 18, 2014.

ROLL CALL

AYES: Trustees Brakewood, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustee Adams.

DATE: February 3, 2014

PUBLIC HEARING #: 4

Public Hearing to consider the advisability of establishing the sewer rent rate at \$1.300020/CCF of water consumption.

PUBLIC NOTICE

The following Public Notices were duly published in the Journal News and the Westmore News on January 17, 2014, certified by Cecilia Hernandez, Principal Clerk of the Journal News and Angelina Brescia, Office Manager of the Westmore News

PUBLIC NOTICE is hereby given that the Board of Trustees of the Village of Port Chester, New York, will hold a PUBLIC HEARING on Monday, February 3, 2014, at 7:00 P.M., or as soon thereafter, at the Port Chester Justice Courtroom, 2nd Floor, 350 North Main Street, Port Chester, New York, to consider the advisability of establishing the sewer rent rate for the Village's Fiscal Year 2013-2014 at \$1.300020/CCF of water consumption.

Interested persons are invited to attend and will be afforded the opportunity to be heard at this time. The copy of the proposed law is available at the Village Clerk's office or online at the Village website www.portchesterny.com.

Date: January 10, 2014

/s/ JANUSZ R. RICHARDS

JANUSZ R. RICHARDS

Village Clerk

Village of Port Chester, New York

On motion of Trustee Marino, seconded by Trustee Ceccarelli, the public hearing was declared open.

ROLL CALL

AYES: Trustees Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustees Adams and Brakewood.

DATE: February 3, 2014

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

There being none, Mayor Pagano asked for a motion to adjourn the hearing.

On motion of Trustee Marino, seconded by Trustee Kenner, the public hearing was adjourn to February 18, 2014.

ROLL CALL

AYES: Trustees Brakewood, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustee Adams.

DATE: February 3, 2014

PUBLIC COMMENTS

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

Mr. Ron Luiso commented on the overcrowding issue and the fires during the last month relating to overcrowding and dangerous conditions. Something has to be done immediately by this Board and suggest – if we do nothing somebody is going to get killed or injured in one of these fires. The Village could be subject to liability claims if someone is hurt. The landlord is liable. There is a difference where the owner lives in a building because he will want it to be safe. Code Enforcement does a great job with 3-families and above; the problem is not there. It is with 2-families with up to 6 families living there. The landlords should be fined and if there is a fire the landlord should be liable for all expenses – fire, police, inspection and temporary living expenses; and he should be billed by the Village. Many of the small businesses in the Village have no violations. Their inspections could be moved from 18 months to 36 months.

Mr. Morlino commented on the overcrowded houses. I have a blog on making Port Chester a better place and someone mentioned a *New York Times* article on “presumptive evidence”. It had to do with overcrowding and in the Town of Islip it makes the renter abide by certain fire codes or they will get fined. If the landlord does not let the Town know he is renting, the landlord can be fined.

Trustee Terenzi commented that if there is “presumptive evidence” that you don’t live there it is assumed you are renting the entire house.

Mr. Morlino commented there should be a rental permit with a nominal fee. Value wise you can’t determine what an overcrowding situation costs so towns are charging either a fine or 10% of the rent.

Mayor Pagano commented when he first saw the NYT article he shared it with Village Manager Steers and Attorney Cerrito. We are talking about rental units. We are talking about taking this whole Code Enforcement issue to another level. This Board has to look at this and the public has to really hear what the ramifications are if they really want code enforcement.

Village Manager Steers said he reviewed a situation like this in Southern Florida where they mandated a landlord registration with inspection and fines. This was a voluntary program. It required several inspectors, a clerk, and dealing with the courts.

Mr. Robert Reis commented on the grant to Port Chester for the Byram River Inlet. This ties into the economic development and to reinvent the marina. We should have public access to the waterway for kayakers and canoers. This would attract non-residents to local businesses.

Trustee Ceccarelli commented the Port Chester Yacht Club charges a fee for non-members to use their dock to launch kayaks.

Mayor Pagano commented that it is the purpose of the Board to have the marina more of a community use area.

Trustee Brakewood would like to see access in three areas along the river.

Village Manager Aide Chris Ameigh commented on the grant. The '68 plan was used as the basis for the 2012 plan so a lot of what we are talking about today was in the original plan.

Mr. Luiso commented about special violations penalties. If there is a fire you can assess a major penalty. As long as it is on the books you don't have to wait to do that.

Village Manager Steers commented that we have that in place. Each violation, and we have 40, to, 60 violations on the books with fines of \$1,000 plus up to \$20,000. The majority of people out there do not want to end up in court because those are the fines they are going to be hit with.

Ms. Andrea Granata commented on the *Daily Voice* article on Code Enforcement, referring to Mayor Pagano's saying that an unjust code enforcement process has been penalizing good citizens and law-abiding property owners while others go unscathed. Neighborhood sheds are sometimes in violation of code.

Director of Code Enforcement Peter Miley commented that sheds are a low priority complaint. We log all complaints in order of priority. This is a Zoning code violation.

Ms. Andrea Granata commented that things are not consistent as in the past – I was told what was happening with my complaint. And now silence.

Mayor Pagano asked Peter to speak with Ms. Granada outside of the meeting.

Mr. Abel commented on the issue of the Town of Islip. Let's get Code Enforcement staffed so it can do its job before we take on a tenant registry -- an inspection of every single apartment in the Village.

RESOLUTIONS

RESOLUTION # 1

AWARDING BID FOR SANITARY & STORM DRAIN CLEANING AND TELEVISION INSPECTION

On motion of TRUSTEE BRAKEWOOD, 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 advertised for bids for Sanitary Sewer and Storm Drain Cleaning and Television Inspection (BID Number 2013-06); and

WHEREAS, five bids were received, with Fred A. Cook, Inc., Montrose, New York, submitting the lowest bid in the amount of \$209,375.00 and

WHEREAS, the Village's consulting engineer, Dolph Rotfeld Engineering, P.C., has worked with the low bidder on previous projects and has found their work to be satisfactory. Now therefore, be it

RESOLVED, that the Board of Trustees hereby awards the bid for Sanitary Sewer and Storm Drain Cleaning and Television Inspection to Fred A. Cook, Inc., Montrose, New York in the amount of \$209,375.00; and

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

BE IT FURTHER RESOLVED, that the funding for said work be appropriated from FY 2010-11 Sanitary Sewer Reconstruction Project, 5.8120.400.2010.117.

Approved as to Form:

Anthony M. Cerreto, Village Attorney

ROLL CALL

AYES: Trustees Brakewood, Terenzi, Marino, Kenner, Ceccarelli, and Mayor Pagano.

NOES: None.

ABSENT: Trustee Adams.

DATE: February 3, 2014

RESOLUTION # 2

RETAINER FOR ARCHITECT/ENGINEER CONSULTING SERVICES REGARDING RENOVATIONS TO POLICE HEADQUARTERS/JUSTICE COURT BUILDING

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

WHEREAS, circumstances have dictated the need for time-sensitive renovations to be done at the Police Headquarters/Justice Court; and

WHEREAS, architect/engineer consulting services are required before this work may proceed; and

WHEREAS, the Village Manager has identified a qualified firm for such purpose. Now, therefore be it

RESOLVED, that the Village Manager be and is hereby authorized to enter into an agreement with La Rocca Greene Architects, LLC., 22 Purchase Street, Rye, New York 10580, to provide architect/engineer consulting services with regard to renovations to the Police Department/Justice Curt building at 350 North Main Street, compensation to be \$23,000 and otherwise in accordance with a proposal dated January 31, 2014; and be it further

RESOLVED, that payment be made from Capital Account "Police Building Improvements" 5.3120.400.2013.126.

Approved as to Form:

Anthony M. Cerreto, Village Attorney

ROLL CALL

AYES: Trustees Brakewood, Marino, Ceccarelli, and Mayor Pagano.

NOES: Trustees Terenzi, and Kenner.

ABSENT: Trustee Adams.

DATE: February 3, 2014

RESOLUTION # 3

**WESTCHESTER COUNTY FOOD SERVICE PERMIT
FOR SENIOR NUTRITION PROGRAM
220 GRACE CHURCH STREET**

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

RESOLVED, that the Village Manager be and is hereby authorized to submit an application for renewal of the Village of Port Chester's food service establishment permit with the Westchester County Health Department (No. 01-6620-B, expiring March 31, 2014) regarding the Port Chester Senior Nutrition Program at 220 Grace Church Street.

ROLL CALL

AYES: Trustees Brakewood, Terenzi, Marino, Kenner, Ceccarelli, and Mayor Pagano.

NOES: None.

ABSENT: Trustee Adams.

DATE: February 3, 2014

RESOLUTION # 4

**RETAINER AND COMPENSATION OF HEARING OFFICER FOR SECTION 75
CIVIL SERVICE LAW DISCIPLINARY PROCEEDINGS**

On motion of TRUSTEE BRAKEWOOD, seconded by TRUSTEE MARINO, the following resolution was **postponed to February 18, 2014** by the Board of Trustees of the Village of Port Chester, New York:

WHEREAS, employees holding certain positions are entitled to the protections of Section 75 of the Civil Service Law, either by law or by virtue of their applicable collective bargaining agreement, including written charges and a hearing, prior to removal or otherwise subjected to disciplinary penalty for incompetency or misconduct; and

WHEREAS, the hearing upon such charges shall be held by the officer or body having the power to remove the person or by a deputy or other such person designated by such officer or body who would then make a recommendation to the removal authority on such charges; and

WHEREAS, disciplinary charges have most recently been served against certain Village employees; and

WHEREAS, by resolution adopted by the Board on November 23, 2009, Deborah A. Shapiro, LLC, 270 Madison Avenue, New York, New York, was retained to act as Hearing Officer in two disciplinary proceedings; and

WHEREAS, given the depth of experience as a hearing officer in personnel matters, past experience with the Village and competitive rate of compensation, the Village Manager desires to proceed in like manner in this instance. NOW, therefore, be it

RESOLVED, that Deborah A. Shapiro, LLC., 270 Madison Avenue, Suite 1301, New York, New York 10016 be and is hereby retained to act as Hearing Officer for disciplinary proceedings brought under Section 75 of the Civil Service Law, compensation to be \$1200.00 per diem plus travel expenses.

Approved as to Form:

Anthony M. Cerreto, Village Attorney

On motion of Trustee Marino, seconded by Trustee Kenner, the public hearing was postponed to February 18, 2014.

ROLL CALL

AYES: Trustees Brakewood, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustee Adams.

DATE: February 3, 2014

REPORT OF THE VILLAGE MANAGER

Motion to Add-on

The Village Manager asked for the Board to consider a joint meeting with the Industrial Development Agency (IDA) on February 12, 2014 to review the responses to the IDA's Request for Proposals "Technical Assistance on Port Chester Public Schools Overcrowding and Mitigation Analysis Relating to Housing and Economic Growth Potentials".

Mayor Pagano asked for an add-on to the agenda to consider the request of the Manager. On motion of Trustee Marino, seconded by Trustee Ceccarelli, the motion received a unanimous vote of those present.

ROLL CALL

AYES: Trustees Brakewood, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustee Adams.

DATE: February 3, 2014

On motion of TRUSTEE TERENCE, seconded by TRUSTEE CECCARELLI, the following action was taken by the Board of Trustees of the Village of Port Chester, New York:

RESOLVED, that the Board of Trustees have a joint meeting with the Port Chester Industrial Development Agency on February 12, 2014 at 6:30 p.m. to review the responses to the IDA's Request for Proposals.

ROLL CALL

AYES: Trustees Brakewood, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustee Adams.

DATE: February 3, 2014

February 3rd, 2014 Updates from Christopher D. Steers, Village Manager:

ACTIONS:

- 1. VPCIDA:** As you are aware Friday 1/17/14 was the closing date for submissions for the RFP for Technical Assistance on Port Chester Public Schools Overcrowding, and Mitigation Analysis Relating to Housing and Economic Growth Potentials. The RFP which was published in the Newspapers, posted on the Website, listed in Bid Net, listed with the Planning Association, and other outlets: paper copies were also available at Village Hall offices. On Friday 1/24/14 the RFP's submittals were opened in the presence of Christopher Gomez, Director of Planning and Development and Connie Phillips, Secretary to the Boards. Below you will find the list of those individuals who submitted proposals and their cost estimates:

Mike Zuba Milone & MacBroom, Inc. 99 Realty Drive Cheshire, CT 06410	\$ 89,785.00
Robert J. Hendriks III Educational Legacy Planning Group 105 Alicia Drive North Babylon, NY 11703	\$155,000.00
Ross Haber Ross Haber Associates 24 Garden Terrace Milltown, NJ 08850	\$ 25,000.00
Urbanomics 115 Fifth Avenue New York, NY 10003	\$ 45,000.00

I will be conducting a full compliance review to determine if each consultant was responsive to the requirements within the RFP. At first glance each proposer appears to have met the submittal requirements. Once the compliance review is completed the next recommended step is to have presentations given by each proposer to the PCIDA. This can be accomplished as part of the next regular meeting on February 12th.

Again, the desired end result is a better understanding of the issue as well as the development of a defensible formula/mitigation charge per student that would be mandatory for any residential development within the overlay zones; which would be committed to upfront by the developer. The fee itself would go directly towards

mitigating the cost of additional class rooms and perhaps administration as well.

2. National Development Council: On January 16th, The Mayor and Village staff met with NDC and their partners at STV, Inc. STV, Inc. is a full service architectural, engineering, planning, interior design and construction management firm. Mr. Marsh, and Mr. Cucchiara brought them in as they move forward with their analysis of the Municipal Center project, and Fox Island road. STV has already started to conduct a space assessment analysis expanding upon the JCJ study. It is important to note that they are doing this gratis at this point. NDC will be giving an update on their progress on the priorities given at the February 18th, BOT meeting.

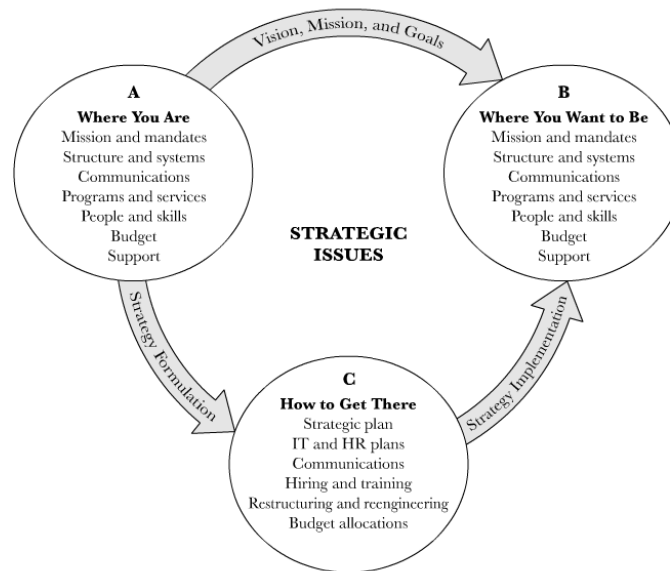
3. Strategic Planning: As you are aware, we have undertaken in earnest a strategic planning process. We are looking at the basic challenge of how we capitalize on the Village's physical, social, economic and human capital; for the immediate and long-range protection, enhancement, growth, and development of Port Chester. Our focus is on the major elements of the Village's built environment, including maintenance and enhancement of residential neighborhoods; revitalization of commercial areas and the waterfront; strengthening of industrial areas; improvement of transportation and infrastructure facilities; and identifying opportunities for new development. The strategies, once implemented, are intended to guide development and preservation patterns in a proactive and predictable manner and ultimately realize the Village's vision for a sustainable and prosperous future. The chief vehicle for implementation of these strategies is generally a strategic plan.

3. Strategic Planning: As you are aware, we have undertaken in earnest a strategic planning process. We are looking at the basic challenge of how we capitalize on the Village's physical, social, economic and human capital; for the immediate and long-range protection, enhancement, growth, and development of Port Chester. Our focus is on the major elements of the Village's built environment, including maintenance and enhancement of residential neighborhoods; revitalization of commercial areas and the waterfront; strengthening of industrial areas; improvement of transportation and infrastructure facilities; and identifying opportunities for new development. The strategies, once implemented, are intended to guide development and preservation patterns in a proactive and predictable manner and ultimately realize the Village's vision for a

sustainable and prosperous future. The chief vehicle for implementation of these strategies is generally a strategic plan.

Again, strategic planning has been described as: “A disciplined effort to produce fundamental decisions and actions that shape and guide what an organization is, what it does, and why it does it”.

FIGURE 1.1. THE ABCS OF STRATEGIC PLANNING.



Source: Bryson and Alston, 2004.

The strategic planning process brings focus on and emphasizes the future implications of current decisions. Once goals, objectives, measures, and action steps are established thereunder they are hard wired into a 2-5 year plan that established dedication of resources, organizational guidance, and Continuity in mission. The process itself requires some commitment and if followed yields tangible rewards.

The next workshop / planning session is scheduled for Saturday March 1st, 2014. Location and time TBD.

- 4. Property Condition Study (“Blight Study RFP):** The data needed to properly evaluate property improvement strategies include: housing and health code violations, structural deficiencies, tax delinquencies, judgment and mechanics liens, mortgage defaults, zoning code violations, etc. Proper assemblage of this data can identify areas within which blight is pervasive or areas of opportunity for rehab, expansion, and improvement of existing buildings.

Professor Nolan has presented to us a number of suggestions on how to craft a proper RFP that seeks to address the areas of opportunity identified or to be identified. Per Professor Nolan, *“Blight studies for urban renewal are usually geared to identify blighted “areas” but, we understand, there can be a scattered site approach to urban renewal. Also, blight, in the urban renewal sense, includes underdeveloped sites and buildings, i.e. not physically blighted properties but properties that could be developed at a higher and better use. These include in-fill vacant sites, unused parking surfaces, small scale land uses on large lots with more capacity, etc. It is important to identify the statutory and judicial standards for urban renewal blight studies and have these in mind before issuing your RFP.”*

Further, Professor Nolan identified how a **“Property Condition Study / Blight Study”** can lay the ground work to access brownfield opportunity act funds, by focusing on the criteria for identifying such areas, which would take a look at the DoState criteria of that program. He also strongly suggested that the RFP be expressed as a request for a “Property Condition Study” and to call on the consultant to give us criteria for identifying the discrete areas that should be studied based on available strategies and funding as well as the data set that you need to develop a range of strategies including urban renewal, neighborhood revitalization under your CDBG program, selective demolition, economically feasible rehabilitation, brownfield remediation, etc. Further, a property condition study would identify areas where energy conservation can be effective through a variety of on-site generation techniques. There will be significant funding for both villages and property owners for these efforts.

Staff will work with the Professor to more carefully craft the most effective RFP for the “property condition study”.

PROJECTS:

- 1. Town of Rye Move:** The town of Rye and their contracted architect have had several tours of the Village Hall space that they are leasing as well as the mechanical areas of the building. They have developed a preliminary set of construction drawings for the project which includes a proposed new pair of heating units for the third floor. The Village Manager and Building Inspector

recommend replacement of those units which are 15 and 20 years old. The Town has agreed to pay for the engineering of new ductwork for those new units as well as the installation of the units themselves and any ductwork that may be required if the Village agrees to purchase the units. The town has produced a bid specification using the current construction proposal. Several contractors have toured the space and are currently going through the process of preparing bids. The bids will be opened in two weeks. Preliminary estimates by the Town of Rye indicate that they are expecting construction to begin within two weeks of Bid acceptance. Pending approval of the construction plans and issuance of permits by the Port Chester Building Inspector. The “ground breaking” will occur around the end of February. The plans and Bid Specification were submitted on January 30th for review of the Building Inspector and are awaiting his comments.

2. 350 North Main Street: The proposed capital improvements to the building continue to move forward.

- On Tuesday January 7 at 12:30 pm staff met with the PESH inspector and our PBA President regarding the last violations from the PESH inspections. The focus was upon the offering of HEP B shots. We provided the documentation requested and the Inspector said the case would be closed. PESH Violations all corrected and case has been closed.
- Façade improvements: Again the brick probing has been completed. Bid specs pending architectural / engineering review and drafting.
- Again, the evidence room build out is now being staged. Demolition to progress within the next few weeks; pending architectural / engineering review / design, and evidence inventory and temporary relocation of same.

PROJECT TARGET SCHEDULE

1.	Confirm preliminary design and scope		February 6
2.	Prepare bid document plans and specs	3 weeks	February 6 – February 27
3.	Bidding, Building Permit approval	1 week	February 28 – March 7
4.	Bid evaluation, Contract award, Demolition by Village	1 week	March 10 – March 14.
5.	Construction	11 weeks	March 17 – May 30*

*Court offices possibly complete in 7 weeks by May 1st.

Construction contracting: Architect and engineers design as one project; with Dolph Rotfeld

Engineering, P.C., providing construction management.

3. Pay Station / Meters: Phase II is underway: 45 of the 46 Pay stations have been installed.

Debugging and other adjustments being made as issues arise. Complaints are being addressed; the majority of the issues have been related to user error.

Presentation on status, etc... on this agenda.

PRIORITIES

1. Sewer Rent: Again PSC approval seems to be on track for the February 18th. In the interim staff continues to meet with United Water to finalize the project and realize the billing dates discussed.

Attached is a “United Water Sewer Service Offerings & Billing time-line. Further, the public hearing on the sewer rent and rates are on this BOT agenda.

2. Bulkhead: The required Pre-Application Meeting Form, along with a conceptual plan and rational for filling the Cove, suggests meeting agenda and Department of State descriptive grant application and subsequent approval are in the hands of the NYSDEC. Final determination of a meeting to be made after finding the best low tide time and date. Right now favorable for the visit is February 10th at 3:00 p.m.; February 11th @ 4:00 p.m. Better due to the lowest tide, are Wednesday Feb. 26th at 3:15 p.m.; Thursday Feb. 27th at 4:15p.m. We will try one of the above four dates for the meeting with NYSDEC.

Further, due to the efforts of the Grant writing Working Group (consisting of Chris Gomez, Chris Ameigh, and Jessica Youngblood) funding has been awarded through the Local Waterfront Revitalization Program of the Department of State under Title 11 of the Environmental Protection Fund to undertake the following project(s): CFA #27314 - **\$225,420.00** Byram River Bulkhead Design. Mr. Gomez will be reporting on the award during this BOT meeting.

INFORMATION

- In May of last year I had the Opportunity to meet Mr. Art Robertson, Ph.D. the New York State Representative of the International Prayer Breakfast, Washington, D.C. Since then my office and all those welcome have been participating in an informal leadership group guided by Mr. Robertson. As a result of our participation the Village Treasure and I have been invited to participate in the 62nd Annual National Prayer Breakfast event in Washington, D.C., and the National Leadership Seminar. The breakfast is typically attended by some 3,500 guests, including international invitees from over 100 countries. The National Prayer Breakfast is hosted by members of the United States Congress, and the special guest speaker is the President of the United States. We have been invited as individuals and all fees are being paid for by us and not the Village.

- The Mayor and I had the opportunity to meet with Joan Thomas, and Tom Kissner on January 24th. We discussed the organization's desire for greater interaction with the Village government. The Mayor and I were requested to participate in quarterly meetings to discuss various issues. We also agreed to give a brief presentation on the state of the Village to their organization at their next meeting on or about March 4th. More details to follow.

- The Village is hosting the Westchester Municipal Officials Association Monthly meeting on February 13th, 2014. The Meeting starts at 6:00 PM at the Copacabana.

United Water Sewer Service Offerings & Billing Time-line

Tuesday, June 12, 2012 Meeting

June 13, 2012

Updated, by United Water on January 13, 2014.

Objective:

To establish a user fee for the cost of sanitary sewer maintenance, repair and replacement so that the expense will be equitably shared amongst all users.

Tentative Time-Line Chart (Time-line would be based on United Water actual water reading cycles):

<u>Sewer Budget Adoption:</u>	Jan 30, 2014
<u>Bill Preparation:</u>	Jan 30, 2014 to March 25, 2014
<u>Mailing of 1st Billing:</u>	March 25, 2014: Quarterly billing -March 25 to April 21st
<u>Mailing of 2nd Billing:</u>	April 28, 2014: Quarterly billing-April 28 to May 16
<u>Mailing of 3rd Billing:</u>	June 1, 2014 (all accts billed on monthly): Quarterly billing-June 1 to June 17
<u>Mailing of 4th Billing:</u>	June 23, 2014: Quarterly billing-June 23 to July 18
<u>Mailing of 5th Billing:</u>	July 28, 2014: Quarterly billing-July 28 to Aug 15
<u>Mailing of 6th Billing:</u>	September 2, 2014: Quarterly billing-Sept 2 to Sep 16
<u>Mailing of 7th Billing:</u>	September 23, 2014: Quarterly billing-Sep 23 to Oct 20
<u>Mailing of 8th Billing:</u>	October 27, 2014: Monthly billing-Oct 27 to Nov 14 (first group of monthly billing starts)
<u>Mailing of 9th Billing:</u>	December 2, 2014: Monthly billing-Dec 2 to Dec 19 (First group again, and start second group)

Billing Options to be provided by United Water:

- Separate billing for the Village of Port Chester with the Village's seal, and in the Village's name
- A different color in order to differentiate from United Water billings (green)
- Bill will be in the name of the property owner
- Calculate Sewer Rent based on water consumption
- Ability to recalculate and make adjustment/reduction on application of aggrieved owner
- Provide electronic eBilling service, which allows a customer to have an exact replica of their paper bill delivered electronically to their email inbox. The eBill is accompanied by all bill

inserts and allows customers to pay their bill electronically within three "clicks" of receiving the bill

- Transmission of bills including final bills for property title transfers and corrected bills as a result of re-reads as per local law
- Monthly/quarterly reporting of billing
- Apply late fees for delinquent bills as per local law
- Facilitate delinquent list for customers over 60 days by April 1st of each year so that Village may timely include with the tax levy for enforcement and collection.

Payment Options to Customers Provided by United Water:

- By mail
- Direct Debit (Melon Bank recommendation by United Water and already familiar with lockbox process)
- With a credit card over the telephone or on-line at www.unitedwater.com (a convenience fee of \$5 is charged to customer for this payment option)
- 24 hours a day using United Water self-service options, either over the phone or via their website.
 - Customer service regarding billing and

payment inquiries. Collection/Banking Options

Provided by United Water:

- A designated lockbox for Village of Port Chester (Melon Bank)
 - A designated bank for the Village of Port Chester-daily transfers of sewer collections
 - Same day bank transfer from Melon Bank to Village's designated bank.
 - Monthly/quarter reporting of collection/billing
- Other Services:
- United Water will complete all required updates and changes to the collection and billing customer information system
 - Conduct full and thorough testing of all new rates prior to commencing sewer rents' billing
 - Ensure that all payment method for the Village is performing and reporting accurately
 - Provide appropriate updates to the Village website.
 - United Water will handle all customer inquiries and complaints relating to the new sewer rent

UPDATE FROM THE BUILDING INSPECTOR

Building Inspector and Director of Code Enforcement Peter Miley updated the Board on Building & Code Enforcement Department 1st half of 2013-2014 Fiscal Year.



Village of

PORT CHESTER, NEW YORK

Building & Code Enforcement Department Fiscal (1st HALF) Report 2013

1

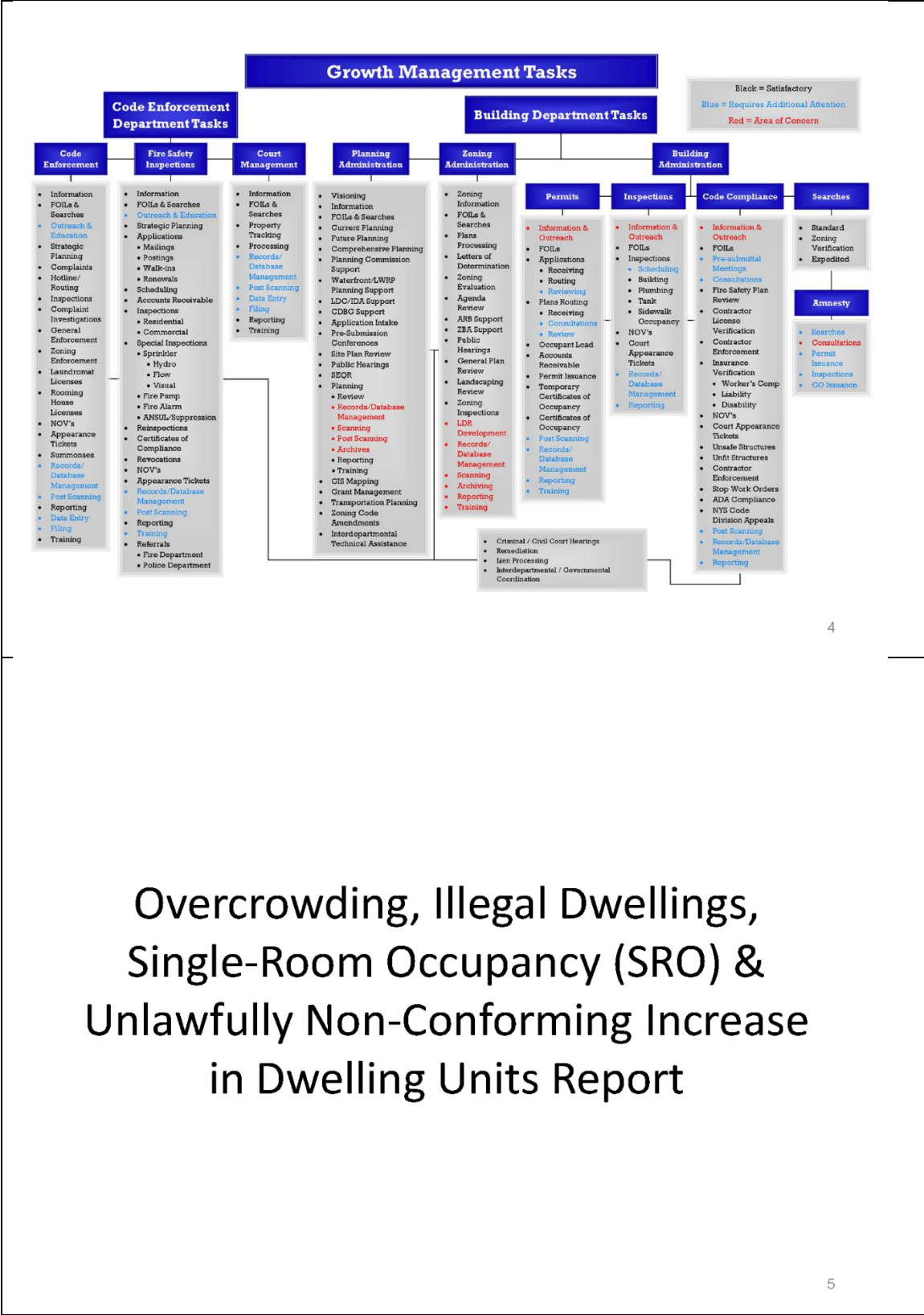
Village Staff

Building Department
Code Enforcement
Fire Safety Division

Who is performing the work and what are the tasks associated with each department?
On the next slide is an Organization and Growth Management Task Chart(s) to illustrate.



2



Overcrowding, Illegal Dwellings, Single-Room Occupancy (SRO) & Unlawfully Non-Conforming Increase in Dwelling Units Report

Overcrowding, Illegal Dwellings, Single-Room Occupancy (SRO) & Unlawfully Non-Conforming Increase in Dwelling Units

What is Overcrowding?

A space, dwelling unit or a bedroom or the conversion of any another space (e.g. living room converted into a bedroom) that is utilized in excess and what is permitted according to the NYS Property Maintenance Code.

For Example: Bedrooms that contain “more beds” that are permitted according to code that is based on the size of the room and make-up of the family including age and gender of the children.

The Code does not permit a family of four (2 adults & 2 children) to occupy one bedroom.

6

Overcrowding, Illegal Dwellings, Single-Room Occupancy (SRO) & Unlawfully Non-Conforming Increase in Dwelling Units

What is an SRO?

A space, dwelling unit or a bedroom or the conversion of any another other space (e.g. living room/ large closet converted into a single room occupancy) typically utilized as a “mini” dwelling unit “apartment” within a dwelling unit.

For Example: Bedrooms & Living rooms that have interior non-passive, key-locked doors where the space is converted into a “mini” dwelling unit and rented to additional people that use the kitchen and bathroom as common space similar to a rooming house. A majority of those found also have converted the living room into a separate living space as well. In addition, SRO’s are also deemed as overcrowded spaces.

7

Overcrowding, Illegal Dwellings, Single-Room Occupancy (SRO) & Unlawfully Non-Conforming Increase in Dwelling Units

What is an Illegal Dwelling ?

A space within a building that was converted into an additional apartment or dwelling unit or a space constructed and utilized as separate sleeping quarters.

For Example: Attics and Basements that were converted into individual/ separate dwellings/apartment units without receiving the proper approvals and/or permits that violate the Village of Port Chester Zoning Code(s) and the NYS Uniform Building and Fire Code(s). A (2) two-family dwelling that is located in a (2) two-family zone that converted the attic and basement space(s) into individual dwelling/apartment units.

This example thereby converts the building into an Unlawful, Non-Conforming 4 Family Dwelling. In this example, the building may violate the Village of Port Chester Zoning Code, the NYS Uniform Building and Fire Code and the conversion essentially creates a space that is a threat to the safety of the people that reside within the unit(s) and the first responders.

8

Overcrowding, Illegal Dwellings, Single-Room Occupancy (SRO) & Unlawfully Non-Conforming Increase in Dwelling Units Report

Overcrowding, Single-Room Occupancies (SRO's) and Illegal Dwelling Units are discovered several ways that include:

- Fire Inspections
- Code Enforcement Complaints (e.g., responding to heat complaints, bug infestation complaints)
- Municipal Searches
- Voluntary Compliance, via Consultation and Building Permit
- Police or Fire Department Referrals
- Structure Fires

Following this slide are the numbers.



9

**Overcrowding, Illegal Dwellings, Single-Room
Occupancy (SRO) & Unlawfully Non-Conforming
Increase in Dwelling Units Report**

**Discovered During Fire-Safety Inspections
Here are the Numbers**



10

Date Identified	Street Name	Occupancy	Unlawful Basement Spaces/ Apts. No. of Reduced Occupancies	Unlawful Attic Spaces/ Apts. No. of Reduced Occupancies	Over Crowding No. of Reduced Occupancies	SRO No. of Reduced Occupancies	Discovered During a Fire	Inspector
1/7/2013	Fawcett St.	2 Family	3				N	KGB
1/8/2013	Rectory St.	3 Family	2				N	KGB
1/8/2013	Washington St	3 Family	1				N	JRR
1/9/2013	Central Ave.	2 Family	1				N	KGB
1/14/2013	Soundview St.	3 Family	1				N	KGB
1/15/2013	Haseco Ave	3 Family	1				N	JRR
1/16/2013	Terrace Ave	3 Family	1				N	JRR
1/21/2013	East Broadway	2 Family	1				N	KGB
1/21/2013	Fairview Ave.	4 Family	1				N	KGB
1/21/2013	Purdy Ave.	3 Family	1				N	KGB
1/24/2013	Sand St	3 Family	4				N	JRR
1/24/2013	Soundview St	3 Family	1				N	JRR
1/25/2013	Madison Ave	1 Family	1				N	JMN
1/28/2013	Clinton St.	3 Family	1				N	KGB
1/30/2013	Greenwood Ave.	2 Family	1				N	KGB
2/6/2013	Drew St	5 Family	1				N	JRR
2/6/2013	Highland Ave	2 Family	1				N	JRR
2/6/2013	Terrace Ave	2 Family	1				N	JRR
2/7/2013	Oak St.	7 Family	1		4		N	KGB
2/11/2013	Midland Ave	2 Family		1	2		N	JMN
2/12/2013	Edison Pl.	3 Family	1				N	KGB
2/12/2013	Greenwood Ave	3 Family	1				N	JRR

Date Identified	Street Name	Occupancy	Unlawful Basement Spaces/ Apts. No. of Reduced Occupancies	Unlawful Attic Spaces/ Apts. No. of Reduced Occupancies	Over Crowding No. of Reduced Occupancies	SRO No. of Reduced Occupancies	Discovered During a Fire	Inspector
2/21/2013	Highland St.	3 Family			1		N	KGB
2/22/2013	Highland St.	2 Family	1	1			N	KGB
2/26/2013	Haseco Ave	2 Family	1	1	5	5	N	JRR
2/26/2013	Nicola Pl	2 Family	1				N	JMN
2/27/2013	Midland Ave.	4 Family			2		N	KGB
2/28/2013	Leonard St.	6 Family	1				N	JMN
3/8/2013	Grace Church St.	2 Family		1			N	JMN
3/8/2013	Sands St.	4 Family	1				N	JMN
3/12/2013	Central Ave.	2 Family	1			2	N	KGB
3/12/2013	Inwood Ave	2 Family	1				N	JRR
3/12/2013	Orchard St	3 Family	2				N	JRR
3/12/2013	Pearl St.	4 Family	2				Y	KGB
3/19/2013	Midland Ave.	2 Family		1			N	JMN
3/19/2013	Nicola Pl.	2 Family	1				N	JMN
3/25/2013	Oak St.	7 Family	2				Y	JMN
3/26/2013	Sycamore Lane	1 Family	1				N	KGB
4/2/2013	Oak St.	6 Family	1			6	N	KGB
4/2/2013	Willett Ave	4 Family	2	2			N	JRR
4/9/2013	Bush Ave	1 Family		3	5	5	N	JRR
4/15/2013	William St.	6 Family	2		6	10	Y	KGB
4/16/2013	Eldredge St.	3 Family	1		2		Y	KGB
4/17/2013	Fox Island Rd	6 Family	4				N	JRR

Date Identified	Street Name	Occupancy	Unlawful Basement Spaces/ Apts. No. of Reduced Occupancies	Unlawful Attic Spaces/ Apts. No. of Reduced Occupancies	Over Crowding No. of Reduced Occupancies	SRO No. of Reduced Occupancies	Discovered During a Fire	Inspector
5/6/2013	Grace Church St.	4 Family		1			N	JMN
5/7/2013	South Regent St.	3 Family	1				N	KGB
5/9/2013	South Regent St.	8 Family			2	4	Y	KGB
5/10/2013	Haseco Ave.	4 Family			2	2	Y	JMN
5/14/2013	Poningo St.	1 Family	1	1		4	N	KGB
5/17/2013	Westchester Ave	12 Units	3				N	JRR
5/20/2013	Husted St	3 Family	2				N	JRR
5/20/2013	Irving Ave	2 Family	3				N	JRR
5/20/2013	Mortimer St	3 Family	3				N	JRR
5/22/2013	Central Ave.	3 Family	1	1			N	KGB
5/23/2013	Westchester Ave	2 Family	3				N	JRR
5/30/2013	Grace Church St.	5 Units				6	N	JMN
6/4/2013	Chestnut St.	2 Family			3		N	KGB
6/12/2013	S. Main St	5 Units			8	8	N	JRR
6/13/2013	Fox Island Rd	4 Family		3			N	JRR
6/25/2013	Irving Ave.	5 Family	1				N	KGB
6/26/2013	Bent Ave.	3 Family			2	2	N	JMN
6/29/2013	Leicester St	3 Family	1	1			N	KGB
	January 2013-June 2013		71	17	44	54	TOTAL	186
7/2/2013	Orchard St	1 Family	1				N	JRR
7/11/2013	N.Main St.	3 Family			5	3	N	JMN
7/15/2013	Westchester Ave	4 Units			2		N	JRR

Date Identified	Street Name	Occupancy	Unlawful Basement Spaces/ Apts. No. of Reduced Occupancies	Unlawful Attic Spaces/ Apts. No. of Reduced Occupancies	Over Crowding No. of Reduced Occupancies	SRO No. of Reduced Occupancies	Discovered During a Fire	Inspector
7/16/2013	Poningo St.	3 Family	1	1		4	Y	KGB
7/16/2013	Poningo St.	3 Family		1		6	Y	KGB
7/17/2013	Oak St.	2 Family	1		1	1	Y	JMN
7/29/2013	Highland St.	4 Family		2			N	KGB
8/2/2013	Poningo St.	6 Family				10	N	KGB
8/12/2013	Eldredge St.	6 Family	1		4		N	JMN
8/13/2013	S. Regent St	3 Family			1		N	JRR
8/13/2013	Sands St.	6 Family				4	N	KGB
8/27/2013	Armett St.	4 Family	2		4	4	N	JMN
8/28/2013	Traverse Ave	2 Family	2	2	2	4	N	JRR
8/28/2013	Washington St	4 Family	2				N	JRR
8/29/2013	Parker St	3 Family	2	2	4		N	JRR
9/4/2013	S. Regent St	3 Family	1				N	JRR
9/4/2013	S. Regent St	5 Family	3		3		N	JRR
9/9/2013	Poningo St.	6 Family	2		4	6	N	JMN
9/10/2013	Martin Pl.	4 Family			16	8	N	JMN
9/10/2013	Midland Ave.	5 Family			7	2	Y	JMN
9/19/2013	Grove St.	5 Family	1			6	N	JMN
9/30/2013	Oak St.	6 Family				6	N	KGB
9/30/2013	Oak St.	5 Family	1		3		N	KGB
10/2/2013	Irving Ave	3 Family	2				N	JRR
10/2/2013	Parker St	5 Family	2	4	6	2	N	JRR

Date Identified	Street Name	Occupancy	Unlawful Basement Spaces/ Apts. No. of Reduced Occupancies	Unlawful Attic Spaces/ Apts. No. of Reduced Occupancies	Over Crowding No. of Reduced Occupancies	SRO No. of Reduced Occupancies	Discovered During a Fire	Inspector
10/2/2013	Rectory St	3 Family	2				N	JRR
10/2/2013	Touraine Ave	4 Family	2				N	JRR
10/7/2013	Pearl St	3 Family	2				N	JRR
10/7/2013	West St	4 Family	2		2		N	JRR
10/11/2013	Putnam Ave.	3 Family	1				N	KGB
10/15/2013	Parker St.	3 Family	2	1			N	KGB
10/16/2013	Smith St.	5 Family	3	2			N	KGB
10/18/2013	Gilbert St	3 Family	3		3	3	N	JRR
10/18/2013	Pearl St.	4 Family		1		3	Y	KGB
10/18/2013	Poplar St.	1 Family		1			N	KGB
10/24/2013	Oak St.	8 Family	1		8	8	Y	JMN
10/24/2013	Poningo St.	2 Family	1	1	3		N	JMN
10/28/2013	S. Regent St	5 Family	3				N	JRR
10/31/2013	Poningo St.	3 Family	2	2		4	Y	KGB
11/1/2013	Spring St.	2 Family	1	1			N	KGB
11/1/2013	West St.	6 Family	1				N	KGB
11/5/2013	Sherman St.	2 Family	1		2		N	JMN
11/15/2013	S Regent St	5 Family	2		2	2	N	JRR
11/19/2013	Grace Church St	3 Family	1				N	JRR
11/19/2013	Greenwood Ave.	6 Family	2				N	KGB
11/19/2013	Westchester Ave.	3 Family	1				N	KGB
11/20/2013	Broad St.	13 Units			4	2	N	JMN

Date Identified	Street Name	Occupancy	Unlawful Basement Spaces/ Apts. No. of Reduced Occupancies	Unlawful Attic Spaces/ Apts. No. of Reduced Occupancies	Over Crowding No. of Reduced Occupancies	SRO No. of Reduced Occupancies	Discovered During a Fire	Inspector
11/26/2013	Oak St.	3 Family	2				N	KGB
11/27/2013	Armett St	3 Family	1				N	JRR
12/13/2013	Poningo St	4 Family	3		2	2	N	JRR
12/18/2013	Poningo St.	3 Family			8	4	N	JMN
12/18/2013	Westchester Ave.	3 Family	1	1			N	JMN
12/19/2013	Haseco Ave.	2 Family	1	2		6	Y	KGB
12/19/2013	Irenhyl Ave.	1 Family	1				Y	KGB
12/23/2013	Highland St.	4 Family		1	3		Y	JMN
12/23/2013	Greenwood Ave.	2 Family			1		N	JMN
12/30/2013	King St.	54 Family				10	Y	KGB
12/31/2013	Olivia St.	2 Family		1		3	N	JMN
July thru December			66	26	100	113	TOTAL	305
Yearly Totals			137	43	144	167		
Distribution by Property Types								
Grand Total Reduction			491		1 and 2 Family	3 + Family	Mixed Use	
Number of Properties Identified due to Fire Calls			17		103	355	33	

16

Overcrowding, Illegal Dwellings, Single-Room Occupancy (SRO) & Unlawfully Non-Conforming Increase in Dwelling Units Report

Discovered During Code Enforcement Inspections

Here are the Numbers



17

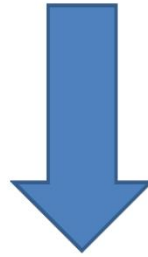
Date Identified (complaint date)	Street Name	Occupancy	Unlawful Basement (# of Reduced Occupancies)	Unlawful Attic (# of Reduced Occupancies)	OC (# of Reduced Occupancies)	SRO (# of Reduced Occupancies)	Discovered via a Fire Call?
04/29/13	Townsend St.	2 Family	1	1		3	N
04/30/13	Oakridge Dr.	1 Family			3		N
05/07/13	West St.	2 Family			3		N
05/10/13	Palace Pl.	3 Family	1		1	2	N
05/17/13	Orchard St.	2 Family	1				N
05/20/13	Ridgeview Pl.	2 Family	2		7	5	N
05/21/13	Ellendale Ave.	2 Family	1	1			N
05/22/13	Irving Ave.	14 Family				2	N
05/24/13	Orchard St.	2 Family	1				N
05/24/13	Armett St.	2 Family	1			2	N
05/30/13	Poningo St.	2 Family		5		2	Y
06/05/13	Washington St.	2 Family	1				N
06/07/13	Grace Church St.	2 Family	1				N
06/14/13	Summit Ave.	2 Family	1				N
06/21/13	Fox Island Rd.	2 Family	1				N
06/24/13	Soundview St.	2 Family	1			3	N
06/26/13	Hobart Ave.	1 Family	1				N
06/27/13	Bent Ave.	3 Family	1				N
	April - June Totals		15	7	14	19	55
07/02/13	Park Ave.	2 Family				2	N
07/08/13	Hobart Ave.	1 Family	1				N
07/10/13	Grace Church St.	5 Units				2	N
07/12/13	Rollhaus Pl.	2 Family		1			N
07/13/13	Poningo St.	2 Family	1	3		4	N
07/17/13	Leicester St.	1 Family	1	1		1	N
07/19/13	N. Regent St.	2 Family		1			N
07/23/13	Seymour Rd.	3 Family	1				N
07/29/13	Olivia St.	2 Family	1				N
08/05/13	Madison Ave.	2 Family	1				N
08/09/13	Quintard Dr.	1 Family	2	1			N
08/09/13	Drew St.	2 Family	1			2	N
08/14/13	West St.	2 Family	1				N
08/15/13	Prospect St.	2 Family	1				N

Date Identified (complaint date)	Street Name	Occupancy	Unlawful Basement (# of Reduced Occupancies)	Unlawful Attic (# of Reduced Occupancies)	OC (# of Reduced Occupancies)	SRO (# of Reduced Occupancies)	Discovered via a Fire Call?	
09/03/13	Willett Ave.	2 Family	1				N	
09/09/13	Rectory St.	3 Family				2	N	
09/19/13	Franklin St.	3 Family	1				N	
09/23/13	Wesley Ave.	1 Family		1			N	
09/25/13	Locust Ave.	2 Family			2	2	N	
10/02/13	Bush Ave.	6 Family				2	N	
10/03/13	Haseco Ave	2 Family	1		5		N	
10/04/13	Fairview Ave.	1 Family		1			N	
10/07/13	Pilgrim Dr.	1 Family	1				N	
10/08/13	Breckenridge Ave.	3 Family	5				N	
10/10/13	Read St.	2 Family	1				N	
10/15/13	Exchange Pl.	17 Family			7		N	
10/26/13	Willett Ave (Apt 5)	1 Family			1		N	
10/28/13	Perry Ave.	2 Family	1	1	2		N	
10/28/13	Willett Ave. (Apt 6)	1 Family				1	N	
10/29/13	Highland St.	2 Family	1				N	
10/31/13	Glen Ave.	1 Family	1				N	
10/31/13	Birch St.	1 Family	1				N	
11/01/13	Grandview Ave.	2 Family	1				N	
11/01/13	Grandview Ave.	2 Family	1				N	
11/04/13	N. Regent St.	1 Family		1			N	
11/05/13	Armett St.	2 Family		1			N	
11/07/13	Park Pl.	2 Family	1				N	
11/13/13	Washington St.	2 Family	1		1	2	N	
11/17/13	Fairview Ave.	1 Family	1		1		N	
11/27/13	Olivia St.	2 Family	1				N	
	July - November Totals		31	12	19	20	82	
	Yearly Totals		46	19	33	39	137	
			Distribution by Property Types					
			1 and 2 Family	3 + Family	Mixed Use			
			110	25	2			

Overcrowding, Illegal Dwellings, Single-Room Occupancy (SRO) & Unlawfully Non-Conforming Increase in Dwelling Units Report

Discovered During Municipal Search Request

Here are the Numbers



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Street	Search Type	Date	Listed Use	Permitted Use	Search	Fire/Code	Issue
Abendroth Pl	Amnesty	1/29/13	2 Family	2 Family			Third Floor Occupancy
Alto Ave	Expedited	2/13/13	6 Family	4 Family	2		Increase in Units
Alto Ave	Amnesty	1/9/14	3 Family	3 Family			Third Floor Occupancy
Arnett St	Standard	11/1/13	3 Family	2 Family	1		Increase in Units
Arnett St	Expedited	1/15/13	4 Family	3 Family	1		Overcrowding Complaint
Breckenridge Ave	Amnesty	8/9/13	1 Family	1 Family			Basement Occupancy
Bulkley Ave	Expedited	6/12/13	2 Family	2 Family			Third Floor Occupancy
Bush Ave	Expedited	8/5/13	10 Family	6 Family	4		Increase in Units
Bush Ave	Report	1/7/14	5 Family	5 Family			Basement Occupancy
Central Ave	Report	1/7/14	3 Family	2 Family		1	Basement Apartment
Cesario Pl	Internal	7/13/12	3 Family	2 Family	1		Basement Apartment
Chestnut St	Amnesty	1/29/13	1 Family	1 Family			Additional Apartment added to property
Clark Pl	Standard	4/29/13	1 Family	1 Family			Attic Bedroom
Clinton St	Amnesty	1/7/14	3 Family	2 Family	1		Increase in Units
Clinton St	Expedited	4/22/13	4 Family	2 Family	2		Increase in Units
Cottage St	Expedited	12/9/13	Auto Body Shop 4 Family	Auto Body Shop 2 Family	2		Increase in Units
Drew St	Inspection	12/3/13	3 Family	2 Family		1	Basement Apartment
Drew St	Amnesty	2/7/13	5 Family	3 Family	1	1	Increase in Units / Basement Occupancy
Drew St	Amnesty	1/9/14	4 Family 1 Family	3 Family 1 Family	1		Increase in Units
East Broadway	Report	1/7/14	2 Family	2 Family			Third Floor Occupancy / Basement Occupancy
Edison Pl	Amnesty	11/18/13	3 Family	2 Family		1	Increase in Units
Eldridge St	Report	1/7/14	3 Family	3 Family			Basement Occupancy
Eldridge St	Expedited	11/19/13	4 Family	4 Family			Basement Occupancy
Ellendale Ave	Report	1/7/14	2 Family	2 Family			Basement Occupancy
Elmont Ave	Standard	5/16/13	2 Family	2 Family			Basement Occupancy
Elmont Ave	Amnesty	8/16/13	2 Family	1 Family	1		Increase in Units
Elmont Ave	Inspection	1/1/13	3 Family	2 Family	1		Basement Apartment
Fairview Ave	Report	1/7/14	1 Family	1 Family			Third Floor Occupancy
Fairview Ave	Amnesty	1/7/14	3 Family	1 Family		2	Basement Apartment / Attic Apartment
Fairview Ave	Internal	6/10/13	2 Family	1 Family		1	Increase in Units / Basement Apartment
Fawcett St	Report	3/19/13	5 Family	4 Family	1		Basement Apartment
Fox Island Rd	Amnesty	4/19/13	3 Family	2 Family	1		Basement Apartment
Fox Island Rd	Report	3/19/13	3 Family	2 Family	1		Basement Apartment
Gilbert Pl	Report	1/7/14	2 Family	2 Family			Basement Occupancy
Gilbert Pl	Report	1/7/14	xxx	xxx			Basement Occupancy
Gilbert Pl	Report	1/7/14	xxx	xxx			Basement Occupancy
Glen Ave	Expedited	2/6/13	1 Family	1 Family			Third Floor Occupancy
Glen Ave	Expedited	5/2/13	2 Family	1 Family	1		Increase in Units
Grace Church St	Expedited	4/9/13	2 Family & 2 Family	2 Family & 1 Family	1		Increase in Units / Third Floor Occupancy
Grandview Ave	Report	1/7/14	2 Family	2 Family			Third Floor Occupancy
Grant St	Amnesty	4/16/13	2 Family	1 Family	1		Increase in Units
Greenwood Ave	Report	1/7/14	4 Family	3 Family	1		Increase in Units / Added Apartment
Grove St	Standard	8/7/13	5 Commercial 30 Family	5 Commercial 29 Family	1		Increase in Units / Basement Occupancy
Haseco Ave	Amnesty	10/21/13	5 Family	3 Family	2		Increase in Units
Highland St	Expedited	4/11/13	3 Family	2 Family		1	Increase in Units / Basement Occupancy
Highland St	Expedited	2/25/13	2 Family	Inconclusive	1		Increase in Units / Third Floor Occupancy

Street	Search Type	Date	Listed Use	Permitted Use	Search	Fire/Code	Issue
Husted St	Amnesty	12/2/13	4 Family	2 Family		2	Increase in Units
Inwood Ave	Amnesty	1/6/14	3 Family	2 Family	1		Increase in Units
Irving Ave	Expedited	7/22/13	6 Family	4 Family	1	1	Increase in Units / Basement Apartment
Irving Ave	Inspection	2/25/11	4 Family	2 Family	2		Basement Apartment / Attic Apartment
King St	Expedited	5/15/13	2 Family 1 Office	1 Family 1 Office	1		Increase in Units
King St	Report	1/7/14	1 Family	1 Family			Third Floor Occupancy / Basement Occupancy
Leonard St	Report	1/7/14	3 Family	3 Family			Basement Occupancy
Locust Ave	Amnesty	12/9/13	3 Family	2 Family	1		Increase in Units
Locust Ave	Expedited	10/1/13	1 Family	1 Family			Third Floor Occupancy
Locust Ave	Inspection	1/7/14	4 Family	3 Family	1		Increase in Units
Locust Ave	Amnesty	11/7/13	1 Family	1 Family			Third Floor Occupancy
Lyon St	Amnesty	2/20/13	3 Family	2 Family	1		Increase in Units
Madison Ave	Expedited	10/3/13	2 Family	2 Family			Third Floor Occupancy
Madison Ave	Expedited	10/17/13	2 Family	2 Family			Third Floor Occupancy
Maple Pl	Internal	10/25/13	2 Family	1 Family	1		Increase in Units
Martin Pl	Expedited	11/6/13	4 Family	3 Family		1	Increase in Units
Midland Ave	Expedited	4/15/13	2 Family	2 Family			Third Floor Occupancy / Illegal Dwelling Complaint
Monroe Pl	Expedited	3/21/13	2 Family	2 Family			Third Floor Occupancy
Nicola Pl	Expedited	4/3/13	2 Family	1 Family	1		Increase in Units
Nicola Pl	Amnesty	7/8/13	10 Family	9 Family	1		Increase in Units
Nicola Pl	Report	1/7/14	3 Family	3 Family			Basement Occupancy
North Main St	Expedited	6/6/13	1 Restaurant 3 Family	Restaurant, Office, Club	3		Conversion to Apartments
North Main St	Amnesty	3/4/13	9 Family 5 Single Rooms	1 Store 3 Family 15 Single Rooms	6		Conversion to Apartment
North Main St	Amnesty	9/17/13	Restaurant 6 Family	Restaurant 4 Family	2		Increase in Units
Oak St	Report	1/7/14	2 Family	2 Family			Basement Occupancy
Oak St	Expedited	7/23/13	8 Family	6 Family	2		Increase in Units
Oak St	Expedited	2/13/13	5 Family	5 Family			Secondary Structure used as Multiple Dwelling
Oak St	Expedited	7/22/13	6 Family	5 Family	1		Increase in Units
Olivia St	Report	1/7/14	3 Family	3 Family			Basement Occupancy
Olivia St	Report	3/19/13	5 Family	3 Family	2		Basement Apartment
Palace Pl	Standard	6/5/13	3 Family	3 Family			1 Bedroom converted into 3 Bedroom Apartment
Palace Pl	Expedited	4/11/13	2 Family	2 Family			2 Bedrooms Added
Parker St	Expedited	3/21/13	8 Family	6 Family	2		Fourth Floor Occupancy / Increase in Units
Perry Ave	Amnesty	9/16/13	1 Family	1 Family			1/2 Story Added / Basement Occupancy
Pine Pl	Expedited	1/31/13	1 Family	1 Family			Basement Occupancy
Poningo St	Report	1/7/14	5 Family	5 Family			Basement Occupancy
Poningo St	Standard	1/8/14	4 Family	2 Family	2		Basement Apartment / Attic Apartment
Poningo St	Amnesty	12/26/13	55 Family	54 Family	1		Apartment Added
Poningo St	Amnesty	1/10/14	55 Family	54 Family	1		Apartment Added
Poningo St	Amnesty	7/1/13	4 Family	1 Family	3		Increase in Units
Poningo St	Amnesty	1/7/14	4 Family	2 Family	2		Increase in Units
Poningo St	Expedited	7/17/13	6 Family	2 Family		4	Increase in Units
Poningo St	Expedited	8/8/13	3 Family	3 Family			Overcrowding NOV
Puritan Dr	Expedited	6/4/13	1 Family	1 Family			Basement Occupancy
Putnam Dr	Internal	8/26/13	2 Family	1 Family	1		Increase in Units
Quintard Dr	Expedited	6/27/13	1 Family	1 Family			Third Floor Occupancy

Street	Search Type	Date	Listed Use	Permitted Use	Search	Fire/Code	Issue
Read St	Amnesty	1/13/13	3 Family	2 Family		1	Increase in Units / Basement Apartment
Riverdale Ave	Expedited	9/18/13	2 Family	1 Family	1		Increase in Units
Robert Ave	Amnesty	3/20/13	1 Family	1 Family			Third Floor Occupancy
Robert Ave	Expedited	1/16/13	1 Family	1 Family			Third Floor Occupancy
Seymour Rd	Expedited	2/12/13	4 Family	4 Family			Third Floor Occupancy / Basement Occupancy
Seymour Rd	Amnesty	11/20/13	3 Family	2 Family	1		Third Floor Occupancy / Basement Occupancy
Seymour Rd	Expedited	12/5/13	6 Family	4 Family	2		Increase in Units
Sherman Ave	Amnesty	1/6/14	3 Family	2 Family		1	Increase in Units
Sherman Ave	Report	3/19/13	4 Family	3 Family	1		Increase in Units
Smith St	Report	1/7/14	xxx	xxx			Third Floor Occupancy / Basement Occupancy
Smith St	Amnesty	6/18/13	4 Family	Inconclusive	1		Basement Apartment
Smith St	Amnesty	11/18/13	5 Family	4 Family		1	Increase in Units
Soundview St	Amnesty	2/28/13	3 Family	2 Family		1	Increase in Units
Soundview St	Report	3/19/13	3 Family	3 Family			Third Floor Occupancy
South Main St	Expedited	2/15/13	Retail & Apartment	Retail	1		Additional Apartment added to property
South Main St	Standard	8/3/13	Restaurant 3 Family	Restaurant		3	3 Apartments added to property
South Main St	Expedited	2/26/13	Auto Body Shop	Inconclusive	1		Construction of Building without Permit
South Main St	Expedited	2/26/13	Storage Warehouse	Vacant	1		Construction of Building without Permit
South Regent St	Amnesty	1/9/13	5 Family	2 Family	3		Third Floor Occupancy / Increase in Units
South Regent St	Amnesty	10/1/13	4 Family	3 Family		1	Increase in Units
South Regent St	Report	1/7/14	3 Family	3 Family			Basement Occupancy
South Regent St	Amnesty	12/16/13	4 Family	1 Family		3	Increase in Units
South Regent St	Inspection	1/8/14	11 Family	8 Family	3		Increase in Units
Spring St	Expedited	10/1/13	7 Family	4 Family	3		Increase in Units
Summit Ave	Report	1/7/14	2 Family	2 Family			Third Floor Occupancy / Basement Occupancy
Summit Ave	Amnesty	9/3/13	3 Family	2 Family	1		Increase in Units / Basement Apartment
Summit Ave	Report	1/7/14	xxx	xxx			Basement Occupancy
Terrace Ave	Expedited	5/6/13	3 Family	2 Family		1	Increase in Units / Basement Occupancy
Touraine Ave	Report	1/7/14	5 Family	5 Family			Basement Occupancy
Touraine Ave	Report	1/7/14	1 Family	1 Family			Basement Occupancy
Touraine Ave	Inspection	1/8/14	5 Family	4 Family	1		Increase in Units
Tower Hill Dr	Expedited	4/18/13	1 Family	1 Family			Basement Occupancy
Upland St	Amnesty	11/15/13	1 Family	1 Family			Basement Occupancy
Washington St	Amnesty	1/3/14	3 Family	2 Family		1	Increase in Units / Basement Occupancy
Washington St	Standard	4/30/13	1 Family	Garage	1		Garage Conversion to Residence
Washington St	Amnesty	5/2/13	3 Family	2 Family	1		Increase in Units
Washington St	Report	1/7/14	xxx	xxx			Basement Occupancy
West St	Report	1/7/13	3 Family	3 Family			Basement Occupancy
Westchester Ave	Report	1/7/14	xxx	xxx			Basement Occupancy
Westchester Ave	Amnesty	3/21/13	2 Stores 9 Family	3 Stores 5 Family		3	Increase in Units / Basement Occupancy
Westchester Ave	Report	1/7/14	xxx	xxx			Basement Occupancy
Westchester Ave	Standard	5/2/13	3 Family	2 Family	1		Third Floor Occupancy
Westchester Ave	Expedited	9/12/13	Office 3 Family	Office 1 Family	2		Increase in Units / Office Conversion
Westchester Ave	Expedited	3/6/13	125 Apartments	120 Apartments	5		Increase in Units
Westchester Ave	Amnesty	4/10/13	30 Family 5 Commercial	29 Family 5 Commercial	1		Increase in Units / Basement Occupancy
Willett Ave	Amnesty	4/30/13	6 Family 1 Retail	4 Family 1 Retail		2	Increase in Units

Street	Search Type	Date	Listed Use	Permitted Use	Search	Fire/Code	Issue
Willett Ave	Amnesty	10/29/13	2 Family	1 Family	1		Increase in Units
Willett Ave	Standard	6/26/13	2 Family 1 Repair Shop	1 Family 1 Repair Shop	1		Increase in Units
Willett Ave	Amnesty	3/19/13	1 Commercial 3 Family	1 Commercial 2 Family	1		Increase in Units
William St	Expedited	5/10/13	7 Family	7 Family			Overcrowding Complaint
William St	Standard	7/2/13	5 Family	4 Family	1		Increase in Units
Distribution by Property Types				Total Illegal Increase in Units found through Searches =		102	
1 and 2 Family	3 + Family	Mixed Use					
10	75	17					

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Overcrowding & Illegal Occupancy Report 2013 Totals All Departments

Code Enforcement Department

- Fire-Safety Inspections
 - Unlawful Basement Spaces/Apartments 137
 - Unlawful Attic Spaces/Apartment 43
 - Overcrowding 144
 - Single Room Occupancies 167
 - Illegal Dwellings discovered during a fire 17
- Code Enforcement Inspections
 - Unlawful Basement Spaces/Apartments 46
 - Unlawful Attic Spaces/Apartments 19
 - Overcrowding 33
 - Single Room Occupancies 39

Building Department

- Illegal Dwellings discovered , Municipal Search: 102
- Voluntary Compliance (No violations issued): 20

Total Unlawful/ Overcrowded/ Illegal Dwellings
Identified discovered during the 2013 year: 750

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Overcrowding & Illegal Occupancy Report Totals

All Departments

Total Unlawful/ Overcrowded/ Illegal Dwellings Identified
discovered during the first half of the Fiscal

7/13 thru 12/13: 509

Total Unlawful/ Overcrowded/ Illegal

Dwellings Identified to Date: 801

Breakdown (2013)

(numbers do not include voluntary compliance)

1 & 2 Family Dwellings:	223 represents:	30.5%
Multiple Dwelling 3 or more:	455 represents:	62.3%
Mixed Use Properties:	52 represents:	7.2%

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Overcrowding & Illegal Occupancy Report 2013 Totals

The 2013 year has been a successful one for Code Enforcement. Public Perception is that Code Enforcement is not doing enough. Perception is that Overcrowding & Illegal Dwellings are only discovered during a fire, the previous slides show far different.

The 2013 calculations in the previous slides illustrate the hard-work that [is] being done to identify, remove, and bring justice to those that continue to violate the Village of Port Chester and the NYS Uniform Building and Fire Code.

The difference today from previous years is that all departments Police, Fire, DPW, and Code Enforcement are working collaboratively as a team and the numbers reflect it.

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Building Department & Code Enforcement Fiscal (1st half) Report

**Building Department Fiscal Revenue Performance Review
July thru December 2013**

Revenues Collected

Revenues July 2013:	\$62,350.50
Revenues August 2013:	\$48,631.50
Revenues September 2013:	\$54,696.99
Revenues October 2013:	\$256,883.50 (Includes Castle Permit) Revenues
Oct. not incl. Castle:	\$44,302.50
Revenues November 2013:	\$56,379.50
Revenues December 2013:	\$70,326.50
➤ Total Deposits to Date:	<u>\$705,295.10</u>

Monthly Revenue Streams Remain Consistent

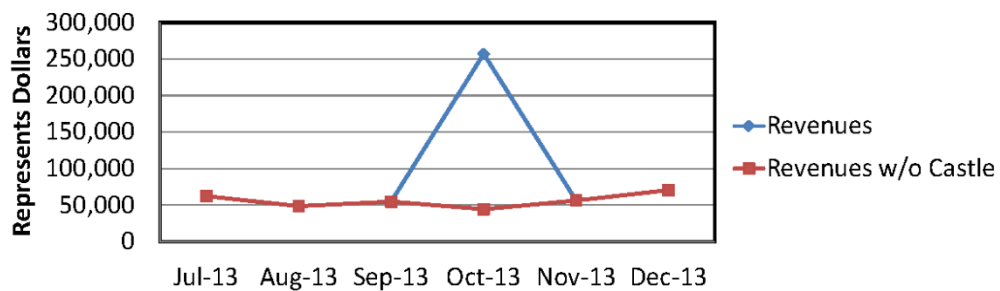
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Building Department & Code Enforcement Fiscal (1st half) Report

**Building Department Fiscal Revenue Performance Review
July thru December 2013**

Building Department Revenue Comparison with Recent Castle Submission



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Building Department & Code Enforcement Annual Report

Building Department Annual Revenue Performance Review 2012-2013

Revenues Collected

Total Annual Deposit Comparison

Revenues Received January thru December 2012:	\$455,456.93
Revenues Deposited January thru December 2013:	<u>\$1,025,848.25</u>
Revenues Increased Annually by:	\$570,391.30
Revenues Represent an Annual Increase of:	 125%

Annual Revenue Inflow(s) Continue to increase annually

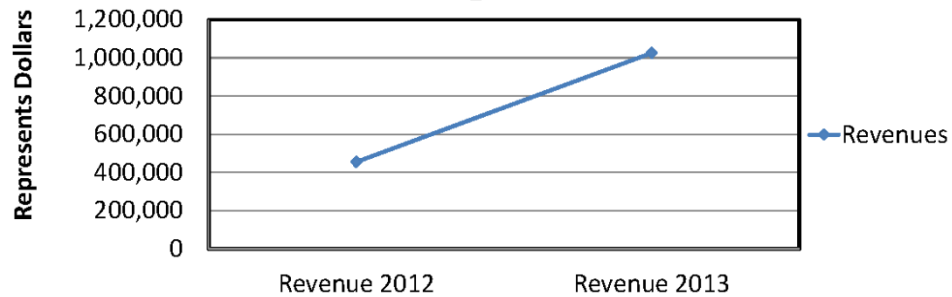
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Building Department & Code Enforcement Annual Report

Building Department Annual Revenue Performance Review January thru December 2012 v. January thru December 2013

Building Department Annual Revenue Comparison



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Building Department & Code Enforcement Annual Report

Building Department Revenue Performance Review Fiscal 7-2011 thru 6-2012, 7-2012 thru 6-2013

Revenues Collected

Annual Deposit Comparison

Revenues Received July 2011 thru June 2012:	\$283,004.00
Revenues Received July 2012 thru June 2013:	\$555,639.00
Revenue increase by Fiscal:	\$272,635.00
Revenues Represent an Increase of:	 96%

Revenues Deposited in the 1st Half of 2013-2014 Deposited July 2013 thru December 2013: **\$705,295.10**

The increase in revenue is consistent with the increase in permitting activity primarily derived from the many new project submissions and an increase in economic activity.

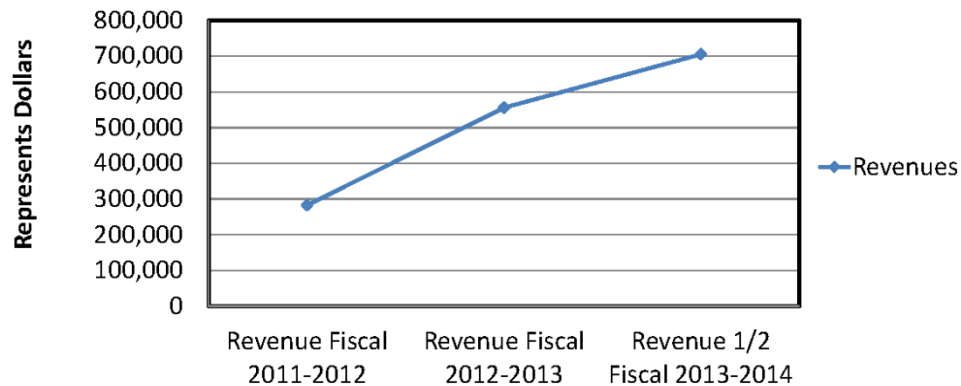
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Building Department & Code Enforcement Annual Report

Building Department Annual Revenue Performance Review Fiscal 2011-2012 v. 2012-2013 & 1/2 Fiscal 2013-2014

Building Department Fiscal Revenue Comparison



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Building Department & Code Enforcement Fiscal (1st half) Report

Building Department Fiscal Performance Review 2013

Consultations Conducted

Consultations July 2013:	154
Consultations August 2013:	99
Consultations September 2013:	154
Consultations October 2013:	165
Consultations November 2013:	140
Consultations December 2013:	161

★ Consultations remain consistent month to month. Consultations can include the results of municipal searches, amnesty, new projects and referrals from the Code Enforcement Department. ★

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Building Department & Code Enforcement Fiscal (1st half) Report

Building Department Fiscal Performance Review August thru December 2013

Permits Issued

Permits July 2013:	119
Permits August 2013:	115
Permits September 2013:	103
Permits October 2013:	175
Permits November 2013:	121
Permits December 2013:	117

Permits remain consistent on a monthly basis.

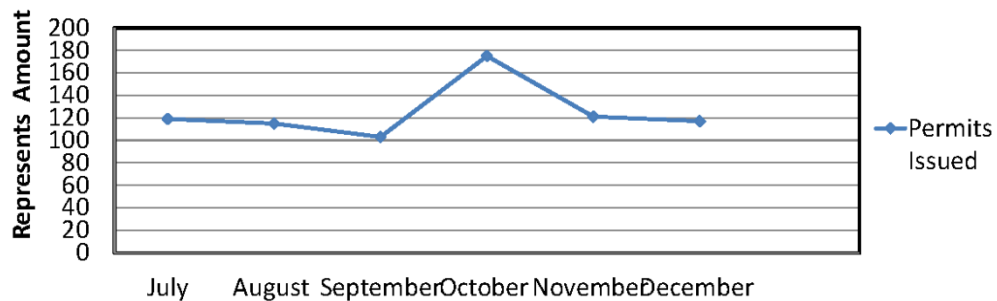
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Building Department & Code Enforcement Fiscal (1st half) Report

Building Department Fiscal Performance Review July thru December 2013

Building Department Permit Comparison



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Building Department & Code Enforcement Fiscal (1st half) Report

Building Department Fiscal Performance Review July thru December 2013

Inspections Conducted

Inspections July 2013:	100
Inspections August 2013:	110
Inspections September 2013:	85
Inspections October 2013:	86
Inspections November 2013:	96
Inspections December 2013:	98
Inspections remain consistent, month to month.	

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Building Department & Code Enforcement Fiscal (1st half) Report

**Building Department Fiscal Performance Review
July thru December 2013**

Certificate of Occupancy (CO's)

CO's Issued July 2013:	35
CO's Issued August 2013:	20
CO's Issued September 2013:	32
CO's Issued October 2013:	16
CO's Issued November 2013:	13
CO's Issued December 2013:	30

Issuance of Certificates of Occupancy remain consistent averaging 25 per month.

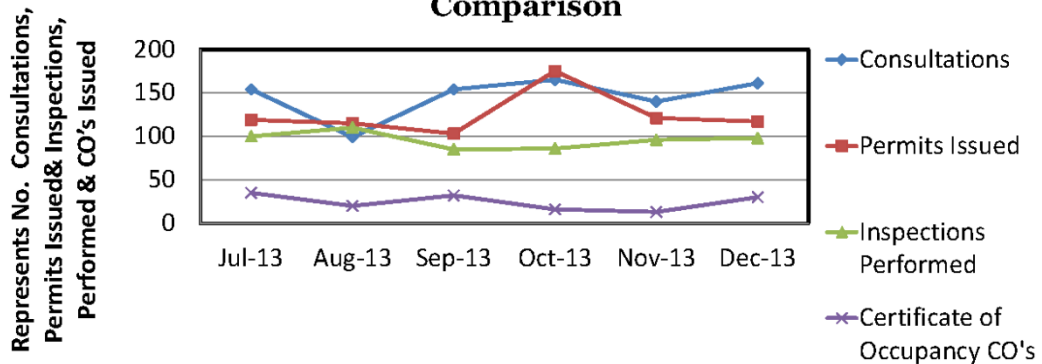
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Building Department & Code Enforcement Fiscal (1st half) Report

**Building Department Fiscal Performance Review
July thru December 2013**

**Building Department Monthly Performance
Comparison**



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Building Department & Code Enforcement Fiscal (1st half) Report

Building Department Municipal Search Request
Annual Comparison

Search Requests

January 2012 through December 2012

➤ Standard Search Requests:	229
➤ Expedited Search Requests:	272
➤ Amnesty Search Requests:	<u>156</u>
Total 2012 Search Requests:	<u>657</u>

January 2013 through December 2013

➤ Standard Search Requests:	81
➤ Expedited Search Requests:	457
➤ Amnesty Search Requests:	410 represents a 160% increase
Total 2013 Search Requests:	<u>948</u> represents a 45% increase in 1 yr.

Numbers do not reflect internal searches utilized for court.

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Building Department & Code Enforcement Fiscal (1st half) Report

Building Department Amnesty Progress Report 2013

Amnesty Search Update

Total Amnesty Applications Submitted:	564
Amnesty Reports Completed:	325
Percentage of Amnesty Reports Complete:	<u>57.8%</u>
Amnesty Consultations Completed:	144
Percentage of Amnesty Consultations:	<u>25.5%</u>
Anticipated Completion of Reports, not include. new :	<u>July 31st 2014</u>
Percentage of Consultations Anticipated by 7/31/14:	50%
After July 31 st a balance of approximately:	282 Consultations

Not including any additional consultations generated by contractors, home improvements, architects, developers, and other searches; to be completed within 1 year approximately 1.1 consultations will be required per day.

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Building Department & Code Enforcement Monthly Update Report

Building Department Municipal Search Request Annual Comparison

2013 Municipal Search Request Departmental Improvements

To Handle the Increase in Municipal Search Requests

The Building Department Added (2) Full-Time Administrative Interns one on July 1st 2013 and the second on July 29th dedicated to assist with the increase demand of municipal search requests but primarily dedicated to completing Amnesty Search Requests. Both Administrative Interns are fully trained and working independently however, contracts are for one (1) year and will expire by July 2013.

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Fire Safety Fiscal (1st half) Performance Update Report 2013

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Building Department & Code Enforcement Fiscal (1st half) Report

Fire Safety Fiscal Performance Review July thru December 2013

Revenues

Revenues are Based on Fire Safety Applications Returned

Revenues July 2013:	\$10,750.00
Revenues August 2013:	\$9,720.00
Revenues September 2013:	\$12,750.00
Revenues October 2013:	\$11,400.00
Revenues November 2013:	\$9,870.00
Revenues December 2013:	\$11,350.00

★ **Monthly revenues remain consistent** ★

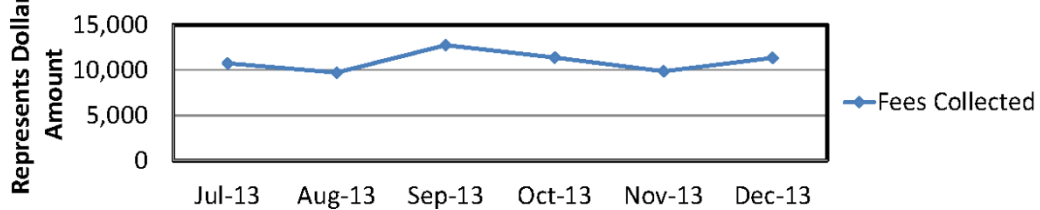
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Building Department & Code Enforcement Fiscal (1st half) Report

Fire Safety Fiscal Performance Review July 2013 thru December 2013

Fire Safety Department Monthly Fee Comparison



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Building Department & Code Enforcement Fiscal (1st half) Report

Fire Safety Monthly Performance Review November & December 2013

Additional Fire-Related Inspections Performed

	November	December
Sprinkler Inspections/ Flow Tests:	3	0
Sprinkler Hydro Tests:	5	4
Fire Alarm Inspections/ Tests:	3	2
Other Suppression Type "Ansul" Inspections	0	0
Court Ordered Inspections:	3	2
Stop Work Order Inspections:	3	4
Fire-Safety Building Department Request:	3	4
Fire/ Police Referral Inspections:	8	12
Unsafe/ Unfit Structure Inspection:	1	2
Pro-Active (Potential Overcrowding) Property Clarification & Fire-Related Complaints Inspection:	32	16

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Building Department & Code Enforcement Fiscal Report

Fire Safety Performance Review July thru December 2013

Notice of Violations Issued

Includes Failed Fire Inspections and Failure to Respond to a Request to Conduct a Fire Inspection

Notice of Violations Issued July:	65
Notice of Violations Issued August:	83
Notice of Violations Issued September:	108
Notice of Violations Issued October:	103
Notice of Violations Issued November:	72
Notice of Violations Issued December:	54

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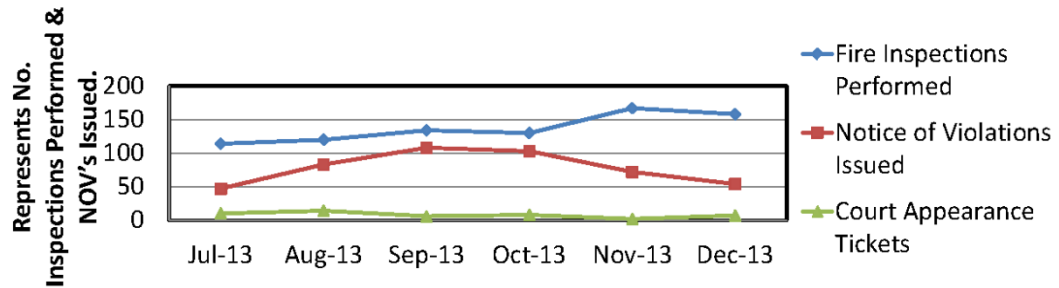


Building Department & Code Enforcement Fiscal Report

Fire Safety Monthly Performance Review

July thru December 2013

Fire Safety Monthly Performance Comparison



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Fire Safety Fiscal Performance Report

- Data indicates that Fire Inspections and additional Fire-Safety related inspections including, but not limited to: Fire-suppression systems, fire alarms, police/ fire referrals and proactive inspections indicate an increase in compliance and a decrease in the need to issue violations and court appearance tickets; all items that benefit the community. Education and outreach regarding the importance of Fire-Safety has been better received by the community and is anticipated to continue through new efforts.

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Building Department & Code Enforcement Fiscal (1st half) Report

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Building Department & Code Enforcement Fiscal (1st half) Report

Code Enforcement Monthly Performance Review
July thru December 2013

Code Enforcement Complaints

Includes property maintenance, trash, signage w/o permits or approvals, lack of permits

Complaints Received July:	111
Complaints Received August:	108
Complaints Received September:	77
Complaints Received October:	113
Complaints Received November:	116
Complaints Received December:	86
<u>Notice of Violations Issued for non-compliance (fiscal 1st half)</u>	<u>310</u>

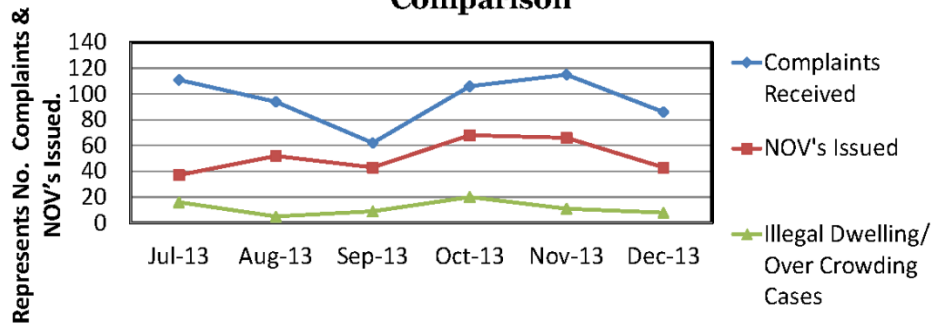
52



Building Department & Code Enforcement Fiscal (1st half) Report

Code Enforcement Monthly Performance Review July thru December 2013

Code Enforcement Monthly Performance Comparison



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Code Enforcement Fiscal Performance Update Report

- Code enforcement data shows that complaints remain consistent. Reducing overcrowding and illegal dwellings remain Code Enforcement's top priority.

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Building Department-Code Enforcement & Fire Safety Program Improvements 2013

Building Department

- Public Access Viewing Room is open and available to the public.
- All files are scanned and have been electronically indexed, post scanning continues.
- Muncity training has continued and the use of Muncity is expanding daily.
- All inspectors have been issued hand-held devices with technology that permits an officer to retrieve information about properties immediately, update and input data on the scene and produce stop work orders instantaneously.
- New procedure manuals have been prepared (building dept.) for Staff with detailed instructions how to proceed with new applications, scanning and entering “new” data into laserfiche/ muncity, this will provide for more efficiency.
- All of the staff has received new computers and have been assigned according to their strength and skill-set.
- All Building Department forms have been revised and are available to download on our website.

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Building Department-Code Enforcement & Fire Safety Program Improvements 2013

Code Enforcement

- Substantially Reduced Overcrowding and Illegal Dwellings, compliance has increased and continues to increase. The public is becoming better educated, more informed, and more cooperative than in previous years. This is attributed to a collective effort by all departments including code, building, police, and fire departments working collaboratively and by spending time to educate the public.
- Website upgrades: All applications are available online; all reports produced by Muncity are easily accessible on the Code Enforcement page of the website.
- Inspector field inspection forms have been revised to increase efficiency
- Applications received to conduct fire inspections and fees collected remain consistent and will be available (2014) to apply from home and pay with a credit card.
- Inspections that were never done by our predecessors are now being conducted on a regular basis including:
 - Ansul suppression tests, sprinkler (hydro, flow), fire pump & fire alarms, and scheduled fire drills.

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Building Department-Code Enforcement & Fire Safety Program Proposed Improvements 2014

Building Department

- Continue to scan files and implement a requirement that all new applications contain drawings in PDF form that will to be uploaded directly to laserfiche/ municipality.
- Municipality training will continued and the use of Municipality will further expand.
- All inspectors were issued hand-held devices, each shall become more proficient to further increasing efficiency in the field.
- Building Department will start to explore ways to expand the publics ability to apply for a permit on-line, BD has met with and consulted with municipality and plans to start with permits that do not require drawings, i.e. Roof, Siding, Basic Plumbing & Electrical.
- Public outreach

Code Enforcement

- Continues to Focus on the reduction in Overcrowding and Illegal Dwellings
- Continue to reach out, educate, and communicate with the public to further increase public awareness and provide better understanding of code enforcement.

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REPORT FROM DIRECTOR PLANNING AND DEVELOPMENT

Director of Planning and Development Update the Board the Department of Planning and Development's five main work program areas: Planning and Zoning Operations, Long-Range Planning, Economic Development, Grants, and Technical Assistance and 2013 Consolidated Funding Grant Award, Bulkhead Design & Documentation.

DISCUSSIONS

Blight Study

Village Manager stated that he is in the process of getting free assistance from Mr. Nolan

Port Chester-Rye Brook Public Library Budget

Village Manager reminded the members of the Liaison Committee to attend the Library budget meeting on Thursday, February 6, 2014 at 6:00 p.m.

Parking spaces for Volunteer Firefighters along Poningo St.

Trustee Marino requesting 6 spaces on Poningo Street to be reserved for the Fire Fighter.

Village Attorney stated that the change would require a Local Law change.

The Board referred the request to the Traffic Committee.

Cablevision Franchise renewal.

Village Attorney stated that the contract is almost ready and that the Board should schedule an Executive Session at the February 18, 2014 meeting.

CORRESPONDENCES

From the Park Commission regarding the tee-ball field in Lyon Park.

The Board accepted the correspondence and will take it under advisement.

From the Traffic Commission regarding the crosswalk on South Main Street adjacent to the driveway to Stop & Shop.

The Board accepted the correspondence.

From the Traffic Commission regarding parking on Midland Avenue.

That correspondence was part of our Public Hearing earlier.

From the Kiwanis Club of Port Chester/Rye Brook regarding a Bike Safety Event on Sunday, May 18, 2014.

The Board referred the correspondence to staff.

From the Port Chester-Rye Union Free School District regarding "Resolution to Discourage Housing Projects that Increase Student Enrollment."

The Board accepted the correspondence.

From Port Chester-Rye Union Free School District regarding Sewer Rent Assessment Exemption Request.

The Village Attorney will send a memo

From New York Metropolitan Transportation Authority (Metro-North Railroad) regarding alleging discrimination based on disability.

Acknowledging our letter.

From New York Power Authority regarding rate increase.

Village Treasure stated that rate increase will increase the Village energy cost by approximately \$85,000.00.

From Port Chester –Rye Brook Library regarding parking.

The Board referred the correspondence to Traffic Committee.

PUBLIC COMMENTS AND BOARD COMMENTS

Public

Mr. Abel commented on the meeting with Rye Brook. The proposed merger with the Water Company should be discussed.

Board

Trustee Adams commented regarding the public comments this evening. They were very insightful. Thanked DPW for the work they are doing in keeping the streets clear.

Trustee Terenzi commented regarding our going in the right direction if we had the resources to do what we have to do to clean up the overcrowding and the school systems also. Commented on the lawsuit from Starwood – the assessed valuation on that property is going down. You can use \$9M to do a lot. Mr. Gomez is talking about an overlay district with approximately 600 units of housing. This Starwood project is going nowhere quickly. We should give Starwood the opportunity. This property can produce a tremendous amount of money.

Trustee Ceccarelli commented regarding the Boards and Commissions. Would like to see some kind of a summary from the Commissions like Waterfront, Parks and Recreations and those types of things.

Village Manager Steers said there are staff resources that are dedicated to most of those commissions.

Trustee Ceccarelli commented that he does not want to know the minutes of the various Commissions, but would like to know the highlights of what was discussed. I'm looking at a report of the Chair of each committee so the Board knows what's going on.

Village Attorney Cerreto said it might not be a bad idea to invite the chairman of the various commissions to meet with the Board by a request from the Board.

Trustee Ceccarelli commented that with the summer months approaching the Waterfront Commission needs to meet. The Marina is unmanaged. Now that the Marina has received the award it needs the input of the Waterfront Commission.

At 11:24 p.m., on motion of Trustee Kenner, seconded by Trustee Marino, the meeting was closed.

Roll Call

AYES: Trustees Brakewood, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustee Adams.

DATE: February 3, 2014

Respectfully submitted,

Janusz R. Richards0.
Village Clerk

MEETING HELD FEBRUARY 12, 2014

A meeting of the Board of Trustees of the Village of Port Chester, New York, was held on Wednesday, February 12, 2014, in the Village Hall Conference Room, 222 Grace Church Street, Port Chester, New York, with Mayor Neil Pagano presiding.

Present in addition to Mayor Pagano, were Trustees Gregory Adams, Daniel Brakewood, Luis Marino, and Gene Ceccarelli.

It should be noted that Trustee Kenner and Trustee Terenzi was absent.

It should be noted that Trustee Brakewood arrived at 6:15 p.m.

Also present were Village Manager, Christopher Steers; Village Clerk, Janusz R. Richards; Village Attorney, Anthony Cerreto; Village Treasurer, Leonie Douglas; Director of Planning and Development Christopher Gomez; Christopher Ameigh Administrative Aide to the Village Manage, Ed Brancati, Labor Councils Richard S. Finkel, Emily E. Harper and via telephone Mr. Terry O'Neil.

On motion of Trustee Adams, seconded by Trustee Marino the meeting was declared opened at 6:11 p.m.

ROLL CALL

AYES: Trustees Adams, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustees Brakewood, Terenzi and Kenner.

DATE: February 12, 2014

PROPOSED MOTION FOR EXECUTIVE SESSION

MOTION FOR EXECUTIVE SESSION

At 6:11p.m., on motion of Trustee Ceccarelli, seconded by Trustee Adams the Board adjourned into an executive session regarding consultation with Village Attorney regarding retainer and compensation of hearing officer for Section 75 Civil Service Law Disciplinary Proceedings.

ROLL CALL

AYES: Trustees Adams, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustees Brakewood, Terenzi and Kenner.

DATE: February 12, 2014

Present in addition to the Board of Trustees, were Village Manager, Christopher Steers; Village Clerk, Janusz R. Richards; Village Attorney, Anthony Cerreto; Village Treasurer,

Leonie Douglas; Director of Planning and Development Christopher Gomez; Christopher Ameigh Administrative Aide to the Village Manage, Ed Brancati, Labor Councils Richard S. Finkel, Emily E. Harper and via telephone Mr. Terry O'Neil.

No action was taken in executive session.

At 6:40 p.m., a motion to come out of executive session was made by Trustee Adams, seconded by Trustee Marino, the Board of Trustees closed the executive session.

ROLL CALL

AYES: Trustees Adams, Brakewood, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustees, Terenzi and Kenner.

DATE: February 12, 2014

Motion to Add-on a Resolution

Mayor Pagano asked for a motion to consider an add-on a resolution to retain Deborah A. Shapiro, LLC., 270 Madison Avenue, Suite 1301, New York, New York 10016 to act as Hearing Officer for disciplinary proceedings brought under Section 75 of the Civil Service Law, compensation to be \$1,100.00 per diem plus travel expenses.

On motion of Trustee Adams, seconded by Trustee Ceccarelli, the motion received a unanimous vote of those present.

ROLL CALL

AYES: Trustees Adams, Brakewood, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustees, Terenzi and Kenner.

DATE: February 12, 2014

ADD-ON RESOLUTION #1

RETAINER AND COMPENSATION OF HEARING OFFICER FOR SECTION 75 CIVIL SERVICE LAW DISCIPLINARY PROCEEDINGS

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

WHEREAS, employees holding certain positions are entitled to the protections of Section 75 of the Civil Service Law, either by law or by virtue of their applicable collective bargaining agreement, including written charges and a hearing, prior to removal or otherwise subjected to disciplinary penalty for incompetency or misconduct; and

WHEREAS, the hearing upon such charges shall be held by the officer or body having the power to remove the person or by a deputy or other such person designated by such officer or body who would then make a recommendation to the removal authority on such charges; and

WHEREAS, disciplinary charges have most recently been served against certain Village employees; and

WHEREAS, by resolution adopted by the Board on November 23, 2009, Deborah A. Shapiro, LLC, 270 Madison Avenue, New York, New York, was retained to act as Hearing Officer in two disciplinary proceedings; and

WHEREAS, given the depth of experience as a hearing officer in personnel matters, past experience with the Village and competitive rate of compensation, the Village Manager desires to proceed in like manner in this instance. NOW, therefore, be it

RESOLVED, that Deborah A. Shapiro, LLC., 270 Madison Avenue, Suite 1301, New York, New York 10016 be and is hereby retained to act as Hearing Officer for disciplinary proceedings brought under Section 75 of the Civil Service Law, compensation to be \$1,100.00 per diem plus travel expenses.

Approved as to Form:

Anthony M. Cerreto, Village Attorney

ROLL CALL

AYES: Trustees Adams, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustees Brakewood, Terenzi and Kenner.

DATE: February 12, 2014

MOTION FOR SECOND EXECUTIVE SESSION

At 7:11p.m., on motion of Trustee Brakewood, seconded by Trustee Marino the Board adjourned into a second executive session for the purpose Interview candidates with regard to submitted proposals for RFP - Technical assistance on Port Chester Public Schools Overcrowding, and Mitigation Analysis Relating to Housing and Economic Growth Potentials.

ROLL CALL

AYES: Trustees Adams, Brakewood, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustees, Terenzi and Kenner.

DATE: February 12, 2014

At 10:17 p.m., a motion to come out of executive session was made by Trustee Adams, seconded by Trustee Brakewood, the Board of Trustees closed the executive session.

ROLL CALL

AYES: Trustees Adams, Brakewood, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustees, Terenzi and Kenner.

DATE: February 12, 2014

Present in addition to the Board of Trustees, were Village Manager, Christopher Steers; Village Clerk, Janusz R. Richards; Village Attorney, Anthony Cerreto; Village Treasurer, Leonie Douglas; Director of Planning and Development Christopher Gomez; Christopher Ameigh Administrative Aide to the Village Manage.

No action was taken in executive session.

At 10:17 p.m., a motion to come out of executive session was made by Trustee Adams, seconded by Trustee Brakewood, the Board of Trustees closed the executive session.

ROLL CALL

AYES: Trustees Adams, Brakewood, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustees, Terenzi, Marino and Kenner.

DATE: February 12, 2014

At 10:18 p.m., on motion of Trustee Brakewood, seconded by Trustee Adams, the meeting was closed.

ROLL CALL

AYES: Trustees Adams, Brakewood, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustees, Terenzi, Marino and Kenner.

DATE: February 12, 2014

Respectfully submitted,

Janusz R. Richards
Village Clerk

MEETING HELD FEBRUARY 18, 2014

A meeting of the Board of Trustees of the Village of Port Chester, New York, was held on Tuesday, February 18, 2014, in the Court Room of the Police Headquarters Building, 350 North Main Street, Port Chester, New York, with Mayor Neil Pagano presiding.

Present in addition to Mayor Pagano, were Trustees Gregory Adams, Daniel, Saverio Terenzi, Luis Marino, Joseph Kenner and Gene Ceccarelli.

It should be noted that Trustee Brakewood was absent.

It should be noted that Trustee Terenzi arrived at 6:07 p.m.

Also present were Village Manager, Christopher Steers; Village Clerk, Janusz R. Richards; Village Attorney, Anthony Cerreto; Village Treasurer, Leonie Douglas (joined the meeting at 6:27 p.m.) and Acting Police Chief, John R. Telesca.

On motion of Trustee Adams, seconded by Trustee Marino the meeting was declared opened at 6:05 p.m.

ROLL CALL

AYES: Trustees Adams, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustees Brakewood and Terenzi.

DATE: February 18, 2014

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

Acting Police Chief John Telesca presented a budget for the Police Department. He commented that it gets to the point of what is important right now.

There is a dramatic decrease in the number of sick days taken in the past year. Parking revenue is dramatically up from 2012. Parking tickets have gone up and there is a similar increase of moving violations over the same period.

Numbers of calls per month for 2012 and 2013 have remained consistent. A record of civilian complaints is included. Also included are the data we submit to DCJS (Division of Criminal Justice Services) broken down into part I and part II offenses, with part I being the most serious offenses.

Our animal control services, with almost no budget, shows we responded in to 411 calls during 2012 and 2013.

We made progress on the Department's new rules and regulations. We seek out the best policies and procedures. The Department is revamping the Policies and Procedures.

Chief Richichi of the County Policy is working with me on the beginning steps toward Department accreditation.

We've completed training in Suicide Prevention for people taken into custody. We've updated all electronic devices. We've been working on upgrading the Police Department website and resolving some union complaints regarding auxiliary police.

I'd like to see a better Department sick leave policy, like to realign department services. There is a need to do a survey of the building and the entryways into the doors. I'd like to get new software for training. I'd like to have a Village accident review panel. I'd like to have a car with an automatic license plate reader.

Trustee Ceccarelli commented on the reduction in sick leave. Would like Acting Chief Telesca to report figures for the last 5 years for DWI.

Mayor Pagano asked Acting Chief Telesca to remain around for the Executive session so he could interview Ms. Agugliaro in order to not have her wait until the session is over.

MOTION FOR EXECUTIVE SESSION (Agenda item #1 under proposed motion for executive session)

At 6:32 p.m. on motion of Trustee Adams, seconded by Trustee Ceccarelli the Board adjourned into an executive session for the purpose Interview Linda Agugliaro to join Traffic Commission.

ROLL CALL

AYES: Trustees Adams, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustee Brakewood.

DATE: February 18, 2014

Present in addition to the Board of Trustees, were Village Manager, Christopher Steers; Village Clerk, Janusz R. Richards; Village Attorney, Anthony Cerreto; Village Treasurer, Leonie Douglas and Acting Chief, John R. Telesca.

No action was taken in executive session.

At 6:42 p.m., on a motion to come out of executive session was made by Trustee Adams, seconded by Trustee Marino, the Board of Trustees closed the executive session.

ROLL CALL

AYES: Trustees Adams, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustee Brakewood.

DATE: February 18, 2014

Motion to Add-on a Resolution

Mayor Pagano asked for a motion to appoint Linda Agugliaro to join Traffic Commission.

On motion of Trustee Marino, seconded by Trustee Kenner, the motion received a unanimous vote of those present.

ROLL CALL

AYES: Trustees Adams, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustee Brakewood.

DATE: February 18, 2014

ADD-ON RESOLUTION

APPOINTMENT OF MEMBER TO TRAFFIC COMMISSION

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

RESOLVED, that CLORINDA (LINDA) AGUGLIARO, residing in Port Chester, New York, be and hereby is appointed as a member of the Port Chester TRAFFIC COMMISSION, effective immediately with said term to expire 12/31/2015.

APPROVED AS TO FORM:

Anthony M. Cerreto
Village Attorney

ROLL CALL

AYES: Trustees Adams, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustee Brakewood.

DATE: February 18, 2014

MOTION FOR EXECUTIVE SESSION (Under agenda item “Meeting of The Board of Trustees in their Capacity as a Board of Police Commissioners”)

At 6:44 p.m. on motion of Trustee Adams, seconded by Trustee Ceccarelli the Board adjourned into an executive session **regarding a personal matter in the Police Department.**

ROLL CALL

AYES: Trustees Adams, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustee Brakewood.

DATE: February 18, 2014

Present in addition to the Board of Trustees, were Village Manager, Christopher Steers; Village Clerk, Janusz R. Richards; Village Attorney, Anthony Cerreto; Village Treasurer, Leonie Douglas and Acting Chief, John R. Telesca.

No action was taken in executive session.

At 6:51 p.m., a motion to come out of executive session was made by Trustee Adams, seconded by Trustee Marino, the Board of Trustees closed the executive session.

ROLL CALL

AYES: Trustees Adams, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustee Brakewood.

DATE: February 18, 2014

MOTION FOR EXECUTIVE SESSION (Agenda item #2 under “Proposed Motion for Executive Session”)

At 6:52 p.m. on motion of Trustee Marino, seconded by Trustee Adams the Board adjourned into an executive session regarding Cablevision Franchise Agreement Renewal.

1. Workshop with Cablevision.
2. Use of Port Chester-Rye Union Free School District production studio

ROLL CALL

AYES: Trustees Adams, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustee Brakewood.

DATE: February 18, 2014

Present in addition to the Board of Trustees, were Village Manager, Christopher Steers; Village Clerk, Janusz R. Richards; Village Attorney, Anthony Cerreto; Village Treasurer, Leonie Douglas; Christopher Ameigh Administrative Aide to the Village Manage and

Village Videographer Tom Lorenzo. Additionally, present were representatives of Cablevision Robert Hoch and Dan Ahouse.

No action was taken in executive session.

At 7:12 p.m., a motion to come out of executive session was made by Trustee Terenzi, seconded by Trustee Ceccarelli, the Board of Trustees closed the executive session.

ROLL CALL

AYES: Trustees Adams, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustee Brakewood.

DATE: February 18, 2014

Following the Executive Session Mayor Pagano asked for a motion to set a Public Hearing to consider the advisability of renewing the franchise of CSC-Acquisition-ma, Inc. in the Village of Port Chester with regard to cable services.

RESOLUTION

SETTING A PUBLIC HEARING TO CONSIDER THE ADVISABILITY OF RENEWING THE FRANCHISE OF CSC-ACQUISITION-MA, INC. IN THE VILLAGE OF PORT CHESTER WITH REGARD TO CABLE SERVICES

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

RESOLVED, that a public hearing be scheduled for March 17, 2014, at 7:00 p.m. or as soon thereafter, at the Port Chester Justice Court Courtroom, 350 North Main Street, second floor, to consider the advisability of renewing the franchise of CSC-Acquisition-MA, Inc. in the Village of Port Chester with regard to cable services.

APPROVED AS TO FORM:

Anthony M. Cerreto, Village Attorney

ROLL CALL

AYES: Trustees Adams, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustee Brakewood.

DATE: February 18, 2014

Motion to Add-on a Resolution

Mayor Pagano asked for a motion as stated by the Village Attorney that the Manager is seeking your authority to notify the Port Chester - Rye Union Free School District that the shared services agreement regarding the production studio at the high school is no longer affective and that the Village intention is not to renew that agreement.

On motion of Trustee Kenner, seconded by Trustee Marino, the motion received a unanimous vote of those present.

ROLL CALL

AYES: Trustees Adams, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustee Brakewood.

DATE: February 18, 2014

ADD-ON RESOLUTION

**SHARED SERVICES AGREEMENT REGARDING PRODUCTION STUDIO
AT PORT CHESTER HIGH SCHOOL**

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

New York:

RESOLVED, that the Board of Trustees hereby authorizes the Village Manager to notify the Port Chester - Rye Union Free School District that the shared services agreement regarding the production studio at the high school is no longer in effect and that the Village intention is not to renew said agreement.

APPROVED AS TO FORM:

Anthony M. Cerreto
Village Attorney

ROLL CALL

AYES: Trustees Adams, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustee Brakewood.

DATE: February 18, 2014

AFFIDAVIT OF PUBLICATION AND NOTICE OF PUBLICATION RE:

Public Hearing to consider the advisability of adopting a local law amending the Code of the Village of Port Chester, to add provisions to Chapter 269, previously reserved, to be entitled "Sewer Rents."

The following Public Notices were duly published in the Journal News and the Westmore News on February 7, 2014, certified by Cecilia Hernandez, Principal Clerk of the Journal News and Angelina Brescia, Office Manager of the Westmore News

PUBLIC NOTICE

PUBLIC NOTICE is hereby given that the Board of Trustees of the Village of Port Chester, New York, will hold a PUBLIC HEARING on Tuesday, February 18, 2014, at 7:00 P.M., or as soon thereafter at the Port Chester Justice Courtroom, 2nd Floor, 350 North Main Street, Port Chester, New York, to consider the advisability of adopting a local law amending the Code of the Village of Port Chester, to add provisions to Chapter 269, previously reserved, to be entitled "Sewer Rents."

Authorized by Article 14-F of the State General Municipal Law, municipalities are authorized to enact a system of sewer rent, or user fees, for the maintenance and operation of a municipal sewer system. Currently, the cost of the Village's sewer system is funded from the property tax. Adopting rents would enable the Village to equitably spread this cost to all properties, including tax exempt properties. Actual water consumption would be the basis for calculating the amount of the sewer rent that is due from property owners.

Interested persons are invited to attend and will be afforded the opportunity to be heard at this time. The copy of the proposed law is available at the Village Clerk's office or online at the Village website www.portchesterny.com.

Date: February 4, 2014

/s/ JANUSZ R. RICHARDS

JANUSZ R. RICHARDS

Village Clerk

Village of Port Chester, New York

On motion of Trustee Terenzi, seconded by Trustee Ceccarelli, the public hearing was declared re-open.

ROLL CALL

AYES: Trustees Adams, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustee Brakewood.

DATE: February 18, 2014

Mayor Pagano asked if there was anyone from the audience who would like to make any comments regarding this public hearing.

Comments were made by:

Mayor Pagano commented that we adjourned the last public hearing because of a technicality. We required a rate change. Attorney Cerreto commented we required a change to the local law which required a further public hearing to comply with state law.

Mr. Abel commented on his objection and acceptance. I think it's a bad deal with the Water Company but it is the only deal in town. Being that more than 20% of what we pay will be going to the Water Company for billing purposes is outrageous. They are going to get \$250,000 a year from the Village residents in order to send us a bill. There should have been a stricter and stronger negotiation on the part of the Board. It's one thing to pay them for set-up costs but it's another to have it continual. Although I agree with the concept I disagree with the final outcome.

Trustee Terenzi commented this project was not taken on to fill a hole in the budget. It was taken on to put \$15M into the infrastructure of the Village.

Ms. Granata commented that she agrees with Mr. Abel that this is a good concept. I don't think it is a fair measurement the way the rent is going to be. I don't think the water usage actually shows how much sewage we are using.

Attorney Cerreto commented the use of water consumption is the most universally used standard of measurement for sewers. The local law provides an adjustment by appeal to the Board.

Trustee Adams asked, in terms of dollars, how will this affect:

- 1) the homeowner who pays his taxes
- 2) the guy who has an overcrowded dwelling and
- 3) the churches.

Village Manager Steers said that this will now be based on usage so it should be more in line with everyone paying their fair share. As far as exempt properties they will be charged the rates for their usage as well.

Village Manager asked that the presentation given at the January 9, 2014 meeting be included as part of the record, including the "Village of Port Chester Sewer Enterprise Fund Revenues Modified & Projected Budget."



Village of Port Chester Modified & Projected Sewer Fund Budget Presentation Fiscal Year June 1, 2013 to May 31, 2014 Updated 1-9-14

JANUARY 9, 2014



Adopted Sewer Fund Budget at a Glance

Appropriations	\$1,751,538
Sewer Rents	\$1,724,538
Other Revenues	\$27,000
Estimated Water Consumption	
Based on Prior Year Per CCF	1,303,826
Sewer Rates Per CCF	\$1.32268
Avg. Yearly Sewer Consumption CCF	120 CCF
Avg. Yearly Sewer Bill (120 x \$1.32268)	\$158.72



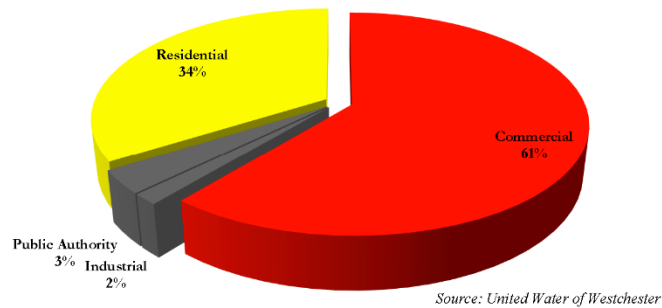
Sewer Rent Vs. Tax Levy

<u>NON-HOMESTEAD</u>	<u>ASSESS VALUES</u>	<u>%</u>	<u>TAX LEVY</u>
Assessed Value Taxed	\$ 876,647,721	65%	\$ 9,379,880
Exempt Properties	\$ <u>464,460,500</u>	<u>35%</u>	\$ <u>5,050,704</u>
Total	\$1,340,508,221	100%	\$14,430,584
Exempt Prop.			
Billed by Water Co.	\$ 280,519,000	60%	\$ 3,030,422
Sewer Rent Fees			\$ 1,724,538
\$ Value of Exempt Property Based on Consumption (35%)	\$		603,588

3



Village Water Consumption by Land Use



<u>Land Use</u>	<u>Units of Water Consumed (CCF)</u>	<u>% of Total Consumption</u>
Commercial	795,833	61%
Industrial	20,691	2%
Public Authority	44,438	3%
Residential	442,864	34%
Total	1,303,826	100%

4



Adopted Sewer Rate Calculation

Sewer Rent Revenues	\$1,724,583
Prior Year Water Consumption	1,303,826 CCF
Rate per CCF	\$1.32268

5



Adjusted Sewer Rate Calculation FY 2013-14

Appropriations	<u>\$1,695,000</u>
Sewer Rent Revenues	<u>\$1,695,000</u>
Estimated Revenues	\$1,695,000
Estimated Water Consumption	
Based on Prior Year in CCF	1,303,826
Sewer Rates Per CCF	\$1.300020
Avg. Yearly Sewer Consumption CCF	120 CCF
Avg. Yearly Sewer Bill (120 x \$1.300020)	\$156.00

6



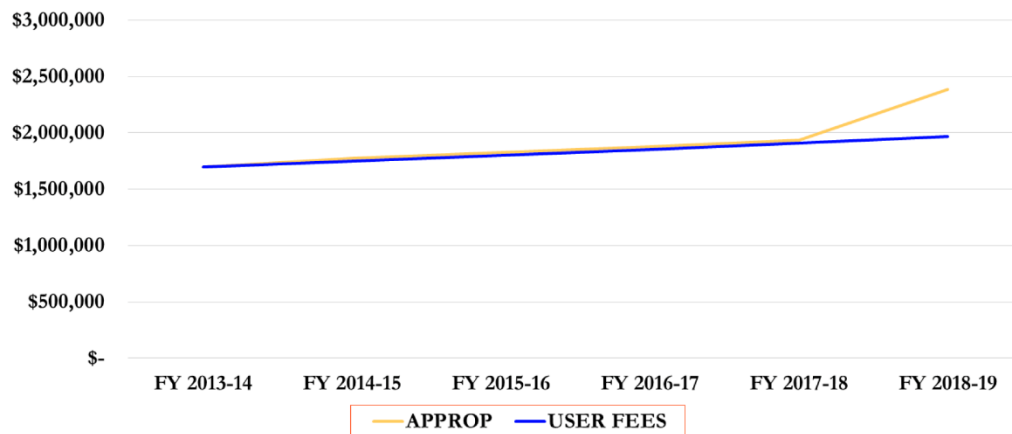
Modified & Projected Sewer Budgets

	FY 2013-14 MODIFIED	FY 2014-15 PROJECTED	FY 2015-16 PROJECTED	FY 2016-17 PROJECTED	FY 2017-18 PROJECTED	FY 2018-19 PROJECTED
APPROPRIATIONS	\$1,695,000	\$1,745,822	\$1,798,197	\$1,852,143	\$1,907,707	1,964,939
REVENUES						
APPR RESERVE						390,000
OTHER REVENUES	\$0	\$27,000	\$27,000	\$27,000	\$27,000	27,678
SEWER USER FEES	<u>\$1,695,000</u>	<u>\$1,745,822</u>	<u>\$1,798,197</u>	<u>\$1,852,143</u>	<u>\$1,907,707</u>	<u>\$1,964,939</u>
TOTAL REVENUES	\$1,695,000	\$1,772,882	\$1,825,197	\$1,879,143	\$1,934,707	\$2,384,617
SEWER RATES (BASED ON 1,303,826 YEARLY CCF) 7	\$1.300020	\$1.338999	\$1.379169	\$1.420545	\$1.463161	\$1.507056



Modified & Projected Sewer Budgets

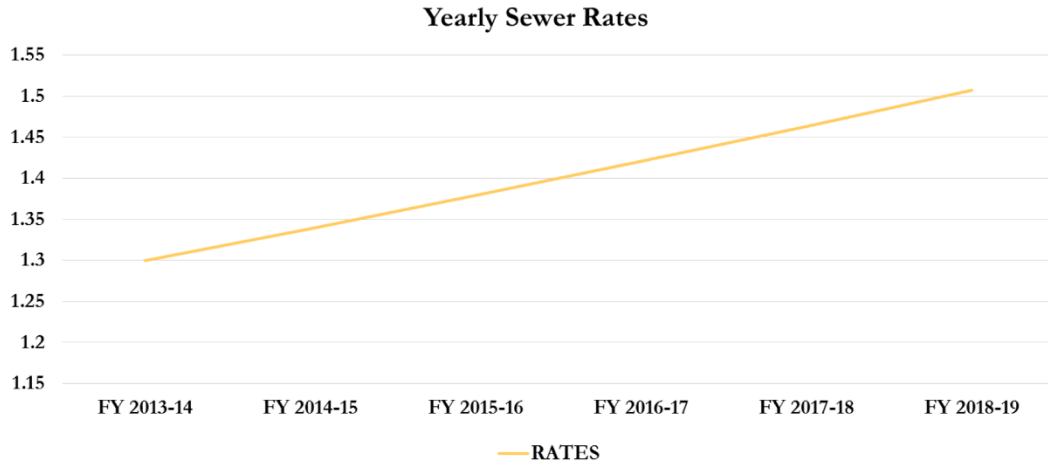
Appropriation & Sewer User Fees



8



Modified & Projected Sewer Rates



9



Long Term Sewer Debt Summary FY 2013-14

• Balance at 6/1/13	\$3,020,543
• Principal Payment	\$192,046
• Balance at 5/31/14	\$2,828,497
• Interest Payment	\$106,153

10



Outstanding Long Term Sewer Debt for the Next Ten Years

May 31,	Principal	Interest	Total
2013	\$171,296	118,356	289,652
2014	192,046	106,022	298,068
2015	207,426	99,506	306,932
2016	216,170	92,542	308,712
2017	223,775	85,276	309,051
2018	232,708	76,824	309,532
2019	241,761	68,665	310,426
2020	248,900	59,518	308,418
2021	258,129	50,971	309,100
2022	267,937	41,970	309,907

11



Short Term Sewer Debt

2010-11 Sewer B.A.N. (Original Issue) \$1,135,500 (Balance \$681,300)

2013-14 Sewer B.A.N. (Original Issue) \$1,700,000

Renewal Date	Principal	Prin Payment	Rate	Int Payment
2/26/14	\$681,300	\$227,100	.67%	\$4,564.71
2/26/14	\$1,700,000	<u>-0-</u>	.47%	<u>\$4,454.00</u>
Total		\$227,100		\$9,018.71

12



Sewer Fund Short Term Debt

B.A.N. on 8/13/13	\$1,700,000.00
Interest due on 2/26/14	4,454.00

13



Short Term Sewer Debt Principal for \$1.7 Million

The Minimum Principal Payments are as follows:

<u>Payment Date</u>	<u>Suggested Amt.</u>	<u>Required Amt.</u>
2/26/2014	\$25,000	\$-0-
2/26/2015	\$25,000	\$25,000
2/26/2016	\$25,000	\$30,000
2/26/2017	\$25,000	\$30,000
2/26/2018	<u>\$25,000</u>	<u>\$30,000</u>
Total	\$125,000	\$115,000

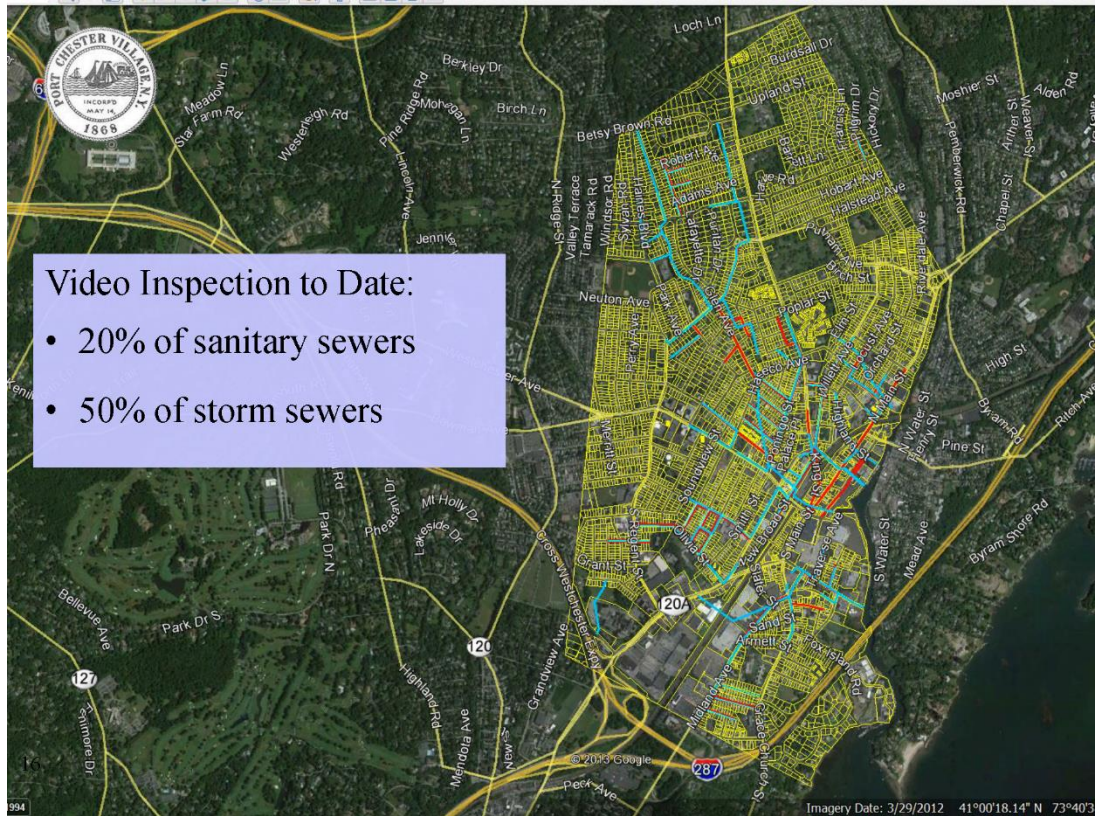
14 *Please note that the \$1.7 million B.A.N will be renewed each year for 5 years, and at the end of 5 years the remaining principal of approximately \$1,585,000 will be converted to long-term debt.*



FUNDING SOURCE FOR SEWER LINE REPLACEMENT

PHASE 1	2013-14	BAN	\$1,700,000
PHASE 2	2015-16	BAN	\$2,575,000
PHASE 3	2016-17	BAN	\$2,575,000
PHASE 4	2017-18	BAN	\$5,150,000
PHASE 5	2018-19	BAN	<u>\$3,000,000</u>
TOTAL PROJECT BORROWING			\$15,000,000

15





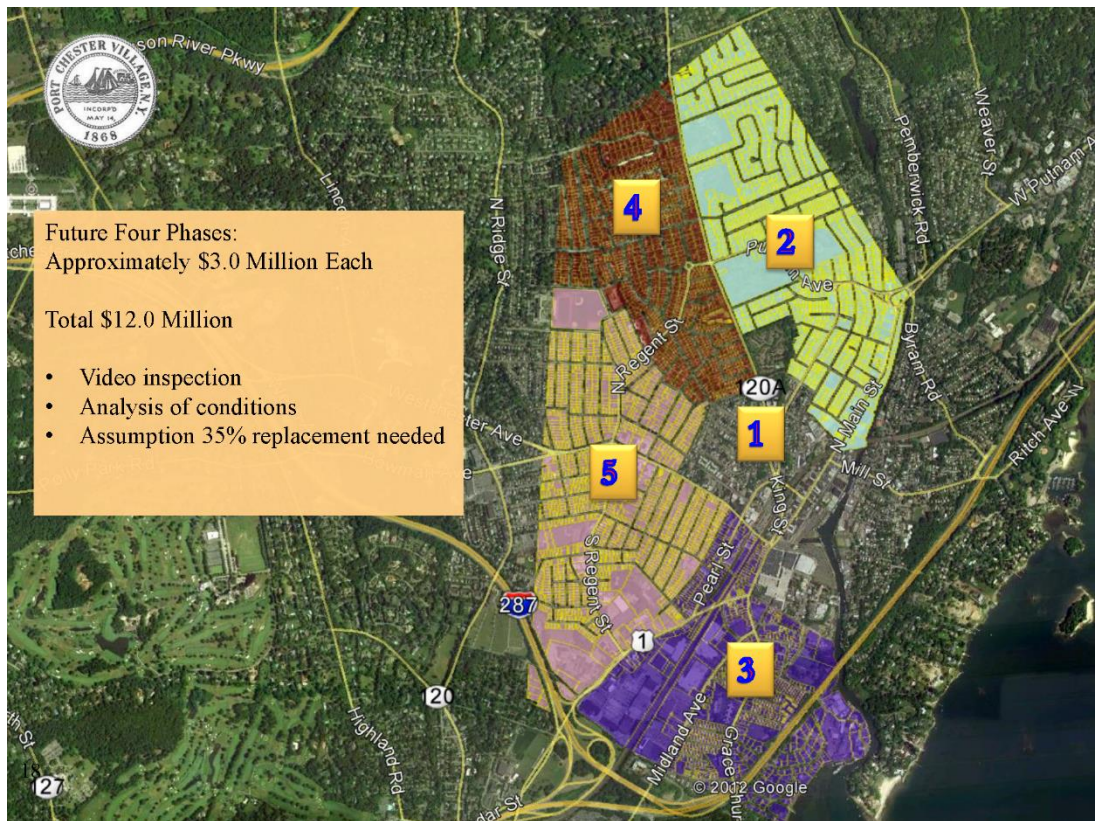
Village of Port Chester						
Proposed Sanitary Sewer Improvement Projects: Phase I						
Number	Location	Pipe Diameter (inches)	Length (feet)	Type	Remediation	Estimated Cost
1	Townsend Ave (Townsend to Post)	8	1,000	Sanitary	Excavate & Replace	\$225,000
2	Townsend Ave (Main to Post)	8	450	Sanitary	Excavate & Replace	\$90,000
3	Lower King St (at Bulky Drain)	8	60	Sanitary	Excavate & Replace	\$65,000
4	North Main St (8th to Washington)	8	1,000	Sanitary	Excavate & Replace	\$350,000
5	Highland Ave (Main North to North Main)	10	400	Sanitary	Excavate & Replace	\$120,000
6	Highland Ave. (Locust to Main North)	10	1,600	Sanitary	CIPP & Seal Services	\$96,000
7	Broad Street (King to King)	18	325	Sanitary	CIPP & Seal Services	\$27,625
8	Irving Ave (Forsyth to Forsyth)	18	650	Sanitary	CIPP & Seal Services	\$55,250
9	Lower King St (Main to Bulky Drain)	18	1,100	Sanitary	CIPP & Seal Services	\$99,000
10	Irving Ave (Clinton to Forsyth)	10	1,100	Sanitary	CIPP & Seal Services	\$77,000
11	North Main St (8th to Easting)	8	725	Sanitary	Excavate & Replace	\$199,375
12	Wilkins Ave (Locust to North Main)	15	975	Sanitary	CIPP & Seal Services	\$63,375
13	Willet Ave Willet (King to North Main)	10	600	Sanitary	CIPP & Seal Services	\$39,000
14	North Main St (Broad to Easting)	10	875	Sanitary	CIPP & Seal Services	\$56,875
15	Midland Ave (Gate Church to Locust)	12	1,950	Sanitary	CIPP & Seal Services	\$146,250
Total			12,810			\$1,709,750

Phase I: Downtown \$1,709,750

- Replacement or Sealing of Sanitary Lines
- 15 locations
- 12, 810 linear feet

Completed
 In Design

17



Village of Port Chester Sewer Enterprise Fund Revenues Modified & Projected Budget

VILLAGE OF PORT CHESTER SEWER ENTERPRISE FUND REVENUES MODIFIED & PROJECTED BUDGETS

	FY 2013-14 REQUESTED	FY 2013-14 ADOPTED	FY 2013-14 MODIFIED	FY 2014-15 PROJECTED	FY 2015-16 PROJECTED	FY 2016-17 PROJECTED	FY 2017-18 PROJECTED	FY 2018-19 PROJECTED
SEWER ENTERPRISE FUND - 007-007-								
2122 - SEWER USER FEES	1,724,538	1,724,538	1,695,000	1,745,822	1,798,197	1,852,143	1,907,707	1,964,939
2128 - INT & PEN ON SEWER ACCOUNTS	5,000	5,000	-	5,000	5,000	5,000	5,000	7,678
2597 - SEWER SRVCONNECTION CHRGS	22,000	22,000	-	22,000	22,000	22,000	22,000	22,000
4996 - APPROPRIATED FUND BALANCE								390,000
TOTAL REVENUES	1,751,538	1,751,538	1,695,000	1,772,822	1,825,197	1,879,143	1,934,707	2,384,617

SEWER RATES (1,303,826 YEARLY CCF)	\$ 1.300020	\$ 1.338999	\$ 1.379169	\$ 1.420545	\$ 1.463161	\$ 1.507056
PERCENT INCREASE		3.00%	3.00%	3.00%	3.00%	3.00%

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VILLAGE OF PORT CHESTER SEWER ENTERPRISE FUND APPROPRIATIONS MODIFIED & PROJECTED BUDGETS

	FY 2013-14 RECOMMENDED	FY 2013-14 ADOPTED	FY 2013-14 MODIFIED	FY 2014-15 PROJECTED	FY 2015-16 PROJECTED	FY 2016-17 PROJECTED	FY 2017-18 PROJECTED	FY 2018-19 PROJECTED
SEWER ENTERPRISE FUND -007								
DEPARTMENT								
1990 - CONTINGENT ACCOUNT								
400 - CONTRACTUAL*	17,500	17,500	16,950	17,728	18,252	18,791	19,347	19,920
TOTAL CONTINGENT ACCOUNT	17,500	17,500	16,950	17,728	18,252	18,791	19,347	19,920
RESERVE FOR DEBT			348,872	320,030	281,846	458,984	386,890	300,000
TOTAL RESERVE FOR DEBT			348,872	320,030	281,846	458,984	386,890	300,000
DEPARTMENT								
8120 - SANITARY SEWER								
101 - PERSONNEL-OVERTIME	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000
200 - EQUIPMENT	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
400 - CONTRACTUAL **	258,538	258,538	315,899	363,276	410,817	410,817	410,817	410,817
401 - MATERIAL & SUPPLIES	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
413 - LIGHT & POWER	8,000	8,000	8,000	8,240	8,487	8,742	9,004	9,274
462 - SOFTWARE SUPPORT (KVS)	1,500	1,500	1,500	1,545	1,591	1,639	1,688	1,739
477 - BOND/BAN FILING FEES	2,500	2,500	2,500	2,575	2,652	2,732	2,814	2,899
492 - AUDITORS FEES	3,500	3,500	3,500	3,605	3,713	3,825	3,940	4,059
TOTAL SANITARY SEWER	334,038	334,038	406,399	454,241	502,260	502,755	503,263	503,788
DEPARTMENT								
9900 - TRANSFERS TO OTHER FUNDS								
901 - TRANSFER TO GENERAL FUND	1,400,000	1,400,000	922,779	980,823	1,022,839	898,613	1,025,207	1,560,909
TOTAL TRANSFER TO GENERAL FUND	1,400,000	1,400,000	922,779	980,823	1,022,839	898,613	1,025,207	1,560,909
TOTAL SEWER ENTERPRISE FUND	1,751,538	1,751,538	1,695,000	1,772,822	1,825,197	1,879,143	1,934,707	2,384,617

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**VILLAGE OF PORT CHESTER
SEWER ENTERPRISE FUND APPROPRIATIONS
MODIFIED & PROJECTED BUDGETS**

SEWER ENTERPRISE FUND -007	FY 2013-14 RECOMMENDED	FY 2013-14 ADOPTED	FY 2013-14 MODIFIED	FY 2014-15 PROJECTED	FY 2015-16 PROJECTED	FY 2016-17 PROJECTED	FY 2017-18 PROJECTED	FY 2018-19 PROJECTED
SUMMARY OF TRANSFER TO GEN FUND								
SALARY & BENEFITS	388,591	388,591	388,591	400,249	412,256	424,624	437,362	450,483
BOND PRINCIPAL	192,046	192,046	192,046	207,426	216,170	223,775	232,708	241,761
BOND INTEREST	106,022	106,022	106,022	99,506	92,542	85,276	76,824	68,665
NEW BOND PRINCIPAL								400,000
NEW BOND INTEREST								400,000
B.A.N. PRINCIPAL (Original Issue, \$1,135,500. 3rd year principal)			227,100	252,100	257,100	80,000	130,000	-
B.A.N. INTEREST (\$1.7 million & \$881,300)			9,020	21,542	44,771	84,938	148,313	-
TOTAL TRANSFER TO GENERAL FUND	686,659	686,659	922,779	980,823	1,022,839	898,613	1,025,207	1,560,909
CONTINGENCY CONTRACTUAL*								
Cash Reserve			348,872	320,030	281,846	458,984	386,890	300,000
Contingency (1% of Budget)			16,950	17,728	16,252	18,791	19,347	19,920
TOTAL CONTINGENCY & DEBT RESERVES			365,822	337,758	300,098	477,775	406,237	319,920
SANITARY SEWER CONTRACTUAL**								
United Water (Transition Cost and Maintenance Fee - \$14,595+\$60,257+\$60)			135,109	193,486	241,027	241,027	241,027	241,027
United Water (Monthly billing-one time cost)			11,000	-	-	-	-	-
United Water (Monthly billing - annual)			69,790	69,790	69,790	69,790	69,790	69,790
Legal			75,000	75,000	75,000	75,000	75,000	75,000
Engineering			25,000	25,000	25,000	25,000	25,000	25,000
TOTAL SANITARY SEWER CONTRACTUAL			315,899	363,276	410,817	410,817	410,817	410,817

N.B.:

* Includes 1 month Cash Reserve & 1 % Contingency.

**Include United Water, Legal, Engineer.

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**VILLAGE OF PORT CHESTER
SEWER FUND SALARY SCHEDULE
MODIFIED & PROJECTED BUDGETS**

DEPT - 1320 Finance	Position	Positions	Step & Grade	2012-13 SALARY	Explanation/ Hourly Rate	2013-14 SALARY	Positions
	Treasurer	0	MGMNT	\$ 124,000		\$ 127,100	0
	Jr. Accountant	0	18-6-1	\$ 72,800		\$ 77,153	0
	Int Acct Clerk	0	12-3-0	\$ 49,129	13A-4-0	\$ 57,843	0
	Int Acct Clerk	0	12-2-0	\$ 47,398	13A-3-0	\$ 55,896	0
		0	TOTAL - 1320-0100	\$ 29,333	(10% of \$317,992)	\$ 31,799	0
DEPT - 1420 Law							
	Village Attorney		MGMNT	\$ 135,762		\$ 139,156	0
	Sr. Office Asst.	0	12-1-0	\$ 55,059	To 1230	\$ -	0
		0	TOTAL - 1420-0100	\$ 19,082	(10% of \$139,156)	\$ 13,916	0
DEPT - 1640 Central Garage							
	Auto Mechanic	0	16A-6-1	\$ 68,089	16A-6-1	\$ 71,700	0
	Auto Mechanic	0	16A-6-4	\$ 69,790	16A-6-5	\$ 74,218	0
	Auto Mechanic	0	16A-2-0	\$ 59,303	16A-4-0	\$ 66,852	0
	Auto Mechanic	0	16A-2-0	\$ 59,303	16A-3-0	\$ 64,661	0
		0	TOTAL -1640-0100	\$ 25,649	(10% of \$277,431)	\$ 27,743	0
DEPT - 5110 Street Maintenance							
	Maint Wrk-Carp	0	15A-6-3	\$ 66,891		\$ 70,384	0
	Skilled Laborer	0	12-6-0	\$ 54,323		\$ 57,225	0
	Maint Mech- Elec	0	15A-6-0	\$ 65,503		\$ 68,996	0
	MEO	0	14-6-1	\$ 60,522		\$ 63,730	0
	MEO Sanittion	0	14-6-2	\$ 60,522		\$ 64,191	0
	Lead Mnt Mech San	0	15-6-5	\$ 65,956	To 8160	\$ -	0
	Maint Worker-Masor	0	13-3-0	\$ 49,911		\$ 54,483	0
	MEO	0	12-6-2	\$ 55,250		\$ 58,152	0
	Skilled Laborer	0	12-6-0	\$ 52,592		\$ 57,225	0
	Gen Repairman	0	15A-6-4	\$ 64,863		\$ 71,163	0
	Laborer	0	10-6-0	\$ 49,535		\$ 52,179	0
		0	TOTAL 5110-0100	\$ 64,587	(10% of \$617,728)	\$ 61,773	0

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VILLAGE OF PORT CHESTER
SEWER FUND SALARY SCHEDULE
MODIFIED & PROJECTED BUDGETS

	Position	Positions	Step & Grade	2012-13 SALARY	Explanation/ Hourly Rate	2013-14 SALARY	Positions
DEPT - 7110 Parks							
	Lead Maint Mech	0	16-6-4	\$ 68,289		\$ 71,821	0
		0	TOTAL - 7110-0100	\$ 68,289		\$ 71,821	0
DEPT - 8120 Sanitary Sewer							
	Sewer Over-time			\$ 15,000		\$ 15,000	
			TOTAL 8120-101	\$ 15,000		\$ 15,000	
TOTAL SALARIES & SEWER OVER-TIME				<u>\$ 221,939</u>		<u>\$ 222,052</u>	
FRINGE BENEFITS 75% OF SALARIES <i>(NYS Retirement, Medical, Workers Comp, FICA/Med, MTA Tax)</i>				<u>\$ 388,393.43</u>		<u>\$ 388,590.48</u>	
TOTAL SALARIES PLUS FRINGE BENEFITS (3% INCREASE)					FY 2014-15	\$ 400,248.19	
TOTAL SALARIES PLUS FRINGE BENEFITS (3% INCREASE)					FY 2015-16	\$ 412,255.64	
TOTAL SALARIES PLUS FRINGE BENEFITS (3% INCREASE)					FY 2016-17	\$ 424,623.30	
TOTAL SALARIES PLUS FRINGE BENEFITS (3% INCREASE)					FY 2017-18	\$ 437,362.00	
TOTAL SALARIES PLUS FRINGE BENEFITS (3% INCREASE)					FY 208-19	\$ 450,482.86	

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VILLAGE OF PORT CHESTER
GROSS SEWER DEBT SERVICE
OUTSTANDING SERIAL BONDS

FY Ended May 31:	All Outstanding Bond Issues		
	Principal	Interest	Total Debt Service
2013	\$ 171,296.39	\$ 112,078.10	\$ 283,374.49
2014	\$ 192,046.39	\$ 106,021.34	\$ 298,067.73
2015	\$ 207,426.21	\$ 99,505.49	\$ 306,931.70
2016	\$ 216,170.03	\$ 92,541.82	\$ 308,711.85
2017	\$ 223,774.85	\$ 85,275.98	\$ 309,050.83
2018	\$ 232,707.67	\$ 76,823.69	\$ 309,531.36
2019	\$ 241,761.49	\$ 68,664.75	\$ 310,426.24
2020	\$ 248,900.31	\$ 59,517.45	\$ 308,417.76
2021	\$ 258,129.13	\$ 50,971.14	\$ 309,100.27
2022	\$ 267,936.95	\$ 41,969.66	\$ 309,906.61
2023	\$ 248,040.59	\$ 33,079.35	\$ 281,119.94
2024	\$ 206,647.41	\$ 24,813.87	\$ 231,461.28
2025	\$ 214,337.22	\$ 16,502.40	\$ 230,839.62
2026	\$ 166,436.04	\$ 8,880.65	\$ 175,316.69
2027	\$ 73,230.68	\$ 2,977.23	\$ 76,207.91
2028	\$ 22,997.50	\$ 988.91	\$ 23,986.41
	<u>\$ 3,191,838.86</u>	<u>\$ 880,611.83</u>	<u>\$ 4,072,450.69</u>

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VILLAGE OF PORT CHESTER
SEWER FUND SHORT-TERM DEBT SCHEDULE
MODIFIED & PROJECTED BUDGETS

FY 2013-14								
PYMT	DATE	DESCRIPTION	PRINCIPAL	PAYABLE	RATE	INTEREST	Y/E BALANCE	PURCHASER
2014	26-Feb	2010-11 BAN Renewal (Y2)	481,300.00	227,100.00	0.67%	\$ 4,564.71	\$	TD BANK
2014	26-Feb	2013-14 BAN Renewal (Y1)	1,700,000.00	-	0.47%	\$ 4,454.50	\$	TD SECURITIES
		B.A.N. TOTAL	2,381,300.00	227,100.00		9,019.21	2,154,200.00	

FY 2014-15								
PYMT	DATE	DESCRIPTION	PRINCIPAL	PAYABLE	RATE	INTEREST	Y/E BALANCE	PURCHASER
2015	26-Feb	2010-11 BAN Renewal (Y4)	454,200.00	227,100.00	1.00%	\$ 4,542.00	\$	
2015	26-Feb	2013-14 BAN Renewal (Y2)	1,700,000.00	25,000.00	1.00%	\$ 17,000.00	\$	
		B.A.N. TOTAL	2,154,200.00	252,100.00		21,542.00	1,902,100.00	

FY 2015-16								
PYMT	DATE	DESCRIPTION	PRINCIPAL	PAYABLE	RATE	INTEREST	Y/E BALANCE	PURCHASER
2016	26-Feb	2010-11 BAN Renewal (Y5)	227,100.00	227,100.00	1.00%	\$ 2,271.00	\$	
2016	26-Feb	2013-14 BAN Renewal (Y3)	1,675,000.00	30,000.00	1.00%	\$ 16,750.00	\$	
2016	26-Feb	2015-16 B.A.N. (Y1)	2,575,000.00	-	1.00%	\$ 25,750.00	\$	
		B.A.N. TOTAL	4,477,100.00	257,100.00		44,771.00	4,220,000.00	

FY 2016-17								
PYMT	DATE	DESCRIPTION	PRINCIPAL	PAYABLE	RATE	INTEREST	Y/E BALANCE	PURCHASER
2017	26-Feb	2013-14 BAN Renewal (Y4)	1,645,000.00	30,000.00	1.25%	\$ 20,562.50	\$	
2017	26-Feb	2015-16 BAN Renewal (Y2)	2,575,000.00	50,000.00	1.25%	\$ 32,187.50	\$	
2017	26-Feb	2016-17 BAN Renewal (Y1)	2,575,000.00	-	1.25%	\$ 32,187.50	\$	
		B.A.N. TOTAL	6,795,000.00	80,000.00		84,937.50	6,715,000.00	

FY 2017-18								
PYMT	DATE	DESCRIPTION	PRINCIPAL	PAYABLE	RATE	INTEREST	Y/E BALANCE	PURCHASER
2018	26-Feb	2013-14 BAN Renewal (Y5)	1,615,000.00	30,000.00	1.25%	\$ 20,187.50	\$	
2018	26-Feb	2015-16 BAN Renewal (Y3)	2,525,000.00	50,000.00	1.25%	\$ 31,562.50	\$	
2018	26-Feb	2016-17 BAN Renewal (Y2)	2,575,000.00	50,000.00	1.25%	\$ 32,187.50	\$	
2018	26-Feb	2017-18 BAN Renewal (Y1)	5,150,000.00	-	1.25%	\$ 64,375.00	\$	
		B.A.N. TOTAL	11,865,000.00	130,000.00		148,312.50	11,795,000.00	

FY 2018-19-CONVERT BAN TO LONG TERM DEBT								
PYMT	DATE	DESCRIPTION	PRINCIPAL	PAYABLE	RATE	INTEREST	Y/E BALANCE	PURCHASER
2019	26-Feb	2013-14 BAN Renewal (Y5)	1,585,000.00	-			\$	1,585,000.00
2019	26-Feb	2015-16 BAN Renewal (Y3)	2,475,000.00	-			\$	2,475,000.00
2019	26-Feb	2016-17 BAN Renewal (Y2)	2,525,000.00	-			\$	2,525,000.00
2019	26-Feb	2017-18 BAN Renewal (Y2)	5,150,000.00	-			\$	5,150,000.00
2019	26-Feb	2017-18 BAN Renewal (Y1)	3,000,000.00	-			\$	3,000,000.00
		B.A.N. TOTAL	14,735,000.00					14,735,000.00

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Trustee Marino commented that he disagreed with paying the Water Company \$250,000

Mr. Mark Pointing, Vice President and General Manager of United Water’s properties in New York State. We were approached by the Village some two years ago for the purpose of using our meter reads to carry out the billing function...We actually carry out what I consider to be a public service to the Village in providing the provision of water service. We have to be mindful that we are using resources (people, buildings, vehicles) that are currently paid for within the water service by our water customers. Things like bill printing, postage, lock box services we pass those costs on to the Village. Our facilities and resources are paid for by our water service customers. We are making a small amount of money, but we are providing a service to the Village.

Trustee Terenzi asked if it was correct that when people get their bills for sewer rent you should be getting phone calls. Mr. Pointing commented they have to make account adjustments and read the meters. Everything in our proposal goes before the PSC. We have to do all the programming, phone calls etc.

Mr. Abel commented on the 50/50 mentioned by Mr. Pointing. It is time to go back to the drawing board and negotiate a better deal.

Attorney Cerreto asked Mr. Specter, Special Counsel, to come to the podium since he has been guiding the Village over the past

Mr. Specter commented on the series of long negotiations with the Water Company and its billing sewer rents. A good part of it relates to the Public Service Commission. The ability of United Water to bill for sewer rents requires the approval of the PSC because

they are using assets that were paid for by the water customers. There won't be any double collection by the Water Company for this.

Michael Pointing commented that the 50/50 split is strictly only for the reading of meters for the Village of Port Chester.

Mr. Abel commented that the money is not just going back to the rate payers. It is going back to all the rate payers, not just Port Chester.

Mr. Specter commented this is determined by the Public Service Commission, not the Water Company or the Village.

Ms. Granata commented that she agrees it is unfair and they should go back to the drawing board with the 50/50 going to all municipalities.

Village Manager Steers commented that we introduce the data from January 9th. It will be included and why we came to these numbers. Also included will be the modified budget also submitted for the record.

On motion of Trustee Ceccarelli, seconded by Trustee Terenzi the public hearing was closed.

ROLL CALL

AYES: Trustees Adams, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustee Brakewood.

DATE: February 18, 2014

Public Hearing to consider the advisability of establishing the sewer rent rate at \$1.300020/CCF of water consumption.

The following Public Notices were duly published in the Journal News and the Westmore News on **February 7, 2014**, certified by **Cecilia Hernandez**, Principal Clerk of the Journal News and **Angelina Brescia**, Office Manager of the Westmore News

PUBLIC NOTICE

PUBLIC NOTICE is hereby given that the Board of Trustees of the Village of Port Chester, New York, will hold a PUBLIC HEARING on Tuesday, February 18, 2014, at 7:00 P.M., or as soon thereafter, at the Port Chester Justice Courtroom, 2nd Floor, 350 North Main Street, Port Chester, New York, to consider the advisability of establishing the sewer rent rate for the Village's Fiscal Year 2013-2014 at \$1.300020/CCF of water consumption.

Interested persons are invited to attend and will be afforded the opportunity to be heard at this time. The copy of the proposed law is available at the Village Clerk's office or online at the Village website www.portchesterny.com.

Date: February 4, 2014

/s/ JANUSZ R. RICHARDS

JANUSZ R. RICHARDS

Village Clerk

Village of Port Chester, New York

On motion of Trustee Terenzi, seconded by Trustee Adams, the public hearing was declared re-open.

ROLL CALL

AYES: Trustees Adams, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustee Brakewood.

DATE: February 18, 2014

Village Treasurer Douglas commented on how the Village came up with the rate of \$1.300020/CCF. The budget was based on personnel costs, equipment, supplies, light and power and long and short time debt for the sewer fund. Based on the water consumption the Water Company gave us. We extended the budget over the next five to six years so we would not have a spike in the rate. The budget rate increase over the next five years will be 3% per year. The average homeowner, on average of a 4-person family, will be approximately \$156/year. The homeowners will be billed quarterly and commercial will be billed monthly.



**Village of Port Chester
Modified & Projected Sewer Fund
Budget Presentation
Fiscal Year
June 1, 2013 to May 31, 2014
Updated 1-9-14**

JANUARY 9, 2014



Adopted Sewer Fund Budget at a Glance

Appropriations	\$1,751,538
Sewer Rents	\$1,724,538
Other Revenues	\$27,000
Estimated Water Consumption	
Based on Prior Year Per CCF	1,303,826
Sewer Rates Per CCF	\$1.32268
Avg. Yearly Sewer Consumption CCF	120 CCF
Avg. Yearly Sewer Bill (120 x \$1.32268)	\$158.72

2



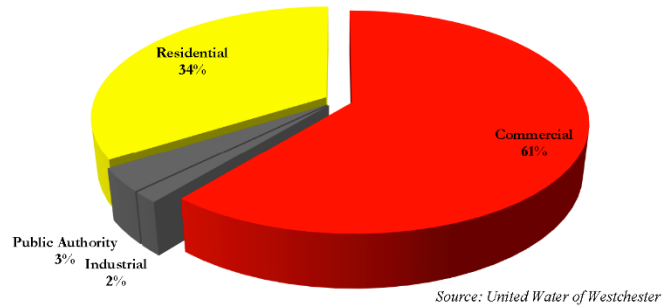
Sewer Rent Vs. Tax Levy

<u>NON-HOMESTEAD</u>	<u>ASSESS VALUES</u>	<u>%</u>	<u>TAX LEVY</u>
Assessed Value Taxed	\$ 876,647,721	65%	\$ 9,379,880
Exempt Properties	\$ <u>464,460,500</u>	<u>35%</u>	<u>\$ 5,050,704</u>
Total	\$1,340,508,221	100%	\$14,430,584
Exempt Prop.			
Billed by Water Co.	\$ 280,519,000	60%	\$ 3,030,422
Sewer Rent Fees			\$ 1,724,538
\$ Value of Exempt Property Based on Consumption (35%)	\$		603,588

3



Village Water Consumption by Land Use



<u>Land Use</u>	<u>Units of Water Consumed (CCF)</u>	<u>% of Total Consumption</u>
Commercial	795,833	61%
Industrial	20,691	2%
Public Authority	44,438	3%
Residential	442,864	34%
Total	1,303,826	100%

4



Adopted Sewer Rate Calculation

Sewer Rent Revenues	\$1,724,583
Prior Year Water Consumption	1,303,826 CCF
Rate per CCF	\$1.32268

5



Adjusted Sewer Rate Calculation FY 2013-14

Appropriations	<u>\$1,695,000</u>
Sewer Rent Revenues	<u>\$1,695,000</u>
Estimated Revenues	\$1,695,000
Estimated Water Consumption	
Based on Prior Year in CCF	1,303,826
Sewer Rates Per CCF	\$1.300020
Avg. Yearly Sewer Consumption CCF	120 CCF
Avg. Yearly Sewer Bill (120 x \$1.300020)	\$156.00

6



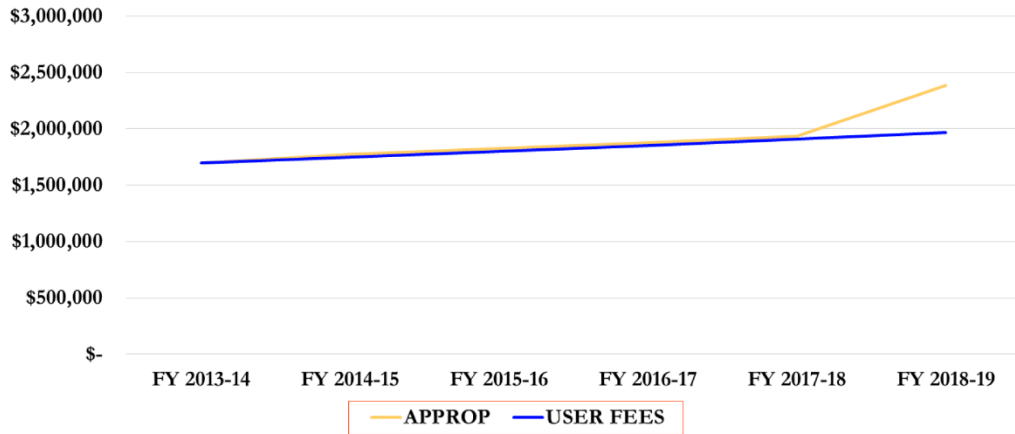
Modified & Projected Sewer Budgets

	FY 2013-14 MODIFIED	FY 2014-15 PROJECTED	FY 2015-16 PROJECTED	FY 2016-17 PROJECTED	FY 2017-18 PROJECTED	FY 2018-19 PROJECTED
APPROPRIATIONS	\$1,695,000	\$1,745,822	\$1,798,197	\$1,852,143	\$1,907,707	1,964,939
REVENUES						
APPR RESERVE						390,000
OTHER REVENUES	\$0	\$27,000	\$27,000	\$27,000	\$27,000	27,678
SEWER USER FEES	<u>\$1,695,000</u>	<u>\$1,745,822</u>	<u>\$1,798,197</u>	<u>\$1,852,143</u>	<u>\$1,907,707</u>	<u>\$1,964,939</u>
TOTAL REVENUES	\$1,695,000	\$1,772,882	\$1,825,197	\$1,879,143	\$1,934,707	\$2,384,617
SEWER RATES (BASED ON 1,303,826 YEARLY CCF) 7	\$1.300020	\$1.338999	\$1.379169	\$1.420545	\$1.463161	\$1.507056



Modified & Projected Sewer Budgets

Appropriation & Sewer User Fees

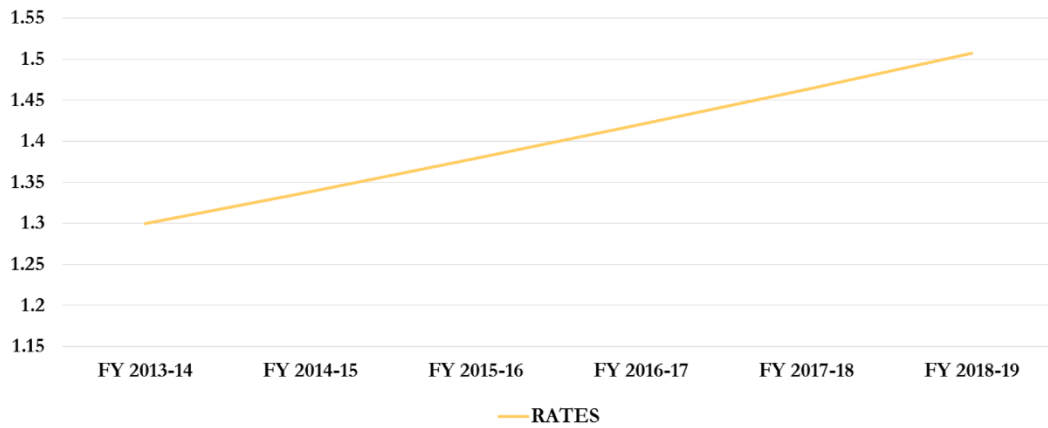


8



Modified & Projected Sewer Rates

Yearly Sewer Rates



9



Long Term Sewer Debt Summary FY 2013-14

- Balance at 6/1/13 **\$3,020,543**
- Principal Payment **\$192,046**
- Balance at 5/31/14 **\$2,828,497**
- Interest Payment **\$106,153**

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Outstanding Long Term Sewer Debt for the Next Ten Years

May 31,	Principal	Interest	Total
2013	\$171,296	118,356	289,652
2014	192,046	106,022	298,068
2015	207,426	99,506	306,932
2016	216,170	92,542	308,712
2017	223,775	85,276	309,051
2018	232,708	76,824	309,532
2019	241,761	68,665	310,426
2020	248,900	59,518	308,418
2021	258,129	50,971	309,100
2022	267,937	41,970	309,907

11



Short Term Sewer Debt

2010-11 Sewer B.A.N. (Original Issue) \$1,135,500 (Balance \$681,300)

2013-14 Sewer B.A.N. (Original Issue) \$1,700,000

<u>Renewal Date</u>	<u>Principal</u>	<u>Prin Payment</u>	<u>Rate</u>	<u>Int Payment</u>
2/26/14	\$681,300	\$227,100	.67%	\$4,564.71
2/26/14	\$1,700,000	-0-	.47%	\$4,454.00
Total		\$227,100		\$9,018.71

12



Sewer Fund Short Term Debt

B.A.N. on 8/13/13 \$1,700,000.00

Interest due on 2/26/14 4,454.00

13



Short Term Sewer Debt Principal for \$1.7 Million

The Minimum Principal Payments are as follows:

<u>Payment Date</u>	<u>Suggested Amt.</u>	<u>Required Amt.</u>
2/26/2014	\$25,000	\$-0-
2/26/2015	\$25,000	\$25,000
2/26/2016	\$25,000	\$30,000
2/26/2017	\$25,000	\$30,000
2/26/2018	<u>\$25,000</u>	<u>\$30,000</u>
Total	\$125,000	\$115,000

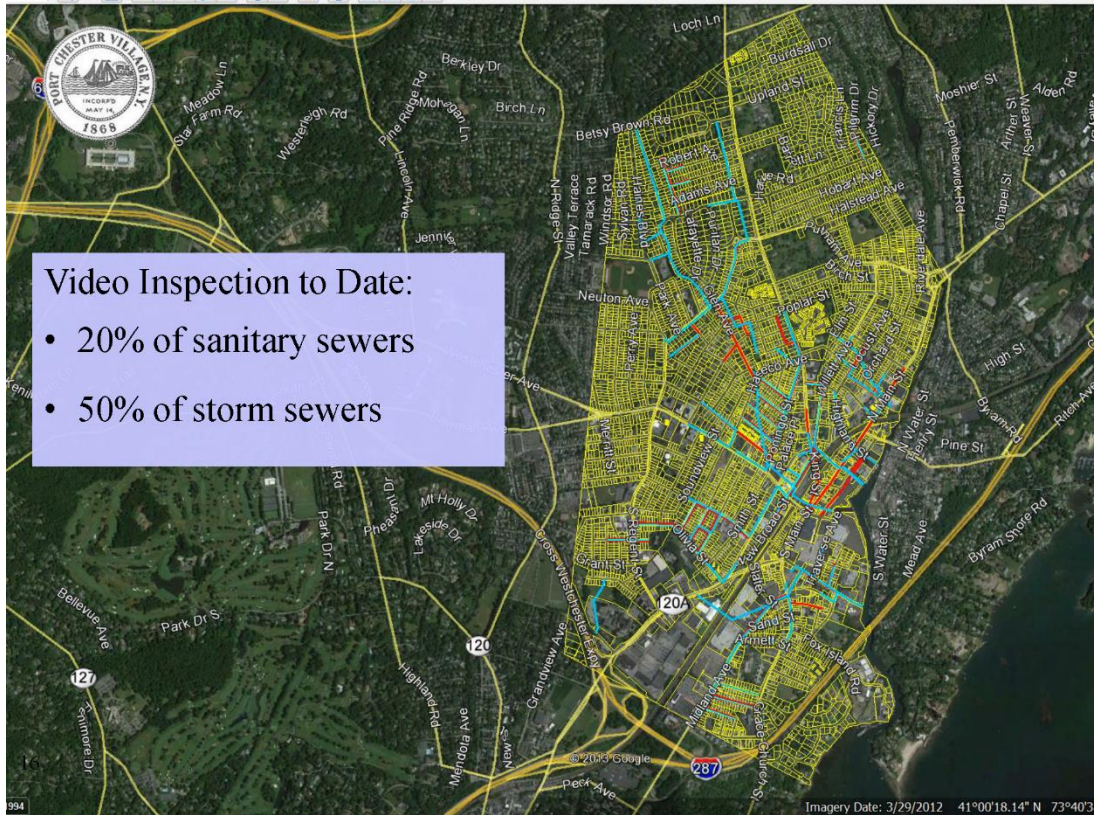
14 *Please note that the \$1.7 million B.A.N will be renewed each year for 5 years, and at the end of 5 years the remaining principal of approximately \$1,585,000 will be converted to long-term debt.*



FUNDING SOURCE FOR SEWER LINE REPLACEMENT

PHASE 1	2013-14	BAN	\$1,700,000
PHASE 2	2015-16	BAN	\$2,575,000
PHASE 3	2016-17	BAN	\$2,575,000
PHASE 4	2017-18	BAN	\$5,150,000
PHASE 5	2018-19	BAN	<u>\$3,000,000</u>
TOTAL PROJECT BORROWING			\$15,000,000

15

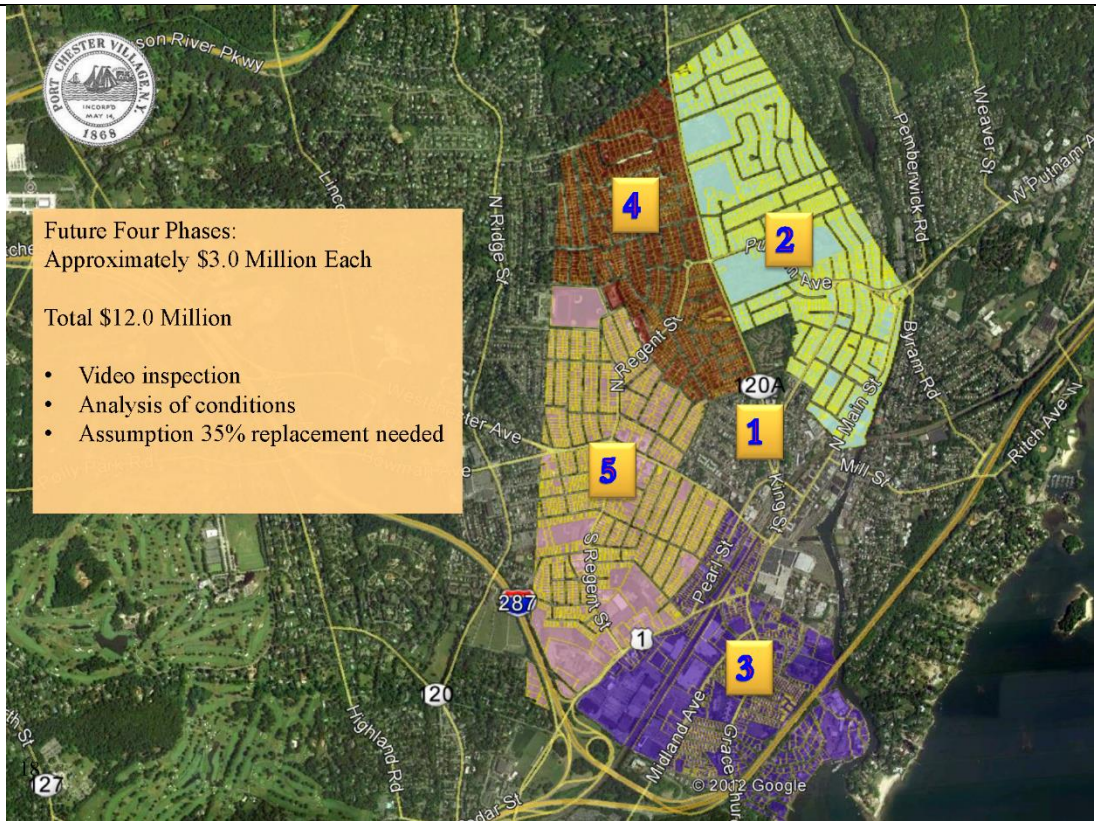


Phase I: Downtown
\$1,709,750

- Replacement or Sealing of Sanitary Lines
- 15 locations
- 12, 810 linear feet

Completed
 In Design

Village of Port Chester						
Proposed Sanitary Sewer Improvement Projects: Phase I						
Number	Location	Pipe Diameter (inches)	Length (feet)	Type	Remediation	Estimated Cost
1	Traverse Ave (Towens to Peab)	8	1,000	Sanitary	Excavate & Replace	\$225,000
2	Towens Ave (Main to Peab)	8	450	Sanitary	Excavate & Replace	\$90,000
3	Lower King St (St Hubby Drive)	8	60	Sanitary	Excavate & Replace	\$65,000
4	North Main St (9th to Westburg)	8	1,000	Sanitary	Excavate & Replace	\$350,000
5	Highland Ave (Main North to North Main)	10	400	Sanitary	Excavate & Replace	\$120,000
6	Highland Ave. (Locust to Main North)	10	1,600	Sanitary	CIPP & Seal Services	\$96,000
7	Broad Street (King to King)	18	325	Sanitary	CIPP & Seal Services	\$27,625
8	Irving Ave (Fleming to Broad)	18	650	Sanitary	CIPP & Seal Services	\$55,250
9	Lower King St (Broad to Hubby Drive)	18	1,100	Sanitary	CIPP & Seal Services	\$99,000
10	Irving Ave (Clark to Fleming)	10	1,100	Sanitary	CIPP & Seal Services	\$77,000
11	North Main St (9th to Easting)	8	725	Sanitary	Excavate & Replace	\$199,375
12	Wilkins Ave (Locust to North Main)	15	975	Sanitary	CIPP & Seal Services	\$63,375
13	Willet Ave Willet (King to North Main)	10	600	Sanitary	CIPP & Seal Services	\$39,000
14	North Main St (Broad to Clark)	10	875	Sanitary	CIPP & Seal Services	\$56,875
15	Midland Ave (Clark to Locust)	12	1,950	Sanitary	CIPP & Seal Services	\$146,250
Total			12,810			\$1,709,750



Future Four Phases:
Approximately \$3.0 Million Each

Total \$12.0 Million

- Video inspection
- Analysis of conditions
- Assumption 35% replacement needed

VILLAGE OF PORT CHESTER
SEWER ENTERPRISE FUND REVENUES
MODIFIED & PROJECTED BUDGETS

	FY 2013-14 REQUESTED	FY 2013-14 ADOPTED	FY 2013-14 MODIFIED	FY 2014-15 PROJECTED	FY 2015-16 PROJECTED	FY 2016-17 PROJECTED	FY 2017-18 PROJECTED	FY 2018-19 PROJECTED
SEWER ENTERPRISE FUND - 007-007-								
2122 - SEWER USER FEES	1,724,538	1,724,538	1,695,000	1,745,822	1,798,197	1,852,143	1,907,707	1,964,939
2128 - INT & PEN ON SEWER ACCOUNTS	5,000	5,000	-	5,000	5,000	5,000	5,000	7,678
2597 - SEWER SRV/CONNECTION CHRG	22,000	22,000	-	22,000	22,000	22,000	22,000	22,000
4996 - APPROPRIATED FUND BALANCE								390,000
TOTAL REVENUES	1,751,538	1,751,538	1,695,000	1,772,822	1,825,197	1,879,143	1,934,707	2,384,617

SEWER RATES (1,303,826 YEARLY CCF)	\$ 1.300020	\$ 1.338999	\$ 1.379169	\$ 1.420545	\$ 1.463161	\$ 1.507056
PERCENT INCREASE		3.00%	3.00%	3.00%	3.00%	3.00%

**VILLAGE OF PORT CHESTER
SEWER ENTERPRISE FUND APPROPRIATIONS
MODIFIED & PROJECTED BUDGETS**

	FY 2013-14 RECOMMENDED	FY 2013-14 ADOPTED	FY 2013-14 MODIFIED	FY 2014-15 PROJECTED	FY 2015-16 PROJECTED	FY 2016-17 PROJECTED	FY 2017-18 PROJECTED	FY 2018-19 PROJECTED
SEWER ENTERPRISE FUND -007								
DEPARTMENT								
1990 - CONTINGENT ACCOUNT								
400 -CONTRACTUAL*	17,500	17,500	16,950	17,728	18,252	18,791	19,347	19,920
TOTAL CONTINGENT ACCOUNT	17,500	17,500	16,950	17,728	18,252	18,791	19,347	19,920
RESERVE FOR DEBT			348,872	320,030	281,846	458,984	386,890	300,000
TOTAL RESERVE FOR DEBT			348,872	320,030	281,846	458,984	386,890	300,000
DEPARTMENT								
8120 - SANITARY SEWER								
101 - PERSONNEL-OVERTIME	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000
200 - EQUIPMENT	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
400 - CONTRACTUAL **	258,538	258,538	315,899	363,276	410,817	410,817	410,817	410,817
401 - MATERIAL & SUPPLIES	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
413 - LIGHT & POWER	8,000	8,000	8,000	8,240	8,487	8,742	9,004	9,274
462 - SOFTWARE SUPPORT (KVS)	1,500	1,500	1,500	1,545	1,591	1,639	1,688	1,739
477 - BOND/BAN FILING FEES	2,500	2,500	2,500	2,575	2,652	2,732	2,814	2,899
492 - AUDITORS FEES	3,500	3,500	3,500	3,605	3,713	3,825	3,940	4,059
TOTAL SANITARY SEWER	334,038	334,038	406,399	454,241	502,260	502,755	503,263	503,788
DEPARTMENT								
9900 - TRANSFERS TO OTHER FUNDS								
901 - TRANSFER TO GENERAL FUND	1,400,000	1,400,000	922,779	980,823	1,022,839	898,613	1,025,207	1,560,909
TOTAL TRANSFER TO GENERAL FUND	1,400,000	1,400,000	922,779	980,823	1,022,839	898,613	1,025,207	1,560,909
TOTAL SEWER ENTERPRISE FUND	1,751,538	1,751,538	1,895,000	1,772,822	1,825,197	1,879,143	1,934,707	2,384,617

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**VILLAGE OF PORT CHESTER
SEWER ENTERPRISE FUND APPROPRIATIONS
MODIFIED & PROJECTED BUDGETS**

	FY 2013-14 RECOMMENDED	FY 2013-14 ADOPTED	FY 2013-14 MODIFIED	FY 2014-15 PROJECTED	FY 2015-16 PROJECTED	FY 2016-17 PROJECTED	FY 2017-18 PROJECTED	FY 2018-19 PROJECTED
SEWER ENTERPRISE FUND -007								
SUMMARY OF TRANSFER TO GEN FUND								
SALARY & BENEFITS	388,591	388,591	388,591	400,249	412,256	424,624	437,362	450,483
BOND PRINCIPAL	192,046	192,046	192,046	207,426	216,170	223,775	232,708	241,761
BOND INTEREST	106,022	106,022	106,022	99,506	92,542	85,276	76,824	68,665
NEW BOND PRINCIPAL								400,000
NEW BOND INTEREST								400,000
B.A.N. PRINCIPAL (Original Issue, \$1,135,500. 3rd year principal)			227,100	252,100	257,100	80,000	130,000	-
B.A.N. INTEREST (\$1.7 million & \$681,300)			9,020	21,542	44,771	84,938	148,313	-
TOTAL TRANSFER TO GENERAL FUND	686,659	686,659	922,779	980,823	1,022,839	898,613	1,025,207	1,560,909
CONTINGENCY CONTRACTUAL*								
Cash Reserve			348,872	320,030	281,846	458,984	386,890	300,000
Contingency (1% of Budget)			16,950	17,728	18,252	18,791	19,347	19,920
TOTAL CONTINGENCY & DEBT RESERVES			365,822	337,758	300,098	477,775	406,237	319,920
SANITARY SEWER CONTRACTUAL**								
United Water (Transition Cost and Maintenance Fee - \$14,595+\$60,257+\$60			135,109	193,486	241,027	241,027	241,027	241,027
United Water (Monthly billing-one time cost)			11,000	-	-	-	-	-
United Water (Monthly billing - annual)			69,790	69,790	69,790	69,790	69,790	69,790
Legal			75,000	75,000	75,000	75,000	75,000	75,000
Engineering			25,000	25,000	25,000	25,000	25,000	25,000
TOTAL SANITARY SEWER CONTRACTUAL			315,899	363,276	410,817	410,817	410,817	410,817

N.B.:

* Includes 1 month Cash Reserve & 1 % Contingency.

**Include United Water, Legal, Engineer.

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VILLAGE OF PORT CHESTER
SEWER FUND SALARY SCHEDULE
MODIFIED & PROJECTED BUDGETS

	Position	Positions	Step & Grade	2012-13 SALARY	Explanation/ Hourly Rate	2013-14 SALARY	Positions
DEPT - 1320 Finance							
	Treasurer	0	MGMNT	\$ 124,000		\$ 127,100	0
	Jr. Accountant	0	18-6-1	\$ 72,800		\$ 77,153	0
	Int Acct Clerk	0	12-3-0	\$ 49,129	13A-4-0	\$ 57,843	0
	Int Acct Clerk	0	12-2-0	\$ 47,398	13A-3-0	\$ 55,896	0
		0	TOTAL - 1320-0100	\$ 29,333	(10% of \$317,992)	\$ 31,799	0
DEPT - 1420 Law							
	Village Attorney		MGMNT	\$ 135,762		\$ 139,156	0
	Sr. Office Asst.	0	12-1-0	\$ 55,059	To 1230	\$ -	0
		0	TOTAL - 1420-0100	\$ 19,082	(10% of \$139,156)	\$ 13,916	0
DEPT - 1640 Central Garage							
	Auto Mechanic	0	16A-6-1	\$ 68,089	16A-6-1	\$ 71,700	0
	Auto Mechanic	0	16A-6-4	\$ 69,790	16A-6-5	\$ 74,218	0
	Auto Mechanic	0	16A-2-0	\$ 59,303	16A-4-0	\$ 66,852	0
	Auto Mechanic	0	16A-2-0	\$ 59,303	16A-3-0	\$ 64,661	0
		0	TOTAL -1640-0100	\$ 25,649	(10% of \$277,431)	\$ 27,743	0
DEPT - 5110 Street Maintenance							
	Maint Wrk-Carp	0	15A-6-3	\$ 66,891		\$ 70,384	0
	Skilled Laborer	0	12-6-0	\$ 54,323		\$ 57,225	0
	Maint Mech- Elec	0	15A-6-0	\$ 65,503		\$ 68,996	0
	MEO	0	14-6-1	\$ 60,522		\$ 63,730	0
	MEO Sanittion	0	14-6-2	\$ 60,522		\$ 64,191	0
	Lead Mnt Mech San	0	15-6-5	\$ 65,956	To 8160	\$ -	0
	Maint Worker-Masor	0	13-3-0	\$ 49,911		\$ 54,483	0
	MEO	0	12-6-2	\$ 55,250		\$ 58,152	0
	Skilled Laborer	0	12-6-0	\$ 52,592		\$ 57,225	0
	Gen Repairman	0	15A-6-4	\$ 64,863		\$ 71,163	0
	Laborer	0	10-6-0	\$ 49,535		\$ 52,179	0
		0	TOTAL 5110-0100	\$ 64,587	(10% of \$617,728)	\$ 61,773	0

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VILLAGE OF PORT CHESTER
SEWER FUND SALARY SCHEDULE
MODIFIED & PROJECTED BUDGETS

	Position	Positions	Step & Grade	2012-13 SALARY	Explanation/ Hourly Rate	2013-14 SALARY	Positions
DEPT - 7110 Parks							
	Lead Maint Mech	0	16-6-4	\$ 68,289		\$ 71,821	0
		0	TOTAL - 7110-0100	\$ 68,289		\$ 71,821	0
DEPT - 8120 Sanitary Sewer							
	Sewer Over-time			\$ 15,000		\$ 15,000	
			TOTAL 8120-101	\$ 15,000		\$ 15,000	
TOTAL SALARIES & SEWER OVER-TIME				<u>\$ 221,939</u>		<u>\$ 222,052</u>	
FRINGE BENEFITS 75% OF SALARIES (NYS Retirement, Medical, Workers Comp, FICA/Med, MTA Tax)				<u>\$ 388,393.43</u>		<u>\$ 388,590.48</u>	
TOTAL SALARIES PLUS FRINGE BENEFITS (3% INCREASE)					FY 2014-15	\$ 400,248.19	
TOTAL SALARIES PLUS FRINGE BENEFITS (3% INCREASE)					FY 2015-16	\$ 412,255.64	
TOTAL SALARIES PLUS FRINGE BENEFITS (3% INCREASE)					FY 2016-17	\$ 424,623.30	
TOTAL SALARIES PLUS FRINGE BENEFITS (3% INCREASE)					FY 2017-18	\$ 437,362.00	
TOTAL SALARIES PLUS FRINGE BENEFITS (3% INCREASE)					FY 208-19	\$ 450,482.86	

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VILLAGE OF PORT CHESTER
GROSS SEWER DEBT SERVICE
OUTSTANDING SERIAL BONDS

FY Ended May 31:	All Outstanding Bond Issues		
	Principal	Interest	Total Debt Service
2013	\$ 171,296.39	\$ 112,078.10	\$ 283,374.49
2014 F	\$ 192,046.39	\$ 106,021.34	\$ 298,067.73
2015	\$ 207,426.21	\$ 99,505.49	\$ 306,931.70
2016	\$ 216,170.03	\$ 92,541.82	\$ 308,711.85
2017	\$ 223,774.85	\$ 85,275.98	\$ 309,050.83
2018	\$ 232,707.67	\$ 76,823.69	\$ 309,531.36
2019	\$ 241,761.49	\$ 68,664.75	\$ 310,426.24
2020	\$ 248,900.31	\$ 59,517.45	\$ 308,417.76
2021	\$ 258,129.13	\$ 50,971.14	\$ 309,100.27
2022	\$ 267,936.95	\$ 41,969.66	\$ 309,906.61
2023	\$ 248,040.59	\$ 33,079.35	\$ 281,119.94
2024	\$ 206,647.41	\$ 24,813.87	\$ 231,461.28
2025	\$ 214,337.22	\$ 16,502.40	\$ 230,839.62
2026	\$ 166,436.04	\$ 8,880.65	\$ 175,316.69
2027	\$ 73,230.68	\$ 2,977.23	\$ 76,207.91
2028	\$ 22,997.50	\$ 988.91	\$ 23,986.41
	\$ 3,191,838.86	\$ 880,611.83	\$ 4,072,450.69

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VILLAGE OF PORT CHESTER
SEWER FUND SHORT-TERM DEBT SCHEDULE
MODIFIED & PROJECTED BUDGETS

FY 2013-14

PYMT	DATE	DESCRIPTION	PRINCIPAL	PAYABLE	RATE	INTEREST	Y/E BALANCE	PURCHASER
2014	26-Feb	2010-11 BAN Renewal (Y3)	681,300.00	227,100.00	0.67%	\$ 4,564.71	\$ 454,200.00	TD BANK
2014	26-Feb	2013-14 BAN Renewal (Y1)	1,700,000.00	-	0.47%	\$ 4,454.00	\$ 1,700,000.00	TD SECURITIES
		B.A.N. TOTAL	2,381,300.00	227,100.00		9,018.71	2,154,200.00	

FY 2014-15

PYMT	DATE	DESCRIPTION	PRINCIPAL	PAYABLE	RATE	INTEREST	Y/E BALANCE	PURCHASER
2015	26-Feb	2010-11 BAN Renewal (Y4)	454,200.00	227,100.00	1.00%	\$ 4,542.00	\$ 227,100.00	
2015	26-Feb	2013-14 BAN Renewal (Y2)	1,700,000.00	25,000.00	1.00%	\$ 17,000.00	\$ 1,675,000.00	
		B.A.N. TOTAL	2,154,200.00	252,100.00		21,542.00	1,902,100.00	

FY 2015-16

PYMT	DATE	DESCRIPTION	PRINCIPAL	PAYABLE	RATE	INTEREST	Y/E BALANCE	PURCHASER
2016	26-Feb	2010-11 BAN Renewal (Y5)	227,100.00	227,100.00	1.00%	\$ 2,271.00	\$ -	
2016	26-Feb	2013-14 BAN Renewal (Y3)	1,675,000.00	30,000.00	1.00%	\$ 16,750.00	\$ 1,645,000.00	
2016	26-Feb	2015-16 B.A.N. (Y1)	2,575,000.00	-	1.00%	\$ 25,750.00	\$ 2,575,000.00	
		B.A.N. TOTAL	4,477,100.00	257,100.00		44,771.00	4,220,000.00	

FY 2016-17

PYMT	DATE	DESCRIPTION	PRINCIPAL	PAYABLE	RATE	INTEREST	Y/E BALANCE	PURCHASER
2017	26-Feb	2013-14 BAN Renewal (Y4)	1,645,000.00	30,000.00	1.25%	\$ 20,562.50	\$ 1,615,000.00	
2017	26-Feb	2015-16 BAN Renewal (Y2)	2,575,000.00	50,000.00	1.25%	\$ 32,187.50	\$ 2,525,000.00	
2017	26-Feb	2016-17 BAN Renewal (Y1)	2,575,000.00	-	1.25%	\$ 32,187.50	\$ 2,575,000.00	
		B.A.N. TOTAL	6,795,000.00	80,000.00		84,937.50	6,715,000.00	

FY 2017-18

PYMT	DATE	DESCRIPTION	PRINCIPAL	PAYABLE	RATE	INTEREST	Y/E BALANCE	PURCHASER
2018	26-Feb	2013-14 BAN Renewal (Y5)	1,615,000.00	30,000.00	1.25%	\$ 20,187.50	\$ 1,585,000.00	
2018	26-Feb	2015-16 BAN Renewal (Y3)	2,525,000.00	50,000.00	1.25%	\$ 31,562.50	\$ 2,475,000.00	
2018	26-Feb	2016-17 BAN Renewal (Y2)	2,575,000.00	50,000.00	1.25%	\$ 32,187.50	\$ 2,525,000.00	
2018	26-Feb	2017-18 BAN Renewal (Y1)	5,150,000.00	-	1.25%	\$ 64,375.00	\$ 5,150,000.00	
		B.A.N. TOTAL	11,865,000.00	130,000.00		148,312.50	11,735,000.00	

FY 2018-19-CONVERT BAN TO LONG TERM DEBT

PYMT	DATE	DESCRIPTION	PRINCIPAL	PAYABLE	RATE	INTEREST	Y/E BALANCE	PURCHASER
2019	26-Feb	2013-14 BAN Renewal (Y5)	1,585,000.00	-	-	-	\$ 1,585,000.00	
2019	26-Feb	2015-16 BAN Renewal (Y3)	2,475,000.00	-	-	-	\$ 2,475,000.00	
2019	26-Feb	2016-17 BAN Renewal (Y2)	2,525,000.00	-	-	-	\$ 2,525,000.00	
2019	26-Feb	2017-18 BAN Renewal (Y2)	5,150,000.00	-	-	-	\$ 5,150,000.00	
2019	26-Feb	2017-18 BAN Renewal (Y1)	3,000,000.00	-	-	-	\$ 3,000,000.00	
		B.A.N. TOTAL	14,735,000.00				14,735,000.00	

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Trustee Terenzi commented that this is a fair because taxpayers will be billed on their consumption of water. If the consumption goes below what our estimates were then we will have a problem. If it is more than our estimate we will have a fund balance. This is the best legislation we have because rates are based on consumption.

Village Treasurer Douglas commented we have investigated various scenarios on how we could do this so we and this seems to be the best way.

Mayor Pagano asked if there was anyone from the audience who would like to make any comments regarding this public hearing.

Comments were made by:

Mr. Abel asked if the rate being voted on is for this year only. Mayor Pagano and Village Attorney Cerreto commented there would be a 3% increase yearly and rate increases need to be part of a public hearing. Trustee Terenzi commented if there is additional funds it will go back into the general fund. Mr. Abel commented this is a fee that every taxpayer in Port Chester will pay.

Mr. Pointing commented that the PSC requires there is not a sharing of the individual data with the Village. That is one of the major reasons United Water is being used.

Ms. Granata asked if it is doing well, will there be a chance it will not go up 3%.

Village Manager Steers commented that the presentation that was given on January 9th will also be submitted for the record

Village Clerk Richards said the presentation made at all previous meetings are on the web under the Trustees meetings. Memos from the attorneys are not public and not on the web, but everything else is included.

On motion of Trustee Adams, seconded by Trustee Ceccarelli the public hearing was closed.

ROLL CALL

AYES: Trustees Adams, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustee Brakewood.

DATE: February 18, 2014

Adoption of Local Law No. 2 of 2014

Mayor Pagano asked for a motion to approve the Local Law.

A LOCAL LAW AMENDING THE CODE OF THE VILLAGE OF PORT CHESTER WITH REGARD TO THE ESTABLISHMENT OF SEWER RENTS

SECTION 1: The Code of the Village of Port Chester is hereby amended by adding provisions to Chapter 268, previously reserved, to be entitled "Sewer Rents", to read as follows:

Section 268-1. Purpose; authority

Pursuant to Article 14-F of the General Municipal Law, there is hereby established and imposed a plan of sewer rents applicable to the Village of Port Chester's sanitary sewer system. Such plan shall consist of annual charges against properties that utilize the Village's sewers. The annual sewer rents as provided for in this chapter shall be applied to pay the costs of the operation, maintenance, upkeep, repair and replacement of the sanitary sewer system. The purpose of the local law is to preclude the cost of the sanitary sewer system from being funded solely from the property tax and to more equitably distribute such cost on all properties, including tax exempt properties.

Section 268-2. Definitions

For the purpose of this Section, the definitions set forth herein shall be controlling:

(a)SANITARY SEWER SYSTEM – The system for the collection of sewage, including all sewer mains, pumping stations, appurtenances or other facilities, which are owned, operated and maintained by the Village of Port Chester, whether in or outside the Village.

(b)SEWER RENTS – A schedule of annual charges established and imposed by the Village of Port Chester for the use of the sanitary sewer system.

(c)SYSTEM USERS – The record owners of real properties that have sanitary facilities which discharge into the sanitary sewer system, whether the properties are located in or outside of the Village of Port Chester.

(d)TOTAL WATER CONSUMPTION – Shall mean the total volume of water delivered to a property by the water source for which a sewer user is responsible. The total volume of water shall be the sum of the volume of water metered by, or otherwise calculated by the water source.

(e)WATER CONSUMPTION – The consumption of water, measured in hundreds of cubic feet (“CCF”); one CCF equals 748 gallons.

(f)WATER SOURCE – Shall mean any entity that delivers water to a property such as United Water Westchester or its' successors in interest or assigns.

Section 268-3. Obligation to pay sewer rent

All system users, as defined herein, shall be liable for fees and sewer rent as enacted.

While system owners may charge a tenant (s) for sewer rent, owners are liable to the Village for payment for sewer rents. The failure of tenants to reimburse or indemnify a system user shall not be a defense to the obligation to pay sewer rent. All sewer rents and penalties shall be a charge against the property for which the system user and any successor in interest shall be liable therefor.

Section 268-4. Sewer rent; adjustments; changes

A. Sewer Rent. System users shall pay an amount based on the actual water consumption as determined by the water source using a water meter or other measuring device, or an estimated amount if the water source is unable to obtain a reading.

B. Adjustment. System users may apply to the Village for an adjustment of the amount of water consumption. Such application shall in writing, accompanied by any prescribed filing fee, and include all evidence to support the degree and amount of water usage that is claimed to be applied for uses that do not result in discharges into the sanitary sewer system. The Board may grant an adjustment on an appeal as provided hereinafter, but in no event shall such adjustment exceed ten (10) percent of the water consumption.

C. Changes. The initial rate of the sewer rent shall be established by resolution of the Board of Trustees after public hearing on five days' notice. Subsequent changes to the rate of the sewer rent and amount of penalty shall be made in the same manner.

Section 268-5. Annual costs of the sanitary sewer system

The annual operation and maintenance costs of the sanitary sewer system shall be determined as part of the Village's budget process. The annual costs shall include, but not be limited to:

- (1) Personnel services, including salaries and fringe benefits
- (2) Contractual services
- (3) Repairs and replacement to the sanitary sewer system
- (4) Materials and supplies
- (5) Utilities
- (6) Building repair and maintenance
- (7) Equipment
- (8) Testing and sampling
- (9) Insurance
- (10) Indebtedness (11) Auditor's Fees (12) Reserve Fund (13) Contingency

Section 268-6. Billing and payments.

A. System users shall be billed by the Village or entity to which billing authority has been designated on a frequency established by the Village.

B. Sewer rents shall be paid to the Village of Port Chester.

C. Sewer rent bills shall be sent to system users to the address to which real estate bills would be sent.

(1)The failure of a system owner to receive a bill shall not excuse non-payment thereof, nor shall it act as a waiver of a penalty imposed herein prescribed.

(2)A system user that intends to convey property shall notify the Village or entity to which billing authority has been delegated sufficiently in advance of the closing title for a final reading and new ownership information.

D. System users may be afforded the option of receiving e-bills or direct deposit of payments. System users may request that a tenant receive bills, and such additional notice may be given as an accommodation.

E. Any adjustments granted, issued or agreed upon with regard to actual water consumption shall be indicated to system users and reflected in the next succeeding bill.

Section 268-7 Late payments, penalties, liens, enforcement

A. All bills shall become due and payable without penalty within twenty-five (25) days of issuance.

B. A penalty of one percent will be charged for any bill that remains unpaid after twenty-five (25) days. An additional penalty of one percent shall be added for each succeeding month or any portion of a month in which the sewer rent continues to remain unpaid.

C. Unpaid sewer rents, penalties and interest shall constitute a lien upon the real property as provided by General Municipal Law, Section 452. This lien shall have priority and be senior to every other lien with the exception of the lien of an existing tax, assessment or other lawful charge imposed by the state of a political subdivision or district thereof.

D. Delinquent accounts shall be collected and enforced in a manner authorized by General Municipal Law, Section 452. The Board of Trustees acknowledges that it may bring and maintain an action as upon contract for sewer rents in arrears, including penalties and interest or to foreclose liens for such sewer rents. As a first preference, the Board desires to take advantage of the alternative process through the tax collection and enforcement process that is authorized as an alternative. The Board shall annually cause a statement to be prepared setting forth the amount of each lien for sewer rents in arrears, the real property affected thereby and the name of the person in whose name such real property is assessed. Such statement shall be presented to the Board of Trustees on or before a date to be specified by it. The Board shall levy the amounts contained in such statement against the real property liable at the same time and in the same manner as city, village, county or town taxes, as the case may be and such amounts shall be caused to be set forth in separate column in the annual tax rolls. The amounts so levied shall be so collected and enforced in the same manner and at the same time as may be provided by law for the collection and enforcement of city, village, county or town taxes, as the case may be.

Section 268-8. Collection of sewer rents; sewer rent fund.

All revenues from sanitary sewer rents including penalties shall be kept in a separate bank account to be designated as “sewer rent fund” All such funds, together with any interest thereon, shall be used in accordance with General Municipal Law, Section 453.

Section 268-9. Appeals

A system user may apply to the Board of Trustees for review of any determination made by the Village or entity to which billing authority has been designated. Determinations by the Board of Trustees are subject to judicial review pursuant to Article 78 of the New York Civil Practice Law and Rules.

Section 268-10. Properties located outside the Village

System users for properties located outside the territorial limits of the Village of Port Chester are liable for charges in accordance with this chapter unless the subject of an existing agreement with the Village.

Section 268-11. Exemption

The property of the Village of Port Chester is solely exempt from the obligation to pay sewer rent.

Section 268-12. Agreement with water source

Together with United Water Westchester, the Village of Port Chester has petitioned the New York State Public Service Commission for authorization to contract with the water company to utilize its water consumption data, perform billing functions, as well as provide any other services necessary to administer this chapter.

Section 268-13. Severability

Should any section or provisions of this Local Law be adjudged by a court of competent jurisdiction to be unconstitutional or otherwise invalidated, such judgment shall not affect, impair or invalidate the remainder of this Local Law, and it shall be construed to have been the legislative intent to enact this Local Law without such unconstitutional or invalid parts therein.

SECTION 2: This local law shall be effective upon filing in the Office of the Secretary of State.

On motion of TRUSTEE TERENCE, seconded by TRUSTEE CECCARELLI, the Local Law amending the code of The Village of Port Chester with regard to the establishment of Sewer Rents was adopted by the Board of Trustees of the Village of Port Chester, New York.

ROLL CALL

AYES: Trustees Adams, Terenzi, Kenner, Ceccarelli and Mayor Pagano

NOES: Trustee Marino.

ABSENT: Trustee Brakewood.

DATE: February 18, 2014

RESOLUTION

FOR FY 2013-2014

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

WHEREAS, Article 14-F of the New York General Municipal Law authorizes municipalities to establish a system of user fees, or sewer rents; and

WHEREAS, in the exercise of such statutory authority, the Board has adopted a local law establishing a system of sewer rents using water consumption as a basis for calculating same; and

WHEREAS, the Village Manager has provided the proposed sewer rent rate for FY 2013-2014 to the Board of Trustees, that being \$1.300020/CCF of water consumption; and

WHEREAS, as required by law, the Board has conducted a public hearing wherein all interested parties were given an opportunity to be heard. Now, therefore, be it

RESOLVED, that the Board of Trustees hereby establishes the sewer rent rate for FY 2013-2014 at \$1.300020/CCF of water consumption.

APPROVED AS TO FORM:

Anthony M. Cerreto
Village Attorney

ROLL CALL

AYES: Trustees Adams, Terenzi, Kenner, Ceccarelli and Mayor Pagano

NOES: Trustee Marino.

ABSENT: Trustee Brakewood.

DATE: February 18, 2014

PUBLIC COMMENTS

Mr. Tom Kishner, First Vice President of local branch of the NAACP commented on the Board considering a Blight Study. In certain neighborhoods there might be a concern about this. It might be a prelude to Urban Renewal and the loss of some neighborhoods as they are now. But, Urban Renewal in some minority neighborhoods is seen as a code

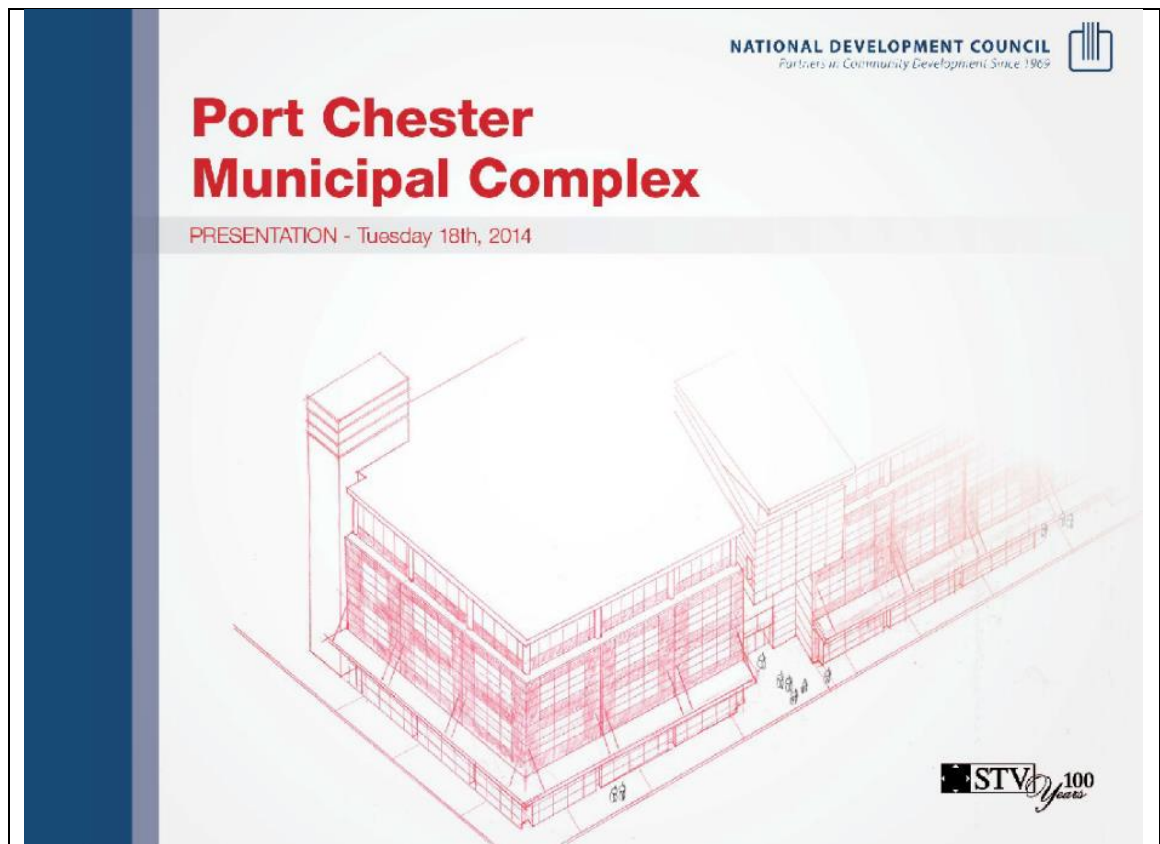
word for slum clearance and there is concern. You may wish to consider what the ramifications of your thinking.

PRESENTATION

National Development Council (NDC) – Port Chester Municipal Complex.

Mike Cucchiara, Director of the National Development Council, and his team made a presentation on the concept of a Port Chester Municipal Building. We have taken a look at some of the previous studies that the Village has conducted. The presentation is in two parts: The first part is the concept of a Port Chester Municipal Building, something the Village has looked at previously. We have tried to put together a plan that makes sense from a financial standpoint and from an economic perspective for the Village. The second part of the presentation will cover the other economic priority related to Fox Island potential repositioning.

STV PRESENTATION

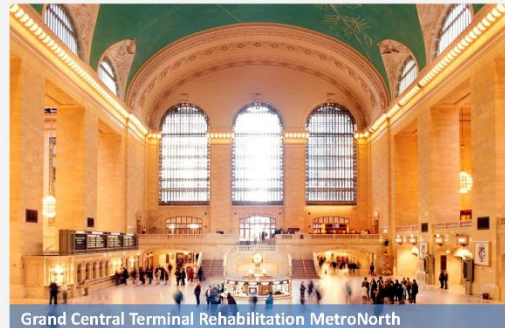
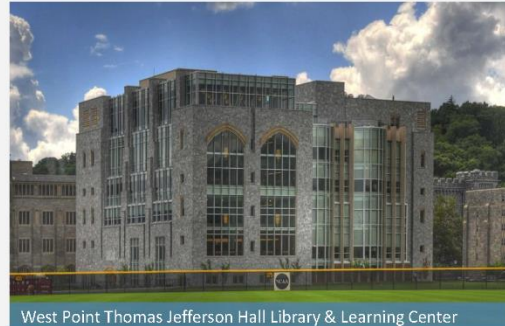


About STV

- Serving New York and New Jersey since 1912
- Largest full-service A/E firm in Tri-state region
- Integrated planning, architectural, engineering & CM services
- Employee-owned



Iconic Projects



Relevant Experience



NYPD Queens County Police Academy



NYPD 9th Precinct Stationhouse



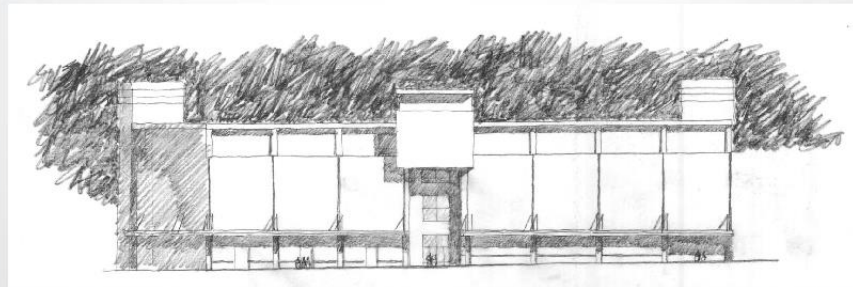
Onondaga County Justice Center

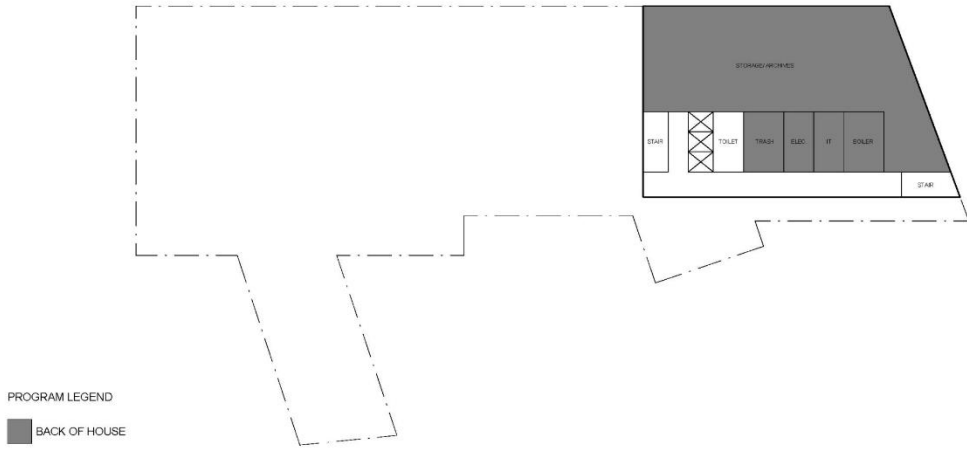


NJ State Police HQ

How we work

- Team collaboration
- Lessons learned
- Workshops
- Verify program & operational standards
- Develop concept options
- Design & construction document phases
- Sustainable environments, budgeting & scheduling criteria





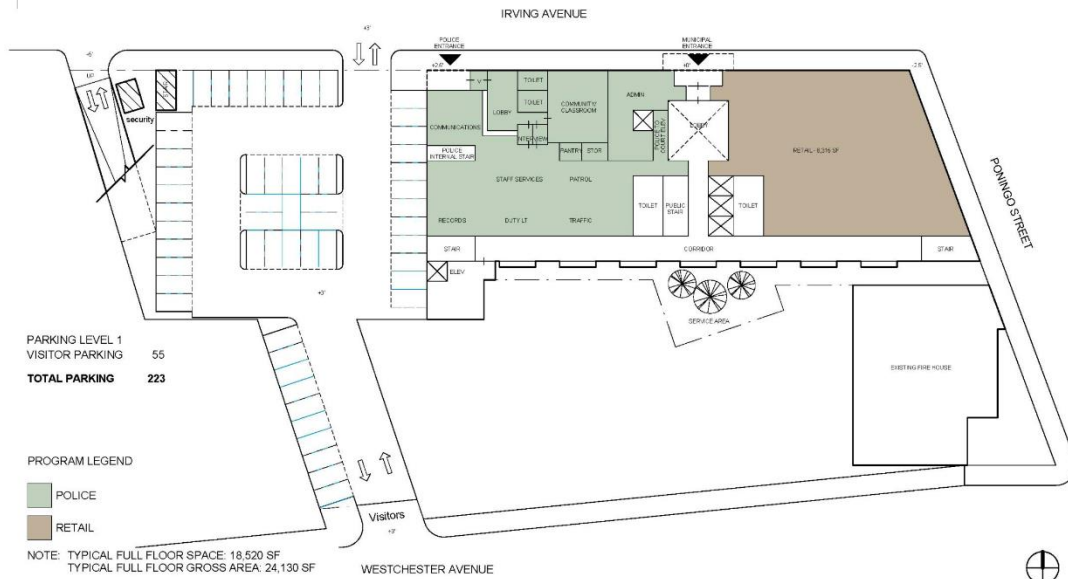
PROGRAM LEGEND

■ BACK OF HOUSE

NOTE: TYPICAL FULL FLOOR SPACE: 18,520 SF
TYPICAL FULL FLOOR GROSS AREA: 24,130 SF



MUNICIPAL BUILDING PROGRAM STUDY - BASEMENT
VILLAGE OF PORT CHESTER, NEW YORK



PARKING LEVEL 1
VISITOR PARKING 55
TOTAL PARKING 223

PROGRAM LEGEND

■ POLICE

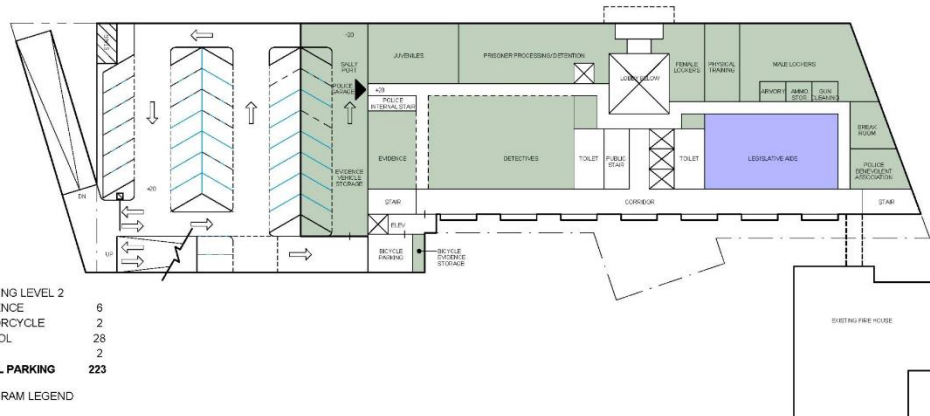
■ RETAIL

NOTE: TYPICAL FULL FLOOR SPACE: 18,520 SF
TYPICAL FULL FLOOR GROSS AREA: 24,130 SF



MUNICIPAL BUILDING PROGRAM STUDY - LEVEL 1
VILLAGE OF PORT CHESTER, NEW YORK





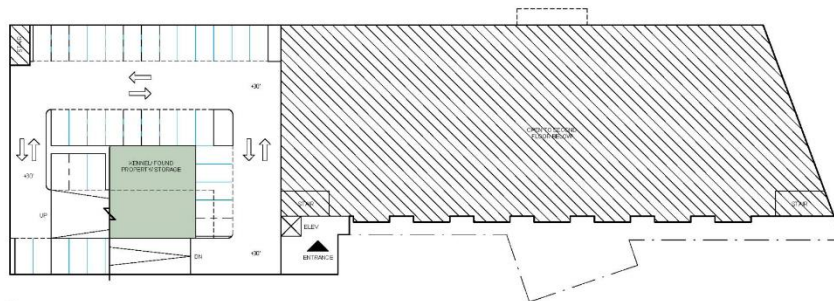
PROGRAM LEGEND

- LEGISLATIVE AIDE
- POLICE

NOTE: TYPICAL FULL FLOOR SPACE: 18,520 SF
TYPICAL FULL FLOOR GROSS AREA: 24,130 SF



MUNICIPAL BUILDING PROGRAM STUDY - LEVEL 2
VILLAGE OF PORT CHESTER, NEW YORK



PARKING LEVEL 3

STAFF	35
TOTAL PARKING	223

PROGRAM LEGEND

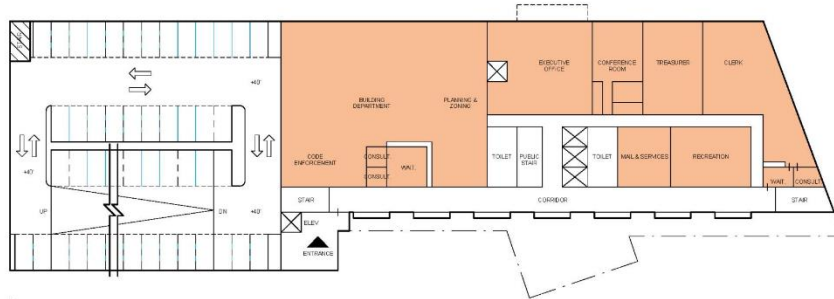
- POLICE

NOTE: TYPICAL FULL FLOOR SPACE: 18,520 SF
TYPICAL FULL FLOOR GROSS AREA: 24,130 SF



MUNICIPAL BUILDING PROGRAM STUDY - PARKING LEVEL 3
VILLAGE OF PORT CHESTER, NEW YORK





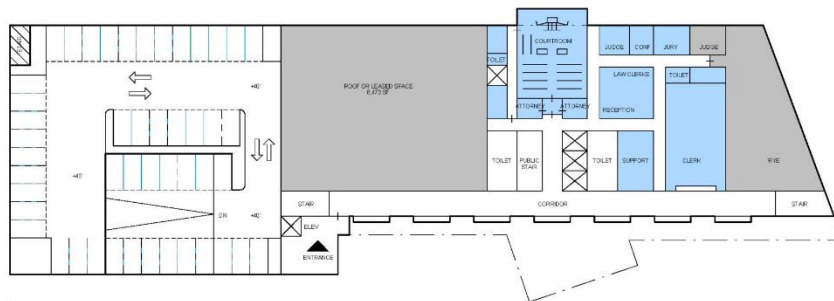
PARKING LEVEL 4
 STAFF 47
TOTAL PARKING 223

PROGRAM LEGEND
 MUNICIPAL OFFICES

NOTE: TYPICAL FULL FLOOR SPACE: 18,520 SF
 TYPICAL FULL FLOOR GROSS AREA: 24,130 SF



MUNICIPAL BUILDING PROGRAM STUDY - LEVEL 3 (PARKING LEVEL 4)
 VILLAGE OF PORT CHESTER, NEW YORK



PARKING LEVEL 5
 STAFF 48
TOTAL PARKING 223

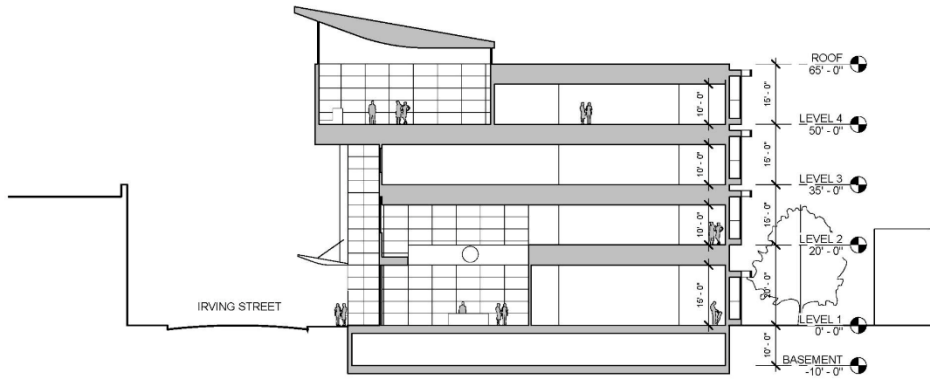
PROGRAM LEGEND
 COURT
 LEASED SPACE

NOTE: TYPICAL FULL FLOOR SPACE: 18,520 SF
 TYPICAL FULL FLOOR GROSS AREA: 24,130 SF



MUNICIPAL BUILDING PROGRAM STUDY - LEVEL 4 (PARKING LEVEL 5)
 VILLAGE OF PORT CHESTER, NEW YORK





MUNICIPAL BUILDING PROGRAM STUDY - N-S SECTION
VILLAGE OF PORT CHESTER, NEW YORK



Public Corridor

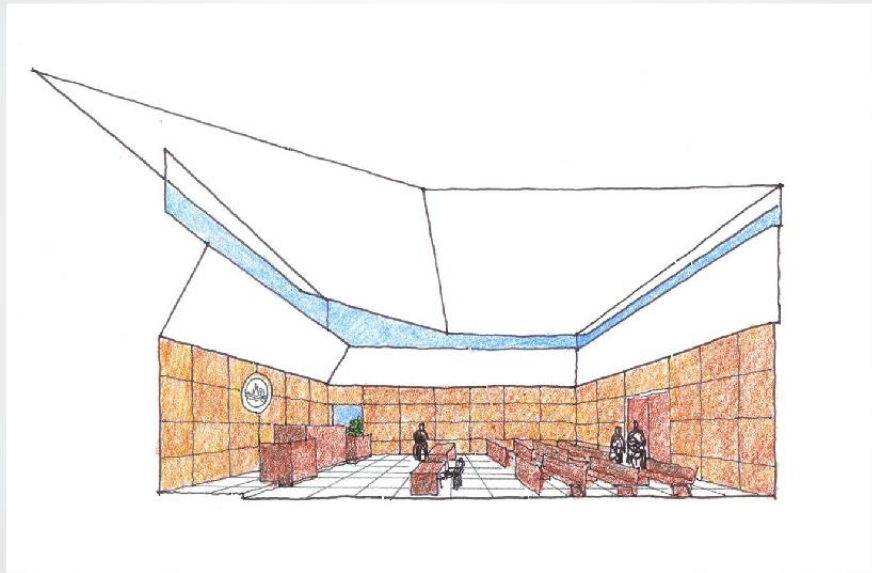


Municipal Lobby



STV *100*
years

Municipal Court



STV *100*
years



STV 100 Years



STV 100 Years



STV *100*
Years



STV *100*
Years



STV *100*
Years



STV *100*
Years

Trustee Terenzi commented this process was started a couple of years ago. With the crew at NDC, this organization is top shelf. It will come down to the dollars and where we are going to come up with it. This would be a game changer down there. I am happy that we are moving forward on this.

Trustee Ceccarelli asked if there was a preliminary cost on this.

Mr. Cucchiara commented that they have not looked at a preliminary cost. NDC said the STV team sat down with various department heads and looked at their space needs. This is not just focused on current needs but it could be adapted for future needs.

Trustee Kenner commented that he would like to see a timeline.

NDC would like 9 to 12 months to complete design. These are construction documents.

Mr. Cucchiara said the next step would be what it would cost for STV to go to the next level in getting to real numbers.

Mayor Pagano commented that we cannot magnify it enough that we need commercial and retail space. Point two would be to tweak things as to location of this commercial and retail space. At what point will it start costing the Village something (right now we're in concept development).

NDC can have a proposal in a week.

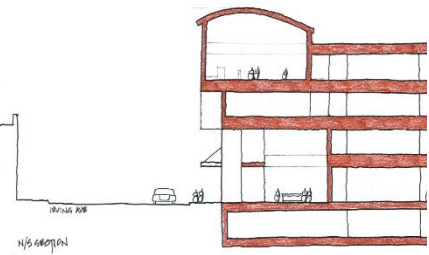
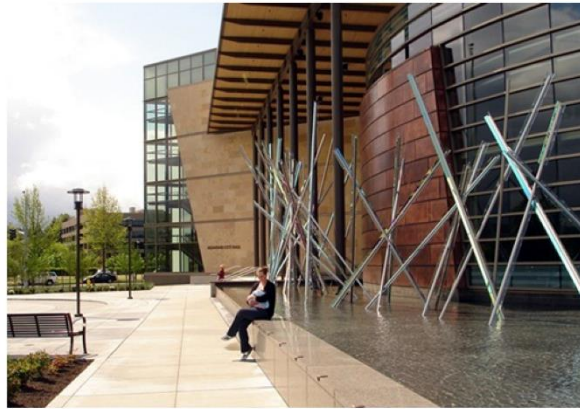
Trustee Adams had a question of putting everything into that one building. If something should happen would the Village shut down? Keep that security in mind.

Village Manager Steers commented there should be a two part process. One for the conceptual design and maybe a certain number of meetings to get to that design type, and then for the magnitude of the cost.

Mr. Cucchiara commented that NDC had an update on repositioning the Fox Island property. There is some contamination on that site. The DPW should be moved.

We would suggest moving to a mixed use site.

The NDC Public Private Partnership Development Process:



NATIONAL DEVELOPMENT
Partners in Community

Port Chester Municipal Building Development Process Steps:

- **Determine Development Concept**
 - **Finalize Percentage Split of Space Utilization**
 - **Breakout of Retail Space vs. Municipal Functions**
 - **Land Acquisition Strategy and Budget**
 - **Identify Site Control Strategy**
- **Creation of an order of magnitude budget**
- **Cost Estimate conducted by Construction Management Firm**
- **Development of Financial Pro Forma**



NATIONAL DEVELOPMENT
Partners in Community

Port Chester Municipal Building Development Process Steps:

- Finalization of Development Concept
- Authorization by Board of Trustees
- Creation of Development Team Overseen by NDC
 - Developer Role
 - Architect and Engineering Team
 - Legal Team & Financial Underwriter



NATIONAL DEVELOPMENT
Partners in Community

Key Municipal Building Development Process Steps:

- Vote Of BOT on Lease Contract
- Completion of Design Docs to 50%
- Construction Manager
- Execution of Bond Docs
- Guaranteed Maximum Price Contract
- Site Acquisition – Village/IDA/LDC
- Site Preparation & Demolition
- Site Acquisition– Controlled by Village/ IDA
- Construction Period – Monitoring/ OPM
- Completion of Construction and Occupancy by Village and Tenants



NATIONAL DEVELOPMENT
Partners in Community

Revenue Procurement Strategies: Disposition of Existing Village Assets

220-222 GRACE CHURCH ST



[Click to enlarge](#)

Parcel ID : 142/062 0001/ 028/000 0000/ /
 Location: 220-222 GRACE CHURCH ST
 Owner Name: Village of Port Chester
 Account Number: 00005152000

SEARCH FOR SIMILAR
SALE PROPERTIES



Parcel Value

Item	Assessed Value
Improvements	6,956,100
Land	1,124,000
Total:	8,080,100

350 N. MAIN ST



[Click to enlarge](#)

Parcel ID : 13E
 Location: 350
 Owner Name: VIL
 Account Number: 000

SEARCH FOR SIMILAR
SALE PROPERTIES



Parcel Value

Item	Assessed Value
Improvements	2,090,000
Land	623,600
Total:	2,713,600

Class A Commercial Space: \$33/foot
 Potential Building Value for 30,000 sq ft



Potential Revenue Support Streams for Construction of New Municipal B

- Sale of Existing Village Assets
- Retail & Commercial Components of Building
- Tax Increment Financing on Retail Components
- State Member Items
- Regional Council Process
- NYS Unified Court System Funding
- Other Governmental Grants



FOX ISLAND REPOSITIONING STRATEGY:

General Site Information:

- 8 identified Parcels

Key Parcels:

- Fox Island Industrial Park (74 & 98 Fox Island Rd) Lot Size: 2.76 acres
- Marina Site
- DPW Site Lot Size: 5.6 acres



NATIONAL DEVELOPMENT
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Fox Island Potential Repositioning:

- Fox Island uniquely situated on Long Island Sound begs for redevelopment
- Currently underutilized site given its highly desirable location
- Comprehensive redevelopment of the site is required to realize maximum benefit to village tax base



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Fox Island Repositioning Strategy:



- Reposition entire site from existing municipal functions to create a new neighborhood
- Village should embrace comprehensive redevelopment under a master plan by a developer in conjunction with a local development corporation



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Fox Island Repositioning Strategy Steps:

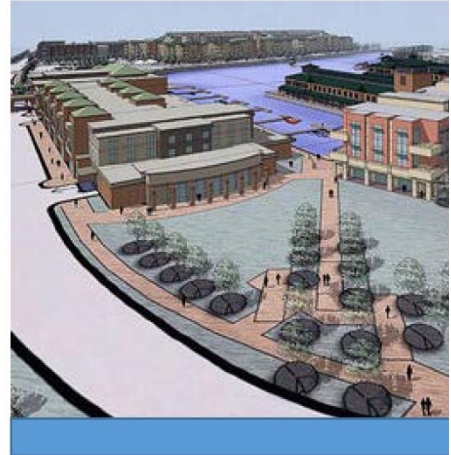
- Relocate DPW Functions from Site
- Formation of Fox Island Local Development Corporation by Village to oversee redevelopment process
- LDC Role to Oversee:
 - Site Assemblage
 - Creation of Redevelopment Concept
 - Identify Necessary Infrastructure Improvements
 - Preliminary Environmental Contamination Assessment/ Identify Brownfields
 - Identify State Resources (e.g. LWRP)
 - Master Developer Selection



NATIONAL DEVELOPMENT
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Interim Steps for Fox Island DPW Site:

- Create LDC and relocate DPW functions
- LDC to hold title to DPW Site
- Enter DPW Site into Brownfield Opportunity Area Program (BOA)
 - BOA Program Steps:
 - Step 1: Pre-Nomination Study
 - Step 2: Nomination
 - Step 3: Implementation Strategy
- Brownfield Cleanup Program (BCP)
- Local Waterfront Revitalization Program



Trustee Terenzi commented on Alexander Street site. Because it was a local development it did not cost the City. The local development corporation absorbed the cost of clearing the contamination and it did not cost the city.

Mayor Pagano commented that he has been looking at shared services and shared facility.

Village Manager Steers commented that at some point we have a workshop session.

Update from Lou Del Bianco regarding The Luigi Del Bianco Memorial.

Mr. Lou Del Bianco made a slide presentation on the memorial to his grandfather, Louis Del Bianco, who was a Master Carver at Mount Rushmore.



RESOLUTIONS

RESOLUTION #1

EXTENSION AGREEMENT FOR EMERGENCY MEDICAL SERVICES

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

WHEREAS, the City of Rye, Village of Rye Brook and the Village of Port Chester entered into an Inter-Municipal Agreement, dated November 22, 1994 with regard to the joint provision of contracted emergency medical services; and

WHEREAS, on April 8, 2009, the municipalities approved an agreement with the Port Chester-Rye-Rye Brook Volunteer Ambulance Corps, Inc. to provide emergency medical services for five years, commencing on July 1, 2009 and continuing until June 30, 2014; and

WHEREAS, the agreement provided that it may be extended twice for a period of five years each time; and

WHEREAS, the parties desire to extend said agreement. Now, therefore, be it

RESOLVED, that the Village Manager be and is hereby authorized to enter into an extension agreement with the City of Rye, Village of Rye Brook and the Port Chester-Rye-Rye Brook Volunteer Ambulance Corps, with the additional term being July 1, 2014 through June 30, 2019, all other terms and conditions of the agreement to remain in full force and effect.

Approved as to Form:

Anthony M. Cerreto, Village Attorney

ROLL CALL

AYES: Trustees Adams, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustee Brakewood.

DATE: February 18, 2014

RESOLUTION #2

WAIVER OF BUILDING PERMIT AND OTHER RELATED FEES WITH REGARD TO TENANT FIT-OUT BY THE TOWN OF RYE

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

WHEREAS, the Town of Rye has most recently entered into a lease with the Village of Port Chester for tenant space at Village Hall located at 222 Grace Church Street and share the facilities at the Police Justice Court at 350 North Main Street; and

WHEREAS, correspondence has been received from the Tow of Rye requesting the Village waive the building permit and other related fees with regard to the tenant fit-out by the Town whose contractor will be doing the work; and

WHEREAS, with input from Village staff, the Board is favorably disposed to the request. Now, therefore, be it

RESOLVED, that the Board of Trustees hereby authorizes the waiver of the building permit and related fees with regard to the tenant fit-out by the Town of Rye.

Approved as to Form:

Anthony M. Cerreto, Village Attorney
Approved as to Form:

ROLL CALL

AYES: Trustees Adams, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustee Brakewood.

DATE: February 18, 2014

RESOLUTION #3

BUDGET AMENDMENT – DEA FUNDS TO PURCHASE 2014 FORD ESCORT, TASER UNITS, & THREE (3) CAMERA MOBILE LAW ENFORCEMENT PACKAGE

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

WHEREAS, the Acting Police Chief recommended the use of DEA Funds for these items and that it is a proper use of such funds to purchase the following items:

1. To replace the old Tracker that is eleven (11) years old with a 2014 Ford Escape, 4 door, FWD, 6 speed vehicle for **\$19,968** from West Herr Ford Inc., 5025 Camp Road, Hamburg, NY 14075, NYS Concession Price vendor, and

2. To replace the existing five (5) year old Taser unit that is being phased out with four (4) X26P, Class III Tasers for **\$8,754.76** from Taser International, P.O. Box 29661-2018, and
3. Three (3) Camera Mobile Law Enforcement Package for **\$18,195** from General Sales Administration, t/a Major Police Supply, 47 N. Dell Avenue, Kenvil, NJ 07847, NYS contract PC63041. 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 2013-14 General Fund Budget as follows:

GENERAL FUND

Balance Sheet:

001-001-0695	Deferred Revenue DEA	\$(46,917.76)
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Revenues:

001-0001-2613	Use of Deferred DEA Funds	\$46,917.76
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Appropriations:

001-3120-0200	Police Equipment	\$26,949.76
001-3120-0203	Police Vehicle	\$19,968.00

ROLL CALL

AYES: Trustees Adams, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustee Brakewood.

DATE: February 18, 2014

CORRESPONDENCES

From Mark D. Santora, V.P. of the PC/RB Kiwanis Club re: April 4, 2014 as Community Service Day in Port Chester.

Trustee Ceccarelli commented they could make it within their own organization. April 4th falls on a different weekday each year. I would rather see the Beautification Commission take the reign. There is a lot of preparation that goes into having a cleanup day.

Mayor Pagano commented they should work with the Beautification Committee.

From Fire Patrol & Rescue Co #1 on the election of Anthony Amato and the expulsion of Carlos Marquez.

The Board duly noted the correspondence.

From Mellor Engine & Hose Co. No. 3 on the election of Christopher Petrowski

The Board duly noted the correspondence.

From the Traffic Commission

These are to be bundled and require local law and will be discussed at the next meeting. There was a vote at the last meeting regarding parking at the Courthouse during a Trustee meeting which also requires a local law and should be bundled into this. The Chairman of the Traffic Commission should be present. Village Attorney Cerreto will draft a local law. There should be a separate public hearing on each one; they will not be bundled until after.

From Andrea Granata regarding setbacks for structures.

Petition signed by 38 residents regarding a shed that apparently needs a permit. Mayor Pagano asked Village Manager Steers to take a look at this issue. Mr. Steers commented this is usually a setback issue. If they have been there a long time they are covered by the amnesty program. Mayor Pagano said the issue is addressed when it is brought up by a resident.

From Mary E. Madden regarding the Consumer Protection Code

This is not addressed by the Village Code. Village Attorney Cerreto said the County of Westchester does regulate the towing impoundment of vehicles on private property but they do not address the Consumer Protection aspect of the issue. They address the rate that the towing companies charge. The Village has the right to set up its own local law.

From John C. Peterson expressing his respect and appreciation for Marshal Steve Carroll.

The Board duly noted the correspondence.

From Town of Rye requesting a waiver of the projected \$3,088 in construction permit fees.

The Board acknowledged the correspondence under “Resolution # 2” section of the meeting.

MINUTES

Minutes from September 3, 2013

On motion of Trustee Ceccarelli, seconded by Trustee Adams, The Board of Trustees accepted the minutes of September 3, 2013.

ROLL CALL

AYES: Trustees Adams, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustee Brakewood.

DATE: February 18, 2014

Minutes from September 5, 2013

On motion of Trustee Adams, seconded by Trustee Marino, The Board of Trustees accepted the minutes of September 5, 2013.

ROLL CALL

AYES: Trustees Adams, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustee Brakewood.

DATE: February 18, 2014

Minutes from September 16, 2013

On motion of Trustee Marino, seconded by Trustee Ceccarelli, The Board of Trustees accepted the minutes of September 16, 2013.

ROLL CALL

AYES: Trustees Adams, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustee Brakewood.

DATE: February 18, 2014

Minutes from October 2, 2013

On motion of Trustee Marino, seconded by Trustee Ceccarelli, The Board of Trustees accepted the minutes of October 2, 2013.

ROLL CALL

AYES: Trustees Adams, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustee Brakewood.

DATE: February 18, 2014

PUBLIC COMMENTS AND BOARD COMMENTS

Public

Ms. Granata thanked Mayor Pagano, Village Manager Steers and Village Attorney Cerreto for speaking with her the other day about the code. She commented we are going backwards when calling in about a specific complaint. In the past she could speak to someone and they would update her. Now she has to fill out a FOIL form. This is unnecessary. The complaint she filed December 26th still is not assigned. Also, if it was organized you would have a Code Enforcement officer know, via the Tracker, that there

are three complaints in a certain area and he could go to the area once instead of three times.

Ms. Granata commented about the beauty of the proposed Municipal Structure and her concerns for safety with retail, commercial, fire department and municipal in one structure.

Board

Trustee Adams thanked the Port Chester Police Department, Code Enforcement, Village Manager Steers and Peter Miley re the parking garage at the movie theater. They have taken it upon themselves to dispose of snow, which could have caused harm to residents. Whoever was taking the snow off the parking garage has been stopped and several violations have been issued.

Trustee Adams wanted to put a couple of discussion items on next month's agenda: for all our Boards and Commissions; as well as an item on the Village web page. Lastly our parking passes have expired and we need passes for this year.

Trustee Terenzi commented regarding the presentation of the Municipal Complex. Hopefully we will move forward with this firm.

Trustee Marino commented that he agrees with Trustee Terenzi and would like to move forward on the Municipal Complex. He commented on the condition of the train station property violations.

Trustee Kenner addressed questions for Village Clerk Richards for openings and expirations on the Board of Commissions, particularly for Architecture, Parks, Recreation, Zoning and Waterfront. Are we polling these people to see if they want to serve? Village Clerk Richards said we sent a letter to everyone. The majority have returned that they are interested. The list has been updated and we need to update the list. Ms. Rogan has moved and should be removed from the website.

Trustee Ceccarelli commented that he agrees with Trustee Marino on the train station. Has looked at the website re the Commissions and Boards. We should notify the Westmore News or village mailing and invite people to come and serve the Village. The DPW did a fabulous job on the snow. The ETPA will do some vacancy review. The Marina parking should go to pay parking. The parking signs on Main Street are not very clear.

Village Manager Steers commented additional signs are needed and there will be an additional two to three signs per pay station.

Village Attorney Cerreto commented on DFJ and we could use available census data for a much lower cost.

Mayor Pagano commented on excellent job of snow removal. One agenda item for the discussion items at the next meeting is Town Dissolution. We have to address this as to how we handle it.

Village Manager Steers thanked the DPW for all their work. The Village Manager's budget will be given to the Board by March 17th.

At 10:12 p.m., on motion of Trustee Adams, seconded by Trustee Marino, the meeting was closed.

ROLL CALL

AYES: Trustees Adams, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustee Brakewood.

DATE: February 18, 2014

Respectfully submitted,

Janusz R. Richards
Village Clerk

**PUBLIC COMMENTS
AND
BOARD COMMENTS**