

**VILLAGE OF PORT CHESTER  
BOARD OF TRUSTEES  
Meeting, Monday, May 4, 2015  
PROPOSED EXECUTIVE/CLOSED SESSION 6:00-6:15 P.M.  
Regular Meeting: 6:00 P.M.  
VILLAGE JUSTICE COURTROOM  
350 North Main Street  
Port Chester, New York  
**AGENDA****

**TIME: 6:00 P.M. to 6:15 P.M.**

<b>I</b>	<b>PROPOSED MOTION FOR EXECUTIVE SESSION</b>	<b>ACTION</b>
1	Regarding an appointment of particular person(s) as Police Officer(s) to Port Chester Police Department.	

**TIME: 6:15 P.M. to 7:00 P.M.**

<b>II</b>	<b>WORKSHOP</b>	<b>ACTION</b>
1	Court	
<b>III</b>	<b>AWARD PRESENTATION</b>	<b>ACTION</b>
1	Village of Port Chester Mayor's Annual Award For Excellence In Cheerleading Presented to Brianna Bunjaporte.	
<b>IV</b>	<b>PUBLIC COMMENTS</b>	<b>ACTION</b>
<b>V</b>	<b>DISCUSSIONS</b>	<b>ACTION</b>
1	Property Condition Assessment and Neighborhood Revitalization Strategies Study.	
2	With Denise Knauer, Assessor, Town of Rye, on trends in property values by property class.	
<b>VI</b>	<b>RESOLUTIONS</b>	<b>ACTION</b>
	<b>Finance</b>	
1	Capital Budget	
2	Sewer liens.	
	<b>Appointment</b>	
3	Regarding an appointment of particular persons as Police Officers to Port Chester Police Department.	
	<b>Fire Department</b>	
4	Electing to provide coverage under the Volunteer Firefighters Benefits Law for Village volunteer firefighters injured outside the service area.	
	<b>Parks / Recreation</b>	
5	Authorize the Village Manager to enter into an agreement with Summer Entertainers for 2015.	
	<b>Administration</b>	
6	Port Chester Fest	

7	Resolution assigning Trustees to the following seats from left to right when facing the dais: Trustee Terenzi, Trustee Kenner, Trustee Brakewood, Mayor Pilla, Trustee Adams, Trustee Marino and Trustee Ceccarelli.	
<b>VII</b>	<b>CORRESPONDENCE</b>	<b>ACTION</b>
1	From Bryan Diaz regarding Port Chester Fest to be held on June 13, 2015.	
2	From Fire Patrol & Rescue #1 on the resignation of Michael Sarlo.	
3	From The American Legion regarding parking on Pearl Street.	
4	From Rosa I. Taylor, Principal of Park Avenue School requesting Park Avenue be closed for part of the day on both Friday, June 12, 2015 and Monday, June 22, 2015.	
5	From Bob Roth, Logistics Coordinator for BRAKING AIDS® Ride request permission to travel through your jurisdiction on Sunday, September 27, 2015.	
6	From the Beautification Commission regarding the 2 <sup>nd</sup> Annual Essay Contest.	
7	From the Traffic Commission regarding the fire zone in front of Fire Headquarters.	
8	From the Park Commission regarding the use of Lyon Park by the Council of Community Services.	
<b>VIII</b>	<b>PUBLIC COMMENTS AND BOARD COMMENTS</b>	<b>ACTION</b>
<b>IX</b>	<b>PROPOSED MOTION FOR EXECUTIVE SESSION</b>	<b>ACTION</b>
1	Regarding an appointment of particular person.	

**TIME:** \_\_\_\_\_

**PROPOSED MOTION  
FOR  
EXECUTIVE SESSION**

WORKSHOP

# **AWARD PRESENTATION**

# **PUBLIC COMMENTS**

# DISCUSSION



## LETTER OF ENGAGEMENT

PORT CHESTER PROPERTY CONDITION ASSESSMENT AND NEIGHBORHOOD REVITALIZATION STRATEGIES REPORT

**May 1, 2015**

As the Managing Principal of Kevin Dwarka LLC, I am delighted to submit this letter of engagement for the **Port Chester Property Condition Assessment and Neighborhood Revitalization Strategies Report** to the Village of Port Chester. This letter presents my firm's work plan and budget for a seven month multi-disciplinary planning process. The letter is in response to a formal RFP process initiated by the Village of Port Chester in May 2014.

Divided into five concrete tasks, the engagement is budgeted at \$75,000. All project deliverables will be completed by November 30<sup>th</sup>, 2015. This letter, including all the contract terms outlined below, constitutes a fixed and binding offer and is effective for 30 days.

### Detailed Work Plan

Task	Task Description	Deliverable Deadline
<b>Task 1: Baseline Assessment</b>	<ul style="list-style-type: none"> <li>Complete demographic, economic, land use, and infrastructural assessment for a maximum of four redevelopment areas in Port Chester.</li> </ul>	June 30 <sup>th</sup> , 2015
<b>Task 2: Opportunities and Constraints Analysis</b>	<ul style="list-style-type: none"> <li>Analyze the opportunities and constraints for redeveloping a maximum of four areas based upon the data and observations collected in Task 1</li> </ul>	August 31 <sup>st</sup> , 2015
<b>Task 3: Redevelopment Scenarios</b>	<ul style="list-style-type: none"> <li>Prepare a maximum of three draft redevelopment scenarios for each of the four redevelopment areas in Port Chester</li> </ul>	September 30 <sup>th</sup> , 2015
<b>Task 4: Public Outreach and Cross Agency Facilitation</b>	<ul style="list-style-type: none"> <li>Present draft redevelopment scenarios and collect input from a broad cross-section of stakeholders including governmental representatives, property owners, developers, investors, housing organizations, neighborhood associations, and transit operators.</li> </ul>	October 30 <sup>th</sup> , 2015
<b>Task 5: Implementation Plan</b>	<ul style="list-style-type: none"> <li>Finalize the redevelopment scenarios with detailed implementation and financing plans for each redevelopment area</li> </ul>	November 30 <sup>th</sup> , 2015



## Timeline

Task	May	June	July	August	September	October	November
Task 1 Baseline Assessment							
Task 2 Opportunities and Constraints Analysis							
Task 3 Redevelopment Scenarios							
Task 4 Public Outreach and Cross Agency Facilitation							
Task 5 Implementation Plan							

## Contract Terms

Under this letter of engagement, Kevin Dwarka LLC (“KDLLC”) agrees to provide the Village of Port Chester (“VPC”) with five deliverables comprising the Port Chester Property Condition Assessment and Neighborhood Revitalization Strategies Report (“PCANRS”) as outlined in the above Detailed Work Plan (“DWP”) and in accordance with the following terms and conditions:

### Duration of Service

- KDLLC will commence work on the project on May 8<sup>st</sup>, 2015. Final versions of all five deliverables will be submitted to the VPC no later than November 30<sup>th</sup>, 2015.
- Draft deliverables will be prepared in accordance with the deadlines presented in the DWP.
- KDLLC does not commit to providing any services beyond November 30<sup>th</sup>, 2015. If the DWP is not completed by November 30<sup>th</sup> due to unforeseen delays, a new contract will need to be negotiated.

### Scope of Services

- KDLLC agrees to furnish the VPC with land use guidance and economic analysis. Although Kevin Dwarka is a land use attorney licensed in the State of New York, this project does *not* include the provision of legal services. VPC is advised to retain independent legal representation throughout the duration of the contract period. However, in its capacity as an urban planning firm, KDLLC will carefully inventory the relevant laws, rules and regulations regarding urban redevelopment as part of its initial existing conditions assessment. Additionally, KDLLC will carefully assess the viability of all redevelopment proposals with particular regard to any legal or regulatory obstacles potentially affecting their implementation. The final document will feature 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.

### Public Involvement and On-Site Presence

- KDLLC agrees to be present as needed for on-site meetings with the project team, other key public agency stakeholders, and the public-at-large. The cost of attending these meetings is absorbed into the overall budget as presented in the DWP.

Budget and Payment

- The total cost for the completion of the PCANRS is \$75,000.
- A retainer is not required for this engagement.
- Over the contract period, KDLLC will issue a total of five invoices with the submission of each draft deliverable.
- PCANRS agrees to remit payment for each invoice within a 30 day period.
- Failure to make payment within the 30 day period will result in a 5% late payment charge applied to the outstanding principal at the end of 30 days and at the end of each subsequent 30 day period in which payment is not made. Failure to make payment within 60 days of receipt of invoice will result in KDLLC's suspension of work on the project. Failure to make payment of an invoice within 90 days will result in KDLLC's termination of the project and notification of the outstanding payment to a third party collection agency.
- The budget of \$75,000 is all-inclusive. VPC will *not* be billed for any additional expenses including materials, travel expenses, food and beverage, production costs, or any additional vendor or sub-consultant fees.
- VPC is guaranteed timely completion of all deliverables in accordance with the tasks outlined in the DWP regardless of the hours required for their completion.

**Format of Deliverables**

- All deliverables will be submitted to the VPC in both WORD and PDF formats.

**SIGNED BY**

Kevin Dwarka  
Kevin Dwarka, Managing Principal of KDLLC

3/20/2015  
3/30/2015

\_\_\_\_\_  
\*\*\*\*X\*\*\*\*, \*\*\*\*\*X\*\*\*\*\*

\_\_\_\_\_  
\*\*\*\*X\*\*\*\*

# Town of Rye

## Assessment Department Service Level

*Is It “Adequate?”*  
*Is It “Real”?*

# Overview:

Recently the Village of Port Chester (VPC) claimed that the ~25% reduction of assessed values in the village from 2008 to 2014 is a result of inadequate staffing in the assessment department.

The Town's rebuttal to this inference is:

- Current assessment department staffing is consistent with the International Association of Assessing Officer (IAAO) guidelines
- VPC's annual assessment trends are consistent with the other villages within Rye Town, as well as with other municipalities within the county
- The village's assessments are consistent with market trends and sales data
- The significant decrease in the village's assessment is directly related to the loss in value of the disproportionate number of 2-3 families (39%) within the village
- The 2014 assessment roll (**based on 2013 sales**) increased overall ~.7% from the 2013 assessment roll **due to market conditions**

# VPC CHALLENGES TOR ASSESSMENT SERVICE

VPC Village Manager – in a presentation in the context of Town Dissolution - questioned whether TOR’s assessment service level is “real” – later characterizing it as at “best artificial or perhaps contrived”

VM Steers and other member of the VPC Board seem to believe that TOR’s assessment services have led to a decline in VPC’s assessed values and therefore its real estate tax revenue:

VPC Budget Year	2009-10	2015-16	% Change
TOR Assessment Year	2008	2014	
TOR Assessments:			
Homestead	\$ 2,141,735,833	\$ 1,485,274,253	-30.7%
Non-Homestead(commercial)	\$ 969,731,732	\$ 892,046,998	-8.0%
Total Value	\$ 3,111,467,565	\$ 2,377,321,251	-23.6%

VPC concluded that until an independent evaluation of TOR’s assessment services is conducted, it is not certain whether TOR’s assessment department is the cause of a 25.3% decline in the assessed values in VPC since 2008.

# IAAO GUIDELINES

Rather than citing IAAO (International Association of Assessing Officials) guidelines, VM Steers cited a devastating 2007 critique of TOR's assessment department from the previous administration - now 8 years out of date.

**Official IAAO Guidance is Clear:** Staffing Patterns and the Effect of Computerization  
*Although one full-time employee for every 2,500 parcels is typical, this proportion varies greatly among jurisdictions. In smaller jurisdictions, the workload averages 1,500 to 1,700 parcels per employee; in larger jurisdictions, about 3,000 to 3,500. Workloads vary depending on the quality of the staff, the complexity of the properties, and so on. A 1986 survey by IAAO has shown that the average number of parcels per employee without computer assistance decreases the mean number of parcels per employee.*

(From IAAO Handbook – Standard on Mass Appraisal of Real Property approved 2013)

## TOR ASSESSMENT SERVICES

TOR's assessment services are well within IAAO Guidelines:

- 11,091 parcels divided by 4.5 (# of TOR's assessment employees) = 2,465 parcels per employee (IAAO guideline is 2,500 parcels)
- In addition, TOR has worked very hard to supplement its staff with 3<sup>rd</sup> party vendors using cutting edge technology – such as Vision Appraisal, GAR Associates, Inc. (Real Estate Appraisers and Consultants), and IncomeWorks.

# ARE VPC ASSESSMENTS DOWN BECAUSE OF MARKET CONDITIONS OR INADEQUATE ASSESSMENT SERVICE FROM TOR?

Assessments from 2008-14 for...

All municipalities in Westchester County - 17.33%

All villages in TOR... - 19.16%

- VRB - 12.91%

- VOM (Rye Neck) - 17.62%

- VPC - 25.83%

TOR's assessed values for VPC are consistent with what the rest of the municipalities throughout Westchester County are experiencing, as well as within Rye Town.



# Comparative Taxable Assessment History 2008 to 2014

	Town of Rye								Westchester County	
Year	RYE NECK (VOM in TOR)		VILLAGE OF PORT CHESTER		VILLAGE OF RYE BROOK		TOTAL: TOWN OF RYE		Assessed Value (Full Value)	% Change from Previous Yr
	Taxable Assessed Value	% Change from Previous Yr	Taxable Assessed Value	% Change from Previous Yr	Taxable Assessed Value	% Change from Previous Yr	Taxable Assessed Value	% Change from Previous Yr		
2005	\$ 1,450,563,383		\$ 2,699,415,285		\$ 2,724,488,205		\$ 6,874,466,873		\$ 162,857,724,477	
2006	\$ 1,528,200,906	5.35%	\$ 2,922,022,854	8.25%	\$ 2,818,184,182	3.44%	\$ 7,268,407,942	5.73%	\$ 178,569,716,398	9.65%
2007	\$ 1,622,598,050	6.18%	\$ 3,151,817,573	7.86%	\$ 2,993,182,954	6.21%	\$ 7,767,598,577	6.87%	\$ 193,572,868,214	8.40%
2008	\$ 1,622,598,050	0.00%	\$ 3,151,817,573	0.00%	\$ 2,971,756,751	-0.72%	\$ 7,746,172,374	-0.28%	\$ 188,664,709,508	-2.54%
2009	\$ 1,561,070,952	-3.79%	\$ 3,050,566,092	-3.21%	\$ 2,815,069,391	-5.27%	\$ 7,426,706,435	-4.12%	\$ 183,872,292,338	-2.54%
2010	\$ 1,419,840,375	-9.05%	\$ 2,763,624,824	-9.41%	\$ 2,596,224,372	-7.77%	\$ 6,779,689,571	-8.71%	\$ 163,646,825,868	-11.00%
2011	\$ 1,332,436,518	-6.16%	\$ 2,563,353,476	-7.25%	\$ 2,478,933,610	-4.52%	\$ 6,374,723,604	-5.97%	\$ 154,998,951,612	-5.28%
2012	\$ 1,335,205,440	0.21%	\$ 2,339,126,520	-8.75%	\$ 2,414,669,105	-2.59%	\$ 6,089,001,065	-4.48%	\$ 153,740,960,056	-0.81%
2013	\$ 1,351,217,775	1.20%	\$ 2,318,931,177	-0.86%	\$ 2,413,702,050	-0.04%	\$ 6,083,851,002	-0.08%	\$ 149,540,079,541	-2.73%
2014	\$ 1,336,714,281	1.20%	\$ 2,337,553,023	0.80%	\$ 2,588,018,846	-0.04%	\$ 6,262,286,150	2.93%	\$ 155,963,411,807	4.30%
% Change from High to Low	-17.88%		-26.43%		-19.36%		-21.68%		-22.75%	
% Change 2005 -14	-7.85%		-13.41%		-5.01%		-8.91%		-4.23%	
% Change 2008 -14	-17.62%		-25.83%		-12.91%		-19.16%		-17.33%	

## OTHER FACTORS THAT EXPLAIN WHY VPC'S ASSESSED VALUES FELL MORE THAN ITS NEIGHBORS?

- VPC is at full value; therefore, VPC assessed values follow market trends more closely than “non-reval” communities throughout the county. Residential properties are **directly impacted** by change in residential sales prices.
- Commercial (non-homestead) properties were down only 8%.
  - Only 20% of those parcels are non-homestead.
- Residential (homestead) properties were down 30.7%.
  - This residential drop represented 89% of the overall decline.
  - There are 5,451 parcels in VPC, of which 80% are homestead.

## IMPACT OF 2- & 3-FAMILY RESIDENCES

- The VPC homestead class that accounted for ~ 89% of the decline in assessed values, was further exacerbated by the disproportionately high % of 2-3 family homes.
- 39% of the homestead class is 2- and 3-family properties that - from 2008 to 2012 - have experienced a greater loss in value than single families.

<b>ASSESSMENT DATA</b>									
	<b>VPC</b>			<b>VRB</b>			<b>VOM</b>		
	<b>210 SFR</b>	<b>220 2Fam</b>	<b>230 3Fam</b>	<b>210 SFR</b>	<b>220 2Fam</b>	<b>230 3Fam</b>	<b>210 SFR</b>	<b>220 2Fam</b>	<b>230 3Fam</b>
<b>2008 Avg</b>	\$ 545,404	\$ 553,871	\$ 627,630	\$ 836,455	\$ 604,142	\$ 635,350	\$ 790,700	\$ 707,465	\$ 773,935
<b>2014 Avg</b>	\$ 433,244	\$ 296,496	\$ 351,058	\$ 745,513	\$ 387,251	\$ 438,933	\$ 691,171	\$ 485,486	\$ 593,172
<b>Change</b>	\$ (112,160)	\$ (257,375)	\$ (276,572)	\$ (90,942)	\$ (216,891)	\$ (196,417)	\$ (99,529)	\$ (221,979)	\$ (180,763)
<b>% Change</b>	-20.56%	-46.47%	-44.07%	-10.87%	-35.90%	-30.91%	-13%	-31%	-23%
<b>Notes</b>	1389 2-3 Family Homes in 2014			224 2-3 Family Homes in 2014			360 2-3 Family Homes in 2014		
	~39% of VPC Market is 2-3 Families in 2014			~10% of VRB Market is 2-3 Families			~21% of VRN Market is 2-3 Families		

# HOW DO SALES IN VPC COMPARE TO THE WESTCHESTER COUNTY MEDIAN SALES PRICE?

WESTCHESTER COUNTY								VILLAGE OF PORT CHESTER								
	Total Sales 1 to 4-Family	Single Family # Sales	Single Family % of Total Sales	Single Family Median Sales Price	2 to 4-Family # Sales	2 to 4-Family % of Total Sales	2 to 4-Family Median Sales Price	Total Sales 1 to 4-Family	Single Family # Sales	Single Family % of Total Sales	Single Family Median Sales Price	Single Family % Relation to Co. Median (Below)	2 to 3-Family # Sales	2 to 3-Family % Total Sales	2 to 3-Family Median Sales Price	2 to 3-Family % Relation to Co. Median (Above OR Below)
2007	5605	5171	92.3%	\$ 685,000	434	7.7%	\$546,250	108	78	72.2%	\$ 525,000	-23.4%	30	27.8%	\$ 555,400	1.7%
2008	4091	3805	93.0%	\$ 650,000	286	7.0%	\$463,750	55	43	78.2%	\$ 500,000	-23.1%	12	21.8%	\$ 505,000	8.9%
2009	3735	3353	89.8%	\$ 580,000	382	10.2%	\$370,000	39	36	92.3%	\$ 465,000	-19.8%	3	7.7%	\$ 481,000	30.0%
2010	4383	4014	91.6%	\$ 630,000	369	8.4%	\$348,000	51	41	80.4%	\$ 490,000	-22.2%	10	19.6%	\$ 389,500	11.9%
2011	4210	3844	91.3%	\$ 600,000	366	8.7%	\$336,500	35	25	71.4%	\$ 435,000	-27.5%	10	28.6%	\$ 311,350	-7.5%
2012	4820	4478	92.9%	\$ 586,500	342	7.1%	\$330,000	74	58	78.4%	\$ 432,875	-26.2%	16	21.6%	\$ 287,500	-12.9%
2013	5863	5442	92.8%	\$ 610,000	421	7.2%	\$370,000	103	84	81.6%	\$ 403,750	-33.8%	19	18.4%	\$ 330,000	-10.8%
2014	5803	5394	93.0%	\$ 635,000	409	7.0%	\$405,000	104	76	73.1%	\$ 440,000	-30.7%	28	26.9%	\$ 365,000	-9.9%

Compared to the Westchester County median home values published annually by the Hudson Gateway Association of Realtors (“HGAR,” f/k/a Westchester-Putnam MLS), overall VPC’s single family sales prices were significantly below the county’s median (on average **26% below**).

# HOW DO SALES IN VRB COMPARE TO THE WESTCHESTER COUNTY MEDIAN SALES PRICE?

WESTCHESTER COUNTY								VILLAGE OF RYE BROOK								
	Total Sales 1 to 4-Family	Single Family # Sales	Single Family % of Total Sales	Single Family Median Sales Price	2 to 4-Family # Sales	2 to 4-Family % of Total Sales	2 to 4-Family Median Sales Price	Total Sales 1 to 4-Family	Single Family # Sales	Single Family % of Total Sales	Single Family Median Sales Price	Single Family % Relation to Co. Median (Below)	2 to 3-Family # Sales	2 to 3-Family % Total Sales	2 to 3-Family Median Sales Price	2 to 3-Family % Relation to Co. Median (Above OR Below)
2007	5605	5171	92.3%	\$685,000	434	7.7%	\$546,250	99	97	98.0%	\$850,000	24.1%	2	2.0%	\$651,500	19.3%
2008	4091	3805	93.0%	\$650,000	286	7.0%	\$463,750	69	65	94.2%	\$775,000	19.2%	4	5.8%	\$535,000	15.4%
2009	3735	3353	89.8%	\$580,000	382	10.2%	\$370,000	61	57	93.4%	\$690,000	19.0%	4	6.6%	\$472,500	27.7%
2010	4383	4014	91.6%	\$630,000	369	8.4%	\$348,000	77	76	98.7%	\$745,000	18.3%	1	1.3%	\$360,000	3.4%
2011	4210	3844	91.3%	\$600,000	366	8.7%	\$336,500	64	63	98.4%	\$775,000	29.2%	1	1.6%	\$355,000	5.5%
2012	4820	4478	92.9%	\$586,500	342	7.1%	\$330,000	77	77	100.0%	\$714,000	21.7%	0	0.0%	-	N/A
2013	5863	5442	92.8%	\$610,000	421	7.2%	\$370,000	121	120	99.2%	\$730,000	19.7%	1	0.8%	\$400,000	8.1%
2014	5803	5394	93.0%	\$635,000	409	7.0%	\$405,000	115	106	92.2%	\$805,000	26.8%	8	7.0%	\$445,000	9.9%

Compared to HGAR's Westchester County median home values, overall VRB's single family sales prices were significantly above the county's median (on average **22% above**).

# HOW DO SALES IN VRN COMPARE TO THE WESTCHESTER COUNTY MEDIAN SALES PRICE?

WESTCHESTER COUNTY								VILLAGE OF MAMARONECK (RYE NECK)								
	Total Sales 1 to 4-Family	Single Family # Sales	Single Family % of Total Sales	Single Family Median Sales Price	2 to 4-Family # Sales	2 to 4-Family % of Total Sales	2 to 4-Family Median Sales Price	Total Sales 1 to 4-Family	Single Family # Sales	Single Family % of Total Sales	Single Family Median Sales Price	Single Family % Relation to Co. Median (Below)	2 to 3-Family # Sales	2 to 3-Family % Total Sales	2 to 3-Family Median Sales Price	2 to 3-Family % Relation to Co. Median (Above OR Below)
2007	5605	5171	92.3%	\$ 685,000	434	7.7%	\$546,250	54	47	87.0%	\$ 660,000	-3.6%	7	13.0%	\$ 650,000	19.0%
2008	4091	3805	93.0%	\$ 650,000	286	7.0%	\$463,750	46	39	84.8%	\$ 699,000	7.5%	7	15.2%	\$ 650,000	40.2%
2009	3735	3353	89.8%	\$ 580,000	382	10.2%	\$370,000	26	25	96.2%	\$ 875,000	50.9%	1	3.8%	\$ 575,500	55.5%
2010	4383	4014	91.6%	\$ 630,000	369	8.4%	\$348,000	37	33	89.2%	\$ 725,000	15.1%	4	10.8%	\$ 507,250	45.8%
2011	4210	3844	91.3%	\$ 600,000	366	8.7%	\$336,500	49	42	85.7%	\$ 656,750	9.5%	7	14.3%	\$ 500,000	48.6%
2012	4820	4478	92.9%	\$ 586,500	342	7.1%	\$330,000	43	38	88.4%	\$ 617,500	5.3%	5	11.6%	\$ 570,000	72.7%
2013	5863	5442	92.8%	\$ 610,000	421	7.2%	\$370,000	56	50	89.3%	\$ 661,000	8.4%	6	10.7%	\$ 492,500	33.1%
2014	5803	5394	93.0%	\$ 635,000	409	7.0%	\$405,000	84	74	88.1%	\$ 787,500	24.0%	10	11.9%	\$ 517,500	27.8%

Compared to HGAR's Westchester County median home values, overall VRN's single family sales prices were also above the county's median (on average **15% above**).

# CONCLUSION

- The TOR assessment department is following sound assessment practices regarding staffing levels vis-à-vis the supplemental layers of technology being utilized.
- The TOR assessment department is working diligently to monitor sales data used to value residential properties.
- The TOR assessment department is also working diligently to value non-homestead properties utilizing the income approach to value (income & expenses) for the majority of the parcels.
- Any questions?

# RESOLUTIONS



CAPITAL PROJECT PLAN

FOR FY 2015-2016

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:

RESOLVED, that the Board of Trustees hereby adopts the modify Tentative Capital Project Plan for FY 2015-16 as reflected in the attached schedule.

Approved as to Form:

\_\_\_\_\_  
Anthony M. Cerreto, Village Attorney

**ROLL CALL**

**AYES:**

**NOES:**

**ABSENT:**

**DATE:**

**VILLAGE OF PORT CHESTER  
FY 2015-16 CAPITAL PROJECT PLAN  
TENTATIVE BUDGET**

PROJECT:	PROJECT NAME	G/L Code	PROJECT		FUNDING AMOUNT	BOND RESOLUTION DATE	MAXIMUM MATURITY (PPU)
			COST FY 2014-15	FUNDING SOURCE FY 2014-15			
1)	DPW TRAILER	5010.400.2015#	\$50,000	SERIAL BOND	\$50,000		15 YEARS
2)	LASERFICHE AVANTE SYSTEM-V. CLERK	1410.200.2015.#	\$27,000	SERIAL BOND	\$27,000		5 YEARS
3)	P/R CONVERSION/TIME CLOCK SYSTEM	1320.200.2015#	\$75,000	SERIAL BOND	\$75,000		7 YEARS
4)	POLICE EQUIPMENT: RADIO UPGRADE BASE & REPEATER RECORDING SYSTEM COPIER	3120.200.2015.#	\$26,000 \$12,000 \$10,000	SERIAL BOND SERIAL BOND TRANSFER TO GF	\$26,000 \$12,000 \$10,000		5 YEARS 5 YEARS 5 YEARS
5)	2016 FORD EXPLORER-POLICE	3120.203.2015.#	\$47,000	SERIAL BOND	\$47,000		5 YEARS
6)	FIRE EQUIPMENT: SCOTTMASK SCOTT PACKS (100@ \$4,000)	3410.200.2015.#	\$37,500 \$400,000	SERIAL BOND SERIAL BOND	\$37,500 \$400,000		10 YEARS 10 YEARS
7)	FIRE BUILDINGS IMPROVEMENT	3410.200.2015.#	\$100,000	SERIAL BOND	\$100,000		15 YEARS
8)	PAYSTATION IMPROVEMENT	3320.200.2015.#	\$100,000	SERIAL BOND	\$100,000		7 YEARS
9)	DPW VEHICLES (HIGHWAY): 2016 FORD F250 PICK-UP 2016 FORD F350 PICK-UP	5110.203.2015.#	\$34,000 \$50,000	SERIAL BOND SERIAL BOND	\$34,000 \$50,000		5 YEARS 5 YEARS
10)	DPW EQUIPMENT (HIGHWAY): WAUSAU AT 4211 PLOW BRINE MAKER BP 200 20 YRD DUMPSTER 40 YRD DUMPSTER	5110.200.2015.#	\$9,000 \$38,000 \$8,000 \$10,000	TRANSFER FR. GF SERIAL BOND TRANSFER FR. GF TRANSFER FR. GF	\$9,000 \$38,000 \$8,000 \$10,000		15 YEARS
11)	STREET RESURFACING FY 2015-16	5110.400.2015.#	\$1,700,000	C.H.I.P.S - NYS	\$150,000		

**VILLAGE OF PORT CHESTER  
FY 2015-16 CAPITAL PROJECT PLAN  
TENTATIVE BUDGET**

				SERIAL BOND	\$1,550,000	15 YEARS
12)	SIDEWALK 50/50 PROGRAM	5110.400.2015.#	\$500,000	SERIAL BOND	\$500,000	15 YEARS
13)	DOG PARK-PARKS	7110.400.2015.#	\$30,000	SERIAL BOND	\$30,000	15 YEARS
14)	COLUMBUS PK WATER SPRAY FLOOR RESTORATI	7110.400.2015.#	\$10,000	TRANSFER FR GF	\$10,000	5 YEARS
15)	COLUMBUS PARK LIGHTING	7110.400.2015.#	\$250,000	SERIAL BOND	\$250,000	10 YEARS
16)	2015 CHIIP PROJECTS (WC)	VARIOUS	\$1,575,000	SERIAL BOND	\$787,500	20 YEARS
				CHIIPS	<u>\$787,500</u>	
				TOTAL DEBT -	\$4,114,000	
				TRANSFER FR GF	\$47,000	
				TOTAL CHIIPS-WC	\$787,500	
				TOTAL CHIPS	<u>\$150,000</u>	
		<b>TOTAL</b>	<u><u>\$5,098,500</u></u>		<u><u>\$5,098,500</u></u>	
17)	SEWER IMPROVEMENT 3RD YEAR	8120.400.#	\$2,757,000	SERIAL BOND	\$2,757,000	30 YEARS
				TOTAL DEBT	<span style="border: 1px solid black; padding: 2px;">\$6,871,000</span>	
		<b>GRAND TOTAL</b>			<u><u>\$7,855,500</u></u>	

SEWER RENT LIENS

FOR FY 2015-2016

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:

RESOLVED, that the Board of Trustees hereby authorizing the Village Treasurer to include delinquent sewer rent and charges in the amount of \$267,360.64 to be in the tax warrant for the period beginning June 2015, to May 31, 2016.

Approved as to Form:

\_\_\_\_\_  
Anthony M. Cerreto, Village Attorney

**ROLL CALL**

**AYES:**

**NOES:**

**ABSENT:**

**DATE:**

CONDITIONAL OFFER OF EMPLOYMENT FOR POLICE OFFICER

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:

RESOLVED, that the Board of Trustees extends a conditional offer of employment to \_\_\_\_\_ as police officer of Port Chester, New York, with appointment to be effective May 15, 2015.

Approved as to Form:

\_\_\_\_\_  
Anthony M. Cerreto, Village Attorney

**ROLL CALL**

**AYES:**

**NOES:**

**ABSENT:**

**DATE:**

ELECTING TO PROVIDE COVERAGE UNDER THE VOLUNTEER  
FIREFIGHTERS BENEFITS LAW FOR VILLAGE VOLUNTEER FIREFIGHTERS  
INJURED OUTSIDE THE SERVICE AREA

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, State General Municipal Law, Section 209-i, was most recently amended to make available the coverage of the Volunteer Firefighter Benefits Law to volunteer firefighters who are injured at an accident scene outside the area regularly served before an officer in charge accepts their services; and

WHEREAS, a municipality may provide for such coverage by the adoption of a resolution of the governing body; and

WHEREAS, without such coverage volunteer firefighters acting in the capacity of a Good Samaritan would be acting at his or her own risk; and

WHEREAS, the Fire Chief has recommended that the Board of Trustees protect Village volunteer firefighters by taking advantage of the new changes to state law. Now, therefore, be it

RESOLVED, that the Board of Trustees hereby intends by this resolution to elect coverage provided by General Municipal Law, Section 209-I 1-b to protect village volunteer firefighters who may be injured when he or she volunteers at an out-of-district accident scene before an officer in charge accepts their services; and be it further

RESOLVED, that the Village Manager notify the Village's carrier for benefits under the Volunteer Firefighters Law of such election.

APPROVED AS TO FORM:

\_\_\_\_\_  
Anthony M. Cerreto, Village Attorney



VILLAGE OF  
**PORT CHESTER**

222 Grace Church Street, Port Chester, New York 10573

**AGENDA MEMO**

**Department:** Recreation Department

**BOT Meeting Date:** 5/4/2015

**Item Type:** Resolution

**Sponsor's Name:** Heather Krakowski, Recreation Supervisor

Description	Yes	No	Description	Yes	No
Fiscal Impact	X		Public Hearing Required		X
Funding Source: Village Budget Account #: 7550.0557, 7550.0568, 7550.0562			BID #		
			<b>Strategic Plan Priority Area</b>		
			Quality of Life & Village Image		
Agreement	X		<b>Manager Priorities</b>		
Strategic Plan Related			Other		

**Agenda Heading Title**  
*(Will appear on the Agenda as indicated below)*

Authorize the Village Manager to enter into an agreement with Summer Entertainers for 2015.

**Summary**

**Background:** The entertainment committee has review all bands, a variety of local and surrounding neighborhood bands to perform each summer concert series. The committee considers the bands abilities, prices, type of music, experience and feedback from residents, committee members, or past performance. Staying within 2015-2016 budget.

**Proposed Action**

That the Board of Trustees adopt the Resolution

**Attachments**

Individual Band Contracts Attached

## RESOLUTION

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 Recreation Department conducts an outdoor entertainment program; and

WHEREAS, the Village selects groups to perform over the course of the year; and

WHEREAS, an agreement is required to support payment for such groups. Now, therefore, be it

RESOLVED, that the Village Manager be and is hereby authorized to enter into the following agreements to provide entertainment for FY 2015 – 2016 as indicated;

- Angie Rubino & Band, compensation to be \$1,100.00 for Lyon Park Concert
- Bookends, compensation to be \$900.00 for Lyon Park Concert
- Tim Curry Motown Band, compensation to be \$800.00 for Lyon Park Concert
- Rich Bobinski Orchestra, compensation to be \$720.00 for Lyon Park Concert
- The Harvest Band, compensation to be \$700.00 for Lyon Park Concert
- Markx Laiko Bolivian, compensation to be \$850.00 for Downtown Concert
- Billy and the Showmen, compensation to be \$1,000.00 for Downtown Concert
- Juarez-Show Mariachi, compensation to be \$675.00 for Port Chester Day
- Suit Ty Thursty, compensation to be \$450.00 for Port Chester Day
- A to Z Band, compensation to be \$500.00 for Port Chester Day
- Island Soul, compensation to be \$800.00 for Port Chester Day
- Curtis Winchester Band, compensation to be \$750.00 for Port Chester Day.
- Kathy Thompson Band, compensation to be \$800.00 for Port Chester Day.
- Mark Rudzinski –Sound System, compensation to be \$1,100.00 for Port Chester Day.



**CO-SPONSORSHIP TO SUPPORT 7<sup>th</sup> ANNUAL “PORT CHESTER FEST”**

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 as follows:

WHEREAS, by correspondence dated April 17, 2015 from Bryan Diaz, Council of Community Services, request has been made on the Board of Trustees to co-sponsor the 7<sup>th</sup> Annual “Port Chester Fest,” and

WHEREAS, the Council has requested the use of Lyon Park, support from the Police Department, Department of Public Works and Recreation Department as well as the Showmobile and generator; and

WHEREAS, by memo dated April 24, 2015, the Park Commission has provided the Board with a favorable determination subject to certain conditions. Now, therefore, be it

RESOLVED, that the Board of Trustees hereby co-sponsors the 7<sup>th</sup> Annual “Port Chester Fest” subject to the conditions stated by the Park Commission.

Approved as to Form:

\_\_\_\_\_  
Anthony M. Cerreto, Village Attorney

**ROLL CALL**

**AYES:**

**NOES:**

**ABSENT:**

**DATE:**

**RESOLUTION**

**ASSIGNING TRUSTEE SEATS**

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, Rule 14 of the Board of Trustees Rules of Procedure specifies “the seating arrangement [of the Board of Trustees] may be changed at any time by majority vote (4) of the Board.” Now, therefore, be it

RESOLVED, that the Mayor and Trustees shall sit in the following seats from left to right when one faces the dais: Resolution assigning Trustees to the following seats from left to right when facing the dais: Trustee Terenzi, Trustee Kenner, Trustee Brakewood, Mayor Pilla, Trustee Adams, Trustee Marino and Trustee Ceccarelli, effective May 5, 2015.

**ROLL CALL**

**AYES:**

**NOES:**

**ABSENT:**

**DATE:**

# CORRESPONDENCE



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

**Board of Directors**

Pastor Jim O'Hanlon  
*President*

Scott Moore  
*1<sup>st</sup> Vice-President*

Elizabeth Rotfeld  
*2<sup>nd</sup> Vice-President*

Maria Flores  
*Treasurer*

Fr. Hilario Albert  
*Corresponding Secretary*

Carmen Parker  
*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

Sally Adler

Blanca Lopez

**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

April 17<sup>th</sup>, 2015

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

Dear Mayor Pilla and Members of the Board of Trustees:

This year will mark the 7<sup>th</sup> 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 13<sup>th</sup>, 2015.

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 toilets
- Showmobile, with generator

We plan to present at least six (4) performances on the Showmobile 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.

Sincerely,

Community Coordinator  
Bryan Diaz

Board President  
Pastor Jim O'Hanlon

P.O. Box 322, Port Chester, NY 10573  
Phone: (914) 939-8055 Fax: (914) 939-2337  
communitycouncil@verizon.net



Companies :

Reliance Chemical & Hose  
No. 1

Putnam Steamer & Hose  
No. 2

Fire Department

Village of Port Chester

WESTCHESTER COUNTY, N. Y.



Headquarters: Westchester Avenue and Ponings Street

Received

APR 24 2015

Harry Howard Hook &  
Ladder No. 1

Fire Police No. 1

Mellor Hose No. 1

Washington Engine & Hose  
No. 4

Brookville Hose No. 5

TO THE HONORABLE BOARD OF TRUSTEES OF THE VILLAGE PORT CHESTER, N. Y. :

The *Fire Patrol + Reserve #1* respectfully reports that at a meeting held on *7 April 2015* favorable action was taken on the following:

Elected active members.....

Elected honorary members .....

Members resigned..... *Sorio, Michael*

Members expelled.....

Members suspended.....

Members died.....

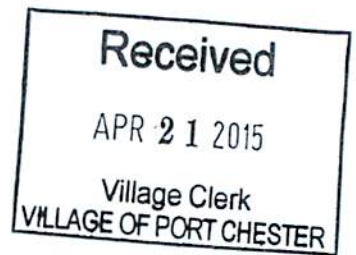
Badges returned (numbers) .....

Remarks.....

*[Handwritten Signature]*  
Secretary

*James K Mitchell, Jr.*

*Secretary  
Fire Patrol + Reserve #1*



The American Legion  
**Port Chester Post 93**  
Department of New York  
78 Pearl Street  
Port Chester, NY 10573  
Unity and Service for America

April 16,2015

Honorable Mayor  
&Board of Trustees.  
222 Grace Church Street  
Port Chester, NY. 10573

Dear Honorable Mayor& Board of Trustees

I am righting, this letter in response to parking on Pearl St across from the American Legion Post 93. While I was away it seems someone decided to remove the parking meters and make it a no parking area there was never any explanation to why and when asked why no one seems to know. This has made it very hard for some of our older VETERANS mostly from WWII KOREA AND VIETNAM, The inconvenience has caused some to stop coming because they can't walk down the stairs in the back of the post or for any distance for that mater if they park down the street where they made it parking by tickets it's so difficult for them that they stopped coming it not only hurts the post but most of all them as being able to go and be with their friends that are like a second family, so I am asking the board if it would be possible for the parking to be reinstated and possibly make one handicapped with parking meters they will not be able to walk to the machine to get a ticket to put in the car. I hope for the people who served their country in the most difficult times could have a little consideration on this matter.

Thank You

Bill Chiappetta

Adjutant Post 93

Port Chester, NY. 10573

**PARK AVENUE ELEMENTARY SCHOOL**

Port Chester, New York 10573  
(914) 934-7895 Fax (914) 939-9243

*Rosa I. Taylor, Principal*

**Received**

APR 27 2015

Village Clerk  
VILLAGE OF PORT CHESTER



*"Success For Every Student"*

---

April 22, 2015

Mayor Dennis Pilla  
And Board Members  
Village of Port Chester  
222 Grace Church St.  
Port Chester, New York 10573

Dear Mayor and Board Members:

**On Friday, June 12<sup>th</sup>**, we have our annual Fun Day scheduled at Park Avenue School. This event will be held outdoors. I am requesting that Park Avenue from Columbus Ave to College Ave be closed to vehicular traffic on **Fun Day 9:00 A.M. through 2:00 P.M.**

**Also, on Monday, June 22<sup>nd</sup>**, we will be holding our **Fifth Grade Moving up Ceremony** outdoors on Park Avenue. I am requesting that Park Avenue from Columbus Ave to College Ave be closed to vehicular traffic from **9:00am to 12pm**

On behalf of our school community, I thank you for considering the request.

Cordially,

*Rosa I Taylor*

Rosa I. Taylor  
Principal

cc: Dr. Edward Kliszus

# CERTIFICATE OF LIABILITY INSURANCE

02/13/2015

**PRODUCER**

**NEW YORK SCHOOLS INSURANCE RECIPROCAL**  
 333 Earle Ovington Blvd.  
 Uniondale NY, 11553

**THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.**

**INSURERS AFFORDING COVERAGE**

INSURER A                    **NEW YORK SCHOOLS INSURANCE RECIPROCAL**  
 INSURER B  
 INSURER C  
 INSURER D  
 INSURER E

**INSURED**

**Port Chester-Rye UFSD**  
 113 Bowman Avenue  
 Port Chester, NY 10573

**COVERAGES**

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS

INSR LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS
	<b>GENERAL LIABILITY</b>				EACH OCCURRENCE \$ <b>1,000,000</b>
	<input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b>				FIRE DAMAGE (Any one fire) \$ <b>1,000,000</b>
	CLAIMS MADE <input checked="" type="checkbox"/> OCCUR				MED EXP (Any one person) \$ <b>5,000</b>
<b>A</b>		<b>SSPPCR001</b>	<b>07/01/2014</b>	<b>07/01/2015</b>	PERSONAL & ADV INJURY \$ <b>1,000,000</b>
	<b>GEN'L AGGREGATE LIMIT APPLIES PER</b>				GENERAL AGGREGATE \$ <b>UNLIMITED</b>
	<input checked="" type="checkbox"/> POLICY      PRO-JECT      LOC				PRODUCTS - COMP/OP AGG \$ <b>1,000,000</b>
	<b>AUTOMOBILE LIABILITY</b>				COMBINED SINGLE LIMIT (Ea. Accident) \$
	ANY AUTO				BODILY INJURY (Per person) \$
	ALL OWNED AUTOS				BODILY INJURY (Per accident) \$
	SCHEDULED AUTOS				PROPERTY DAMAGE (Per accident) \$
	HIRED AUTOS				AUTO ONLY - EA ACCIDENT \$
	NON-OWNED AUTOS				OTHER THAN EA ACC \$
	<b>GARAGE LIABILITY</b>				AUTO ONLY \$
	ANY AUTO				OTHER THAN EA ACC \$
	NON-OWNED AUTOS				AUTO ONLY AGG \$
	<b>EXCESS LIABILITY</b>				EACH OCCURRENCE \$ <b>10,000,000</b>
<b>A</b>	<input checked="" type="checkbox"/> OCCUR      CLAIMS MADE	<b>ECLPCR001</b>	<b>07/01/2014</b>	<b>07/01/2015</b>	AGGREGATE \$ <b>UNLIMITED</b>
	<input type="checkbox"/> DEDUCTIBLE				\$
	<input type="checkbox"/> RETENTION \$				\$
	<b>SCHOOL BOARD LIABILITY</b>				OCCURRENCE \$
					AGGREGATE \$
					DEDUCTIBLE \$
	<b>OTHER</b>				

**DESCRIPTION OF OPERATIONS LOCATIONS VEHICLES EXCLUSIONS ADDED BY ENDORSEMENT/SPECIAL PROVISIONS**

Certificate holder is named as Additional Insured only as respects to the use of premises/facilities for Port Chester- Rye UFSD, street closing of Park Avenue on 6/12/2015 for Park Avenue Fun Day.

**CERTIFICATE HOLDER**     **ADDITIONAL INSURED**

**Village of Port Chester**  
 222 Grace Church Street  
 Port Chester, NY 10573

**CANCELLATION**

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL 30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES

AUTHORIZED REPRESENTATIVE





April 22, 2015

Christopher Steers  
Village Manager  
Village of Port Chester  
222 Grace Church St  
Port Chester, NY 10573



Dear Mr. Steers,

I am writing to request permission again this year for BRAKING AIDS® Ride to travel through your jurisdiction on Sunday, September 27, 2015. We are also notifying Sgt. Mark Braccio of the Port Chester Police Department of our intentions.

BRAKING AIDS® Ride is a three-day bicycle ride to benefit Housing Works, a major AIDS service organization headquartered in New York City and with offices around the country. Approximately 125 riders will join together to raise money and awareness to fight a disease that affects millions of Americans each year, including many right here in our area.

BRAKING AIDS® Ride is a fully-supported ride, not a race, with people of all ages, shapes, and sizes riding side by side. It will be an extremely challenging experience for all involved.

I have enclosed the route that we propose to use to travel through your jurisdiction. Please review the enclosed materials. We are not asking for any roads or lanes to be closed during our event. **If permission is granted, please fill out, sign and return the Notification and Approval of Event form attached.**

Since our proposed route winds its way briefly through your jurisdiction, we expect riders to be riding through your area from 8:45 am to 11:45 am on September 27, 2015.

Please feel free to call me at 212.989.1111 or e-mail to [rroth@globalimpactpro.com](mailto:rroth@globalimpactpro.com) to discuss this request. We look forward to partnering with you to make a difference in the fight against AIDS in our community.

Sincerely,

Bob Roth  
Logistics Coordinator  
BRAKING AIDS® Ride



## Notification and Approval of Event

Our jurisdiction has been notified in writing that BRAKING AIDS® Ride will be taking place on September 27, 2015. We are aware that approximately 125 bicyclists will be participating. They will ride at their own pace and will follow the vehicular rules of the road. This is not a race or a timed event.

Estimated Time of Arrival: September 27, 2015: 8:45 AM – 11:45 AM

**\*\*Please make any corrections to the information below**

**Name:** Christopher Steers, Village Mgr  
**Organization:** Village of Port Chester  
**Address:** 222 Grace Church St, Port Chester, NY 10573  
**Phone:** 914-939-2200  
**Fax:** 914-937-3169  
**Email:** mveltri@portchesterny.com  
**Signature:** \_\_\_\_\_

### Contact Name & Numbers

*Please provide a contact name and numbers for an individual who will be on-duty during the actual event, who will serve as contact in case of emergency or other situation.*

**Name:** \_\_\_\_\_  
**Phone:** \_\_\_\_\_  
**Cell:** \_\_\_\_\_ (24 Hour Contact Number)  
**Pager:** \_\_\_\_\_ (24 Hour Contact Number)

Please return to

Attention: Bob Roth  
Logistics Coordinator  
BRAKING AIDS® Ride  
127 West 26<sup>th</sup> Street, Suite 402  
New York, NY 10001  
FAX to: 212.807.1853  
Or e-mail to:  
[rroth@globalimpactpro.com](mailto:rroth@globalimpactpro.com)

<b><u>For Office Use Only</u></b>
<b>Date Rec'd:</b>

# BRAKING AIDS® Ride - Route Cues 2015


























## Day 3

Segment Mileage	Total Miles	Turn	Note	Police/Motorcycle Safety support	Township or Borough
0.7	45.4	Forward	<b>Welcome to New York!</b>	Westchester County	<b>Port Chester</b>
	45.4	Bend Right	Onto Quintard Drive - begin climb		
0.4	45.8	Cross	King Street onto Indian Road	Moto Safety - optional	new cue
0.2	46.0	Right	Onto West Glen Avenue		new cue
0.2	46.2	Left	Onto Hawley Avenue at stop sign		new cue
0.0	46.2	Left	Onto Haines Boulevard at stop sign		new cue
0.1	46.3	Right	Onto Ridge Boulevard at stop sign		new cue
0.3	46.6	Left	Onto Northridge Street	Moto Safety	<b>Rye Brook</b>
0.5	47.1	Cross	Westchester Avenue/Route 120A at traffic light		new cue

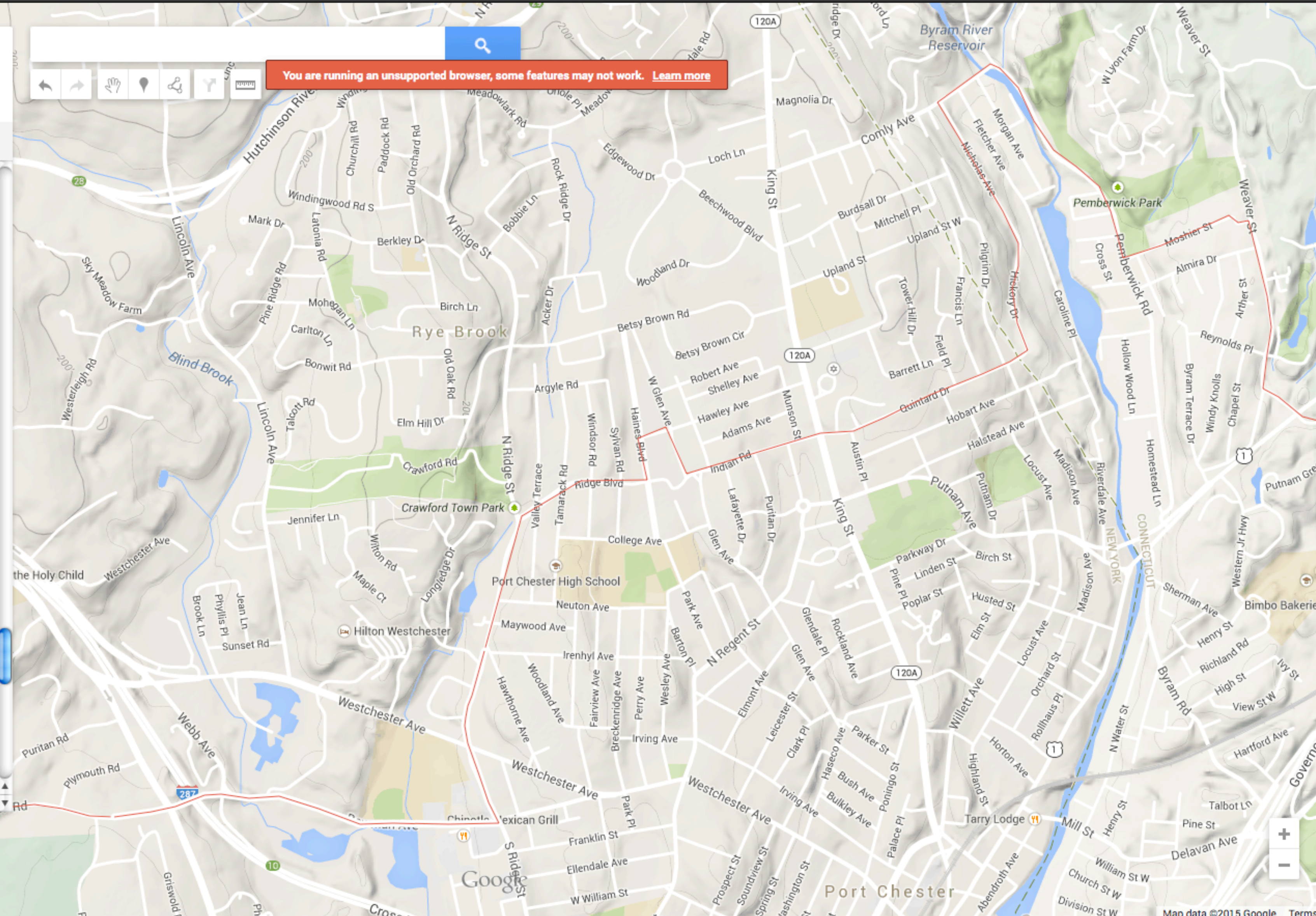
### BAR 2015

All changes saved in Drive

Add layer Share

-  Line 192
-  Line 193
-  Line 194
-  Line 195
-  Line 196
-  Line 197
-  Line 198
-  Line 199
-  Line 200
-  Line 203
-  Line 204
-  Line 205
-  Line 206
-  Lunch Day 3
-  Line 208
-  Line 209
-  Line 210
-  Line 211
-  Line 212
-  Oasis 1
-  Line 220
-  Line 221
-  Line 222
-  Line 223
-  Oasis 4

You are running an unsupported browser, some features may not work. [Learn more](#)





**VILLAGE OF PORT CHESTER**  
**Beautification Commission**  
222 Grace Church Street, Port Chester, New York 10573

Dear Mayor Pilla and Board of Trustees,

The Village of Port Chester's Beautification Commission would like to take this opportunity to remind you that our 2<sup>nd</sup> Annual Essay Contest is coming to a close soon. All essays are due to the Village Clerk's Office by Friday, May 8<sup>th</sup>.

A reminder email was sent to the schools on April 8<sup>th</sup>, that summarized the guidelines. We ask that the teachers keep the students' original essays and submit a copy to the Beautification Commission. Below are a few contest guidelines:

- The chosen area has to be in Port Chester & will better the community, not oneself
- Essay has to be persuasive stating one area to be improved, how & why
- Photos, drawings, a short video or additional art is welcome (in addition to the essay)

Please include the school's name, teacher's name & class grade with each submission.

Please contact us via email at [beautification@portchesterny.com](mailto:beautification@portchesterny.com) or send us a Facebook message with any questions.

We would really appreciate it if this can be mentioned at the next Board meeting as a reminder to all.

Many thanks and have a great day.

The Port Chester Beautification Commission

**TRAFFIC COMMISSION**  
**Port Chester, New York**

April 27, 2015

Mayor Dennis Pilla and the Board of Trustees  
Village of Port Chester

Dear Mayor Pilla and the Board of Trustees:

The Traffic Commission in preparing to repaint the fire zone in front of Fire Headquarters which was approved by the Board and upper management and in regarding Fire Chief Quinn's complaint, checked the Village Code to find this problem within the code. Please review the code as it states at this time, **see attachment #1**. As you can see it was this section of the Code covering Fire Headquarters that was deleted in 2010 creating a problem for exiting and returning fire equipment, **see attachment #2**. Enclosed is a copy of the V&T Law which states that the fire zone must exist for safety issues, **see attachment #3**. The Traffic Commission is making the recommendation for you to upgrade the Code of the Village of Port Chester, Vehicles and Traffic, Chapter 319-74 (Schedule XIII) "No Parking or Standing at any time".

<u>Name of Street</u>	<u>Side</u>	<u>Location</u>
Westchester Avenue	East	From Grove Street to Smith Street
Westchester Avenue	West	From Poningo Street, West 120 feet

Local Law No. 11 of 2010 removed this area from the Village Code but it is imperative for the safety of the area especially for the purpose of alleviating the problem of parked cars blocking the area and causing difficulty maneuvering the fire trucks in and out of the fire house.

Sincerely

*Joseph Gianfrancesco*

Joseph Gianfrancesco  
Chairman

Attachments-3

cc: C.Ameigh  
C. Steers

§ 319-26.2 Fire station fire zones.

[Added 9-7-1982 by L.L. No. 30-1982]

A.

Locations.

(1)

Fire zones in front of the following fire stations are established as follows:

(a)

*(Reserved)*<sup>11</sup>

[1]:

*Editor's Note: Former Subsection A(1)(a), regarding fire headquarters on Westchester Avenue, Poningo Street west side, amended 6-27-2001, was repealed 11-15-2010.*

(b)

Upper Westchester Avenue Firehouse, south side of Westchester Avenue, 79 feet east of Park Place: an eighty-foot fire zone going east.

(c)

South End Fire Station, both sides of Grace Church Street between Central Avenue and Don Bosco Place.

[Amended 11-17-2003]

(d)

Willett Avenue Firehouse, east side of Willett Avenue: fire zone going south 124 feet from the north corner of Mortimer Street; west side of Willett Avenue: fire zone going south 90 feet from the south corner of Mortimer Street.

(2)

It is directed that said zones be maintained and kept open at all times for the movement of emergency vehicles and other traffic. The width of each zone shall be measured along the curb line, if established or existing. If no curblines exist, then the fire zone shall be measured along the shoulder of the roadway fronting the fire station property.

B.

No person shall stop, stand or park a vehicle except when necessary to avoid conflict with other traffic or pedestrians or in compliance with the directions of a police officer in any of said fire zones.

C.

The Village of Port Chester's Police Department is authorized and directed to remove any vehicle parked, abandoned or found unattended in any fire zone as described in this section where it constitutes an obstruction to traffic or any place where stopping, standing or parking is prohibited under this section.

D.

The violation of this section, adopted pursuant to §§ 1640 and 1640-a of the Vehicle and Traffic Law of the State of New York shall constitute a traffic infraction within the meaning of § 1800 of the Vehicle and Traffic Law of the State of New York.

E.

ATTACHMENT #1

Every person convicted of a traffic infraction for a violation of any of the above provisions of this section, adopted pursuant to §§ 1640 and 1640-a of the Vehicle and Traffic Law of the State of New York, shall for the first conviction thereof be punishable by a fine of \$50 and for a second or a subsequent conviction shall be punishable by a fine of \$100. These fines may be recovered by the Village of Port Chester in a civil action.



(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. 11 of the year 2010

A local law amending the CODE OF THE VILLAGE OF PORT CHESTER, CHAPTER 319, SECTIONS 319-29.1, 319-74, 319-91A and 319-92.1.

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 CODE OF THE  
VILLAGE OF PORT CHESTER, CHAPTER 319,  
VEHICLES AND TRAFFIC, WITH REGARD TO  
SPECIAL PURPOSE PARKING ZONES

SECTION 1: Chapter 319 of the Code of the Village of Port Chester, Vehicles and Traffic, Section 319-74 (Schedule XIII) "No Parking or Standing at Any Time" is hereby amended by the deletion of the following location:

Name of Street	Side	Location
....		
Westchester Avenue	South	From Grove Street to Smith Street
...		

SECTION 2: Chapter 319 of the Village Code, Vehicles and Traffic, Schedule XII, Section 319-74, pursuant to the provisions of Section 319-20 “No Parking or Standing Anytime”, is hereby amended by the addition of the following location:

Name of Street	Side	Location
Poningo Street	West	From Westchester Avenue North for 45 feet.

SECTION 3: Chapter 319 of the Village Code, Vehicles and Traffic, is hereby amended by the addition of a new section, Section 319-29.1, “Special Purpose Parking Zones”, to read as follows:

Section 319-29.1 – Special Purpose Parking Zones

The locations described in Schedule XXXII (§ 319-92.1) are hereby designated as special purpose parking zones, and it shall be unlawful for any person to park any vehicle to allow the same to remain parked in any such zone except as specifically provided for such zone.

SECTION 4: Chapter 319 of the Village Code, Vehicles and Traffic, is hereby amended by the addition of a new section, Section 319-92.1 (Schedule XXXII), “Special Purpose Parking Zones”.

Section 319.92.1 – Special Purpose Parking Zones

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

Name of Street	Side	Authorized Purpose or Vehicle	Location
Poningo Street	East	Two (2) spaces for Volunteer Firefighters	78 feet from the south east corner of Westchester Avenue thence north of 43 feet
Poningo Street	West	Four (4) spaces for Career Firefighters and Two (2) spaces for Volunteer Firefighters	45 feet from the southwest corner of Westchester Avenue thence north for 128 feet (six spaces), 84 feet (four spaces) for career firefighters and 44 feet (two spaces) for volunteer firefighters.

Rollhaus Place	East	Police and Court Personnel only Monday to Friday 8:00 a.m. to 5:00 p.m. except legal holidays	Measured from the curb cut of the Police Department rear parking lot, thence north for 207 feet (ten spaces).
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SECTION 5: Chapter 319 of the Village Code, Vehicles and Traffic, Schedule XXX, Section 319-91A “Fines”, is hereby amended by the addition of the following violation:

.....

Special Purpose Parking	\$75.00
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....

SECTION 6: This local law shall be effective immediately upon filing with the Secretary of State.

Adopted: November 15, 2010

BY ORDER OF THE BOARD OF TRUSTEES OF  
THE VILLAGE OF PORT CHESTER, NEW YORK  
DENNIS PILLA, Mayor  
JOAN MANCUSO, Village Clerk

NYS Laws  
Vehicle and Traffic Law  
Title VII

**STOPPING, STANDING, AND PARKING**

Common Traffic Law Violations for Article 32

1200. Basic rules.

1201. Stopping, standing, or parking outside of business or residence districts.

1202. Stopping, standing, or parking prohibited in specified places.

1203. Additional parking regulations.

1203-a. Parking permits for handicapped persons.

1203-b. Parking spaces; handicapped.

1203-c. Off street parking spaces for the handicapped.

1203-d. Out-of-state vehicles bearing handicapped identification.

1203-e. Dumping snow onto parking places for handicapped prohibited.

1203-f. Handicapped parking enforcement.

1203-g. Establishment of the handicapped parking education program.

1203-h. Metered parking waiver for certain disabilities.

1204. Officers authorized to remove illegally stopped vehicles.

S 1200. Basic rules. (a) When stopping is prohibited by this article, or by local law, ordinance, order, rule or regulation, no person shall stop, stand or park a vehicle, whether occupied or not, except when necessary to avoid conflict with other traffic or in compliance with the directions of a police officer or traffic-control sign or signal.

(b) When standing is prohibited by this article, or by local law, ordinance, order, rule or regulation, no person shall stand or park a vehicle, whether occupied or not, but may stop temporarily for the purpose of and while actually engaged in receiving or discharging passengers.

(c) When parking is prohibited by this article, or by local law, ordinance, order, rule or regulation, no person shall park a vehicle, whether occupied or not, but may stop or stand temporarily for the

purpose of and while actually engaged in loading or unloading merchandise or passengers.

(d) When official signs have been posted prohibiting, restricting or limiting the stopping, standing or parking of vehicles on any highway, no person shall stop, stand or park any vehicle in violation of the restrictions stated on such signs.

S 1201. Stopping, standing, or parking outside of business or residence districts. (a) Upon any highway outside of a business or residence district no person shall stop, park, or leave standing any vehicle, whether attended or unattended, upon the paved or main-traveled part of the highway when it is practicable to stop, park, or so leave such vehicle off such part of said highway, but in every event an unobstructed width of the highway opposite a standing vehicle shall be left for the free passage of other vehicles and a clear view of such stopped vehicles shall be available from a distance of two hundred feet in each direction upon such highway.

(b) This section shall not apply to the driver of any vehicle which is disabled while on the paved or main-traveled portion of a highway in such manner and to such extent that it is impossible to avoid stopping and temporarily leaving such disabled vehicle in such position.

S 1202. Stopping, standing or parking prohibited in specified places.

(a) Except when necessary to avoid conflict with other traffic, or when in compliance with law or the directions of a police officer or official

traffic-control device, no person shall:

1. Stop, stand or park a vehicle:
  - a. On the roadway side of any vehicle stopped, standing or parked at the edge or curb of a street;
  - b. On a sidewalk;
  - c. Within an intersection, except when permitted by official signs or parking meters on the side of a highway opposite a street which intersects but does not cross such highway;
  - d. On a cross walk;
  - e. Between a safety zone and the adjacent curb or within thirty feet of points on the curb immediately opposite the ends of a safety zone, unless a different distance is indicated by official signs, markings or parking meters;
  - f. Alongside or opposite any street excavation or obstruction when stopping, standing or parking would obstruct traffic;
  - g. Upon any bridge or other elevated structure upon a highway or within a highway tunnel, unless otherwise indicated by official signs, markings or parking meters;
  - h. On any railroad tracks;
  - i. In the area between roadways of a divided highway, including crossovers, except in an emergency;
  - j. On a state expressway highway or state interstate route highway, including the entrances thereto and exits therefrom, which are a part thereof, except in an emergency.
  - k. Engage in the retail sale of frozen desserts as that term is

defined in subdivision thirty-seven of section three hundred seventy-five of this chapter directly to pedestrians on any highway having a speed limit in excess of thirty miles per hour. Nothing herein shall be construed to prohibit the operator of such vehicle from stopping such vehicle off such highway, in a safe manner, for the sole purpose of delivering such retail product directly to the residence of a consumer or to the business address of a customer of such retailer.

2. Stand or park a vehicle, whether occupied or not, except momentarily to pick up or discharge a passenger or passengers:

a. In front of a public or private driveway;

b. Within twenty feet of a cross walk at an intersection, unless a different distance is indicated by official signs, markings or parking meters;

c. Within thirty feet upon the approach to any flashing signal, stop or yield sign or traffic-control signal located at the side of the roadway, unless a different distance is indicated by official signs, markings or parking meters;

**d. Within twenty feet of the driveway entrance to any fire station and, when on the side of the street opposite to the entrance of any fire station, within seventy-five feet of said entrance, when properly signposted, unless a different distance is indicated by official signs, markings or parking meters.**

e. Alongside or obstructing a curb area which has been cut down, lowered or constructed so as to provide accessibility to the sidewalk.

3. Park a vehicle, whether occupied or not, except temporarily for the

purpose of and while actually engaged in loading or unloading merchandise or passengers, within fifty feet of the nearest rail of a railroad crossing, unless a different distance is indicated by official signs, markings or parking meters.

(b) No person shall stop, stand or park a vehicle within fifteen feet of a fire hydrant except when such vehicle is attended by a licensed operator or chauffeur who is seated in the front seat and who can immediately move such vehicle in case of emergency, unless a different distance is indicated by official signs, markings or parking meters.

(c) No person shall move a vehicle not lawfully under his control into any prohibited area or away from a curb such distance as is unlawful.



**PUBLIC COMMENTS  
AND  
BOARD COMMENTS**

**PROPOSED MOTION  
FOR  
EXECUTIVE SESSION**