



VILLAGE OF
PORT CHESTER

222 Grace Church Street, Port Chester, New York 10573

PH - 01
 BOT 9-6-2016

AGENDA MEMO

Department: Planning and Development Department
Department: Office of the Village Attorney

BOT Meeting Date: 9/6/2016

Item Type: Public Hearing

Sponsor's Name:	Anthony Cerreto, Village Attorney
Sponsor's Name:	Eric Zamft, Director of Planning & Economic Development

Description	Yes	No	Description	Yes	No
Fiscal Impact	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Public Hearing Required	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Funding Source:			BID #		
Account #:			Strategic Plan Priority Area		
			Transit Oriented Development		
	Yes	No			
Agreement	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Manager Priorities		
Strategic Plan Related	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Planning & Zoning		

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

Public Hearing to Consider the Adoption of a Local Law Establishing Definitions and Additional Regulations for Breweries, Distilleries, Wineries, and Micro-Alcohol Establishments

Summary

Background

The Village has received a number of inquiries on the possibility of opening up non-bar, alcohol-related establishments within the Village, which can be seen as an opportunity for economic development. The Department of Planning & Economic Development summarized research on the matter in a May 2, 2016 Memorandum and discussed it at the May 2, 2016 and July 5, 2016 Board of Trustees meetings. Staff then developed a draft local law for the Board's consideration

Overview of Proposed Zoning Amendments

As discussed generally at the July 5, 2016 Board meeting, the proposed local law would permit microbreweries and micro-alcohol establishments via the following changes:

- Add new definitions for BREWERY, BREWPUB, DISTILLERY, MICROBREWERY, MICRODISTILLERY, MICROWINERY, NANOBREWERY, TASTING ROOM, and WINERY
- Permit Brewery, Distillery, and Winery in M1 and M2 Districts
- Permit Brewpub in C1, C2, C3, C4, C5, C5T, CD, CDS Districts and as a special exception use in the DW and DW2 Districts (same as TABLE SERVICE RESTAURANT)
- Permit Microbrewery, Microdistillery, Microwinery, and Nanobrewery (including Tasting Rooms) in the C2, C5, and C5T Districts and as a special exception use in the DW and DW2 Districts.
- Include specific criteria for such uses related to odors, water usage, and effluent.

At the July 18, 2016 Board meeting, the Board adopted a resolution considering the Proposed Zoning Text Amendment for review, declared their intent to be Lead Agency under the New York State Environmental Quality Review Act ("SEQRA"), referred the matter to the Planning Commission pursuant to §345-34 H for their review and comment in accordance with of the Village Zoning Regulation, and referred to the Westchester County Planning Board and adjoining municipalities, as may be required under the Westchester County Administrative Code, Section 277.61, and/or State General Municipal Law, Sections 239-l, 239-m, and 239-n.

In response to general concerns nationwide regarding specific impacts related to alcohol and micro-alcohol uses, as well as comments specifically by Trustees Adams and Ceccarelli at the July 5, 2016 meeting, the Department of Planning & Economic Development has provided a Full Environmental Assessment Form ("FEAF") Part 1 to identify any impacts, per SEQRA. The Department has supplemented the standard responses with additional research and narrative specific to water/effluent impacts. Additionally, the Department has provided a FEAF Part 2 as part of this package. In order to complete the SEQRA process, after the Public Hearing is closed the Board must provide a determination of significance. At this time, a Negative Declaration appears suitable, and the Board could direct staff to prepare the appropriate documentation.

The proposed Local Law was discussed at the July 25, 2016 and August 29, 2016 Planning Commission meetings and at the August 29, 2016 Planning Commission meeting, the Planning Commission unanimously voiced their support for the proposed local law. In an August 2, 2016 letter, the Westchester County Planning Board stated that they found it appropriate that the Village take steps to update its zoning ordinance to reflect and to address emerging economic development trends.

At the August 15, 2016 Board meeting, the Board declared itself Lead Agency, scheduled a public hearing for September 6, 2016.

If the Board is favorable to the proposed local law and wishes to further it, future actions that the Board would need to take include (in order):

1. Close Public Hearing
2. Direct Staff to prepare appropriate documentation
3. SEQRA Determination
4. Zoning Determination

Proposed Action
None

Attachments
<ul style="list-style-type: none">• Proposed Draft Local Law• FEAF Part 1 and 2 and Attachments

A LOCAL LAW AMENDING THE CODE OF THE VILLAGE OF PORT CHESTER,
CHAPTER 345, "ZONING," ESTABLISHING DEFINITIONS AND ADDITIONAL
REGULATIONS FOR BREWERIES, DISTILLERIES, WINERIES, AND MICRO-ALCOHOL
ESTABLISHMENTS AND AMENDING THE EXISTING USE REGULATIONS TO
PROVIDE FOR SUCH USES

SECTION 1: Purpose and Intent.

The Village Board of Trustees has observed an increased interest in opening alcohol-related establishments within the Village, especially micro-alcohol establishments. New York State's Craft New York Act, signed in 2014, reduces alcohol producers' requirements and restrictions in an effort to develop the craft beverage industry within the State. With this funding source and with an increased demand for craft beer, alcohol, and wine, micro-alcohol establishments can serve as catalysts to downtown revitalization, as well as retail and tourism activities. In response to this growing demand for micro-alcohol production businesses, the Board desires to amend Village Code to permit such uses in the downtown, as well larger-scale breweries, distilleries, and wineries in the Village's industrial districts. This local law will create use classifications for breweries, distilleries, wineries, and micro-alcohol establishments, amend use regulations to permit these uses in existing zoning districts, and create special regulations for these uses. The Board finds and determines that this local law is consistent with the Village's Comprehensive Plan, which seeks to strengthen and expand economic opportunity by attracting new businesses.

SECTION 2: The Code of the Village of Port Chester, Chapter 345, "Zoning," Article II "Definitions," is hereby amended by the addition of new terms with accompanying amendment to the Schedule of Regulations for Nonresidence Districts (Attachment 3A) to read as annexed hereto and to be made a part hereof.

ALTERATION – As applied to a building or structure, a change or rearrangement in the structural parts or in the exit facilities; or an enlargement, whether by extending on a side or by increasing in height; or moving from one location or position to another. The term "alter," in its various modes and tenses and its participial form, refers to the making of an alteration.

...

BREWERY – An establishment which is primarily used for the manufacture of beer with annual production that exceeds 15,000 barrels per year. May sell beer for on-site consumption or for off-site distribution in accordance with New York State Liquor Authority regulations. May contain one or more accessory tasting rooms.

...

BREW PUB – A business use or establishment which is primarily engaged in the sale and service of food for on-premises consumption and that also brews beer for on-site consumption in accordance with New York State Liquor Authority regulations.

...

DISTILLERY – An establishment which is primarily used for the manufacture of alcoholic spirits with annual production that exceeds 10,000 gallons per year. May sell spirits for on-site consumption or for off-site distribution in accordance with New York State Liquor Authority regulations. May contain one or more accessory tasting rooms.

...

MICROBREWERY – An establishment which is primarily used for the manufacture of craft beer with annual production limited to 15,000 barrels per year. May sell beer for on-site consumption or for off-site distribution in accordance with New York State Liquor Authority regulations.

...

MICRODISTILLERY – An establishment which is primarily used for the manufacture of craft alcoholic spirits with annual production limited to 10,000 gallons per year. May sell spirits for on-site consumption or for off-site distribution in accordance with New York State Liquor Authority regulations.

...

MICROWINERY – An establishment which is primarily used for the manufacture of craft vinous beverages with annual production limited to 2,000 cases per year. May sell wine for on-site consumption or for off-site distribution in accordance with New York State Liquor Authority regulations.

...

NANOBREWERY – An establishment which is primarily used for the manufacture of craft beer with annual production limited to 5,000 barrels per year. May sell beer for on-site consumption or for off-site distribution in accordance with New York State Liquor Authority regulations.

...

TASTING ROOM – An establishment or portion of a manufacturing establishment that allows customers to taste samples of beer, alcoholic spirits, or vinous beverages. A tasting room may

include the sale of such products in addition to related items, marketing events, special events, entertainment, and/or food sales.

...

WINERY – An establishment which is primarily used for the manufacture of vinous beverages with annual production that exceeds 2,000 cases per year. May sell wine for on-site consumption or for off-site distribution in accordance with New York Liquor Authority regulations. May contain one or more accessory tasting rooms.

...

SECTION 3: The Code of the Village of Port Chester, Chapter 345, “Zoning” Section 345-14, is hereby amended as follows:

C. Schedule of off-street parking space requirements

...

(2) For nonresidential land uses:

Uses	Number of Spaces Required
Restaurant, club, <u>brewpub</u>	1 per 4 permanent seats or 100 square feet of floor area devoted to patron use, whichever is the greater requirement

SECTION 4: The Code of the Village of Port Chester, Chapter 345, “Zoning,” Section 345-38, is hereby amended as follows:

C. Brewery, distillery, or winery

(1) Compliance with SEQRA.

(a) Any application for a brewery, distillery, or winery shall include a Full Environmental Assessment Form (“FEAF”), Part 1. In addition to the minimum requirements in the FEAF, the application shall include discussion within the form itself or in an attached supplement impacts specifically on the following resources:

(i) Water usage

(ii) Sanitary sewers, including effluent discharge

(iii) Air and odors

(iv) Noise and vibration

(2) A tasting room is permitted on premises as an accessory use and may not exceed 15% of the total floor area.

(3) Access and loading bays are discouraged from facing toward any street.

- (4) Access and loading bays facing any street or adjacent residential use shall have the doors closed at all times, except during the movement of raw materials, other supplies and finished products into and out of the building.
- (5) Service trucks for purpose of loading and unloading materials and equipment shall be restricted to between the hours of 8:00 AM and 8:00 PM, Monday through Saturday, and between 11:00 AM and 7:00 PM on Sundays and national holidays.
- (6) Due to appearance and public health concerns, outdoor storage is prohibited, unless expressly allowed as part of an approved site plan.
- (7) By-products or waste from the production of the malt, vinous or distilled liquor shall be discharged properly. The following shall be prohibited from being discharged directly into the public sanitary sewer system:
 - (i) Any liquid or vapor having a temperature higher than 150° F (65° C).
 - (ii) Beer, distillery, or winery slops capable of causing obstruction to the flow of the sewers or other interference with the proper operation of the sewage works.
 - (iii) Any waters or wastes, acid and alkaline in reaction, having corrosive properties capable of causing damage or hazard to structures, equipment and personnel of the sewage works.
- (8) Any brewery, distillery, winery, and/or associated tasting room shall obtain the appropriate manufacturing, wholesale, retail, marketing and/or other permits or licenses from the New York State Liquor Authority prior to the issuance of a certificate of occupancy.
- (9) Any brewery, distillery, or winery with an associated tasting room shall ensure, to the extent possible, that patrons or visitors shall abide by Chapter 128 of the Village Code and that the public peace and safety shall be maintained.

D. Brewpub, microbrewery, microdistillery, microwinery, or nanobrewery

- (1) Compliance with SEQRA.
 - (a) Any application for a brewpub, microbrewery, microdistillery, microwinery, or nanobrewery shall include a Short Environmental Assessment Form (“SEAF”), Part 1. In addition to the minimum requirements in the SEAF, the application shall include discussion within the form itself or in an attached supplement impacts specifically on the following resources:
 - (i) Water usage
 - (ii) Sanitary sewers, including effluent discharge
 - (iii) Air and odors
 - (iv) Noise and vibration
- (2) No more than 70% of the total gross floor space of the establishment shall be used for the brewery, distilling, or winemaking function.
- (3) The manufacturing and bottling process shall not produce adverse odors, dust, vibration, noise, effluent, excessive wastewater, or other external impacts that cause a significant disturbance off-site.
- (4) Due to appearance and public health concerns, outdoor storage is prohibited, unless expressly allowed as part of an approved site plan.
- (5) Any brewpub, microbrewery, microdistillery, microwinery, or nanobrewery shall obtain the appropriate manufacturing, wholesale, retail, marketing and/or other permits or

licenses from the New York State Liquor Authority prior to the issuance of a certificate of occupancy.

- (6) Any brewpub, microbrewery, microdistillery, microwinery, or nanobrewery shall ensure, to the extent possible, that patrons or visitors shall abide by Chapter 128 of the Village Code and that the public peace and safety shall be maintained.

SECTION 5: The Code of the Village of Port Chester, Chapter 345, "Zoning," Attachment 3A, "Schedule of Regulations for Nonresidence Districts, Part 1, Use Regulations, is hereby amended as follows per the annexed:

Bowling Alley	X	SE	SE	SE	SE	SE	P	P	X	X	X	X	X	P
Cabaret	X	P	X	X	P	P	X	X	X	X	X	X	X	P
Catering and Events Establishment	X	P	X	X	P	P	X	X	X	X	X	P	P	P
Commercial Indoor Athletic Training Facility	X	SE	X	X	SE	SE	X	X	X	X	X	X	P	P
Drive-in establishments other than restaurant, or circus, carnival, or other outdoor amusements	X	X	SE	SE	X	X	SE	SE	X	X	X	X	X	X
Drive-in and fast-food restaurant	X	X	X	SE	X	X	X	X	X	X	X	X	X	X
Food processing shop	X	X	X	SE	X	X	X	X	X	X	X	X	X	X
Funeral Home	SE	SE	SE	SE	SE	SE	X	X	X	X	X	X	X	SE
Gasoline Station	X	X	X	SE	X	X	X	X	X	X	X	SE	SE	X
Health Club, including racquetball facilities and indoor swimming pools	X	P	P	P	P	P	P	P	X	X	X	X	X	P
Heating, air conditioning, plumbing, electrical, and similar construction businesses, excluding open storage of materials	X	X	X	P	X	X	X	X	X	SE	X	P	P	X
Hotel or Motel	X	P	P	X	P	P	P	X	X	SE	SE	X	X	P
Hotel, Motel (floors above first floor)	X	P	P	X	P	P	P	X	X	SE	SE	X	X	P
Hotel, limited service	X	P	SE	X	P	P	SE	X	X	SE	SE	X	X	P
Marina or yacht club	X	X	X	X	X	X	X	X	X	SE	SE	X	X	X
Theater	X	P	P	X	P	P	X	X	X	SE	SE	P	P	P
Motor Vehicle Sales lot, motor vehicle salesroom and accessory repair shop	X	X	X	SE	X	X	X	X	X	X	X	X	X	X
Office, Office Building	P	SE	P	P	SE	SE	P	P	P	SE	SE	P	P	P
Office, Office Building (floors above first floor)	P	P	P	P	P	P	P	P	P	SE	SE	P	P	P
Off-street parking lot or garage for motor vehicles, but not including storage of used or new motor vehicles for sale or hire; minimum requirements shall be in accordance with § 345-14.	X	P	P	P	P	P	X	X	X	SE	SE	X	X	P
Pawnshops	X	X	X	X	X	X	X	X	X	X	X	SE	SE	X
Radio or television station studio, excluding transmission tower	X	SE	P	P	SE	SE	X	X	X	SE	SE	P	P	SE
Radio or television station studio excluding transmission tower (floors above first floor)	X	P	P	P	P	P	X	X	X	SE	SE	P	P	SE
Shooting ranges with accessory sales of guns and equipment	X	X	X	X	X	X	X	X	X	X	X	X	P	X
Table-service restaurant[,] or brewpub, no drive-in, open front, fast food, or curb-service types	P	P	P	P	P	P	P	P	X	SE	SE	X	X	P
<u>Microbrewery, microdistillery, microwinery or nanobrewery</u>	<u>X</u>	<u>P</u>	<u>X</u>	<u>X</u>	<u>P</u>	<u>P</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>SE</u>	<u>SE</u>	<u>X</u>	<u>X</u>	<u>X</u>
Tax Preparation Office	X	P	X	X	P	P	X	X	X	SE	SE	X	X	P

Retail store or personal service shop, services clearly incidental to retail sales on the premises or to personal services	P	P	P	X	P	P	P	SE	X	SE	SE	X	X	P
Veterinary hospital or board and care of small animals	X	SE	X	SE	SE	SE	X	X	X	SE	SE	X	X	SE
Wholesale business, storage building or warehouse	P	X	X	P	X	X	X	X	X	SE	SE	P	P	X
Industrial uses														
<u>Brewery, distillery, or winery</u>	X	X	X	X	X	X	X	X	X	X	X	P	P	X
Cold storage plant, ice plant, bottling central distribution station, light or power plant, or garbage or sewage disposal facility	X	X	X	X	X	X	X	X	X	X	X	X	P	X
Creamery, ice cream plant or bakery plant	X	X	X	P	X	X	X	X	X	SE	SE	P	P	X
Laundry or dry-cleaning plant	X	X	X	X	X	X	X	X	X	SE	SE	P	P	X
Nonnuisance industry, provided that in nonindustrial districts equipment is used that has a rating of no more than 5 horsepower	X	X	X	P	X	X	X	X	X	SE	SE	P	P	X
Open storage of equipment or materials	X	X	X	X	X	X	X	X	X	X	X	X	SE	X
Printing plant	X	X	P	P	X	X	X	X	X	SE	SE	P	P	X
Research laboratory, provided that is 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	X	X	SE	SE	X	X	X	X	X	SE	SE	P	P	X
Accessory Uses														
CD Accessory garden center	X	X	X	X	X	X	P	X	X	X	X	X	X	X
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	P	P	P	P	P	P	P	P	P	SE	SE	P	P	SE
Ethical Pharmacy	X	SE	X	X	SE	SE	P	X	P	X	X	X	X	SE
Ground-floor office as accessory use to multifamily development	X	SE	X	X	SE	SE	X	X	X	SE	SE	X	X	P
Private garage or private off-street parking area, in accordance with § 345-14	P	P	P	P	P	P	P	SE	P	SE	SE	P	P	P
Sign, in accordance with § 345-15	P	P	P	P	P	P	P	P	P	SE	SE	P	P	P
Tasting room as accessory use to brewery, distillery, or winery	X	X	X	X	X	X	X	X	X	X	X	P	P	X

Notes:

P = permitted use

SE = special exception use

X = prohibited use

SECTION 6: Severability.

If any provision of this local law is held to be invalid or unenforceable in whole or in part, such invalidity or unenforceability shall attach only to such provision or part thereof and the remaining part of such provision and all other provisions hereof shall continue in full force and effect.

SECTION 7: Effective Date.

This local law shall take effect immediately as provided by law upon due publication and filing with the Secretary of State.

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either “Yes” or “No”. If the answer to the initial question is “Yes”, complete the sub-questions that follow. If the answer to the initial question is “No”, proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the project sponsor to verify that the information contained in Part 1 is accurate and complete.




A. Project and Sponsor Information.

Name of Action or Project: Zoning Code Amendment to Define and Permit Breweries, Distilleries, Wineries, and Micro-Alcohol Establishments		
Project Location (describe, and attach a general location map): Downtown and Industrial Districts (See attached map)		
Brief Description of Proposed Action (include purpose or need): The Action will create use classifications for breweries, distilleries, wineries, and micro-alcohol establishments. The Action will also create use regulations to permit these uses in existing zoning districts and create special regulations for these uses. This Zoning amendment is a response to increased interest in Port Chester as a location to establish small-scale alcohol production facilities, and it is also a response to New York State's Craft New York Act which aims to encourage development of the craft beverage industry within New York State.		
Name of Applicant/Sponsor: Village of Port Chester	Telephone: (914) 939-2200	E-Mail: mveltri@portchesterny.com
Address: 222 Grace Church Street		
City/PO: Port Chester	State: NY	Zip Code: 10573
Project Contact (if not same as sponsor; give name and title/role): Eric Zamft, Director of Planning & Economic Development	Telephone: (914) 937-6780	E-Mail: ezamft@portchesterny.com
Address: 222 Grace Church Street		
City/PO: Port Chester	State: NY	Zip Code: 10573
Property Owner (if not same as sponsor): N/A	Telephone:	E-Mail:
Address:		
City/PO:	State:	Zip Code:



Rye Brook

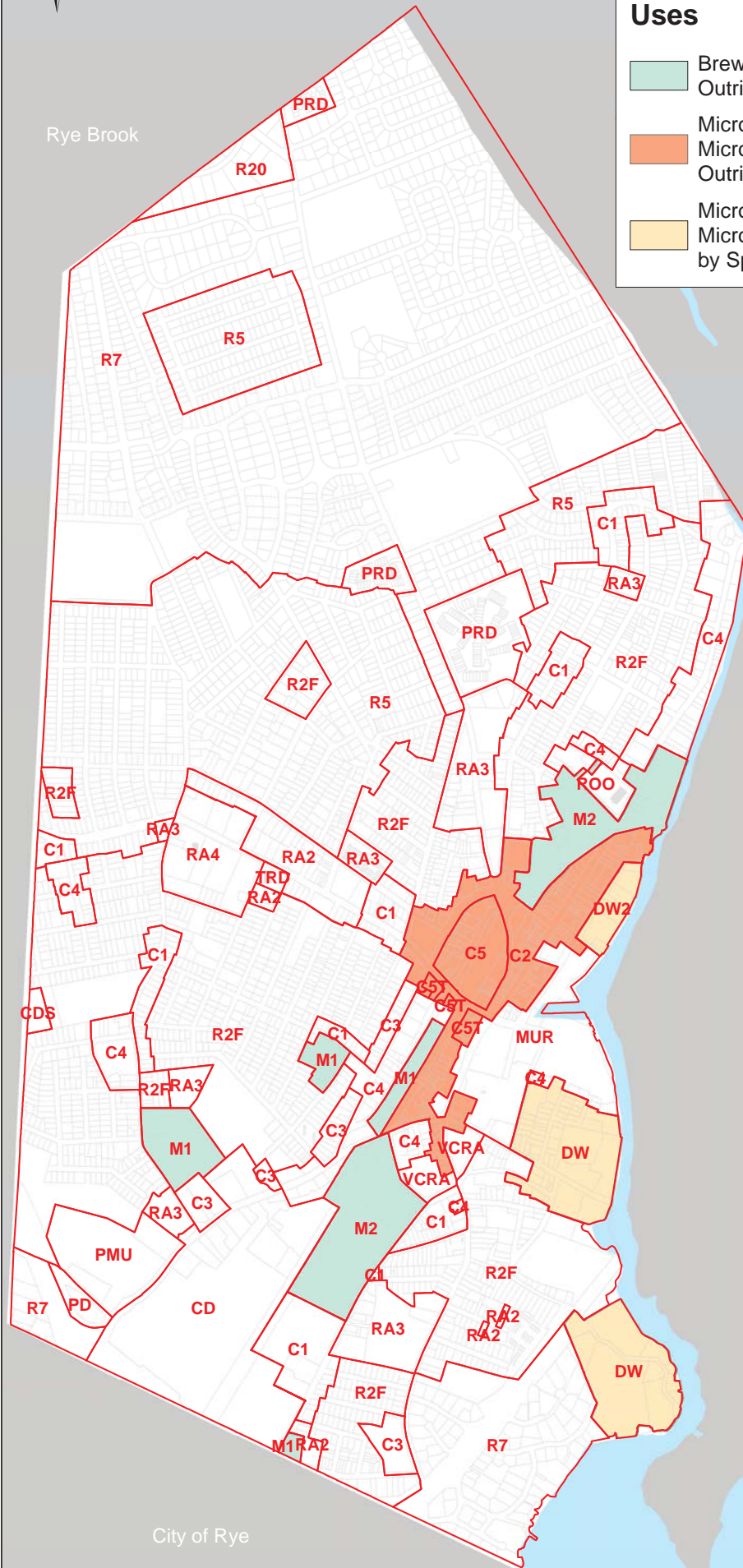
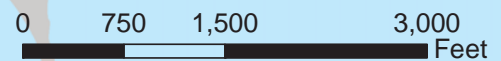
Zones Permitting Proposed Uses

-  Brewery, Distillery, Winery: Permitted Outright
-  Microbrewery, Microdistillery, Microwinery, Nanobrewery: Permitted Outright
-  Microbrewery, Microdistillery, Microwinery, Nanobrewery: Permitted by Special Exception

Connecticut

Long Island Sound

City of Rye



B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	Village Board of Trustees zoning amendment approval	Projected 7/18/2016
b. City, Town or Village Planning Board or Commission <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
c. City Council, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
e. County agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
<p>i. Coastal Resources.</p> <p><i>i.</i> Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? <input checked="" type="checkbox"/>Yes <input type="checkbox"/>No</p> <p><i>ii.</i> Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input checked="" type="checkbox"/>Yes <input type="checkbox"/>No</p> <p><i>iii.</i> Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/>Yes <input checked="" type="checkbox"/>No</p>		

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? Yes No

- **If Yes**, complete sections C, F and G.
- **If No**, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? Yes No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? Yes No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) Yes No

If Yes, identify the plan(s):

Local Waterfront Revitalization Plan, Federal Channel _____

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? Yes No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. Yes No
If Yes, what is the zoning classification(s) including any applicable overlay district?
Proposed zoning change will impact C1, C2, C3, C4, C5, C5T, CD, and CDS Commercial Districts, DW and DW2 Waterfront Districts, M1 and M2 Industrial Districts, and the PMU Mixed Use District.

b. Is the use permitted or allowed by a special or conditional use permit? Yes No

c. Is a zoning change requested as part of the proposed action? Yes No
If Yes,
i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? Port Chester-Rye Union Free School District

b. What police or other public protection forces serve the project site?
Port Chester Police Department

c. Which fire protection and emergency medical services serve the project site?
Port Chester Fire Department, Port Chester-Rye-Rye Brook EMS

d. What parks serve the project site?
Abendroth Park, Columbus Park, Edgewood Park, Lyon Park, Recreation Park

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?

b. 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

c. Is the proposed action an expansion of an existing project or use? Yes No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? Yes No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed? Yes No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will proposed action be constructed in multiple phases? Yes No
i. If No, anticipated period of construction: _____ months
ii. If Yes:
• Total number of phases anticipated _____
• Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
• Anticipated completion date of final phase _____ month _____ year
• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? Yes No
 If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? Yes No
 If Yes,

i. Total number of structures _____
 ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length
 iii. Approximate extent of building space to be heated or cooled: _____ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? Yes No
 If Yes,

i. Purpose of the impoundment: _____
 ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: _____
 iii. If other than water, identify the type of impounded/contained liquids and their source. _____
 iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres
 v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length
 vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? Yes No
 (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)
 If Yes:

i. What is the purpose of the excavation or dredging? _____
 ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
 • Volume (specify tons or cubic yards): _____
 • Over what duration of time? _____
 iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

iv. Will there be onsite dewatering or processing of excavated materials? Yes No
 If yes, describe. _____

v. What is the total area to be dredged or excavated? _____ acres
 vi. What is the maximum area to be worked at any one time? _____ acres
 vii. What would be the maximum depth of excavation or dredging? _____ feet
 viii. Will the excavation require blasting? Yes No
 ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? Yes No
 If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will proposed action cause or result in disturbance to bottom sediments? Yes No
If Yes, describe: _____

iv. Will proposed action cause or result in the destruction or removal of aquatic vegetation? Yes No
If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? **See Appendix** Yes No
If Yes:

i. Total anticipated water usage/demand per day: _____ gallons/day

ii. Will the proposed action obtain water from an existing public water supply? Yes No
If Yes:

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No
- Do existing lines serve the project site? Yes No

iii. Will line extension within an existing district be necessary to supply the project? Yes No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? Yes No
If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? **See Appendix** Yes No
If Yes:

i. Total anticipated liquid waste generation per day: _____ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

iii. Will the proposed action use any existing public wastewater treatment facilities? Yes No
If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No

• Do existing sewer lines serve the project site? Yes No
 • Will line extension within an existing district be necessary to serve the project? Yes No
 If Yes:
 • Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? Yes No
 If Yes:
 • Applicant/sponsor for new district: _____
 • Date application submitted or anticipated: _____
 • What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge, or describe subsurface disposal plans):

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? **See Appendix** Yes No
 If Yes:
 i. How much impervious surface will the project create in relation to total size of project parcel?
 _____ Square feet or _____ acres (impervious surface)
 _____ Square feet or _____ acres (parcel size)
 ii. Describe types of new point sources. _____

 iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

 • If to surface waters, identify receiving water bodies or wetlands: _____

 • Will stormwater runoff flow to adjacent properties? Yes No

iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? Yes No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? Yes No
 If Yes, identify:
 i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

 ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

 iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? Yes No
 If Yes:
 i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes No
 ii. In addition to emissions as calculated in the application, the project will generate:
 • _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
 • _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
 • _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
 • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
 • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflouorocarbons (HFCs)
 • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? Yes No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? Yes No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? Yes No

If Yes:

i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend
 Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of semi-trailer truck trips/day: _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? Yes No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____

vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? Yes No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? Yes No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? Yes No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? Yes No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____

iii. Will the proposed action require a new, or an upgrade to, an existing substation? Yes No

l. Hours of operation. Answer all items which apply.

<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? **See Appendix** Yes No
 If yes:
 i. Provide details including sources, time of day and duration:

ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen? Yes No
 Describe: _____

n. Will the proposed action have outdoor lighting? Yes No
 If yes:
 i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? Yes No
 Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? **See Appendix** Yes No
 If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? Yes No
 If Yes:
 i. Product(s) to be stored _____
 ii. Volume(s) _____ per unit time _____ (e.g., month, year)
 iii. Generally describe proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? Yes No
 If Yes:
 i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? Yes No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? Yes No
 If Yes:
 i. Describe any solid waste(s) to be generated during construction or operation of the facility:
 • Construction: _____ tons per _____ (unit of time)
 • Operation : _____ tons per _____ (unit of time)
 ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:
 • Construction: _____

 • Operation: _____

iii. Proposed disposal methods/facilities for solid waste generated on-site:
 • Construction: _____

 • Operation: _____

s. Does the proposed action include construction or modification of a solid waste management facility? Yes No
 If Yes:
 i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____
 ii. Anticipated rate of disposal/processing:
 • _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
 • _____ Tons/hour, if combustion or thermal treatment
 iii. If landfill, anticipated site life: _____ years

t. Will proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? Yes No
 If Yes:
 i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

 ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

 iii. Specify amount to be handled or generated _____ tons/month
 iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

 v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? Yes No
 If Yes: provide name and location of facility: _____

 If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.
 i. Check all uses that occur on, adjoining and near the project site.
 Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 Forest Agriculture Aquatic Other (specify): _____
 ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____ _____			

c. Is the project site presently used by members of the community for public recreation? Yes No
i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? Yes No
If Yes,
i. Identify Facilities:

e. Does the project site contain an existing dam? Yes No
If Yes:
i. Dimensions of the dam and impoundment:
• Dam height: _____ feet
• Dam length: _____ feet
• Surface area: _____ acres
• Volume impounded: _____ gallons OR acre-feet
ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection:

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? Yes No
If Yes:
i. Has the facility been formally closed? Yes No
• If yes, cite sources/documentation: _____
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? Yes No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? Yes No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes No
 Yes – Spills Incidents database Provide DEC ID number(s): _____
 Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
 Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures: _____
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No
If yes, provide DEC ID number(s): _____
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____

v. Is the project site subject to an institutional control limiting property uses? Yes No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? Yes No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ feet

b. Are there bedrock outcroppings on the project site? Yes No
 If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site: _____ %
 _____ %
 _____ %

d. What is the average depth to the water table on the project site? Average: _____ feet

e. Drainage status of project site soils: Well Drained: _____ % of site
 Moderately Well Drained: _____ % of site
 Poorly Drained _____ % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: _____ % of site
 10-15%: _____ % of site
 15% or greater: _____ % of site

g. Are there any unique geologic features on the project site? Yes No
 If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? Yes No

ii. Do any wetlands or other waterbodies adjoin the project site? Yes No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? Yes No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? Yes No
 If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? Yes No

j. Is the project site in the 100 year Floodplain? Yes No

k. Is the project site in the 500 year Floodplain? Yes No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? Yes No
 If Yes:
 i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site: _____ _____ _____	
n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <i>i.</i> Describe the habitat/community (composition, function, and basis for designation): _____ _____ <i>ii.</i> Source(s) of description or evaluation: _____ <i>iii.</i> Extent of community/habitat: <ul style="list-style-type: none"> • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres 	
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input type="checkbox"/> Yes <input type="checkbox"/> No	
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input type="checkbox"/> Yes <input type="checkbox"/> No	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, give a brief description of how the proposed action may affect that use: _____ _____	
E.3. Designated Public Resources On or Near Project Site	
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, provide county plus district name/number: _____	
b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input type="checkbox"/> No <i>i.</i> If Yes: acreage(s) on project site? _____ <i>ii.</i> Source(s) of soil rating(s): _____	
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <i>i.</i> Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature <i>ii.</i> Provide brief description of landmark, including values behind designation and approximate size/extent: _____ _____ _____	
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <i>i.</i> CEA name: _____ <i>ii.</i> Basis for designation: _____ <i>iii.</i> Designating agency and date: _____	

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
<i>i.</i> Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District	
<i>ii.</i> Name: _____	
<i>iii.</i> Brief description of attributes on which listing is based: _____	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/> Yes <input type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	
If Yes:	
<i>i.</i> Describe possible resource(s): _____	
<i>ii.</i> Basis for identification: _____	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
<i>i.</i> Identify resource: _____	
<i>ii.</i> Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____	
<i>iii.</i> Distance between project and resource: _____ miles.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
<i>i.</i> Identify the name of the river and its designation: _____	
<i>ii.</i> Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	

F. Additional Information

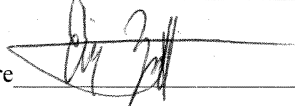
Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

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

Applicant/Sponsor Name Eric Zumft Date July 13, 2016

Signature  Title Director of Planning & Economic Development

Appendix A: Addressing the Highlighted Portions of the Attached EAF

Addressing the Highlighted Portions of the Attached EAF

Although the proposed action is an amendment to the local zoning code and therefore does not require completion of sections D and E of the Full Environmental Assessment Form, the resulting outcome of this proposal may result in increases to water demand, liquid waste, stormwater runoff, noise and odors. This Appendix to the Full EAF does not seek to replace the environmental analysis that will be necessary for proposed alcohol production establishments that stems from the implementation of the proposed zoning code change, but, rather, provides additional information for consideration regarding the potential for impacts based on this proposed action.

Attached are several excerpts from the Brewers Association, a resource for craft brewers. These excerpts come from best practices manuals provided for craft beverage producers and provide guidelines for increasing water efficiency and reducing solid waste production and energy consumption. As indicated in these guidelines, the craft beverage industry is interested in implementing sustainable practices, a trend that Port Chester would encourage for incoming alcohol and micro-alcohol-related establishments.

Appendix B: Water Efficiency Best Practices

checklist

Water Efficiency Opportunity (USEPA)

WATER EFFICIENCY OPPORTUNITY CHECKLIST

Facility/Building:

Date Prepared

Prepared by:

Reviewed by:

WATER EFFICIENCY PRACTICE

YES

NO

1. ORGANIZATIONAL WATER EFFICIENCY PRACTICES

- a. Have you set water use reduction goals and targets for your facility
- b. Are water meters installed on high water using processes, and are they working properly?
- c. Do you have easy ways for employees to suggest ideas for water efficiency improvements (e.g., suggestion boxes)?

2. COOLING AND HEATING

- a. Has once-through cooling water been eliminated with the use of chillers, cooling towers, or air-cooled equipment?
- b. Has blow-down/bleed-off control on cooling towers and boilers been optimised?
- c. Is condensate being reused?
- d. Is treated wastewater (or other sources of water for cooling tower make-up) reused where possible?
- e. Are cycles of concentration for cooling towers maximized through efficient water treatment?

WATER EFFICIENCY PRACTICE	YES	NO
f. Is a conductivity controller installed on each cooling tower?		
g. Have cooling towers been equipped with overflow alarms?		
h. Are high-efficiency drift eliminators in use?		
3. RESTROOMS AND KITCHENS		
a. Are water-efficient fixtures installed (e.g. WaterSense labeled faucets, toilets, urinals, and showerheads)? Are there signs on dual-flush toilets showing people how to use them?		
b. Have you installed metered or sprint-loaded faucets, or faucets with sensors?		
c. Have you adjusted plumbing to use the minimum amount of water that is functional?		
4. PROCESS USE		
a. Have you installed timers to automatically shut off water flow when water is not required, such as at the end of a production cycle?		
b. Are solenoids and automatic shut-off valves checked regularly to ensure that they are working properly?		
c. Is equipment set to the minimum flow rates recommended by the manufacturer?		
d. Have pressure-reducing devices been installed on equipment that does not require high pressure?		
e. Can process equipment reuse water (closed loop) or use reclaimed water from other parts of the facility?		
f. Have you replaced water-based transportation with either waterless techniques or recycled water?		
g. Are signs posted near equipment encouraging employee awareness of water use, and discouraging tampering with equipment flow rate?		
5. CLEANING AND SANITATION		
a. Are all hoses equipped with an automatic shut-off nozzle?		
b. Has process cleaning or facility cleaning been replaced with waterless techniques (i.e., using pressurized air to clean products or containers, sweeping debris off the floor) where possible?		
c. Are improved rinsing techniques used (counter-current systems, sequential use from high to lower quality needs, conductivity flow controls, improved spray nozzles/pressure rinsing, fog rinsing, etc.)?		
d. Is spent rinse-water being reclaimed and reused for lower-grade processes or for other facility applications?		
e. Have steps been taken to reduce the water used by steam sterilizers, such as jacket and chamber condensate cooling modification?		
f. Are you using detergents that can easily be removed with little water?		

6. LANDSCAPING AND IRRIGATION		
a. Are low-flow sprinklers, trickle/drip irrigation, and optimized watering schedules in use?		
b. Are preventive maintenance techniques in place?		
WATER EFFICIENCY PRACTICE	YES	NO
c. Has your facility designed its landscape to consider the local climate and grouped plants by similar watering needs?		
d. Is grass planted only in places where it will provide optimal functional and aesthetic benefits?		
e. Are systems in place to capture and reuse rain water and storm water for landscaping, or for other uses (e.g., cooling tower make-up, process water, or dust suppression)?		
7. LEAKS		
a. Are you conducting regular leak inspections?		
b. Are leaky faucets, faulty fittings, and broken pipes and hoses identified and repaired promptly?		
c. Are employees (including custodial crews) educated and empowered to identify leaks and point them out for repair?		
d. Is there a user-friendly method to report leaks?		

Appendix C: Solid Waste Reduction Best Practices

section three

Reduce, Reuse, Recycle Best Practices

Craft brewers are often featured in the media for the innovative ways they have reduced waste through material reuse and recycling. In fact, many craft breweries have built efficiency and waste reduction into their core business culture through tactics such as working with local farmers to reuse spent grain, communicating with customers about sustainable waste management practices, and sourcing repurposed materials for building construction/interior decorating. Even top line revenue can be supported by waste reduction practices by marketing recycled products to customers. The craft brewers segment offers many opportunities to minimize waste generation, regardless of the size of the brewery or maturity of the brewery's waste management program.

Section 3 presents best practices in solid waste management. Sub-sections are organized by brewery processes and designed to follow the preferred hierarchy of sustainable waste management:

- Reduce the amount of materials used and waste generated
- Reuse materials in its original form where possible
- Recycle materials that have no further purpose at the brewery

Reduce, Reuse, Recycle



This section also discusses the importance of building a waste reduction culture at breweries. By keeping employees informed, enthusiastic and engaged, a brewery can ensure

the waste reduction program is a success. In addition, sharing practices and enthusiasm with customers demonstrates a brewery's dedication to the sustainability and the local community.

Best Practices



Many of the following efficiency improvements are independent of brewery size and there is little to distinguish between small, local craft brewers with the larger regional breweries.

3.1 | Brewing

For the purposes of this manual, brewing is defined as the physical and chemical processes of producing beer. These processes are: mashing, lautering, boiling, fermenting, conditioning, and filtering.

Best Practices - Spent Grains

Spent grains are byproducts of the malting and lautering processes and the largest source of waste for most brewery operations. Although spent grains cannot be repurposed in the brewing process, they are still rich in protein, fiber and other nutrients and are a valuable resource that can be reused in many areas. Fortunately for brewers, there are

many businesses and groups who are also willing to pay for and remove this 'waste' from the brewery.

Animal feed is one of the most popular ways breweries reuse spent grains. Breweries donate or sell spent grains to local farmers and livestock owners, which results in less waste to landfill, less virgin grain that needs to be grown or delivered to farmers, and more support for local agricultural business.

Spent Grain Pickup For Reuse¹



The recent increase of ethanol plants in the United States has saturated the market with spent grain "suppliers". In addition, the consolidation of cattle to select geographic regions has eliminated many reuse opportunities for brewers. The cost and potential spoilage associated with transporting spent grains long distances is a limiting factor for many brewers. Regardless, small businesses and the local agricultural movement have continued to provide new uses and markets for spent grain.

Bakers can use spent grain as a main ingredient. Breads, cookies, and even dog biscuits can prove to be popular among the brewery's existing customers as well as introduce the brewery to new customers. In addition to creating a new revenue opportunity for breweries, a component of the waste stream is recycled within the premises.

Composting is another option for reusing spent grain. An onsite compost system can be used for spent grain, food wastes, paper wastes and other organics. Local farmers may also be interested in using spent grain in their own farms. Section 4.0 has more information on composting as a treatment option.

Appendix D: Electricity Use Reduction Best Practices

Checklist – Future Design Tips

Designing energy efficiency into the original design will allow for lower operating costs in the future. All members of the design team, operators, engineers, equipment suppliers and installers should be involved in the process. Life cycle cost evaluations can be performed to determine if additional capital is justified when considering energy efficiency upgrades.

The following suggestions (by no means a complete list) can be considered when building or expanding a brewery. The suggestions may not be applicable to all brewers, but may stimulate further discussion with the design team.

Services Utilities

- ✓ Determine utility requirements and any limitations associated with servicing the expected brewery capacity requirements
- ✓ Consult with the local electric, water, gas and wastewater suppliers to determine if they can supply long term capacity needs and what the future infrastructure impacts/cost will be to provide these services
- ✓ Perform calculations to determine if utility services should be installed for the planned capacity increase or if provisions can be made for upsizing the services for the future. The upsizing decision will be based on financial conditions, as well as brewery growth rate projections.

Refrigeration

- ✓ Where possible, a centralized refrigeration system should be considered
- ✓ The highest, economically feasible, Coefficient of Performance units should be included in the design
- ✓ Variable speed drives for chillers, compressors, fans, and pumps should be incorporated where possible
- ✓ Automatic control systems should be included for refrigeration unit operation
- ✓ Review refrigeration equipment to ensure it is not oversized

Compressed Air

- ✓ Design system for lowest possible header pressure set point

- ✓ Work with vendors to provide lowest possible air pressure requirements for equipment operation (Life cycle cost analysis may be needed to justify additional capital expense)
- ✓ Install variable speed drives on at least one air compressor
- ✓ Minimize or eliminate ninety degree angles in compressed air piping systems
- ✓ Design compressed air header piping in ring configuration where possible
- ✓ Exhaust hot air from air compressor room to the outside or, if located in a cool weather zone, the air may be ducted into the interior building during the cold weather season using dampers
- ✓ Bring outside cool air to the suction side of the air compressor
- ✓ Install air flow metering on major headers within the system to help determine where air leaks may exist
- ✓ Avoid using carbon steel pipe and galvanized pipe in compressed air systems. Consider aluminum and copper piping where possible
- ✓ Avoid using air knives on packaging lines. If pressure is not required, consider using low pressure motor-blowers to provide air for drying bottles or cans
- ✓ Avoid using air for cleaning; consider dry cleaning methods other than compressed air
- ✓ Avoid using air-driven motors where code classifications allow electric drives.

Steam / Hot Water Generation:

- ✓ Size boiler(s) to match load requirements. If spare boiler is required, investigate installing rapid start boiler rather than running the spare during normal operation
- ✓ When appropriate, use alternatives in place of steam boilers to produce hot water. Hot water boilers, direct fired heaters, etc. may be a better option than using steam
- ✓ In some cases, splitting the steam and hot water generation systems result in lower capital cost
- ✓ When purchasing a boiler, investigate heat recovery options such as flue gas economizers and blow down heat recovery. The most cost-efficient time to install these items would be as part of the original purchase package
- ✓ Include O₂ trim control with variable speed drive combustion fan when installing new boilers
- ✓ Automate boiler control
- ✓ Maximize steam condensate return
- ✓ Insulate all steam piping and control valves located on boiler and on the steam system

- ✓ Install boiler feed water flow meters, make up water flow meters and condensate return meters.

Pumping Systems:

- ✓ Size equipment to match load. Make necessary provisions to add on equipment and, if possible, avoid installing future equipment until required
- ✓ Avoid ninety degree angles and include more offset angles. This will minimize friction losses in the piping system
- ✓ Replace control valves with variable speed drives where possible. If the load varies on a regular basis, a variable speed drive (VSD) is a viable option. Motors controlled by variable speed drives should be rated for inverter duty
- ✓ Install high efficiency pumps and premium efficiency motors to power the pumps.

Heat recovery:

- ✓ Assess all waste heat sources to determine if heat exchangers can be installed to capture waste heat and be used for preheating water somewhere else in the process
- ✓ Review mash cookers, brew kettles, wort coolers, boiler flue stacks, etc. to determine if waste heat can be reused in other applications
- ✓ If possible, install waste heater suppliers and heat users in close proximity to avoid long piping runs

Lighting:

- ✓ Consider installing high efficiency lighting such as Fluorescent T5 or T8 lighting with electronic ballast in lieu of T12 or HID lighting
- ✓ Include motion / occupancy sensors where possible, as well as photo sensors on outdoor lighting
- ✓ If possible, install sky lights to avoid lighting during daylight hours
- ✓ Install a building management system to control lighting and HVAC during times when the operation is shut down
- ✓ Avoid over lighting; only install the amount of foot candles necessary for the application. For example, a warehouse may only require 20 foot candles whereas a production line may require 60 or more foot candles.

General Considerations:

- ✓ Work with vendors to ensure that all energy and water efficiency options have been discussed and installed where economically viable
- ✓ Calculate the life cycle cost adding capital to equipment and installation materials to determine if these items are cost justified. When calculating the return on investment, include only the premium capital cost in the cost justification
- ✓ Match all equipment and piping systems to the load. Make provisions for future expansion rather than installing equipment and piping systems to meet future needs at the time of initial installation
- ✓ Insulate all hot water piping, valves and flanges above 120 F. Blankets can be used on valves and flanges to allow for future maintenance
- ✓ Automate the process as much as possible
- ✓ Include energy and water metering into the original design. Electronic metering will allow for continuous energy management, which will result in lower operating costs
- ✓ Utilize exhaust heat from the process, warmers, compressors, etc. to lower building temperature and use less energy for HVAC, exhaust fans and air movers.

Full Environmental Assessment Form
Part 2 - Identification of Potential Project Impacts

Agency Use Only [If applicable]

Project :
 Date :

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

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

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer “**Yes**” to a numbered question, please complete all the questions that follow in that section.
- If you answer “**No**” to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box “Moderate to large impact may occur.”
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the “whole action”.
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. Impact on Land Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1) <i>If “Yes”, answer questions a - j. If “No”, move on to Section 2.</i>				<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur		
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	<input type="checkbox"/>	<input type="checkbox"/>		
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	<input type="checkbox"/>	<input type="checkbox"/>		
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	<input type="checkbox"/>	<input type="checkbox"/>		
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	<input type="checkbox"/>	<input type="checkbox"/>		
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	<input type="checkbox"/>	<input type="checkbox"/>		
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	<input type="checkbox"/>	<input type="checkbox"/>		
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	<input type="checkbox"/>	<input type="checkbox"/>		
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>		

2. Impact on Geological Features

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g)

NO

YES

If "Yes", answer questions a - c. If "No", move on to Section 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____ _____	E2g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

3. Impacts on Surface Water

The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h)

NO

YES

If "Yes", answer questions a - l. If "No", move on to Section 4.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	<input type="checkbox"/>	<input type="checkbox"/>

I. Other impacts: <u>Implementation of the Proposed Action may result in increased or different discharge patterns.</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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4. Impact on groundwater
 The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer.
 (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t)
If “Yes”, answer questions a - h. If “No”, move on to Section 5.

NO YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: <u>Implementation of the Proposed Action may result in increased demand on water usage.</u>		<input checked="" type="checkbox"/>	<input type="checkbox"/>

5. Impact on Flooding
 The proposed action may result in development on lands subject to flooding.
 (See Part 1. E.2)
If “Yes”, answer questions a - g. If “No”, move on to Section 6.

NO YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in development within a 100 year floodplain.	E2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in development within a 500 year floodplain.	E2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	<input type="checkbox"/>	<input type="checkbox"/>
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	<input type="checkbox"/>	<input type="checkbox"/>

g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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6. Impacts on Air			
The proposed action may include a state regulated air emission source. (See Part 1. D.2.f., D.2.h, D.2.g) <i>If "Yes", answer questions a - f. If "No", move on to Section 7.</i>		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels: i. More than 1000 tons/year of carbon dioxide (CO ₂) ii. More than 3.5 tons/year of nitrous oxide (N ₂ O) iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs) iv. More than .045 tons/year of sulfur hexafluoride (SF ₆) v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions vi. 43 tons/year or more of methane	D2g D2g D2g D2g D2g D2h	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

7. Impact on Plants and Animals			
The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) <i>If "Yes", answer questions a - j. If "No", move on to Section 8.</i>		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	<input type="checkbox"/>	<input type="checkbox"/>

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____	E1b	<input type="checkbox"/>	<input type="checkbox"/>
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	<input type="checkbox"/>	<input type="checkbox"/>
j. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

8. Impact on Agricultural Resources			
The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.)		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
<i>If "Yes", answer questions a - h. If "No", move on to Section 9.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

9. Impact on Aesthetic Resources The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.) <i>If "Yes", answer questions a - g. If "No", go to Section 10.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile 1/2 -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

10. Impact on Historic and Archeological Resources The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.) <i>If "Yes", answer questions a - e. If "No", go to Section 11.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on or has been nominated by the NYS Board of Historic Preservation for inclusion on the State or National Register of Historic Places.	E3e	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	<input type="checkbox"/>	<input type="checkbox"/>

d. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
e. If any of the above (a-d) are answered “Moderate to large impact may occur”, continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	<input type="checkbox"/>	<input type="checkbox"/>
ii. The proposed action may result in the alteration of the property’s setting or integrity.	E3e, E3f, E3g, E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>

11. Impact on Open Space and Recreation			
The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. (See Part 1. C.2.c, E.1.c., E.2.q.) <i>If “Yes”, answer questions a - e. If “No”, go to Section 12.</i>		<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or “ecosystem services”, provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	<input type="checkbox"/>	<input type="checkbox"/>
e. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

12. Impact on Critical Environmental Areas			
The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d) <i>If “Yes”, answer questions a - c. If “No”, go to Section 13.</i>		<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

13. Impact on Transportation

The proposed action may result in a change to existing transportation systems.

 NO YES

(See Part 1. D.2.j)

If "Yes", answer questions a - f. If "No", go to Section 14.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action will degrade existing transit access.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

14. Impact on Energy

The proposed action may cause an increase in the use of any form of energy.

 NO YES

(See Part 1. D.2.k)

If "Yes", answer questions a - e. If "No", go to Section 15.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	<input type="checkbox"/>	<input type="checkbox"/>
e. Other Impacts: _____ _____			

15. Impact on Noise, Odor, and Light

The proposed action may result in an increase in noise, odors, or outdoor lighting.

 NO YES

(See Part 1. D.2.m., n., and o.)

If "Yes", answer questions a - f. If "No", go to Section 16.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in routine odors for more than one hour per day.	D2o	<input type="checkbox"/>	<input type="checkbox"/>

d. The proposed action may result in light shining onto adjoining properties.	D2n	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: <u>Implementation of the Proposed Action may result in increased odors.</u> _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.)
If "Yes", answer questions a - m. If "No", go to Section 17.

NO

YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	<input type="checkbox"/>	<input type="checkbox"/>
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	<input type="checkbox"/>	<input type="checkbox"/>
m. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

17. Consistency with Community Plans The proposed action is not consistent with adopted land use plans. (See Part 1. C.1, C.2. and C.3.) <i>If “Yes”, answer questions a - h. If “No”, go to Section 18.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action’s land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	<input type="checkbox"/>	<input type="checkbox"/>
h. Other: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

18. Consistency with Community Character The proposed project is inconsistent with the existing community character. (See Part 1. C.2, C.3, D.2, E.3) <i>If “Yes”, answer questions a - g. If “No”, proceed to Part 3.</i>			
		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: <u>The Proposed Action may have a beneficial impact on the economic development of the Village.</u>		<input checked="" type="checkbox"/>	<input type="checkbox"/>



VILLAGE OF
PORT CHESTER

222 Grace Church Street, Port Chester, New York 10573

PRES - 01
 BOT 9-6-2016

AGENDA MEMO

Department: Planning and Development Department

BOT Meeting Date: 9/6/2016

Item Type: Presentation

Sponsor's Name:	Eric Zamft, Director of Planning & Economic Development
------------------------	---------------------------------------------------------

Description	Yes	No	Description	Yes	No
Fiscal Impact	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Public Hearing Required	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Funding Source:			BID #		
Account #:			Strategic Plan Priority Area		
			N/A		
	Yes	No			
Agreement	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Manager Priorities		
Strategic Plan Related	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A		

Agenda Heading Title <i>(Will appear as indicated below on Agenda)</i>

Presentation by 511NY Rideshare on Car-Free Day 2016

Summary

Car Free Day is an international event celebrated every September in which people are encouraged to travel car-free or car-lite, by using transit, bicycling, walking, carpooling, or telecommuting. Car Free Day is celebrated in over 2,000 cities in 40 countries around the world. In the Hudson Valley, 511NY Rideshare has taken the lead in organizing activities and events for Car Free Day 2016. The international date for Car Free Day 2016 is September 22, 2016.

The Village of Port Chester has the opportunity to be one of the leading municipalities in the Hudson Valley in providing awareness to the benefits of alternative modes of transportation and the current struggles of actually travelling car-free or car-lite by

potentially supporting and partnering with 511NY Rideshare to bring Car Free Day 2016 to Village Hall on September 22, 2016. Staff has received informal support from others within Village Hall, including, Assemblyman Steve Otis' office, Senator Latimer's office, and the Town of Rye.

Cara Politi from 511NY Rideshare will be present at the September 6, 2016 Board of Trustees meeting to provide a brief presentation about Car Free Day 2016 and to answer any questions the Board may have.

Should it wish to, the Board could adopt a resolution to signify the Village's commitment to Car Free Day 2016 at Village Hall and support 511NY Rideshare to promote the event.

Proposed Action
None

Attachments
<ul style="list-style-type: none">• Port Chester Car Free Day Flyer

**JOIN CAR-FREE DAY!
SEPTEMBER 22, 2016**

GO GREEN.

WALK. BIKE. BUS. TRAIN. CARPOOL.



**REDUCE POLLUTION. SAVE MONEY.
WIN PRIZES!**

Participating is easy.

The Village of Port Chester is partnering with 511NY Rideshare, sponsored by the NYSDOT to provide free commuter and traveler information. 511NY Rideshare will be at the Village Hall to help you find out about commute options and sign up for Car-Free Day (making you eligible to win prizes!).



www.portchesterny.com

Click on the Car-Free Day link to find out more!

511NY Rideshare



VILLAGE OF
PORT CHESTER

222 Grace Church Street, Port Chester, New York 1057

RES - 01
BOT 9-6-2016

AGENDA MEMO

Department

Meeting Date

Item Type

Sponsor's Name

Description	Description
Fiscal Impact <input type="checkbox"/>	Public Hearing Required <input type="checkbox"/>
Funding Source <input type="text" value="N/A"/>	Bid <input type="text" value="N/A"/>
Account <input type="text" value="N/A"/>	Strategic Plan Priority Area <input type="text" value="N/A"/>
Agreement <input type="checkbox"/>	Manager Priorities <input type="text" value="N/A"/>
Strategic Plan Related <input type="checkbox"/>	

Agenda Heading Title

APPOINTMENT OF MARIE MARTIN TO THE PARKS COMMISSION

Summary

APPOINTMENT OF MARIE MARTIN TO THE PARKS COMMISSION

Proposed Action

That the Board adopt the Resolution

Attachment

RESOLUTION

APPOINTMENT OF MARIE MARTIN TO THE PARKS COMMISSION

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

RESOLVED, that Marie Martin, of Port Chester, NY, be and she hereby is appointed as a member of the Port Chester Parks Commission, effective immediately, with said term to expire on September 6, 2021.

Approved as to Form:

Anthony M. Cerreto, Village Attorney

ROLL CALL

AYES:.

NOES:

ABSENT:

DATE: August 15, 2016



VILLAGE OF
PORT CHESTER

222 Grace Church Street, Port Chester, New York 1057

RES - 02
BOT 9-6-2016

AGENDA MEMO

Department

Meeting Date

Item Type | Resolution

Sponsor's Name

Description	Description
Fiscal Impact <input type="checkbox"/>	Public Hearing Required <input type="checkbox"/>
Funding Source <input type="text" value="N/A"/>	Bid <input type="text" value="N/A"/>
Account <input type="text" value="N/A"/>	Strategic Plan Priority Area <input type="text" value="N/A"/>
Agreement <input type="checkbox"/>	Manager Priorities <input type="text" value="N/A"/>
Strategic Plan Related <input type="checkbox"/>	

Agenda Heading Title

ACCEPTANCE AND APPROVAL OF DAN SCALES AS AN ACTIVE MEMBER OF FIRE PATROL & RESCUE CO. NO.1

Summary

ACCEPTANCE AND APPROVAL OF JONATHAN GRUEN AS AN ACTIVE MEMBER OF FIRE PATROL & RESCUE CO. NO.1

Proposed Action

That the Board adopt the Resolution

Attachment

RESOLUTION

**ACCEPTANCE AND APPROVAL OF ESTELLA PERRONE AS AN ACTIVE
MEMBER OF HARRY HOWARD HOOK & LADDER CO. NO.1**

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, at the August 2, 2016 meeting of Harry Howard Hook & Ladder Co. No. 1 the company held an election for a new active member; and

WHEREAS, Estella Perrone has been elected to be a new active member. Now,
therefore, be it

RESOLVED, that the Board of Trustees hereby accepts and approves the election of
Estella Perrone to Harry Howard Hook & Ladder Co. No. 1, as an active member of the Port
Chester Fire Department

Approved as to Form:

Anthony M. Cerreto, Village Attorney



VILLAGE OF
PORT CHESTER

222 Grace Church Street, Port Chester, New York 1057

RES - 03
BOT 9-6-2016

AGENDA MEMO

Department

BOT Meeting Date

Item Type

Sponsor's Name

Description	Description
Fiscal Impact <input type="checkbox"/>	Public Hearing Required <input type="checkbox"/>
Funding Source <input type="text" value="N/A"/>	Bid <input type="text" value="N/A"/>
Account <input type="text" value="N/A"/>	Strategic Plan Priority Area <input type="text" value="N/A"/>
Agreement <input type="checkbox"/>	Manager Priorities <input type="text" value="N/A"/>
Strategic Plan Related <input type="checkbox"/>	

Agenda Heading Title

ACCEPTANCE AND APPROVAL OF ESTELLA PERRONE AS AN ACTIVE MEMBER OF HARRY HOWARD HOOK & LADDER CO. NO.1

Summary

That on August 2, 2016, at the regularly scheduled monthly meeting of the Company, the members of Harry Howard Hook & Ladder Company# No. 1 voted for the acceptance of Ms. Estella Perrone who resides Cos Cob, CT 06807, to active membership in our Company.

Proposed Action

That the Board adopt the Resolution

Attachment

RESOLUTION

**ACCEPTANCE AND APPROVAL OF ESTELLA PERRONE AS AN ACTIVE
MEMBER OF HARRY HOWARD HOOK & LADDER CO. NO.1**

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, at the August 2, 2016 meeting of Harry Howard Hook & Ladder Co. No.
1 the company held an election for a new active member; and

WHEREAS, Estella Perrone has been elected to be a new active member. Now,
therefore, be it

RESOLVED, that the Board of Trustees hereby accepts and approves the election of
Estella Perrone to Harry Howard Hook & Ladder Co. No. 1, as an active member of the Port
Chester Fire Department

Approved as to Form:

Anthony M. Cerreto, Village Attorney

ROLL CALL

AYES:.

NOES:

ABSENT:

DATE: August 15, 2016



VILLAGE OF
PORT CHESTER

222 Grace Church Street, Port Chester, New York 10573

RES - 04
 BOT 9-6-2016

AGENDA MEMO

Department: Village Engineer
Department: Office of the Village Attorney

BOT Meeting Date: 9/6/2016

Item Type: Resolution

Sponsor's Name:	Anthony Cerreto, Village Attorney
Sponsor's Name:	Vincent Masucci, Village Engineer

Description	Yes	No	Description	Yes	No
Fiscal Impact	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Public Hearing Required	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Funding Source:			BID #	x	
Account #:			Strategic Plan Priority Area		
			N/A		
	Yes	No			
Agreement	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Manager Priorities		
Strategic Plan Related	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A		

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

Establishing a Local Improvement Area Continuing the Village's Sidewalk Betterment Program

Summary

Background

Pursuant to State Village Law, the Village established a sidewalk improvement program ("Sidewalk Betterment Program") that incentivizes residential property owners to have the public sidewalks in front of their properties replaced or reconstructed. The Village Engineer determines the locations of the sidewalks which need to be done. In this case, as a further phase of the program, the Village's consulting engineer has identified locations within a radius of the Edison School.

[AM-V2015-04](#)

Property owners have the ability to partner with the Village with each paying for the expense on a 50/50 basis. Under the Village Code, property owners are charged with maintaining the sidewalk.

The Village issues a bond to borrow for the total expense. The work is performed by a qualified contractor who would be selected after a competitively bid process. The property owner has the option to pay his/her share by making annual installments spread out over ten years. The Board has directed that staff return with a plan to continue this successful program.

State Village Law, Section 22-2200, sets forth the statutory process. The Board must first establish a local improvement area with the new locations where work will be done. This requires a public hearing before talking such action with notice by publication in the official newspaper and by mail on the owners of the benefitted properties. The Village would then go out to bid to select a qualified contractor. After all the work is done when the actual total expense has been determined, the Board would next confirm the amount to be apportioned and assessed against each benefitted property.

The Board held a public hearing on August 15, 2016 to hear all interested parties and consider the establishment of the Sidewalk Betterment Program.

The Board should now adopt this resolution to establish the sidewalk improvement area, and to direct staff to go out to bid for this project, to secure the necessary financing, and to retain bond counsel.

Proposed Action
<ul style="list-style-type: none">• Adopt the Resolution

Attachments
<ul style="list-style-type: none">• Resolution• Schedule A identifying benefitted properties

**RESOLUTION ESTABLISHING A SIDEWALK IMPROVEMENT AREA IN
AND FOR THE VILLAGE OF PORT CHESTER, COUNTY OF WESTCHESTER,
STATE OF NEW YORK**

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 Board of Trustees (“Board”) desires to continue the Village’s Sidewalk Betterment Program whereby benefitted residential property owners have the ability to split the cost of improving the public sidewalk abutting their property on a 50/50 basis and have the option of paying for the expense in installments over a ten year period; and

WHEREAS, pursuant to the Village Code, the maintenance of the public sidewalks is the obligation of the abutting property owner; and

WHEREAS, the Board in recognition that a comprehensive, pro-active, rational and equitable approach for sidewalk improvements is required directed that a map or plan be prepared to identify a further area for the construction, improvement and financing for the replacement and reconstruction of the public sidewalks, including all necessary labor, personnel, materials, equipment, machinery and apparatus, but excluding curbs, driveways, storm sewer drains and improvements, (the “Project”), and

WHEREAS, in furtherance of same, such a map or plan of costs was prepared by the Village’s consulting engineer, Dolph Rotfeld Engineering, P.C. and filed with the office of the Village Clerk (revision date June 24, 2016) describing the nature of the Project, estimated total cost, benefitted properties, and the estimated cost to be apportioned and assessed to the properties benefitted on a front-footage basis, and that to be borne by the Village at large, as annexed hereto as “Schedule A”

WHEREAS, such map or plan of the Project was prepared in such a manner and in such detail determined by the Board of Trustees as required by Section 22-2200(2) of the Village Law; and

WHEREAS, the properties to be included in the Project were selected based on the concentration of sidewalk infrastructure problems, and the close proximity to the Edison Elementary School; and

WHEREAS, in accordance with Village Law, Section 22-2200, a public hearing was scheduled for, and held on, August 15, 2016 to consider the establishment of the Project; and

WHEREAS, notice and such map or plan of the Project was given by publication and United States mail to owners of all lands benefitted by such Project (“benefited lands”); and

WHEREAS, such map or plan was also duly filed in the office of the Village Clerk and was available for public inspection in the office of the Village Clerk of the Village located at 222 Grace Church Street, Port Chester, New York; and

WHEREAS, all interested parties received due notice of the public hearing as aforesaid and were given an opportunity to be heard at the public hearing.

NOW THEREFORE, BE IT RESOLVED, by the Board of Trustees of the Village of Port Chester, County of Westchester, New York, as follows:

Section 1. Due notice of the public hearing was given to all affected parties as required by law.

Section 2. All parties interested in the subject of the public hearing were given an opportunity to be heard at the public hearing and their views were taken into consideration by said Board of Trustees in making required determinations.

Section 3. The Board of Trustees hereby finds that the establishment of the sidewalk improvement area is in the public interest and hereby determines to establish a sidewalk improvement areas with the lands to be benefitted referenced in the aforesaid map/plan.

Section 4. The Board of Trustees hereby authorize and direct staff to (i) advertise that the Village is seeking competitive bids for this Project, (ii) secure any necessary financing to pay the costs of the Project as so determined, (iii) retain bond counsel for such purposes.

Section 5. Upon completion of the work, the Board of Trustees, pursuant to §22-2200 of the Village Law, will schedule and hold a further public hearing, to apportion and assess a portion of the costs of the Project to be raised by local assessments upon the benefitted lands.

ROLL CALL

AYES:

NOES:

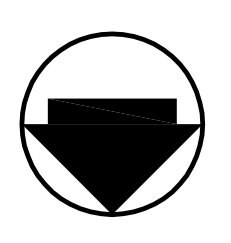
ABSTAIN:

ABSENT:

DATE:



PLAN
SCALE 1"=100'
4.048 LF SIDEWALK



THIS PLAN NOT VALID FOR CONSTRUCTION WITHOUT ENGINEERS SEAL & SIGNATURE	
Rev. 6/24/16	
Orig. 8/4/15	
design by DR	
drawn by PR	
check by DR	
Copyright © 2015	
dolphin portfolio engineering, p.c.	
200 White Plains Road, Tarrytown, NY 10591	
(914) 635-8888	
2015 SIDEWALKS	
VILLAGE OF PORT CHESTER	
WESTCHESTER COUNTY, NEW YORK	
1	1

ANY ALTERATIONS OR REVISIONS OF THESE PLANS, UNLESS DONE BY OR UNDER THE DIRECTION OF THE P.E. LICENSED AND REGISTERED ENGINEER THAT PREPARED THEM, IS A VIOLATION OF THE NYS EDUCATION LAW.



VILLAGE OF
PORT CHESTER

222 Grace Church Street, Port Chester, New York 10573

RES - 05
BOT 9-6-2016

AGENDA MEMO

Department: Police Department

BOT Meeting Date: 9/6/2016

Item Type: Resolution

Sponsor's Name: Richard F. Conway, Chief Police

Description	Yes	No	Description	Yes	No
Fiscal Impact	x	<input type="checkbox"/>	Public Hearing Required	<input type="checkbox"/>	x
Funding Source:DEA Asset Forfeiture			BID #NYS 38232, Award, 22872		
Account #:001-0001-0695			Strategic Plan Priority Area Public Safety		
	Yes	No			
Agreement	<input type="checkbox"/>	x	Manager Priorities Other		
Strategic Plan Related	<input type="checkbox"/>	x			

Agenda Heading Title

(Will appear on the Agenda as indicated below)

Transfer of \$17,812.00 from DEA funds to the Equipment Account for the Purchase and Installation of an Automated License Plate Reader (ALPR) System

Summary

Background: The Department is seeking to add to its intelligence gathering, traffic, and scofflaw enforcement capability by equipping a patrol vehicle with an ALPR system which interfaces with the NYS DMV Database, the Port Chester Traffic Violations Bureau Database, and the Westchester Intelligence Center

Proposed Action

That the Board of Trustees adopt the Resolution

Attachments

RESOLUTION

BUDGET AMENDMENT – DEA FUNDS TO TRANSFER OF \$17,812.00 FROM
DEA FUNDS TO THE EQUIPMENT ACCOUNT FOR THE PURCHASE AND
INSTALLATION OF AN AUTOMATED LICENSE PLATE READER (ALPR)
SYSTEM

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 Police Chief is recommending the use of DEA Asset Forfeiture Funds for the Purchase and Installation of an Automated License Plate Reader (ALPR) System, (a total of \$17,812.00) from NDI Recognition Systems, 105 E. State Road 434, Winter Springs, Florida 32708. 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 2016-17 General Fund Budget as follows:

GENERAL FUND

Balance Sheet:

001-001-0695	Deferred Revenue Police DEA	\$(17,812.00)
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Revenues:

001-0001-2613	Use of Deferred DEA Revenue	\$17,812.00
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Appropriations:

001-3120-0220	Police Service Equipment	\$17,812.00
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Approved as to Form:

Anthony M. Cerreto, Village Attorney

ROLL CALL

AYES:.

NOES:

ABSENT:

DATE: August 6, 2016



VILLAGE OF
PORT CHESTER

222 Grace Church Street, Port Chester, New York 10573

RES - 06
 BOT 9-6-2016

AGENDA MEMO

Department: Office of the Village Attorney

BOT Meeting Date: 9/6/2016

Item Type: Resolution

Sponsor's Name: Select Sponsor's Name.

	Yes	No	Description	Yes	No
Fiscal Impact	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Public Hearing Required	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Funding Source:			BID #		
Account #:			Strategic Plan Priority Area		
	Yes	No	Business & Economic Development		
Agreement	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Manager Priorities		
Strategic Plan Related	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A		

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

TWO RESOLUTIONS
 SETTING PUBLIC HEARINGS TO CONSIDER LOCAL LAWS AMENDING THE
 VILLAGE OF PORT CHESTER

Summary

Background:

The Village has filled the position of Village Engineer as provided for in Chapter 49 of the Village Code. Prior to this appointment, the Village was utilizing the services of a consulting engineering firm to perform these functions

These local laws will confirm the role of the Village Engineer, and better streamline the planning, zoning and building application process.

Please refer to the attached local laws for more information on this Board Action, and set the public hearings to consider these local laws. At the meeting on the night of the public hearings the Board the benefit of a resolution setting the appropriate fees for the

Village Engineer's services. The objective is to recoup as close as possible to the actual cost of such engineering services for the Village.

Proposed Action

Adopt the Resolution

Attachments

2 Resolutions setting public hearings 2 corresponding Local Laws (Local Law I-8, and Local Law I-9)

RESOLUTION

SETTING A PUBLIC HEARING TO CONSIDER A LOCAL LAW AMENDING THE CODE OF THE VILLAGE OF PORT CHESTER, CHAPTER 345 "ZONING", WITH REGARD SITE PLAN REVIEW AND THE ROLE OF THE VILLAGE ENGINEER

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:

NOW, THEREFORE BE IT,

RESOLVED, that the Board of Trustees hereby schedules a public hearing on September 19, 2016 at 7:00 p.m. at the Police Headquarters/Justice Court, 2nd Floor Courtroom, 350 North Main Street, Port Chester, to consider the advisability of adopting a local law amending the code of the Village of Port Chester, Chapter 345 "Zoning," with regard site plan review and the role of the Village Engineer.

Approved as to Form:

Anthony M. Cerreto, Village Attorney

ROLL CALL

AYES:

NOES:

ABSENT:

DATE:

Village of Port Chester, New York

Local Law No. I-8 of the year 2016

Be it enacted by the Board of Trustees of the Village of Port Chester, New York

**A LOCAL LAW AMENDING THE CODE OF THE VILLAGE OF PORT CHESTER,
CHAPTER 345 “ZONING”, WITH REGARD SITE PLAN REVIEW AND THE ROLE OF
THE VILLAGE ENGINEER**

SECTION 1: Purpose and Intent

The Village has filled the position of Village Engineer as provided for in Chapter 49 of the Village Code. Prior to this appointment, the Village was utilizing the services of a consulting engineering firm to perform these functions. Among many duties and responsibilities, the Village Engineer reviews applications for site plan approval and ensures compliance with such approval. This local law will confirm the role of the Village Engineer in the site plan approval process, provide the authority for cost-recovery for such services through a set, upfront fee as opposed to an open-ended escrow method and continue the Board’s policy direction to streamline the planning and zoning application process.

SECTION 2: The Code of the Village of Port Chester, Chapter 345, Zoning, Article V entitled “Administration and Enforcement”, is hereby amended to read as follows:

§345-23 Site plan review procedure and standards.

...

C. Submission procedures.

(1) Pre Submission Conference

(a) Prior to formal submission of a site plan application, applicants must complete and submit a project proposal form as provided on the Village website or in hard copy at the Office of Planning and Development, to schedule a presubmission conference with the Director of Planning and Development or designee. The conference is intended to define potential issues with the plan and to identify any required variances or special permits. The conference will serve to educate the applicant on the development approval process and the information required to submit a complete site plan application.

(b) Following the presubmission conference, the Director of Planning and Development retains the discretion to determine if the proposed project requires additional review under a

Development Review Committee (DRC) based on the scale, complexity, or potential environmental impacts of the proposal as a condition precedent to the filing of an application for site plan approval. The Development Review Committee may be comprised of the Director of Planning and Development, Village Building Inspector, Village Attorney, Village Engineer, Village Manager, Village Traffic Sergeant, Police Chief, and Fire Chief as well as additional village staff, technical experts, or consultants.

(2) Site Plan

(a) Within six months following the presubmission conference, 15 copies of the site plan and all supporting documentation, including a single CD containing same in PDF (portable document format) or similar media, shall be submitted to the Planning Commission Recording Secretary, accompanied by the appropriate submission fee, and accompanying engineering review fee(s). The CD must be labeled with the name of the applicant, project address, submission date, and Planning Commission case number if assigned. At the discretion of the Director of the Office of Planning and Development, the applicant may be advised to also provide a digital 3D model submission based on the complexity, scale, or potential visual impacts of the application; such determination shall be made at the time of the presubmission conference or Development Review Committee (DRC) meeting. This submission shall be made at least 20 days prior to the scheduled Planning Commission meeting.

(b) Site plan classification; fees.

[1] Site plan submissions shall be classified as "standard" or "major." All site plans that meet or exceed one or more of the criteria listed below shall be deemed major and shall require at least one Development Review Committee (DRC) meeting precedent to the filing of an application for site plan approval. All other site plan applications shall be classified as standard.

[2] The site plan classification shall govern the applicable fee schedule for specific site plan applications, as set forth in Chapter 175, Fees, and Article XIX, Reimbursement of Professional Fees, under this chapter.

[3] A major site plan meets or exceeds one or more of the following thresholds:

[a] Development of 15,000 square feet or more of new or renovated floor space.

[b] Development of 15,000 square feet or more of land disturbance, including demolition.

[c] Any residential development greater than four dwelling units.

[d] Development of any vacant parcel.

[e] New wireless telecommunications facility.

[f] Any development classified by a lead agency as a Type 1 action under the New York State Environmental Quality Review Act (SEQRA).

(c) All site plan applications must be accompanied by a current, certified survey of existing conditions of the application property prepared by a registered and licensed surveyor in the State of New York. Minimum requirements include property lines and measurements, tax lot designation, utility lines and connections, curb cuts, street designations, and North arrow.

(3) Final site plan. The final site plan shall be complete in every detail. Fifteen copies of the final site plan shall be submitted to the Planning Commission Recording Secretary, and Village Engineer, 20 days prior to the regular monthly meeting. The plan shall be certified as complete by the Office of Planning and Development, and Village Engineer, 10 days prior to the meeting date.

...

H. Miscellaneous provisions

(1) Appeal procedure. Any person aggrieved by any decision of the Planning Commission or any officer, department, board or bureau of the Village may apply to the Supreme Court for a review by a proceeding under Article 78 of the Civil Practice Law and Rules. Such proceeding shall be instituted within 30 days after the filing of a decision in the office of the Village Clerk.

(2) Enforcement.

(a) No building permit shall be issued for any structure requiring site plan review until the Planning Commission has approved a final site plan. This site plan must be signed by the Chairman or Secretary, Director of the Office of Planning and Development and Village Engineer as in compliance with all provisions of the Commission's approval including performance bonding requirements and shall be filed with the Village Clerk.

(b) Any person, corporation, partnership, association or other legal entity who shall violate any of the provisions of this chapter, or any conditions imposed by a permit pursuant hereto shall be guilty of an offense and subject to a fine of not more than \$250 per day, to be recovered by the Village in a civil action. Every such person or entity shall be deemed guilty of a separate offense for each week such violation, disobedience, omission, neglect or refusal shall continue.

(3) [As-built plan] Post Approval Reviews and Inspections. Upon completion of construction, an as-built site plan, with the appropriate engineering inspection fee, as set in Ch. 175 Fees, shall be submitted to the Building Department, [and] Office of Planning and Development, and Village Engineer, for post approval reviews, inspections, and any necessary re-inspections. The as-built plan shall show all elements of the plan as actually constructed, and shall include a survey of all new structures, easements and boundaries. No certificate of occupancy may be issued until the as-built plan has been reviewed, and the property has been inspected by the Village Engineer, and [has] both have been found to be in compliance with the approved site plan. A deposit may be required by the Planning Commission to cover the cost of having an as-built plan prepared should the applicant refuse to prepare it.

(4) Coordination with other approvals. When the site plan requires other approvals, such as variances or special exception use permits, the applicant shall identify in the site plan application all approvals which he is seeking. He shall refer a preliminary site plan to the Planning Commission and obtain their recommendation prior to making application for any other approval

(5) Performance bonding.

(a) Upon final site plan approval the applicant shall file with the [Village Clerk] Village Engineer a [performance] bond or other suitable security, (“bond”) to cover the full cost of required public facility improvements in an amount set by the [Planning Commission] Village Engineer. If the value of the improvements is less than \$5,000, the [Planning Commission] Village Engineer may waive the bonding requirement, and reduce the bond amount, as he/she deems appropriate.

(b) After receiving approval from the Village Engineer, applicant must file with the Village Clerk the approved bond or other suitable security, with the Village Clerk.

[(b)] (c) Said bond shall be conditioned upon the property owners or developer's completing the required public facility improvements enumerated on the approved site plan in a manner satisfactory to the Village of Port Chester, and said systems functioning properly for a period of one year from their completion, and in default thereof, said bond shall be forfeited, and the Village shall be entitled to the full amount and shall use the amount necessary to complete the work not done. If any amount of money remains after the Village has completed the said work, such excess money shall be returned to the surety or person putting up the required bond. The Village Engineers must give his approval, on notice to the Planning Commission, before any bonds or excess money are returned.

[(c)] (d) The security or bonds to be deposited as herein provided may consist of bonds of the kinds and nature authorized in § 106 of the General Municipal Law.

...

SECTION 3: The Code of the Village of Port Chester, Chapter 345, Zoning, Article XIX entitled “Reimbursement of Professional Fees”, is hereby amended to read as follows:

§ 345-102. Escrow accounts.

A. At the time of submission of an application, the applicant shall tender an amount as set [forth below] by the Village Engineer, to allow the Village to establish an escrow account. No such amount set by the Village Engineer shall exceed the amounts as set forth below. No application shall be deemed complete until such time as said tender is made.

Type of Application Amount

Site plan	
Standard	\$2,500
Major	\$3,500

Type of Application Amount

Subdivision

2 to 3 lots	\$2,500
4 lots or more	\$5,000

B. Withdrawals from the escrow account shall be made to reimburse the Village for the cost of professional consulting services.

C. When the balance in such escrow account is reduced to 1/3 of its initial amount, the applicant shall deposit additional funds into such account in an amount to be determined by the reviewing board. In no event, however, shall the applicant be required to maintain a balance in the escrow account in excess of the initial amount. If the escrow account is not replenished within 30 days after the applicant is notified in writing of the requirement of an additional deposit, the reviewing board may suspend its further review of the application. In addition, the reviewing board shall not be required to comply with the time periods, if any, by applicable law, if the applicant fails to replenish the account as aforesaid. Any such time periods shall begin to accrue again upon receipt of the required payment.

D. After all pertinent charges have been paid, and upon final approval or denial by the reviewing board (or withdrawal of the application), the Village shall refund to the applicant any funds remaining on deposit, less any fees incurred for the establishment and maintenance of the escrow

SECTION 4: Severability

If any provision of this local law is held to be invalid or unenforceable in whole or in part, such invalidity or unenforceability shall attach only to such provision or part thereof and the remaining part of such provision and all other provisions shall continue in full force and effect.

SECTION 5: Effective Date

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

RESOLUTION

SETTING A PUBLIC HEARING TO CONSIDER A LOCAL LAW AMENDING THE CODE OF THE VILLAGE OF PORT CHESTER, CHAPTER 49 "ENGINEER", ESTABLISHING A GENERAL ENGINEERING PERMIT

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:

NOW, THEREFORE BE IT,

RESOLVED, that the Board of Trustees hereby schedules a public hearing on September 19, 2016 at 7:00 p.m. at the Police Headquarters/Justice Court, 2nd Floor Courtroom, 350 North Main Street, Port Chester, to consider the advisability of adopting a local law amending the code of the Village of Port Chester, chapter 49 "Engineer," of the code of the Village of Port Chester establishing a general engineering permit.

Approved as to Form:

Anthony M. Cerreto, Village Attorney

ROLL CALL

AYES:

NOES:

ABSENT:

DATE:

Village of Port Chester, New York

Local Law No. I-9 of the year 2016

Be it enacted by the Board of Trustees of the Village of Port Chester, New York

A LOCAL LAW AMENDING CHAPTER 49, "ENGINEER," OF THE CODE OF THE VILLAGE OF PORT CHESTER ESTABLISHING A GENERAL ENGINEERING PERMIT

SECTION 1: The purpose and intent of this local law is to provide support to the Building Inspector in securing engineering services when required for the appropriate review of certain permit applications and for the time for such review to be recouped by the establishment of a general engineering permit.

SECTION 2: The Code of the Village of Port Chester, Chapter 49, "Engineer", is hereby amended, to add a new section, §49-6 "General Engineering Permit" as follows:

§49-6 General Engineering Permit

A. A general engineering permit shall be required of an applicant if, in the judgment of the Building Inspector, professional engineering services are required for an engineering review of a permit application that is not the current subject of a site plan approval as provided in Section 345-23 of the Village Code.

B. The following activities are illustrative activities that would require a permit:

- Retaining walls or sea walls that support a surcharge.
- Any excavation of land that changes the topography, or effects drainage in any manner.
- Surface paving or other installation of impervious surface from pervious surface, other than incidental repairs
- The construction or reconstruction of any on-site drainage or stormwater structures or facilities; and
- Any proposed activity that would change the level, height or drainage of stormwater run-off and/or drainage.

C. The applicant shall make application for a general engineering permit on a form provided by the Building Department, together with the payment of the requisite fee as provided for in Chapter 175 and all such construction drawings, plans, surveys and/or all documentation deemed

necessary by the Building Inspector to undertake and complete the engineering review for said permit.

SECTION 3: Severability

If any provision of this local law is held to be invalid or unenforceable in whole or in part, such invalidity or unenforceability shall attach only to such provision or part thereof and the remaining part of such provision and all other provisions shall continue in full force and effect.

SECTION 4: Effective Date

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



VILLAGE OF
PORT CHESTER

222 Grace Church Street, Port Chester, New York 10573

RES - 07
BOT 9-6-2016

AGENDA MEMO

Department: Planning and Development Department
Department: Office of the Village Attorney

BOT Meeting Date: 9/6/2016

Item Type: Resolution

Sponsor's Name: Eric Zamft, Director of Planning & Economic Development

Description	Yes	No	Description	Yes	No
Fiscal Impact	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Public Hearing Required	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Funding Source:			BID #		
Account #:			Strategic Plan Priority Area		
			Transit Oriented Development		
	Yes	No			
Agreement	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Manager Priorities		
Strategic Plan Related	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Planning & Zoning		

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

G&S Colony Grill: Acknowledging Receipt of a Site Plan Package as Complete, Referral to the Planning Commission, Waterfront Commission, and Westchester County Planning Board, and Setting a Public Hearing

Summary

Background

On July 15, 2016, G&S Port Chester LLC (the "Applicant") submitted a draft set of site plans to the Department of Planning & Economic Development for the "Restaurant Pad" located off of the Marina Parking Lot, adjacent to the Cove and Byram River (Section 142.31, Block 1, Lot 39 of the Town of Rye Official Tax Map). The proposal is for an approximate 5,500 square-foot restaurant (the "Application"), as was originally envisioned and approved as part of the Marina Redevelopment Project Concept Development Plan in 1999. The project site is located within the MUR Marina

Redevelopment Project Urban Renewal District. The Applicant briefed the Board at the August 15, 2016 Board of Trustees meeting, as well as the Planning Commission at their August 29, 2016 meeting.

The MUR Zoning District contains specific regulations (§ 345-67D of the Village Code) related to the review and approval of site plans within the Concept Development Plan. Per § 345-67D(3) of the Village Code, “[t]he applicant for site plan approval shall submit to the director of the Office of Planning and Development of the Village site plans...which carry out all or any part of the Concept Development Plan. Site plans shall comply, as to content and completeness, with § 345-23 of this Zoning Regulation.” Only when the Director of Planning & Economic Development determines that the site plan is complete shall the site plan be forwarded to the Board of Trustees and the Board’s responsibilities (as codified in § 345-67D(4)) shall be considered. Further, § 345-67D(4) notes that there is a 90-day period of action by the Board of Trustees following a determination of completeness by the Director of Planning & Economic Development (per § 345-67D).

Note that, there is no need for the Board to declare its intent to be Lead Agency under the New York State Environmental Review Act (“SEQRA”), as Special Counsel Mark Chertok has advised that the Application is the continuation of the environmental review process began in 1998 and that the Board of Trustees would re-assume their role as Lead Agency. That being said, there will be a specific environmental review of this Application. To that end, the Applicant was requested and has provided information to supplement the original 1999 Supplemental Environmental Impact Statement (“SEIS”), including a Full Environmental Assessment Form (“FEAF”) Part 1, as well as additional information, such as the recently completed traffic and parking studies conducted as part of the Retail “D” Rezoning Petition. Staff will prepare the appropriate future SEQRA documentation (e.g., FEAF Parts 2 and 3) for the Board’s consideration as the process continues.

Village staff, including the Department of Planning & Economic Development, Village Engineer, and Building Department, have been reviewing the submitted plans, have met a number of times informally with the Applicant, provided comments, and worked with the Applicant on a short-list of items towards a complete package. As detailed in an August 30, 2016 memorandum from the Department of Planning & Economic Development, based upon the submitted plans and information, the Director of Planning & Economic Development deems that the application is complete; thereby enabling the Board to consider the Application.

Next Steps – Referrals and Public Hearing

Based upon the Director of Planning & Economic Development’s determination that the Application is complete, the Board should undertake the following steps:

1. Acknowledge receipt of the Application as complete, refer it to the Planning Commission, Waterfront Commission, and Westchester County Planning Board for review, and set a public hearing.
2. Hold a public hearing on the Application and collect public comment.

Therefore, should the Board wish to proceed, the attached resolution undertakes the following actions:

1. Acknowledges receipt of the Application as complete
2. Refers the Application to the Planning Commission
3. Refers the Application to the Waterfront Commission
4. Refers the Application to the Westchester County Planning Board
5. Sets a public hearing for October 3, 2016

Proposed Action
<ul style="list-style-type: none">• Adopt the resolution

Attachments
<ul style="list-style-type: none">• Department of Planning & Economic Development Review Memorandum• Site Plan Package• EAF Part 1• CAF• Dunn Traffic Engineering supporting traffic and parking reports and documentation prepared in connection with Parcel "D" rezoning.

RESOLUTION

ACKNOWLEDGING RECEIPT OF A SITE PLAN PACKAGE AS COMPLETE FOR THE COLONY GRILL APPLICATION, REFERRAL TO THE PLANNING COMMISSION, WATERFRONT COMMISSION AND WESTCHESTER COUNTY PLANNING BOARD, AND SETTING A PUBLIC HEARING

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, G&S Port Chester LLC (the “Applicant”) owns the parcel known as Section 142.31, Block 1, Lot 39 of the Town of Rye Official Tax Map (the “Property”); and

WHEREAS, the Property is located within the MUR Marina Redevelopment Project Urban Renewal District; and

WHEREAS, on 1999, the Applicant received approval from the Board of Trustees (hereinafter referred to as the “Board”) to develop the Property as a restaurant as part of the Modified Marina Redevelopment Project (MMRP) in 1999; and

WHEREAS, such approval allows use of the Property for a ±6,258 square foot restaurant; and

WHEREAS, the Applicant seeks to develop the Property as a 5,500 square foot restaurant (the “Proposed Action”); and

WHEREAS, on July 15, 2016, the Applicant provided a preliminary set of site plans and associated information (the “Application”) to the Department of Planning & Economic Development for their review for completeness, per § 345-67D(3) of the Village Code; and

WHEREAS, the Board is advised that the Application is the continuation of the environmental review process began in 1998 and that the Board of Trustees would re-assume their role as Lead Agency under the New York State Environmental Review Act (“SEQRA”); and

WHEREAS, the Department of Planning & Economic Development, Village Engineer, and Building Department reviewed and commented on said site plans; and

WHEREAS, the Applicant submitted a revised set of site plans reflecting comments from the Department of Planning & Economic Development, Village Engineer, and Building Department; and

WHEREAS, per § 345-67D(4) of the Village Code, the Director of Planning & Economic Development must determine if an application complete prior to formal submittal to the Board of Trustees; and

WHEREAS, as detailed in an August 30, 2016 memorandum, the Director of Planning & Economic Development has determined that the Application is complete;

NOW, THEREFORE, be it

RESOLVED, that the Village of Port Chester Board of Trustees acknowledges receipt of the Application as complete; and be it further

RESOLVED, that this matter be also referred to the Port Chester Planning Commission for their study and report; and be it further

RESOLVED, that the Board of Trustees refers the Application to the Waterfront Commission pursuant to §332-6D for review and comment; and be it further

RESOLVED, that this matter be referred to the Westchester County Planning Board and adjoining municipalities, as may be required under the Westchester County Administrative Code, Section 277.61, and/or State General Municipal Law, Sections 239-l, 239-m, and 239-n; and be it finally; and be it finally

RESOLVED, that the Board of Trustees sets a public hearing on the Application on October 3, 2016 at 7:00 P.M. or shortly thereafter at the Village Justice Court Room, 350 North Main Street, Port Chester NY 10573.

Approved as to Form:

Village Attorney, Anthony Cerreto



VILLAGE OF PORT CHESTER
DEPARTMENT OF PLANNING & DEVELOPMENT

222 Grace Church Street, Room 202
Port Chester, NY 10573
(P) 914.937.6780
(F) 914.939.2733

Eric Zamft, AICP, Director
Daniel Messplay, AICP, Planner
Andrea Sherman, Assistant Planner
Constance Phillips, Planning Commission Secretary

To: Board of Trustees
From: Eric Zamft, AICP, Director of Planning & Economic Development
Date: August 30, 2016
Re: G&S Colony Grill Application: Completeness Determination

On July 15, 2016, G&S Port Chester, LLC (the "Applicant") submitted preliminary site plans and related information for a ±5,500-square foot restaurant on the "restaurant pad" adjacent to the Marina parking lot and the Byram River (the "Application"). While the restaurant use has already received approvals during the Modified Marina Redevelopment Project process in 1999, per § 345-67D of the Village Code, a specific site plan approval by the Board of Trustees is necessary. However, prior to the Board's consideration of the Application, per § 345-67D(3) of the Village Code, the Director of Planning & Economic Development must first deem an application complete. This memorandum details that determination for the Application.

Initial Application and Staff Feedback

The original July 15, 2016 submission included the following plans:

Edgewater Group- Architects

- C-1 Directory, Drawing Index, Building Location Plan, Locator Map; dated 5/26/2016, last revised 7/22/2016
- P-1 Partial Site Plan Showing Lighting/Photometrics, Partial Site Plan, Partial Zoning Map, Partial Tax Map, Adjacent Properties & Owners; dated 5/26/2016, last revised 7/22/2016
- P-2 Floor Plan; dated 5/26/2016, last revised 7/22/2016
- P-3 Exterior Elevation-Front 1 (Parking Lot Side-Abendroth Avenue), Exterior Elevation-Front 2 (Parking Lot Side-Abendroth Avenue), Exterior Elevation-Right Side; dated 5/26/2016, last revised 7/22/2016
- P-4 Exterior Elevation-Rear (Byram River), Exterior Elevation-Left Side, Bracket Profile Detail, Schedule for Proposed Building Materials & Color Scheme, Exterior Light Features; dated 5/26/2016, last revised 7/22/2016

Langan Engineering

- CD101 Demolition Plan; dated 7/21/2016
- CS101 Site Plan; dated 7/21/2016
- CG101 Grading, Drainage and Utility Plan; dated 7/21/2016
- CE101 Soil Erosion and Sediment Control Plan; dated 7/21/2016
- LP101 Landscape Plan; dated 7/21/2016
- LP501 Landscape Details and Notes; dated 7/22/2016
- CS501 Details 1; dated 7/21/2016

Richard J. Domato- Land Surveyor
Survey Survey, dated 7/12/2016

Tartaglia Law Group LLC
Coastal Assessment Form ("CAF")
Full Environmental Assessment Form ("FEAF"), Part 1

Upon receipt of these plans, the Department of Planning & Economic Development, Village Engineer, and Building Department provided a number of comments. The Applicant submitted revised site plans dated July 22, 2016, as well as engineering plans. The Applicant also provided a revised copy of the FEAF Part 1 on August 9, 2016 to reflect information requested by Village staff. In addition, per the request of Village staff, on August 9, 2016, the Applicant provided traffic information to supplement the FEAF. On August 9, 2016, the Applicant provided a revised set of site plans. Finally, on August 30, 2016, the Applicant provided a revised CAF.

The Applicant has been in close communication with the Village Engineer to address engineering concerns, especially about the location of the bulkhead tie-backs, located on the site of the proposed restaurant, and the Village Engineer has shared this information with Boswell Engineering for their input. The Applicant has proposed exploratory work to determine where the tie-backs are located and to ensure that the construction of a building in this location will not disrupt the structural integrity of the bulkhead. In addition, the Applicant has provided the following at this time:

- August 25, 2016 Memorandum from Edgewater Group Architects
- August 29, 2016 Preliminary Foundation Plan and Foundation Sections by Edgewater Group Architects

Village staff will continue to work with the Applicant, as they provide additional information. In addition, more detailed information regarding the exploratory work and accompanying foundation plan will be provided during the building permit/construction phases of the project (see § 345-67D(4) of the Village Code).

MUR Marina Redevelopment Project Urban Renewal District Review

Upon receipt of the Applicant's revised plans, Planning Department staff reviewed the application in the context of § 345-67, Marina Redevelopment Project Urban Renewal District.

The project as a whole conforms to the purpose set out in §345-67A, including attracting new businesses, creating employment opportunities, generating additional tax revenues and private investment, developing new commercial uses, preserving and enhancing property values within and in the vicinity of the MUR Zoning District.

The project site is located within Land Use Area 4, land use and development controls for which are set by § 345-67B(1)(e):

Requirement	Proposal	Compliance Determination
[1] Permitted land uses: [a] General and professional offices and uses customarily accessory thereto. [b] Retail and personal services uses, restaurant and customary accessory uses. [c] Parking and loading and open space uses.	Restaurant and customary accessory uses.	Compliant
[2] Permitted development: 80,000 square feet of building floor area.	5,546 square feet of building floor area.	Compliant
[3] Permitted height: three stories; 45 feet.	One story; 24', 9.5"	Compliant

As indicated above, the submitted plans comply with all land use and development controls for this specific Land Use Area.

§345-67B(3) establishes additional development controls for Land Use Area 4, including provision of a continuous waterfront promenade with an average width of 10 feet and an average width of 30 feet from the bulkhead, building setbacks of a minimum of 15 feet from the waterfront, landscaped open areas that are visible to the street, consistency with state fire and building codes including full handicapped access, and uses that are not noxious or a hazard to public health and safety. The proposed restaurant complies with all of these spatial, safety, and use requirements. The Zoning Code also mandates minimum parking space requirements. The parking calculation for this restaurant was included in the original site plan application from 1999, and because the floor area of the restaurant has not changed from what was originally proposed, there is no necessary change to the provided number of parking spaces.

Planning staff also evaluated the restaurant proposal based on the site plan application standards set forth in §345-23. The submitted plans are in compliance with the stated requirements, including general preparation standards, legal data, natural features, and proposed development plans. The submitted plans are also in compliance with §345-23G. Site development standards, including site grading, site drainage, sewage system, utilities, traffic circulation, landscaping, lighting, and signage.

Review of Consistency with Village Plans

The proposed restaurant is consistent with the goals set out by the 2012 Village of Port Chester Comprehensive Plan. The Comprehensive Plan states the need to “Strengthen and expand economic opportunity and the Village’s tax base by focusing efforts on retaining and expanding existing businesses and attracting new businesses,” “Continue to encourage restaurant development in the downtown,” and “Promote the waterfront area as a commercial, recreational and cultural destination.” Development of this site for restaurant use would meet all of these goals and would more generally contribute to the economic vitality and waterfront appeal of the Village.

The currently adopted 1992/1999 Village of Port Chester Local Waterfront Revitalization Program (“LWRP”) highlights the proposed site area as one of the Village’s many underutilized waterfront sites. In Policy 1D, the LWRP calls for redevelopment of the downtown area for commercial, recreational, residential and other compatible uses, and the document further calls for encouragement of economic

growth in this area. Restaurant use at this location is in keeping with these specified goals and objectives of waterfront economic development.

Director of Planning & Economic Development Determination

Based on a full review of all submitted plans and associated application documentation, the Application meets the requirements of the MUR Zoning District and general Village site plan application guidelines and is consistent with the Village's guiding planning documents. Therefore, the Director of the Department of Planning & Economic Determination deems that Application is complete and ready for consideration and review by the Board of Trustees.

DEMOLITION NOTES

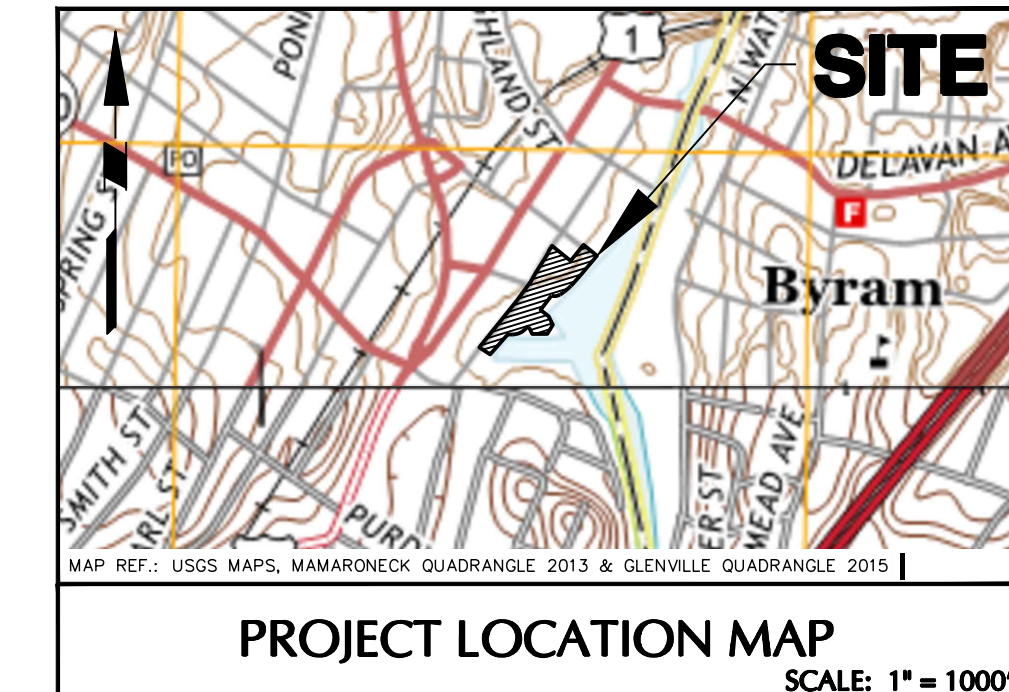
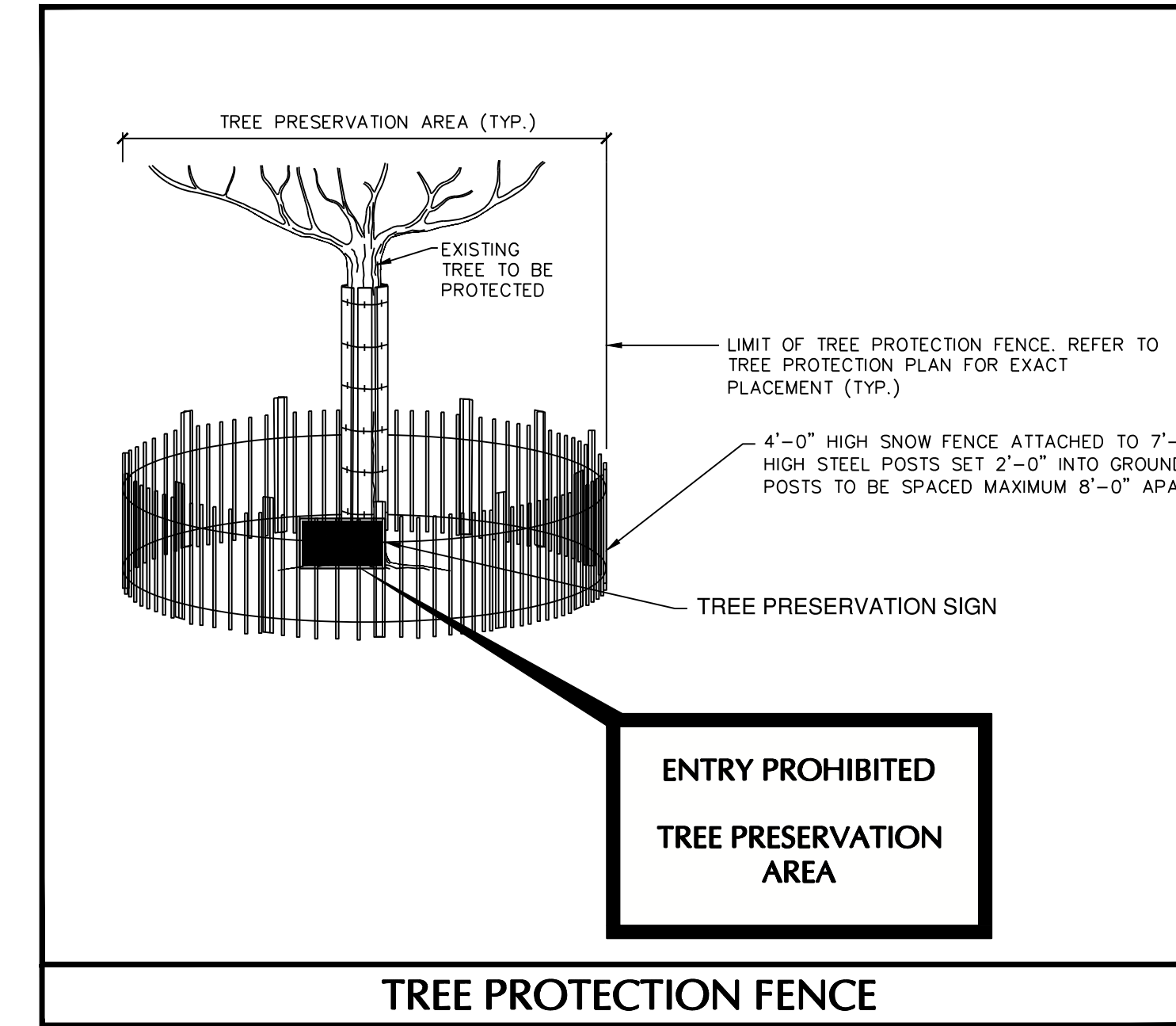
- BACKFILLING SHALL BE DONE IN ONE FOOT THICK MAXIMUM LOOSE LIFTS. EACH LIFT SHALL BE COMPACTED USING A MINIMUM OF 6 PASSES WITH A 5 TON STATIC DRUM WEIGHT VIBRATORY ROLLER TO OBTAIN A MINIMUM OF 95% OF THE SOIL'S MAXIMUM DENSITY AS DETERMINED BY ASTM D1557, MODIFIED PROCTOR METHOD.
- THE CONTRACTOR SHALL INSPECT THE SITE THOROUGHLY AND FIELD VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES. SOME UNDERGROUND UTILITIES MAY BE LOCATED DIFFERENTLY THAN SHOWN ON THIS PLAN. ALL CONTRACTORS USING THESE PLANS FOR DEMOLITION OR CONSTRUCTION SHALL CONFIRM ALL UTILITIES IN THE FIELD TO ESTABLISH LOCATIONS, SIZES, MATERIALS, AND ELEVATIONS. ANY DISCREPANCIES SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND THE OWNER. CONTRACTOR SHALL PROTECT AND MAINTAIN UTILITIES AS NOTED.
- PRIOR TO COMMENCEMENT OF ANY DEMOLITION WORK, THE CONTRACTOR SHALL INSTALL CONSTRUCTION BARRIER AND/OR COVERED WALKWAY AS PRESCRIBED BY NYS BUILDING CODE CHAPTER 33 ALONG THE SITE PERIMETER ADJACENT TO ALL ACTIVE SIDEWALKS, UNLESS OTHERWISE DIRECTED BY CITY BUILDING DEPARTMENT OR CITY ENGINEER.
- THE CONTRACTOR SHALL THOROUGHLY INSPECT THE SITE TO VERIFY THE EXISTING CONDITIONS DEPICTED ON THE DEMOLITION PLAN. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND OWNER IMMEDIATELY IF OBSERVED CONDITIONS DIFFER SUBSTANTIALLY FROM THE PLAN.
- ALL CONSTRUCTION AND DEMOLITION DEBRIS GENERATED BY THIS PROJECT SHALL BE PROPERLY DISPOSED OF AT AN ACCEPTABLE OFF-SITE FACILITY.
- ALL UTILITIES SCHEDULED TO BE ABANDONED OR REMOVED SHALL BE CUT AND CAPPED AT THE MAIN SERVICE IN THE R.O.W. OR AS OTHERWISE ORDERED BY CITY ENGINEER OR SERVICE PROVIDER.
- ADJACENT PROPERTIES AND BUILDINGS MUST BE PROTECTED DURING DEMOLITION AND CONSTRUCTION IN ACCORDANCE WITH ANY CITY AND NEW YORK STATE BUILDING CODES.
- THE CONTRACTOR SHALL REMOVE AND LEGALLY DISPOSE OF ANY AND ALL ABOVE GROUND STRUCTURES AND APPURTANANCES WITHIN THE LIMIT OF DISTURBANCE, WHETHER OR NOT THEY ARE SPECIFICALLY INDICATED ON THIS PLAN. THESE ITEMS INCLUDE, BUT ARE NOT LIMITED TO PAVEMENT, CURBS, CONCRETE PADS, RAMPS, PLATFORMS, CONCRETE WALLS, RAILROAD TIES, ETC.
- THE EXISTING STRUCTURES SHOULD BE COMPLETELY DEMOLISHED. APPROVED MASONRY AND CONCRETE RUBBLE FREE OF DELETERIOUS MATERIAL MAY BE RECYCLED FOR USE AS CONTROLLED FILL BELOW THE PAVEMENT. THIS MATERIAL SHOULD BE SUITABLY CRUSHED TO FORM A WELL GRADED GRANULAR MIXTURE WITH MAXIMUM AGGREGATE SIZE NOT EXCEEDING 3 INCHES. THE RE-USE OF ANY ON-SITE MATERIAL SHOULD BE COORDINATED WITH ANY ENVIRONMENTAL RE-USE REQUIREMENTS ESTABLISHED FOR THIS SITE.
- THE EXISTING ASPHALT CAN BE MILLED AND RE-USED AS PAVEMENT SUB-BASE MATERIAL. PER LOCAL AND STATE REQUIREMENTS, THE ASPHALT MUST NOT BE MIXED WITH ANY SITE SOILS TO BE USED AS FILL.
- EXISTING UTILITIES AND FOUNDATIONS BELOW THE NEW BUILDING FOOTPRINTS MUST BE REMOVED IN ITS ENTIRETY. THE CONTRACTOR'S PROPOSED MEANS AND METHODS FOR ABANDONING EXISTING UTILITIES SHOULD BE SUBMITTED FOR REVIEW AND PRIOR APPROVAL BEFORE PERFORMING WORK.
- AFTER PAVEMENT REMOVAL AND EXISTING UTILITY ABANDONMENT, THE AREA OF NEW PAVEMENT CONSTRUCTION SHOULD BE BROUGHT TO THE REQUIRED SUBGRADE LEVEL. WHERE EXCAVATION IS REQUIRED, THE AREA SHOULD BE PROOF-ROLLED (AFTER CUTTING TO THE REQUIRED GRADE LEVEL) WITH AT LEAST SIX UNIFORM COVERAGES OF A 5-TON (STATIC DRUM WEIGHT) VIBRATORY ROLLER. SHOULD ANY SOFT OR OTHERWISE UNSUITABLE CONDITIONS BE OBSERVED, THE MATERIAL SHOULD BE REMOVED AND REPLACED WITH APPROVED PROPERLY COMPACTED FILL. IN ADDITION THE SUBGRADE SOIL SHOULD BE COMPACTED TO OBTAIN A MINIMUM OF 95% OF THE SOIL'S MAXIMUM DENSITY AS DETERMINED BY ASTM D1557 MODIFIED PROCTOR METHOD.
- OFF SITE FILL MATERIAL SHOULD CONSIST OF WELL GRADED SAND AND/OR GRAVEL HAVING NOT MORE THAN 15% BY DRY WEIGHT PASSING THE NO. 200 SIEVE. ALL IMPORTED FILL SHOULD BE FREE OF ORGANICS AND OTHER DELETERIOUS MATERIALS, AND SHOULD HAVE A MAXIMUM PARTICLE SIZE OF NO GREATER THAN 3 INCHES. ANY IMPORTED FILL PROPOSED FOR USE AT THE SITE SHOULD BE FREE OF HAZARDOUS SUBSTANCES AND SHOULD NOT CONTAIN SUBSTANCES IN LEVELS WHICH EXCEED THE MOST RECENT LOCAL AND STATE CRITERIA. THE CONTRACTOR SHOULD PROVIDE DOCUMENTATION OF COMPLIANCE PRIOR TO DELIVERY OF ANY FILL TO THE SITE. GRAIN-SIZE DISTRIBUTION, MAXIMUM DRY DENSITY AND THE OPTIMUM MOISTURE CONTENT DETERMINATIONS SHOULD BE MADE ON RESPECTIVE SAMPLES OF THE BACKFILL MATERIALS PROPOSED BY THE CONTRACTOR.
- THE CONTRACTOR SHALL FURNISH, INSTALL, TEST AND COMPLETE ALL WORK TO THE SATISFACTION OF THE ENGINEER AND OWNER IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION, AS SUCH, THESE PLANS DO NOT COMPLETELY REPRESENT, NOR ARE THEY INTENDED TO REPRESENT, ALL SPECIFIC INSTRUCTIONS REQUIRED FOR SITEMARK CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO CONSTRUCT ALL IMPROVEMENTS DEPICTED ON THESE PLANS IN ACCORDANCE WITH ALL APPLICABLE RULES, REGULATIONS AND LAWS IN EFFECT AT THE TIME OF CONSTRUCTION.
- THE CONTRACTOR SHALL ACCEPT THE SITE AS IS. THE CONTRACTOR SHALL ASSESS CONDITIONS, AND THE KIND, QUALITY AND QUANTITY OF WORK REQUIRED. THE OWNER AND ENGINEER MAKE NO GUARANTEE IN REGARD TO THE ACCURACY OF ANY INFORMATION THAT WAS OBTAINED DURING INVESTIGATIONS. THE CONTRACTOR SHALL MAKE A THOROUGH SITE INSPECTION IN ORDER TO FIELD CHECK EXISTING SITE CONDITIONS, CORRELATE CONDITIONS WITH THE DRAWINGS, AND RESOLVE ANY POSSIBLE CONSTRUCTION CONFLICTS WITH THE OWNER AND ENGINEER PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL PERFORM ADDITIONAL TOPOGRAPHIC SURVEYS HE/SHE DEEMS NECESSARY, PROVIDED THEY ARE COORDINATED WITH THE OWNER. ANY CONDITIONS DETERMINED BY THE CONTRACTOR THAT DIFFER FROM THE INFORMATION SHOWN ON THE DRAWINGS THAT ARE NOT BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER PRIOR TO THE START OF WORK SHALL NOT BE CONSIDERED GROUNDS FOR ADDITIONAL PAYMENT OR CHANGES TO THE CONTRACT DURATION OR ANY OTHER CLAIMS AGAINST THE OWNER OR OWNER'S ENGINEER.
- THE CONTRACTOR SHALL, WHEN HE/SHE DEEMS NECESSARY, PROVIDE A WRITTEN REQUEST FOR INFORMATION (RFI) TO THE OWNER AND/OR OWNER'S DESIGNATED REPRESENTATIVE, AND ENGINEER PRIOR TO THE CONSTRUCTION OF ANY SPECIFIC SITEMARK ITEM. THE RFI SHALL BE IN A FORM ACCEPTABLE TO OWNER AND/OR OWNER'S DESIGNATED REPRESENTATIVE, AND ENGINEER AND SHALL ALLOW FOR A MINIMUM OF THREE WORK DAYS FOR A WRITTEN REPLY. RFIS SHALL BE NUMBERED CONSECUTIVELY BY DATE SUBMITTED. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITEMARK ITEMS CONSTRUCTED DIFFERENTLY THAN INTENDED OR AS DEPICTED ON THE PLANS.
- INFORMATION RELATED TO ELEVATIONS AND PROPOSED UTILITIES (SUCH AS ROADWAY GRADES, INVERT ELEVATIONS, RIM ELEVATIONS, GRATE ELEVATIONS, BUILDING FINISHED FLOOR ELEVATIONS, ETC.) MAY BE FOUND IN MORE THAN ONE LOCATION IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL SUFFICIENTLY REVIEW ALL PLANS, PROFILES AND ANY OTHER INFORMATION IN THE CONTRACT DOCUMENTS FOR CONSISTENCY PRIOR TO BID. ANY INCONSISTENCIES OR DISCREPANCIES THAT ARE FOUND BY THE CONTRACTOR OR HIS ASSIGNS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER IN WRITING, IN THE FORMAT OF AN RFI PRIOR TO BID.
- THERE ARE ADDITIONAL NOTES, SPECIFICATIONS AND REQUIREMENTS CONTAINED THROUGHOUT THE PLAN SET AS WELL AS REFERENCES TO SPECIFICATIONS FROM APPLICABLE GOVERNING AUTHORITIES AND INDUSTRY STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN, REVIEW AND ADHERE TO ALL THESE DOCUMENTS.
- CONTRACTOR IS SPECIFICALLY CAUTIONED THAT ALL CONSTRUCTION STAKEOUT FOR THIS PROJECT MUST BE COMPLETED FROM THE SITE SPECIFIC SURVEY CONTROL (HORIZONTAL AND VERTICAL) UPON WHICH THE DESIGN IS BASED. THE CONTRACTOR SHOULD NOT RELY ON OR RE-ESTABLISH SURVEY CONTROL BY GPS OR OTHER METHODS FOR USE IN CONSTRUCTION STAKEOUT OR ANY OTHER PURPOSE FOR THIS PROJECT. ANY DISCREPANCIES BETWEEN THE EXISTING HORIZONTAL OR VERTICAL DATA SHOWN ON THESE DRAWINGS AND THAT ENCOUNTERED IN THE FIELD MUST BE REPORTED TO THE DESIGN TEAM PRIOR TO CONSTRUCTION FOR RESOLUTION.
- LIGHT POLES TO BE RELOCATED SHALL BE REMOVED WITHOUT DAMAGE AND REUSED.
- SIGNS TO BE REMOVED SHALL BE REMOVED WITHOUT DAMAGE AND EITHER REUSED WHERE APPLICABLE OR STORED.

GENERAL NOTES

- EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION IS BASED ON A PLAN TITLED "SURVEY OF TAX LOT 39 IN BLOCK 1, SECTION 142.31", PREPARED BY RICHARD J. DOMATO, LAND SURVEYOR, DATED JULY 12, 2016.

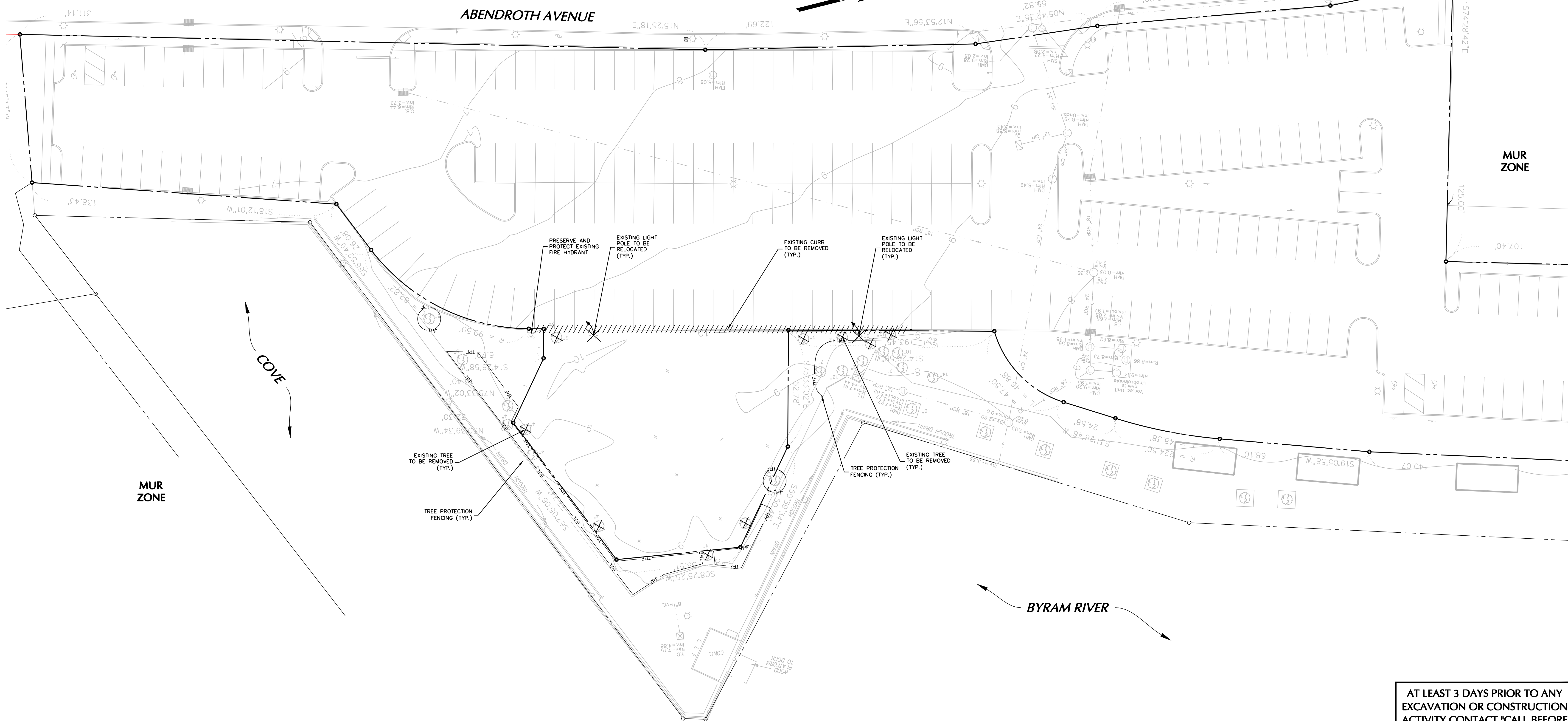
TREE PROTECTION NOTES

- ALL EXISTING TREES WITHIN THE LIMITS OF TREE PROTECTION FENCING, SHALL BE PROTECTED THROUGHOUT THE DURATION OF WORK. TREE PROTECTION FENCING SHALL BE INSTALLED AT THE DRIP-LINE OF THE PROTECTED TREE UNLESS CONDITIONS WARRANT THE FENCE TO BE LOCATED WITHIN THE LIMIT OF BRANCHING. THE PROJECT LANDSCAPE ARCHITECT TO APPROVE THE LOCATION OF ALL FENCING PRIOR TO EXCAVATION.
- TREE PROTECTION PLANKING SHALL BE INSTALLED AROUND ALL EXISTING TREES AS NOTED ON THIS DRAWING. REFER TO DETAIL ON THIS SHEET.
- TREE PROTECTION FENCING SHALL BE MAINTAINED TO PROTECT TREES AT ALL TIMES. ANY DAMAGED FENCING SHALL BE IMMEDIATELY REPLACED WHEN DAMAGED.
- IF TREE PROTECTION FENCING NEEDS TO BE MOVED OR BREACHED DUE TO TEMPORARY CONSTRUCTION ACTIVITY WITHIN THE TREE PROTECTION ZONE, THE FENCING WILL BE RESET TO ITS ORIGINAL LOCATION IMMEDIATELY AFTER CONSTRUCTION WITHIN THE TREE PROTECTION ZONE IS COMPLETE.
- DEMOLITION WORK ADJACENT TO PROTECTED TREES SHALL BE PERFORMED BY NON-MECHANICAL METHODS. CONTRACTOR TO PROTECT ROOT MASS AGAINST DAMAGE DURING EXCAVATION. ANY TREE ROOTS THAT ARE DISTURBED, BROKEN, OR CUT SHALL BE PRUNED BACK WITH CLEAN SHARP TOOLS.
- ALL EXPOSED TREE ROOTS SHALL BE THOROUGHLY IRRIGATED ON A DAILY BASIS AS DIRECTED BY THE PROJECT LANDSCAPE ARCHITECT.
- ALL WORK TO BE PERFORMED UNDER THE DIRECT SUPERVISION OF EITHER THE OWNER'S REPRESENTATIVE OR THE PROJECT LANDSCAPE ARCHITECT.

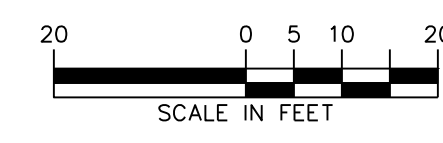


LEGEND

	EXISTING CURB TO BE REMOVED
	ITEM TO BE REMOVED (TREE, LIGHT POLE, ETC.)
	ITEM TO BE RELOCATED (TREE, LIGHT POLE, ETC.)
	TREE PROTECTION FENCING



AT LEAST 3 DAYS PRIOR TO ANY EXCAVATION OR CONSTRUCTION ACTIVITY CONTACT *CALL BEFORE YOU DIG* 1-(800)-962-7962.



WARNING:
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Date	Description	No.
REVISIONS		
SIGNATURE		DATE SIGNED
LOUIS MASTRIANI		09/00/21
PROFESSIONAL ENGINEER NY Lic. No. 090071		
LANGAN		
300 Kimball Drive, Parsippany, NJ 07054		
T: 973.560.4900 F: 973.560.4901 www.langan.com		
Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. S.A.		
Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C.		
Langan Engineering and Environmental Services, Inc.		
Langan CE, Inc.		
Langan International LLC		
Collectively known as Langan		

Project
PORT CHESTER MARINA RESTAURANT DEVELOPMENT
BLOCK No. 1, LOT No. 39
VILLAGE OF PORT CHESTER
WESTCHESTER COUNTY NEW YORK

Drawing Title
DEMOLITION PLAN

Project No. 190033601	Drawing No. CD101
Date 7/21/2016	
Scale 1" = 20'	
Drawn By DJD	Checked By JCO
Submission Date	

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- ALL FIRE LANES, FIRE ZONES AND SIGNS TO BE IN ACCORDANCE WITH LOCAL ORDINANCE.
- ALL IMPROVEMENTS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE ADA REGULATIONS.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND SPECIFICATIONS FOR ACTUAL LOCATIONS OF ALL DOORS, STAIRS, RAMPS, CANOPIES, SIDEWALKS, AND ARCHITECTURAL ELEMENTS AROUND THE BUILDING, AND SHALL COORDINATE INSTALLATION OF THESE ELEMENTS WITH THE SITE LAYOUT PRIOR TO INSTALLATION.

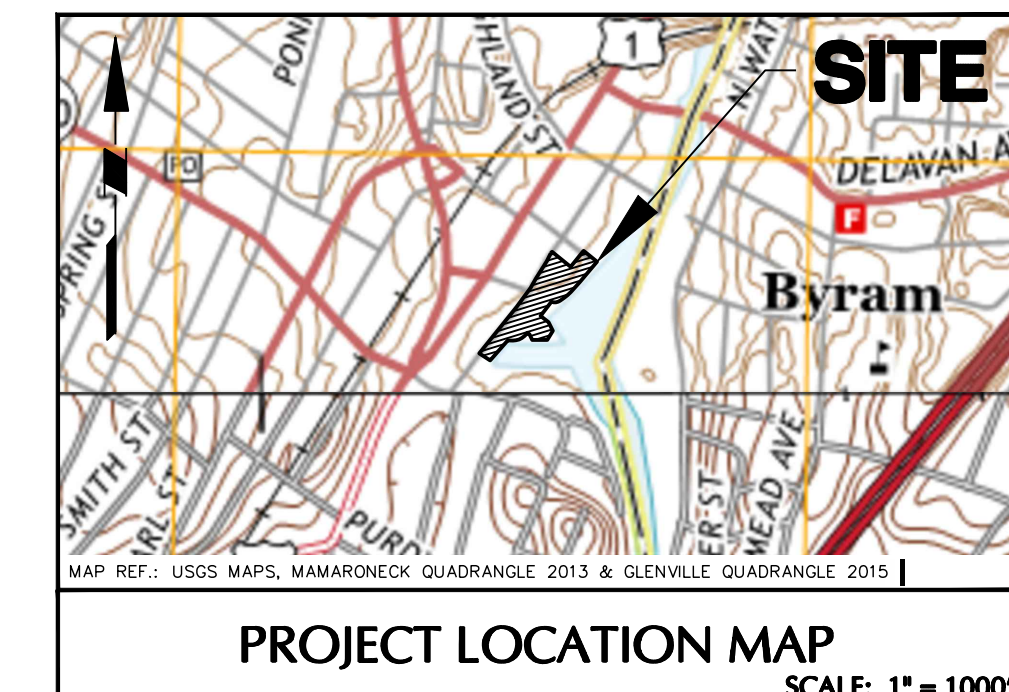
ZONING SUMMARY

ITEM	LAND USE PARCEL NO. 1 RETAIL A, B, C THEATER LOBBIES & KIOSK		LAND USE PARCEL NO. 2 RETAIL D		LAND USE PARCEL NO. 3 WHOLESALE CLUB, RETAIL G H & SECOND FLOOR THEATER		LAND USE PARCEL NO. 4 RETAIL E, FIREHOUSE RETAILS & RESTAURANT	
	ALLOWED MUR DISTRICT	PROVIDED	ALLOWED MUR DISTRICT	PROVIDED	ALLOWED MUR DISTRICT	PROVIDED	ALLOWED MUR DISTRICT	PROVIDED
USE	YES	-	YES	-	YES	-	YES	-
RETAIL RESTAURANT	YES	-	YES	-	YES	-	YES	-
MAXIMUM FLOOR AREA RATIO	-	0.97	-	1.99	-	0.51	-	0.15
MAXIMUM FLOOR AREA RATIO (1 STORY MAXIMUM FLOOR AREA)	-	0.46	-	0.63	-	0.24	-	0.14
MAXIMUM BUILDING FLOOR AREA*	275,000 SF	192,451 SF	40,000 SF	40,000 SF	275,000 SF	253,366 SF	80,000 SF	29,114 SF
MINIMUM LOT SIZE	-	-	-	-	-	-	-	-
AREA	-	6.13 AC	-	0.45 AC	-	12.81 AC	-	3.45 AC
MINIMUM YAR setback	-	-	-	N/A	15'	15'	15'	30'
FROM WATER	-	-	-	-	-	-	-	-
MAXIMUM HEIGHT OF BUILDING IN FEET	70'	65'	45'	45'	65'	65'	45'	45'

NOTES:
1. PROPOSED RESTAURANT IS LOCATED WITHIN PARCEL 4.

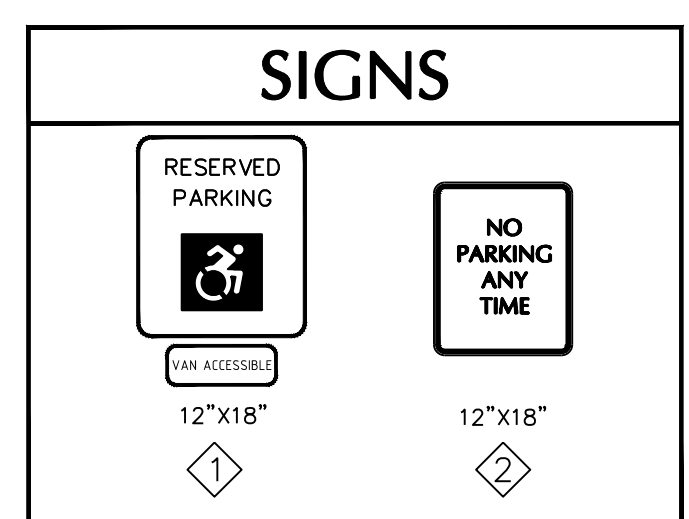
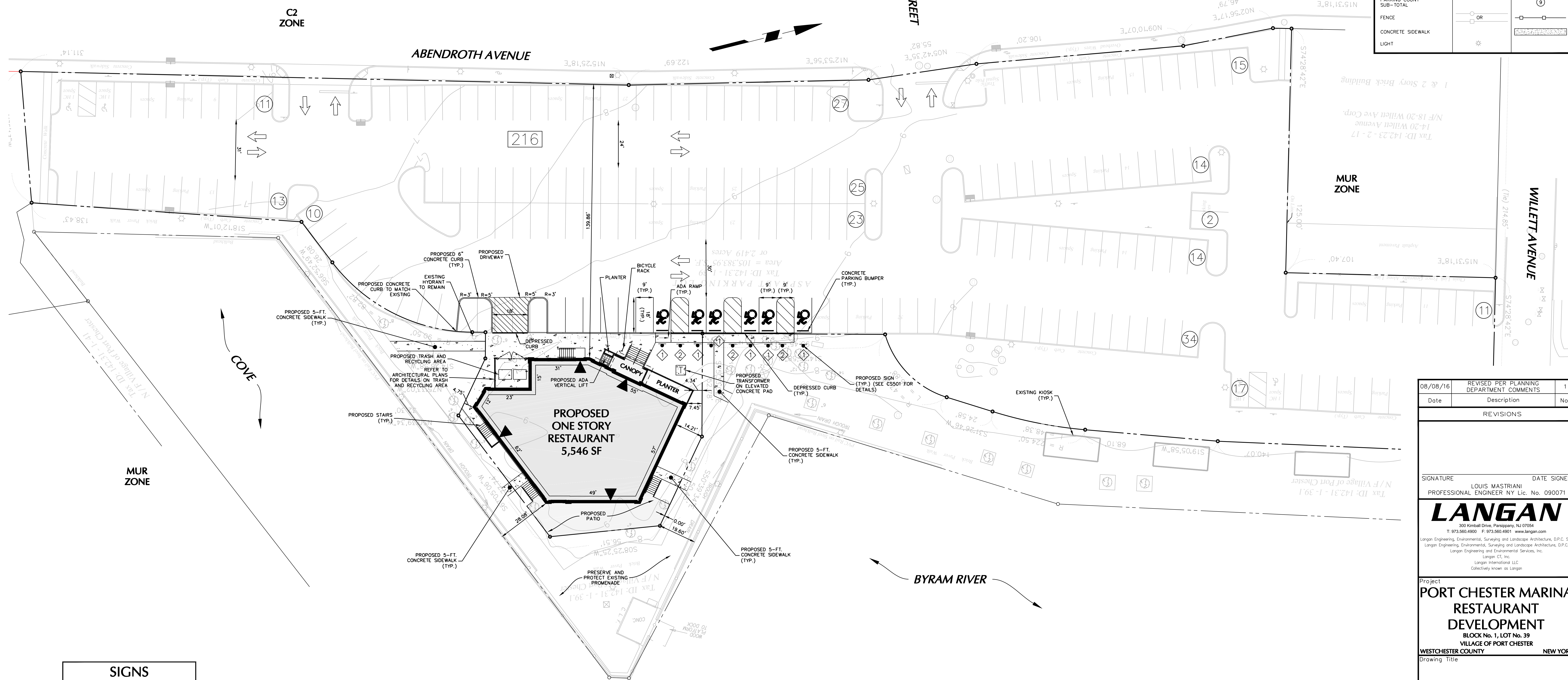
PARKING COMPLIANCE SUMMARY

BUILDING	SIZE	GROSS	WEEKDAYS				FRIDAY MIDNIGHT	WEEKENDS			
			9:00 AM	NOON	6:00 PM	9:00 PM		9:00 AM	NOON	6:00 PM	9:00 PM
SUPERMARKET	70,367	SF	0.81	2.51	2.87	2.87	0.00	3.42	3.42	3.42	0.00
MOVIE THEATRE	3,625	SEATS	1.36	3.23	2.65	1.97	0.12	1.19	3.97	1.59	0.15
WHOLESALE CLUB	147,503	SF	0.00	0.01	0.21	0.26	0.18	0.00	0.09	0.29	0.20
RETAIL BLDG 2	64,600	SF	0.75	0.75	1.00	1.25	1.25	0.50	0.50	1.00	1.25
RETAIL C	15,370	SF	0.08	0.08	0.23	0.23	0.02	0.50	0.50	0.23	0.02
RETAIL D	48,800	SF	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
RETAIL E	12,275	SF	16.0	38.1	31.3	23.2	1.4	14.0	46.8	18.8	1.8
RETAIL G	65,000	SF	104.6	248.4	203.8	151.5	9.2	91.5	305.3	122.3	11.5
RETAIL H	40,000	SF	54.4	129.2	106.0	78.8	4.8	47.6	158.8	63.6	6.0
FIREHOUSE / RETAIL	12,949	SF	17.8	42.3	34.7	25.8	1.6	15.6	52.0	20.8	2.0
RESTAURANT	5,546	SF	7.5	17.9	14.7	10.9	0.7	6.6	22.0	8.8	0.8
KIOSKS	1,152	SF	1.6	3.7	3.1	2.3	0.1	1.4	4.6	1.8	0.2
BOAT SLIPS	110	SLIPS	8.8	8.8	25.3	25.3	2.2	55.0	55.0	25.3	2.2
TOTAL	635		1,575	2,100	1,997	705	798	2,289	1,987	790	
LESS SHARED PARKING CREDIT	76		189	252	240	85	96	275	238	95	
SMALLER OF: 12% REQUIRED PARKING FOR NON-RESIDENTIAL USES OR 20% OF REQUIRED PARKING FOR RETAIL USES ONLY	76		189	252	240	85	96	275	238	95	
PLUS EXISTING PARKING DEMAND	107		118	88	88	88	56	75	68	68	
PLUS FUTURE COMMUTER PARKING DEMAND	132		331	228	27	0	0	0	0	0	
NET NUMBER OF PARKING SPACES REQUIRED	798		1,835	2,164	1,873	708	758	2,089	1,817	763	
MINIMUM NUMBER OF PARKING SPACES REQUIRED	2,164										
NUMBER OF PARKING SPACES PROVIDED	2,246										

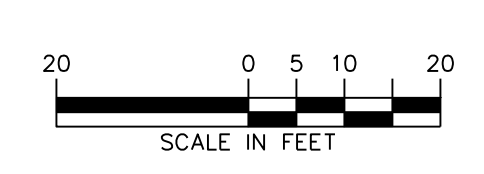


LEGEND

	EXISTING	PROPOSED
PROPERTY LINE	- - - - -	- - - - -
BUILDING LINE	- - - - -	- - - - -
BUILDING ENTRY	- - - - -	- - - - -
CURB LINE	- - - - -	- - - - -
ADA ACCESSIBLE RAMP	- - - - -	- - - - -
TRAFFIC SIGN	- - - - -	- - - - -
SIGN DESIGNATION	- - - - -	- - - - -
PARKING COUNT	- - - - -	- - - - -
PARKING COUNT SUB-TOTAL	- - - - -	- - - - -
FENCE	- - - - -	- - - - -
CONCRETE SIDEWALK	- - - - -	- - - - -
LIGHT	- - - - -	- - - - -



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Date	Description	No.
08/08/16	REVISED PER PLANNING DEPARTMENT COMMENTS	1

SIGNATURE: LOUIS MASTRIANI
PROFESSIONAL ENGINEER NY Lic. No. 090071

DATE SIGNED: 7/21/2016

LANGAN
300 Kimball Drive, Parsippany, NJ 07054
T: 973.560.4900 F: 973.560.4901 www.langan.com
Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. S.A.
Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C.
Langan Engineering and Environmental Services, Inc.
Langan CE, Inc.
Langan International LLC
Collectively known as Langan

Project
PORT CHESTER MARINA RESTAURANT DEVELOPMENT
BLOCK No. 1, LOT No. 39
VILLAGE OF PORT CHESTER
WESTCHESTER COUNTY NEW YORK

Drawing Title
SITE PLAN

Project No. 190033601
Date 7/21/2016
Scale 1" = 20'
Drawn By VP
Checked By JCO
Submission Date

Drawing No. CS101

GRADING, DRAINAGE AND UTILITY NOTES

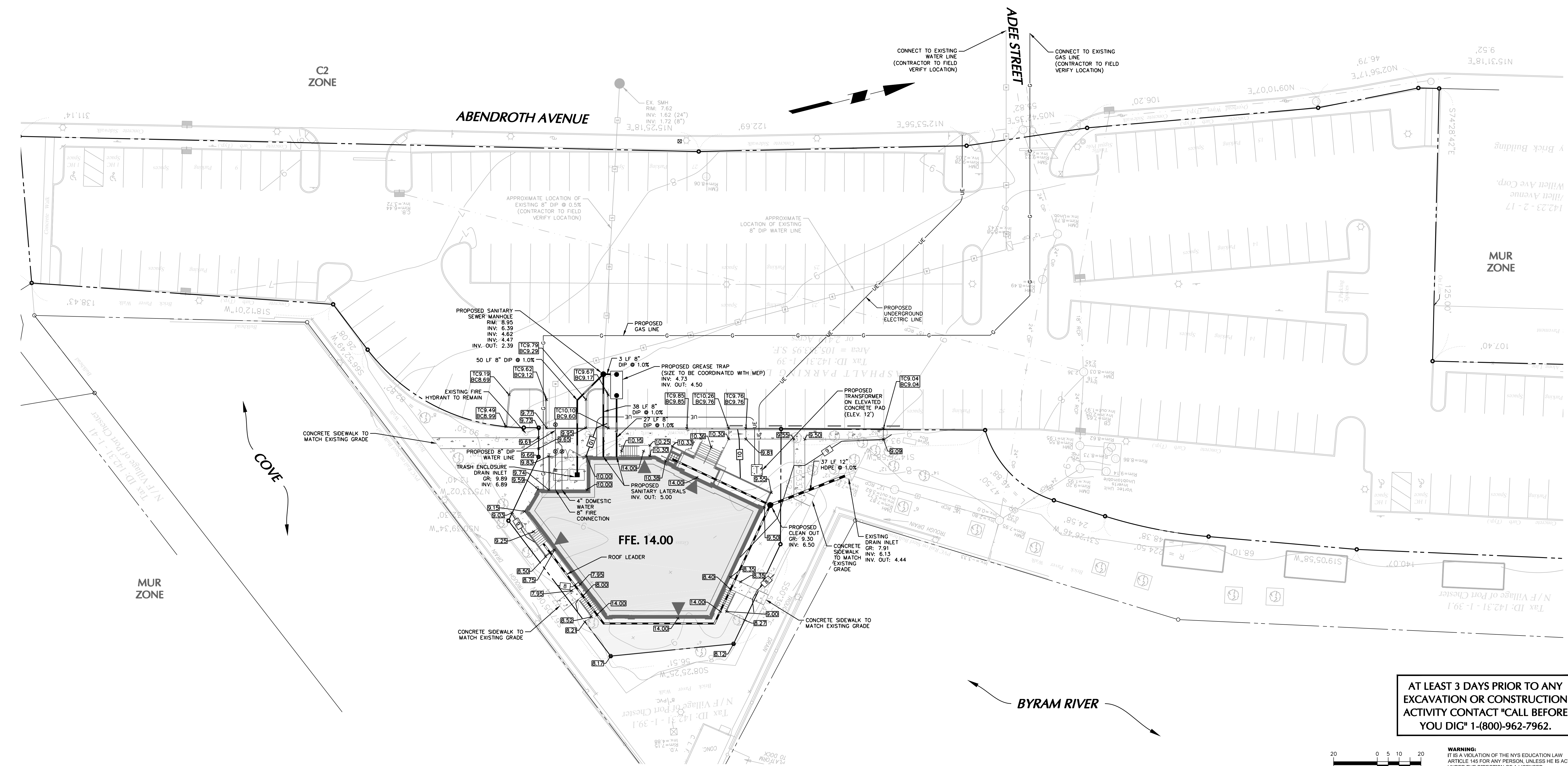
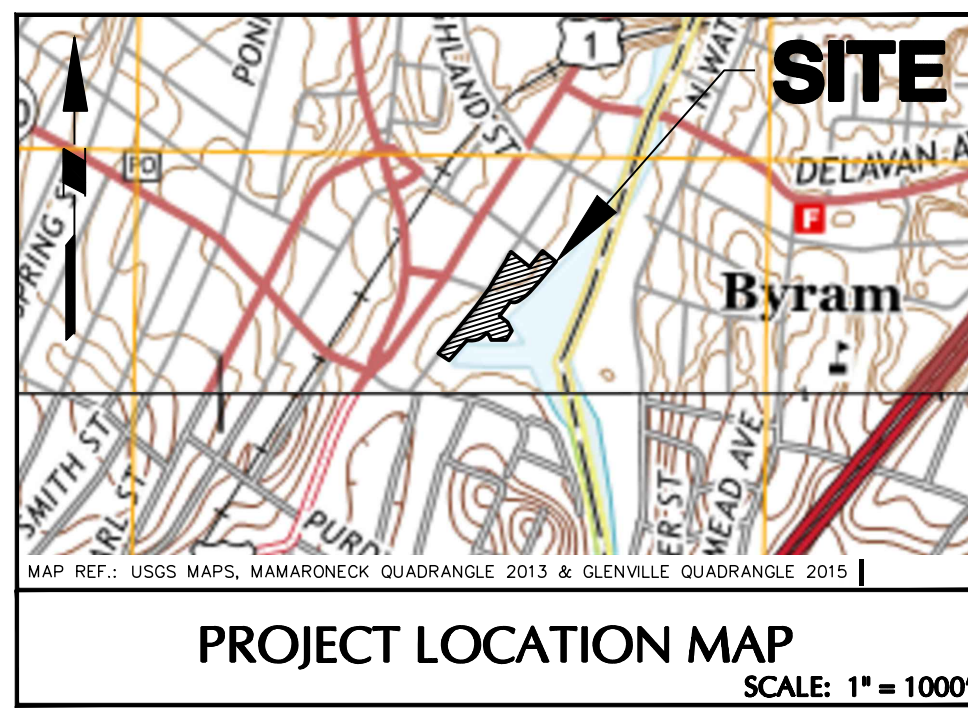
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- ONCE EXISTING UTILITIES TO REMAIN ARE LOCATED, ANY POTENTIAL CONFLICTS WITH OTHER UTILITIES, RELOCATED UTILITY POLES, ETC. SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL ALL THE APPROPRIATE UTILITY COMPANIES HAVING UNDERGROUND UTILITIES ON SITE OR IN RIGHT-OF-WAYS AT LEAST 72 HOURS BEFORE ANY EXCAVATION OR GRADING TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, UTILITY LOCATIONS, DEPTHS AND INVERTS PRIOR TO CONSTRUCTION. ANY CONDITIONS FOUND TO DIFFER FROM THOSE SHOWN BY THESE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF LANGAN ENGINEERING. CALL BEFORE YOU DIG - 1-800-962-7962.
- ADJUST ALL EXISTING AND PROPOSED UTILITY FRAMES, GRATES, MANHOLE COVERS, VALVE BOXES, ETC. TO BE FLUSH WITH THE PROPOSED SURFACE ELEVATIONS WITHIN THE LIMITS OF CONSTRUCTION.
- ALL PROPOSED ON-SITE UTILITIES TO BE INSTALLED UNDERGROUND. ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.
- ALL STORM DRAINAGE PIPES ARE TO BE AS SPECIFIED ON THE PLANS:
HIGH-DENSITY POLYETHYLENE PIPE (HDPE), AASHTO M294 TYPE S FOR PIPE AND FITTINGS. MATERIAL SHALL MEET ASTM D1288 TYPE III, CATEGORY A, GRADE F33, CLASS C, OR ASTM D3550 CELL CLASSIFICATION 324420C. PIPE SHALL BE SURE-LOK 10.8 PIPE MANUFACTURED BY HANCOCK, INC. WITH WATERTIGHT JOINTS ACCORDING TO THE REQUIREMENTS OF ASTM D3512 OR APPROVED EQUIVALENT. INSTALLATION SHALL BE IN ACCORDANCE WITH ASTM D2321.
- ALL DRAINAGE STRUCTURES SHALL BE PRE-CAST.
- ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC (HS20) LOADING AND BE INSTALLED ACCORDINGLY.
- ALL PROPOSED ROOF LEADERS SHALL BE CONNECTED TO THE STORM SEWER SYSTEM.
- PIPE FILL SHALL CONSIST OF MATERIAL FROM APPROVED ONSITE SOURCES OR APPROVED OFFSITE MATERIAL. THE GEOTECHNICAL ENGINEER WILL REVIEW AND APPROVE ALL MATERIALS.
- PROOF ROLL ALL CUT AREAS, PLACE AND COMPACT APPROVED FILL MATERIALS IN 12-INCH MAXIMUM LOOSE LIFTS USING AT LEAST 6 PASSES WITH AT MINIMUM A 5 TON STATIC DROW WEIGHT VIBRATORY ROLLER. COMPACT TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557.
- PARKING LOT SUBGRADES SHALL BE FIRM AND NON-YIELDING. SOFT AREAS AND UNSUITABLE MATERIAL SHALL BE REMOVED AND REPLACED WITH APPROVED MATERIALS AND AS DIRECTED BY THE GEOTECHNICAL ENGINEER.
- PIPE BEDDING MATERIAL SHALL BE AASHTO NO. 67 PROCESSED SAND AND GRAVEL FREE FROM DEBRIS, CLAY LUMPS, ORGANIC, OR OTHER DELETERIOUS MATERIALS, AND COMPLYING WITH THE FOLLOWING GRADATION REQUIREMENTS:
SIEVE SIZE PERCENT PASSING (BY WEIGHT)
1" INCH 100
3/4" INCH 90-100
3/8" INCH 20-55
NO. 4 0-10
NO. 8 0-5
FILL SHALL BE CLEAN, WELL GRADED GRANULAR SOIL WHICH IS NON-EXPANSIVE AND NON-COLLAPSIBLE AND SHALL HAVE LESS THAN 20% BY WEIGHT PASSING THE #200 SIEVE. THE PORTION PASSING THE #200 SIEVE SHALL BE NON-PLASTIC.

- THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE AE, SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD AS PER FIRM FLOOD INSURANCE RATE MAP OF THE TOWNSHIP OF PORT CHESTER, WESTCHESTER COUNTY, NEW YORK, COMMUNITY MAP NUMBER 3610020293F, PANEL 293 OF 426, DATED SEPTEMBER 28, 2007.
- NO TOPSOIL SHALL BE REMOVED FROM THE SITE OR USED AS SPOIL. REMOVED TOPSOIL MUST BE REDISTRIBUTED THROUGHOUT THE SITE AND UTILIZED AS SUCH.
- ANY STORMWATER FACILITIES SHOWN TO REMAIN SHOULD BE INSPECTED, REPAIRED AND CLEANED AS NECESSARY.
- THE CONTRACTOR SHALL FURNISH, INSTALL, TEST AND COMPLETE ALL WORK TO THE SATISFACTION OF THE ENGINEER AND OWNER IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION; AS SUCH, THESE PLANS DO NOT COMPLETELY REPRESENT, NOR ARE THEY INTENDED TO REPRESENT, ALL SPECIFIC INSTRUCTIONS REQUIRED FOR SITEWORK CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO CONSTRUCT ALL IMPROVEMENTS DEPICTED ON THESE PLANS IN ACCORDANCE WITH ALL APPLICABLE RULES, REGULATIONS AND LAWS IN EFFECT AT THE TIME OF CONSTRUCTION.
- THE CONTRACTOR SHALL ACCEPT THE SITE AS IS. THE CONTRACTOR SHALL ASSESS CONDITIONS, AND THE KIND, QUALITY AND QUANTITY OF WORK REQUIRED. THE OWNER AND ENGINEER MAKE NO GUARANTEE IN REGARD TO THE ACCURACY OF ANY INFORMATION THAT WAS OBTAINED DURING INVESTIGATIONS. THE CONTRACTOR SHALL MAKE A THOROUGH SITE INSPECTION IN ORDER TO FIELD CHECK EXISTING SITE CONDITIONS; CORRELATE CONDITIONS WITH THE DRAWINGS; AND, RESOLVE ANY POSSIBLE CONSTRUCTION CONFLICTS WITH THE OWNER AND ENGINEER PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL PERFORM ADDITIONAL TOPOGRAPHIC SURVEYS HE/SHE DEEMS NECESSARY, PROVIDED THEY ARE COORDINATED WITH THE OWNER. ANY CONDITIONS DETERMINED BY THE CONTRACTOR THAT DIFFER FROM THE INFORMATION SHOWN ON THE DRAWINGS THAT ARE NOT BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER PRIOR TO THE START OF WORK SHALL NOT BE CONSIDERED GROUNDS FOR ADDITIONAL PAYMENT OR CHANGES TO THE CONTRACT DURATION, OR ANY OTHER CLAIMS AGAINST THE OWNER OR OWNER'S ENGINEER.
- THE CONTRACTOR SHALL, WHEN HE/SHE DEEMS NECESSARY, PROVIDE A WRITTEN REQUEST FOR INFORMATION (RFI) TO THE OWNER AND/OR OWNER'S DESIGNATED REPRESENTATIVE, AND ENGINEER PRIOR TO THE CONSTRUCTION OF ANY SPECIFIC SITEMARK ITEM. THE (RFI) SHALL BE IN A FORM ACCEPTED BY OWNER AND/OR OWNER'S DESIGNATED REPRESENTATIVE, AND ENGINEER AND ALLOW FOR A MINIMUM OF THREE WORK DAYS FOR A WRITTEN REPLY. RFIS SHALL BE NUMBERED CONSECUTIVELY BY DATE SUBMITTED. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITEMARK ITEMS CONSTRUCTED DIFFERENTLY THAN INTENDED OR AS DEPICTED ON THE PLANS.
- INFORMATION RELATED TO ELEVATIONS AND PROPOSED UTILITIES (SUCH AS ROADWAY GRADES, INVERT ELEVATIONS, RIM ELEVATIONS, GATE ELEVATIONS, BUILDING FINISHED FLOOR ELEVATIONS, ETC.) MAY BE FOUND IN MORE THAN ONE LOCATION IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL SUFFICIENTLY REVIEW ALL PLANS, PROFILES AND ANY OTHER INFORMATION IN THE CONTRACT DOCUMENTS FOR CONSISTENCY PRIOR TO BID. ANY INCONSISTENCIES OR DISCREPANCIES THAT ARE FOUND BY THE CONTRACTOR OR HIS ASSIGNS SHALL BE IMMEDIATELY REPORTED TO THE ATTENTION OF THE OWNER AND ENGINEER IN WRITING, IN THE FORMAT OF AN RFI PRIOR TO BID.
- THERE ARE ADDITIONAL NOTES, SPECIFICATIONS AND REQUIREMENTS CONTAINED THROUGHOUT THE PLAN SET AS WELL AS REFERENCES TO SPECIFICATIONS FROM APPLICABLE GOVERNING AUTHORITIES AND INDUSTRY STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN, REVIEW AND ADHERE TO ALL THESE DOCUMENTS.
- CONTRACTOR IS SPECIFICALLY CAUTIONED THAT ALL CONSTRUCTION STAKEOUT FOR THIS PROJECT MUST BE COMPLETED FROM THE SITE SPECIFIC SURVEY CONTROL (HORIZONTAL AND VERTICAL) UPON WHICH THE DESIGN IS BASED. THE CONTRACTOR SHOULD NOT RELY ON OR RE-ESTABLISH SURVEY CONTROL BY GPS OR OTHER METHODS FOR USE IN CONSTRUCTION STAKEOUT OR ANY OTHER PURPOSE FOR THIS PROJECT. ANY DISCREPANCIES BETWEEN THE EXISTING HORIZONTAL OR VERTICAL DATA SHOWN ON THESE DRAWINGS AND THAT ENCOUNTERED IN THE FIELD MUST BE REPORTED TO THE DESIGN TEAM PRIOR TO CONSTRUCTION FOR RESOLUTION.
- ALL DIMENSIONS SHOWN ARE TO CENTERLINE OF PIPE OR FITTINGS.
- SANITARY SEWER, WATER, GAS AND ELECTRICAL SERVICE TO BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANIES.
- THE CONTRACTOR MUST NOTIFY THE CITY ENGINEERING/DEPARTMENT OF PUBLIC WORKS A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. ALL CONNECTIONS TO CITY FACILITIES SHALL BE COORDINATED WITH AND WITNESSED BY CITY DPW PERSONNEL.

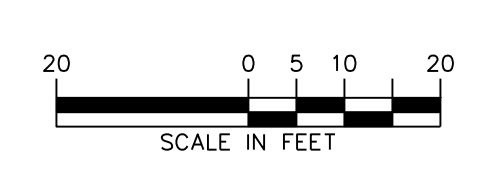
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PAVEMENT REPAIRS REQUIRED FOR UTILITY WORK. REPAIRS SHALL BE MADE PER LOCAL STANDARD DETAILS.
- THE CONTRACTOR MUST VERIFY THE LOCATION, SIZE, AND SERVICEABILITY OF THE EXISTING WATER AND SANITARY SEWER MAINS PRIOR TO BEGINNING ANY SITE OR BUILDING CONSTRUCTION.
- ALL SANITARY SEWER LATERALS AND PIPES TO BE DUCTILE IRON PIPE. ALL JOINTS BETWEEN PIPE AND PRECAST MANHOLES SHALL HAVE WATER-TIGHT RUBBER GASKET CONNECTIONS. ALL PIPES AND FITTINGS SHALL COMPLY WITH THE CITY OF YONKERS PUBLIC WORKS DEPARTMENT SPECIFICATIONS. ALL MAINS SHALL BE TESTED FOR LEAKAGE IN ACCORDANCE WITH THE LOW PRESSURE AIR TEST METHOD.
- WATER DISTRIBUTION PIPING SHALL BE CEMENT LINED CLASS 56 DUCTILE IRON.
- CONTRACTOR SHALL MAINTAIN A MINIMUM OF 4 FEET OF COVER FOR ALL WATER DISTRIBUTION PIPING.
- ALL FIRE HYDRANTS SHALL CONFORM TO THE VILLAGE OF PORT CHESTER SPECIFICATIONS.
- THRUST BLOCKS SHALL BE PROVIDED AT ALL TEES, ELBOWS, PLUGS AND FIRE HYDRANTS.
- ALL NEW WATER LINES SHALL BE PRESSURE TESTED AND LEAKAGE TESTED IN ACCORDANCE WITH THE LATEST EDITION OF AWWA STANDARD C600, OR THE CITY OF YONKERS REQUIREMENTS, WHICHEVER IS MORE RESTRICTIVE.
- SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST "RECOMMENDED STANDARDS FOR WASTEWATER FACILITIES" (RSWF), ALSO KNOWN AS "THE TEN STATE STANDARDS". CONSTRUCTION SHALL ALSO BE PER THE CITY OF YONKERS, WESTCHESTER COUNTY, AND NEW YORK STATE REQUIREMENTS.
- THE LEAKAGE LIMITATION ON THE NEW SANITARY SEWER JOINTS SHALL COMPLY WITH SECTION 33.94 AND SECTION 33.95 FROM RSWF. LEAKAGE EXFILTRATION OR INFILTRATION SHALL NOT EXCEED 100 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY FOR ANY SECTION OF THE SYSTEM. WESTCHESTER COUNTY DEPARTMENT OF HEALTH (WCDH) SHALL BE NOTIFIED A MINIMUM OF 48 HOURS PRIOR TO PRESSURE TESTING THE NEW SANITARY SEWER SYSTEM.
- WATER MAINS CROSSING SEWERS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18-INCHES AND HORIZONTAL DISTANCE OF 10-FEET BETWEEN THE OUTSIDE OF WATER MAIN AND THE OUTSIDE OF SEWER IN CASES WHERE THE VERTICAL SEPARATION IS LESS THAN 18-INCHES AND HORIZONTAL IS LESS THAN 10-FEET OR AS OTHERWISE SPECIFIED ON THIS DRAWING OR THE PROFILE SHEETS. STORM OR SANITARY SEWER PIPE SHALL BE ENCASED WITH K-KRETE 5-FIT MINIMUM IN EACH DIRECTION OF PIPE RUN AND 6-INCHES MINIMUM AROUND THE PIPE DIAMETER. AT ALL CROSSING ONE FULL LENGTH OF WATER PIPE SHALL BE LOCATED SO BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE.
- PROPOSED DIP SANITARY SEWER MAINS SHALL HAVE "PUSH-ON" TYPE JOINTS EXCEPT SPUR AND RISERS AS NOTED ON DETAIL SHEET. SANITARY SEWER MAINS SHALL ALSO BE CEMENT LINED CLASS 56 DUCTILE IRON.
- CONTRACTOR TO OBTAIN A DPW ROAD OPENING PERMIT, FOR WORK WITHIN STREET R.O.W.
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL COMPLY WITH THE STANDARDS AND SPECIFICATIONS OF THE VILLAGE OF PORT CHESTER, THE WESTCHESTER COUNTY DEPARTMENT OF PUBLIC WORKS, THE WESTCHESTER COUNTY HEALTH DEPARTMENT, THE WESTCHESTER COUNTY WATER AUTHORITY AND OTHER GOVERNMENTAL AGENCIES HAVING JURISDICTION, AS APPLICABLE.
- NO WELLS ARE LOCATED WITHIN 25 FEET OF THE SANITARY SEWER.
- THE WESTCHESTER COUNTY DEPARTMENT OF HEALTH MUST BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF THE PRESSURE AND/OR VACUUM TESTING OF THE SANITARY SEWER.
- UPON COMPLETION AND PRIOR TO USE OF THE SANITARY SEWER, TWO (2) SETS OF AS-BUILT PLANS AND PRESSURE AND VACUUM TESTING RESULTS WILL BE SUBMITTED ALONG WITH THE DESIGN PROFESSIONAL'S CERTIFICATE OF CONSTRUCTION.

LEGEND

- PROPERTY LINE
- INTERNAL TENTATIVE TAX LOT LINE
- EXISTING WATER MAIN
- EXISTING GATE VALVE
- EXISTING HYDRANT
- EXISTING SIAMSE CONNECTION
- PROPOSED WATER MAIN
- PROPOSED GATE VALVE
- PROPOSED HYDRANT & GATE VALVE
- PROPOSED SIAMSE CONNECTION
- EXISTING SANITARY MANHOLE
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY MANHOLE
- EXISTING STORM SEWER
- EXISTING STORM MANHOLE
- EXISTING CATCH BASIN
- PROPOSED STORM SEWER
- PROPOSED STORM MANHOLE
- PROPOSED CATCH BASIN
- EXISTING ELECTRIC LINE
- PROPOSED ELECTRIC LINE
- EXISTING TELECOM LINE
- EXISTING GAS LINE
- PROPOSED GAS LINE



AT LEAST 3 DAYS PRIOR TO ANY EXCAVATION OR CONSTRUCTION ACTIVITY CONTACT "CALL BEFORE YOU DIG" 1-(800)-962-7962.



WARNING: IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 146 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS ITEM IN ANY WAY.

Date	Description	No.
08/08/16	REVISED PER PLANNING DEPARTMENT COMMENTS	1

REVISIONS

SIGNATURE: LOUIS MASTRIANI
PROFESSIONAL ENGINEER NY Lic. No. 090071



Project: PORT CHESTER MARINA RESTAURANT DEVELOPMENT
BLOCK No. 1, LOT No. 39
VILLAGE OF PORT CHESTER
WESTCHESTER COUNTY NEW YORK

GRADING, DRAINAGE AND UTILITY PLAN

Project No. 190033601	Drawing No. CG101
Date 7/21/2016	Scale 1" = 20'
Drawn By VP	Checked By JCO
Submission Date	

GENERAL NOTES

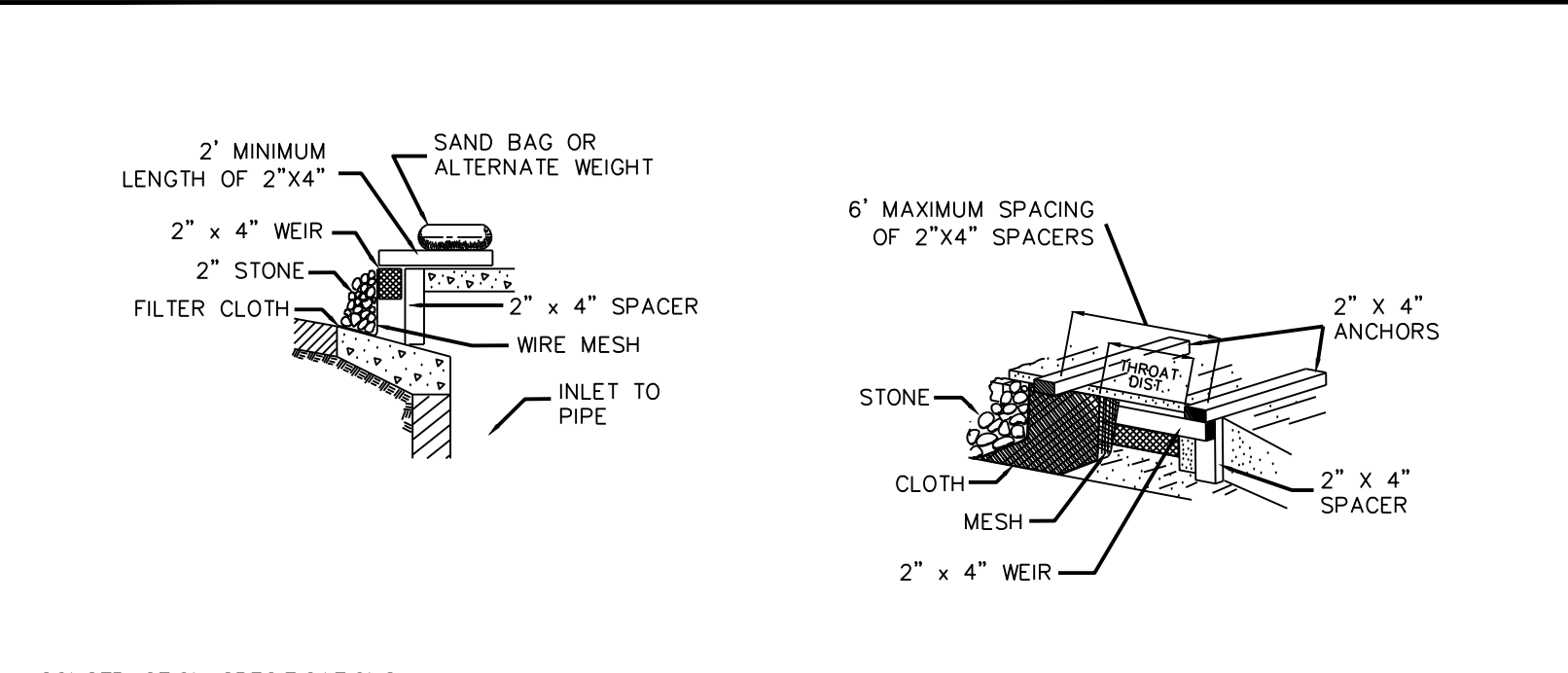
1. EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION IS BASED ON A PLAN TITLED "SURVEY OF TAX LOT 39 IN BLOCK 1, SECTION 142.31", PREPARED BY RICHARD J. DOMATO, LAND SURVEYOR, DATED JULY 12, 2016.

SOIL EROSION & SEDIMENT CONTROL NOTES

- CONSTRUCT STABILIZED CONSTRUCTION ENTRANCES WHERE SHOWN ON THE PLAN.
- INSTALL ALL SOIL EROSION CONTROL MEASURES AS SHOWN PRIOR TO ANY LAND DEVELOPMENT ACTIVITIES. INSTALL SEDIMENT BARRIERS/SWALES/DITCHES/DIKES AT DOWN-SLOPE AREAS FROM ALL PROPOSED GRADING OPERATIONS.
- LAND DISTURBANCE SHALL BE LIMITED TO ONLY THAT AREA NECESSARY FOR DEVELOPMENT. NO MORE THAN FIVE (5) ACRES OF UNPROTECTED SOIL SHALL BE DISTURBED AT ONE TIME WITHOUT NYSDC CONSENT. PREVIOUS EARTHWORK SHALL BE STABILIZED AS SPECIFIED BEFORE ADDITIONAL AREA IS EXPOSED.
- INSTALL ANY TEMPORARY SWALES AND INLET PROTECTION.
- CLEAR EXISTING TREES AND VEGETATION FROM AREAS TO BE EXCAVATED OR FILLED, THEN STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE DISTURBED. SEED STOCKPILED TOPSOIL WITH TEMPORARY RYEGRASS COVER AS SPECIFIED BELOW (SEE NOTE 6), AND ERECT A SILT FENCE AROUND THE STOCKPILE.
- INITIAL CONSTRUCTION OF STORM DRAINAGE SYSTEM.
- PERFORM NECESSARY EXCAVATION OR FILL OPERATIONS TO BRING SITE TO DESIRED SUBGRADE.
- INSTALL SEDIMENT BARRIERS AROUND ALL STORM DRAIN INLETS AS THEY ARE INSTALLED, OR MODIFY SEDIMENT CONTROL MEASURES INSTALLED IN NOTE 2 ABOVE AND MAINTAIN UNTIL ALL DISTURBED AREAS ARE STABILIZED WITH VEGETATION AND ALL PAVEMENTS ARE PAVED WITH A BASE COURSE.
- INITIATE INSTALLATION OF UTILITIES, FOUNDATIONS AND BUILDINGS.
- ALL DISTURBED AREAS WHICH WILL REMAIN UNDISTURBED FOR A PERIOD OF 15 DAYS OR MORE AND WHICH WILL NOT BE UNDER CONSTRUCTION WITHIN 30 DAYS WITH TEMPORARY RYEGRASS COVER, AS FOLLOWS (METHOD OF SEEDING IS OPTIONAL):
 - LOOSEN SEEDBED BY DISING TO A 4" DEPTH.
 - SEED WITH 6 LB. PER ACRE PERENNIAL OR ANNUAL RYEGRASS.
 - MULCH WITH 100-200 BALES PER ACRE OF BLOWN AND CHOPPED HAY BOUND IN PLACE WITH 2000 LB. PER ACRE CELLULOSE FIBER MULCH, AND WITH AN APPROVED TACKIFIER BINDER.
- IF CONSTRUCTION IS SUSPENDED OR COMPLETED, ALL DISTURBED AREAS SHALL BE SEED AND MULCHED IMMEDIATELY. ALL SLOPES STEEPER THAN ONE ON THREE (1/3) AND PERIMETER TRENCHES AND TRAP EMBANKMENTS SHALL, ON COMPLETION, BE IMMEDIATELY STABILIZED WITH TEMPORARY SEEDING AND MULCHING.
- INSTALL CURBS, CURBED ISLANDS AND COMPLETE FINAL GRADING OF AREAS TO BE PAVED.
- AFTER COMPLETION OF SITE CONSTRUCTION, FINE GRADE AND SPREAD TOPSOIL ON ALL LAWN AREAS AND SEED WITH PERMANENT LAWN MIX (SEE LANDSCAPE PLAN AND DETAILS FOR PLANTING INFORMATION).
- COMPLETION OF ALL SITE AND OFF-SITE IMPROVEMENTS.
- DURING THE PROGRESS OF CONSTRUCTION, MAINTAIN ALL SEDIMENT TRAPS, BARRIERS, AND FILTERS AS NECESSARY TO PREVENT THEIR BEING CLOGGED UP WITH SEDIMENT.
- AFTER PAVEMENTS ARE INSTALLED AND PERMANENT VEGETATIVE COVER AND PLANTINGS ARE ESTABLISHED, REMOVE SEDIMENT BARRIERS AND SEED THE DISTURBED AREAS. UPON PERMANENT STABILIZATION THE STORMWATER DETENTION SYSTEMS MUST BE CLEANED OF SEDIMENT AND THEN THE INLETS TO THE WATER QUALITY DEVICES SHOULD BE UNBLOCKED.
- MAINTAIN ALL SEEDED AND PLANTED AREAS TO INSURE A VIABLE STABILIZED VEGETATIVE COVER.
- STRUCTURAL MEASURES MUST BE MAINTAINED TO BE EFFECTIVE. IN GENERAL, THESE MEASURES MUST BE PERIODICALLY INSPECTED TO INSURE STRUCTURAL INTEGRITY, TO DETECT VANDALISM DAMAGE, AND FOR CLEANING AND REPAIR WHENEVER NECESSARY.
- DURING CONSTRUCTION, ALL STRUCTURES SHOULD BE INSPECTED WEEKLY AND AFTER EVERY RAIN. REMOVE ACCUMULATED SEDIMENT AND STOCKPILE AND STABILIZE IN AN AREA NOT SUBJECT TO FURTHER EROSION.
- AFTER CONSTRUCTION IS COMPLETED, PERMANENT SEDIMENT OR EROSION CONTROL STRUCTURES SHOULD BE INSPECTED AT LEAST SEMIANNUALLY.

SEQUENCE OF CONSTRUCTION

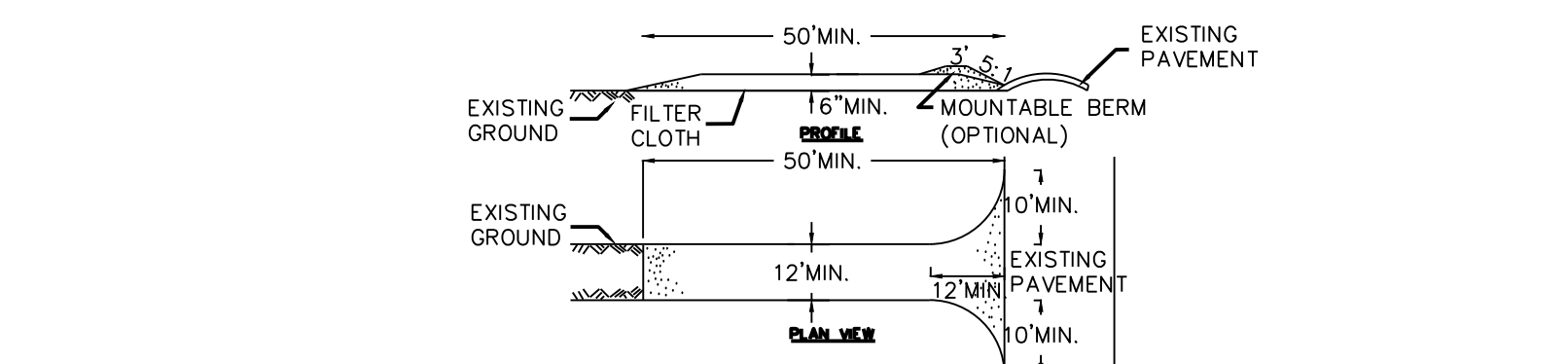
NO.	DESCRIPTION	WEEKS
1.	INSTALL SOIL EROSION AND SEDIMENT CONTROL DEVICES (STABILIZED CONSTRUCTION ENTRANCE, SILT FENCE, INLET PROTECTION, STOCKPILE, ETC.)	-1
2.	CLEAR AND GRUB SITE	-1
3.	CONSTRUCT UTILITIES (INLET PROTECTION TO BE INSTALLED TO ALL NEW CATCH BASINS)	-2
4.	CONSTRUCT NEW BUILDING	-12
5.	FINAL GRADE SITE, INSTALL LANDSCAPING	-1
6.	PERMANENT SEED ALL AREAS	-1
7.	REMOVE SOIL EROSION CONTROL DEVICES WHEN SITE IS STABILIZED	-1



- CONSTRUCTION SPECIFICATIONS:**
- FILTER FABRIC SHALL HAVE AN EOS OF 40-85.
 - WOODEN FRAME SHALL BE CONSTRUCTED OF 2" x 4" CONSTRUCTION GRADED LUMBER.
 - WIRE MESH ACROSS THROAT SHALL BE A CONTINUOUS PIECE 30 INCH MINIMUM WIDTH WITH A LENGTH 4 FEET LONGER THAN THE THROAT. IT SHALL BE SHAPED AND SECURELY NAILED TO A 2" x 4" WEIR.
 - THE WEIR SHALL BE SECURELY NAILED TO 2" x 4" SPACERS 9 INCHES LONG SPACED NO MORE THAN 6 FEET APART.
 - THE ASSEMBLY SHALL BE PLACED AGAINST THE INLET AND SECURED BY 2" x 4" ANCHORS 2 FEET LONG EXTENDING ACROSS THE TOP OF THE INLET AND HELD IN PLACE BY SANDBAGS OR ALTERNATE WEIGHTS.
 - MAXIMUM DRAINAGE AREA 1 ACRE.

ADAPTED FROM U.S. DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, AND NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

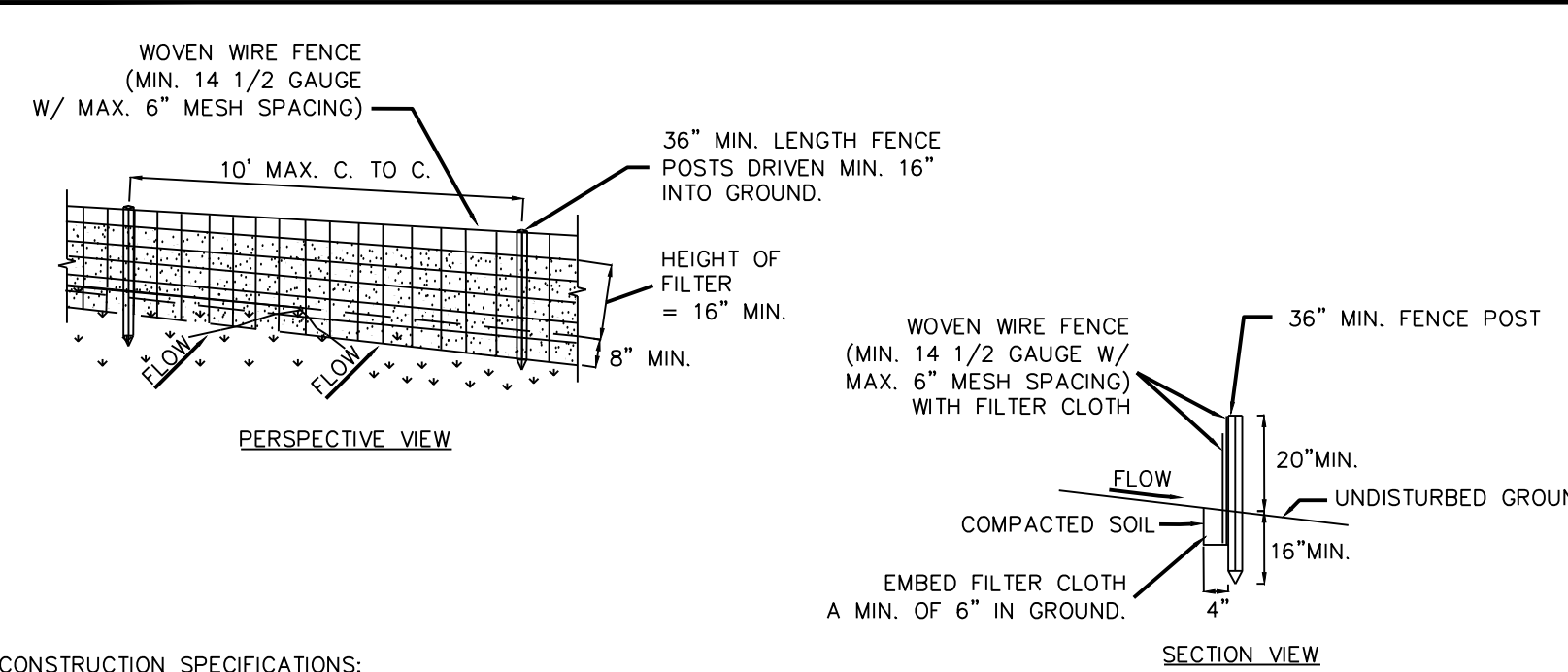
CURB DROP INLET PROTECTION



- CONSTRUCTION SPECIFICATIONS:**
- STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
 - LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
 - THICKNESS - NOT LESS THAN SIX (6) INCHES.
 - WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
 - FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
 - SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
 - MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
 - WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
 - PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

ADAPTED FROM U.S. DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, AND NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

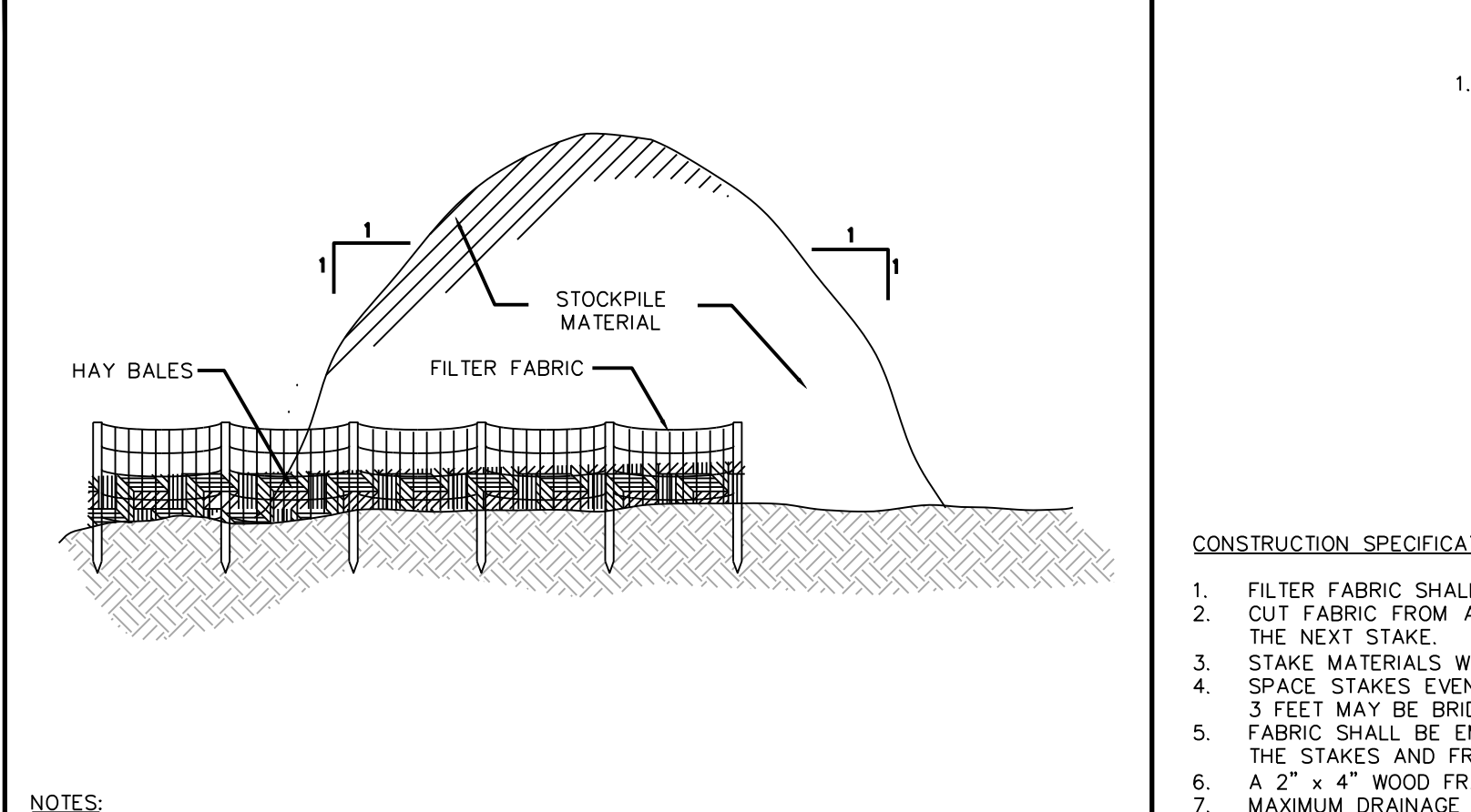
STABILIZED CONSTRUCTION ENTRANCE



- CONSTRUCTION SPECIFICATIONS:**
- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "1" OR "1 1/2" TYPE OR HARDWOOD.
 - FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
 - WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 1000, STABILUNKA T140N, OR APPROVED EQUIVALENT. PREFABRICATED UNITS SHALL BE GEOTEX, ENVROFLEX, OR APPROVED EQUIVALENT.
 - MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

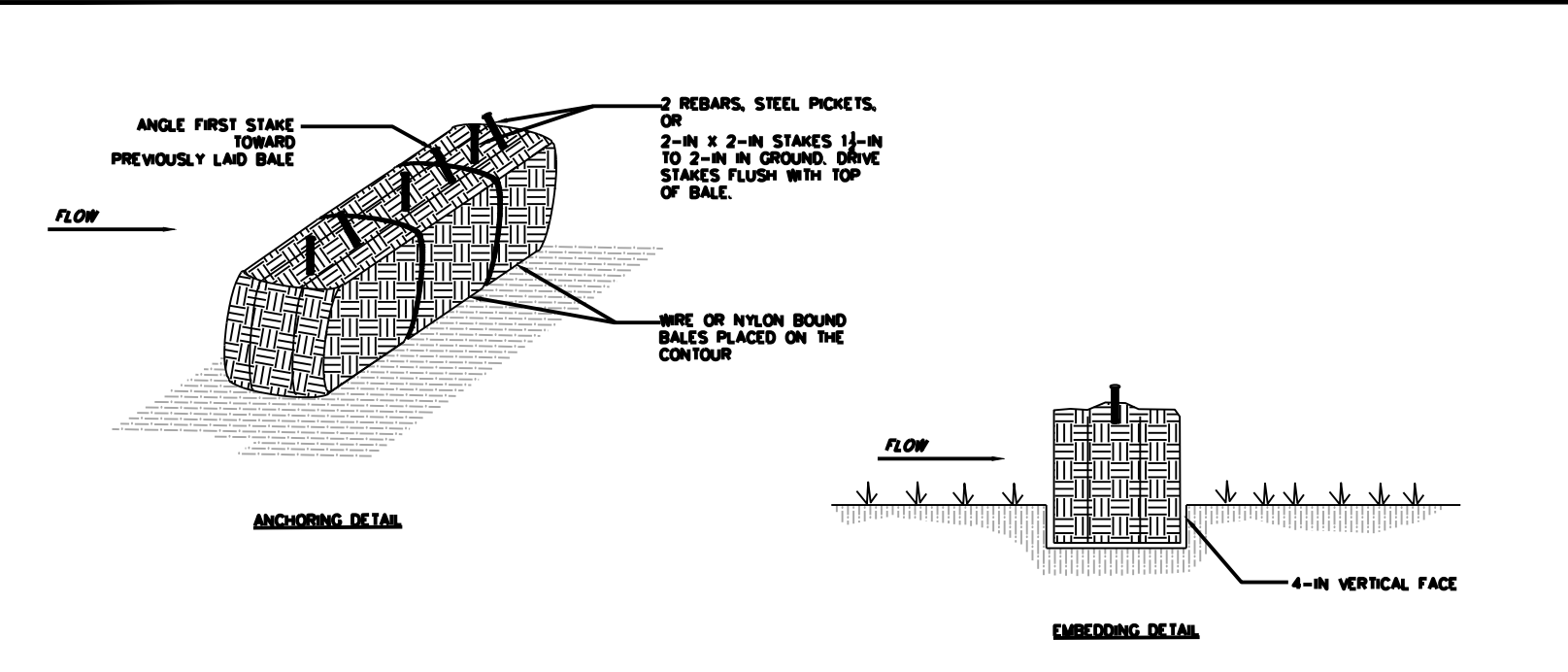
ADAPTED FROM U.S. DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, AND NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

SILT FENCE



- NOTES:**
- SEE DETAILS FOR INSTALLATION OF HAY BALES AND FILTER FABRIC.

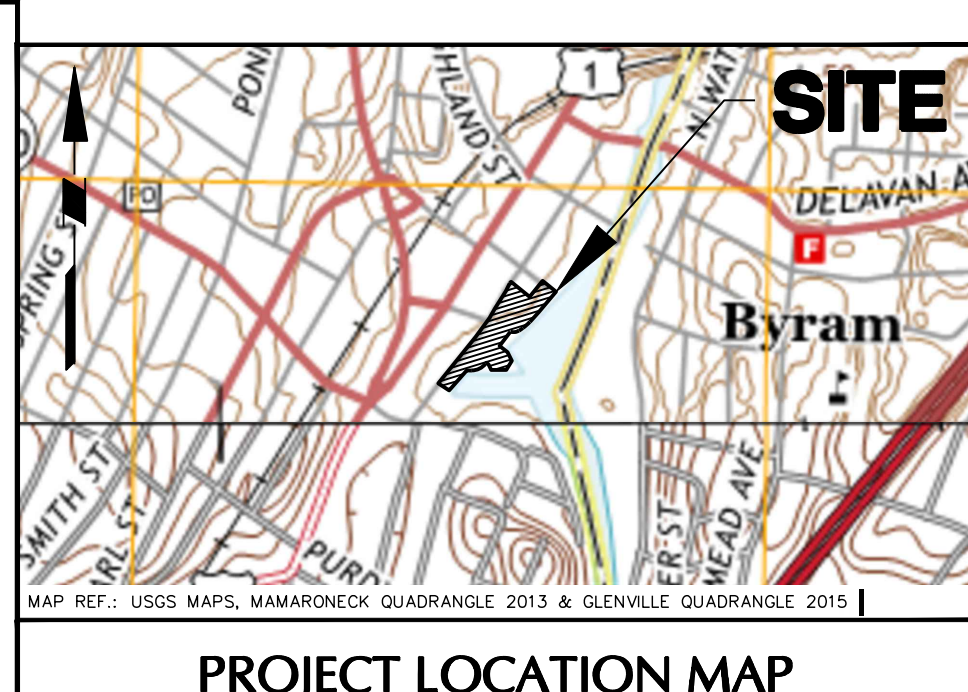
STOCKPILE DETAIL



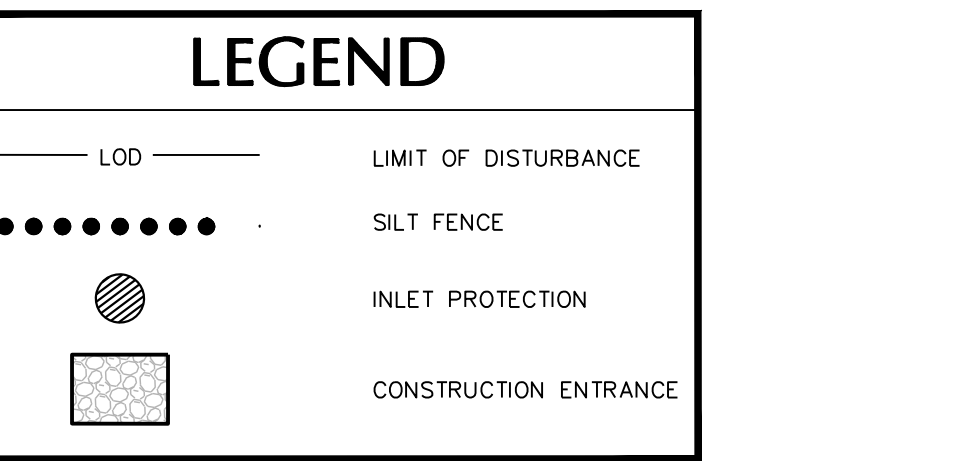
- CONSTRUCTION SPECIFICATIONS:**
- FILTER FABRIC SHALL HAVE AN EOS OF 40-85. BURLAP MAY BE USED FOR SHORT TERM APPLICATIONS.
 - CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
 - STAKE MATERIALS WILL BE STANDARD 2" x 4" WOOD OR EQUIVALENT, METAL WITH A MINIMUM LENGTH OF 3 FEET.
 - SPACE STAKES EVENLY AROUND INLET 3 FEET APART AND DRIVE A MINIMUM 18 INCHES DEEP. SPANS GREATER THAN 3 FEET MAY BE BRIDGED WITH THE USE OF WIRE MESH BEHIND THE FILTER FABRIC FOR SUPPORT.
 - FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW GROUND AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.
 - A 2" x 4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVER FLOW STABILITY.
 - MAXIMUM DRAINAGE AREA 1 ACRE.

ADAPTED FROM U.S. DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, AND NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

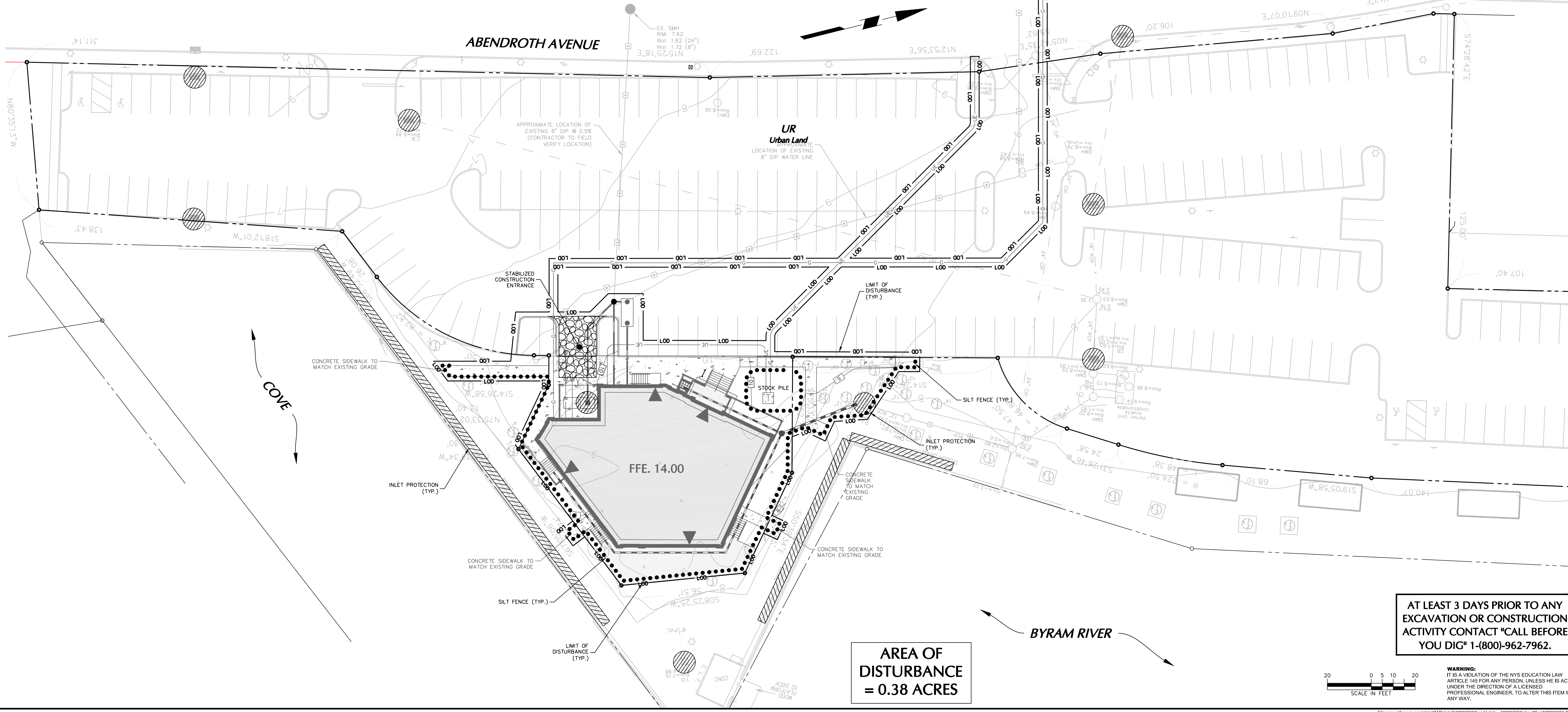
HAY BALE SEDIMENT BARRIER



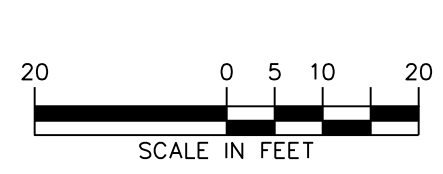
PROJECT LOCATION MAP SCALE: 1" = 1000'



LEGEND



AT LEAST 3 DAYS PRIOR TO ANY EXCAVATION OR CONSTRUCTION ACTIVITY CONTACT *CALL BEFORE YOU DIG* 1-(800)-962-7962.



WARNING: IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 146 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS ITEM IN ANY WAY.

Date	Description	No.
REVISIONS		

SIGNATURE: LOUIS MASTRIANI
DATE SIGNED: 7/21/2016
PROFESSIONAL ENGINEER NY Lic. No. 090071

LANGAN
300 Kimball Drive, Parsippany, NJ 07054
T: 973.580.4900 F: 973.580.4901 www.langan.com
Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C., S.A.
Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C.
Langan Engineering and Environmental Services, Inc.
Langan CE, Inc.
Langan International LLC
Collectively known as Langan

Project: **PORT CHESTER MARINA RESTAURANT DEVELOPMENT**
BLOCK No. 1, LOT No. 39
VILLAGE OF PORT CHESTER
WESTCHESTER COUNTY NEW YORK

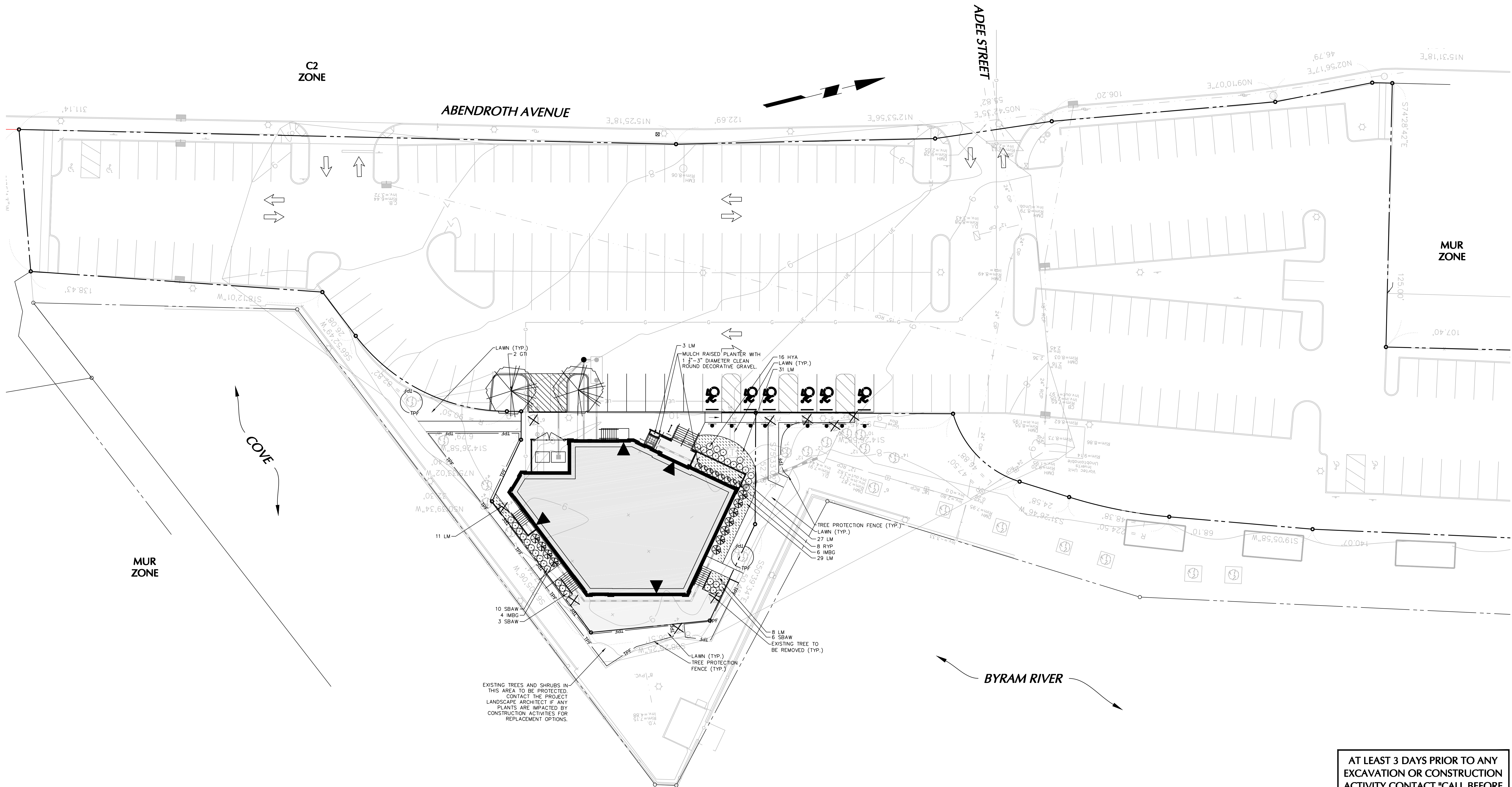
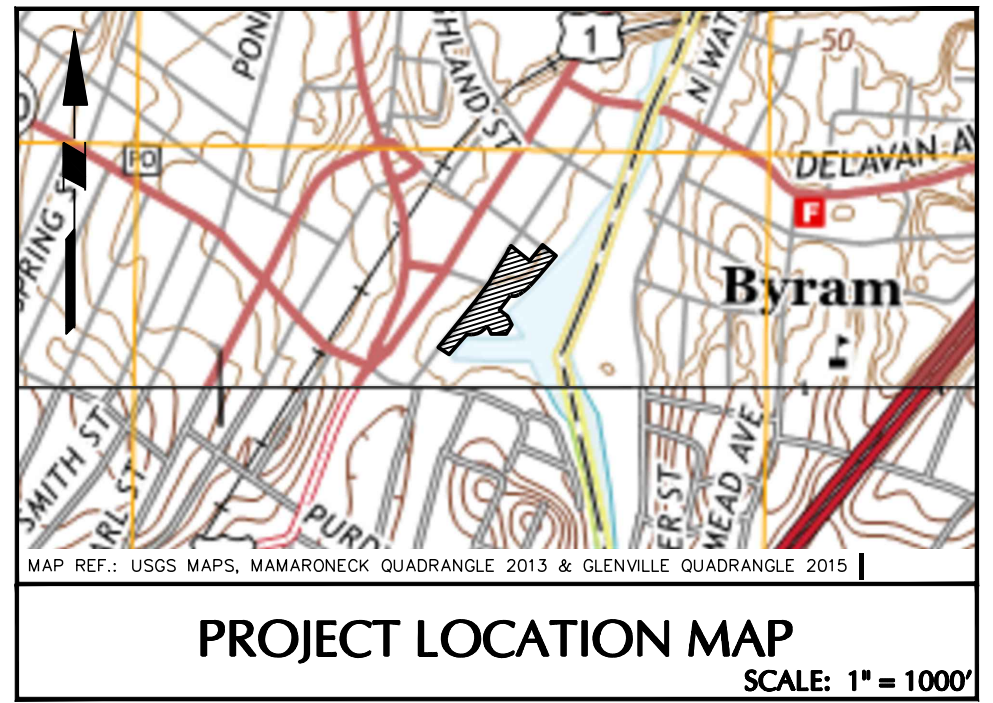
SOIL EROSION AND SEDIMENT CONTROL PLAN

Project No. 190033601	Drawing No. CE101
Date 7/21/2016	
Scale 1" = 20'	
Drawn By DJD	Checked By JCO
Submission Date	

PLANT SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
SHADE TREE(S)						
GTI	2	GLEDITSIA TRIACANTHOS INERMIS	THORNLESS HONEYLOCUST	2 1/2-3" CAL.	B+B	-
EVERGREEN SHRUB(S)						
IMBG	11	ILEX X MESERVEAE 'BLUE GIRL'	BLUE GIRL HOLLY	24-30"	CONTAINER	-
RYP	8	RHODODENDRON 'YAKU PRINCE'	YAKU PRINCE AZALEA	18-24"	CONTAINER	-
DECIDUOUS SHRUB(S)						
HYA	16	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA	24-30"	CONTAINER	-
SBAW	19	SPIREA X BUMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	18-24"	CONTAINER	-
PERENNIAL(S)						
LM	109	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILYTURF	1 GAL.	CONTAINER	spaced @ 24" o.c.

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.

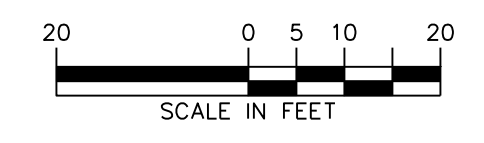


Date	Description	No.
REVISIONS		
 SIGNATURE: MICHAEL SZURA DATE SIGNED: _____ REGISTERED LANDSCAPE ARCHITECT NY Lic. No. 001901-1		
 <small>300 Kimball Drive, Parsippany, NJ 07054 T: 973.560.4900 F: 973.560.4901 www.langan.com Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. S.A. Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. Langan Engineering and Environmental Services, Inc. Langan CT, Inc. Langan International LLC Collectively known as Langan</small>		

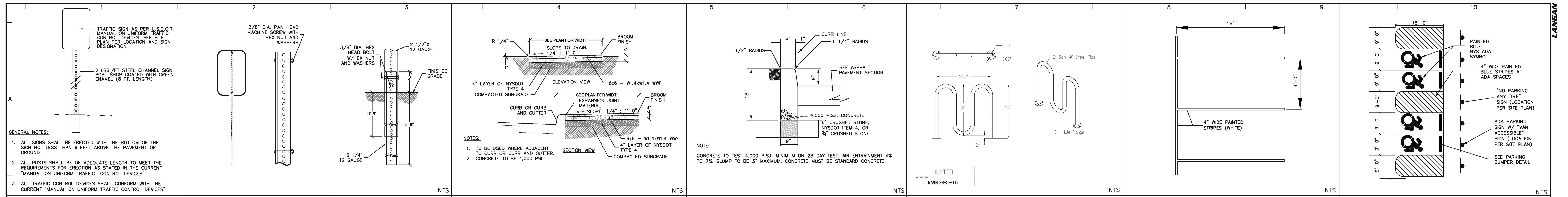
Project
PORT CHESTER MARINA RESTAURANT DEVELOPMENT
 BLOCK No. 1, LOT No. 39
 VILLAGE OF PORT CHESTER
 WESTCHESTER COUNTY NEW YORK

LANDSCAPE PLAN	
Project No. 190033601	Drawing No. LP101
Date 7/21/2016	Scale 1" = 20'
Drawn By XW	Checked By MH
Submission Date	

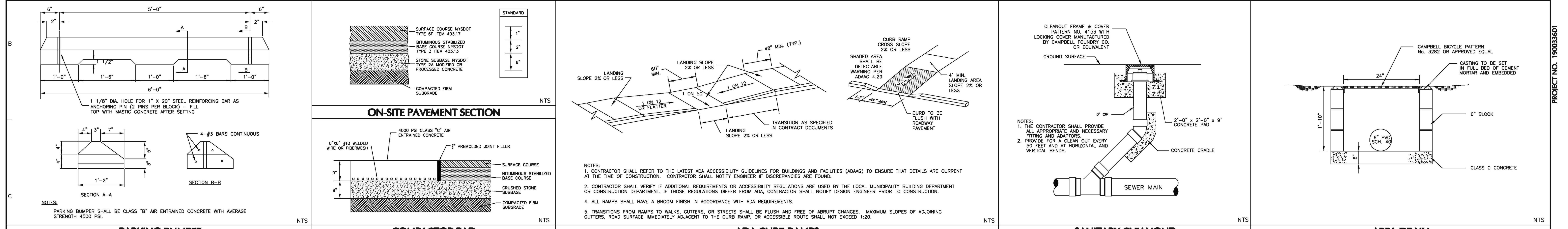
AT LEAST 3 DAYS PRIOR TO ANY EXCAVATION OR CONSTRUCTION CONTACT "CALL BEFORE YOU DIG" 1-(800)-962-7962.



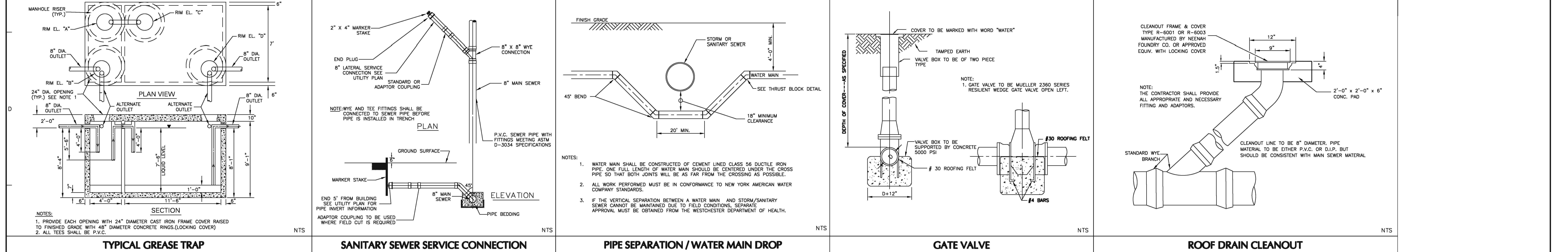
WARNING:
 IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 145 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS ITEM IN ANY WAY.



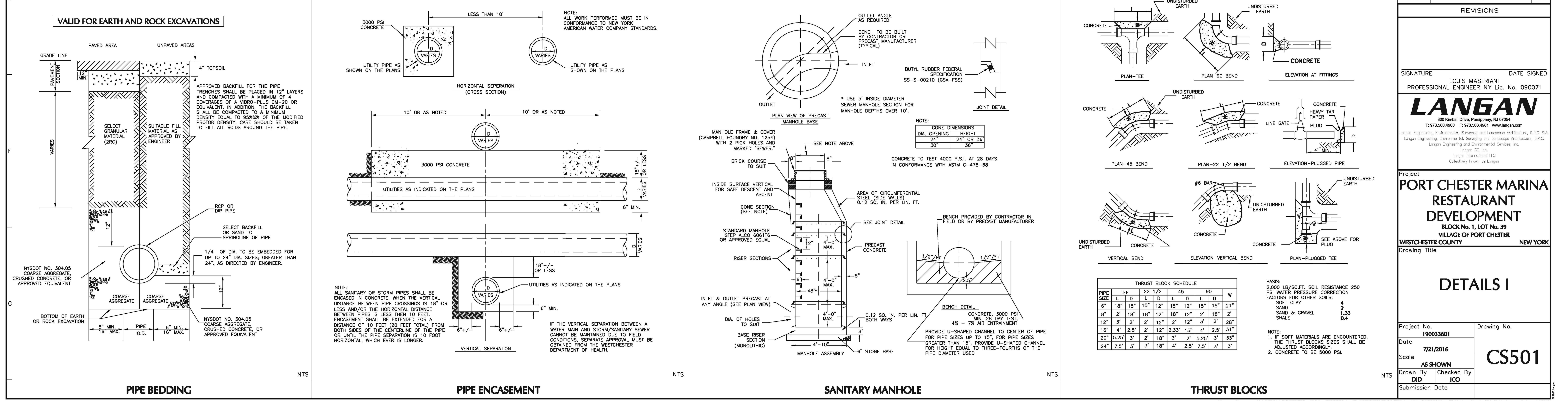
SIGNS **CONCRETE SIDEWALK** **STANDARD 6\"/>**



ON-SITE PAVEMENT SECTION **BICYCLE RACK** **PARKING SPACE STRIPING** **ADA PARKING DETAIL**



PARKING BUMPER **COMPACTOR PAD** **ADA CURB RAMPS** **SANITARY CLEANOUT** **AREA DRAIN**



TYPICAL GREASE TRAP **SANITARY SEWER SERVICE CONNECTION** **PIPE SEPARATION / WATER MAIN DROP** **GATE VALVE** **ROOF DRAIN CLEANOUT** **PIPE BEDDING** **PIPE ENCASEMENT** **SANITARY MANHOLE** **THRUST BLOCKS**

Date	Description	No.
REVISIONS		
SIGNATURE		DATE SIGNED
LOUIS MASTRIANI		09/00/21
PROFESSIONAL ENGINEER NY Lic. No. 090071		
LANGAN		
<small>300 Kimball Drive, Parsippany, NJ 07054 T: 973.560.4800 F: 973.560.4801 www.langan.com Langan Engineering, Environmental, Planning and Landscape Architecture, D.P.C. S.A. Langan Engineering, Environmental, Planning and Landscape Architecture, D.P.C. Langan Engineering and Environmental Services, Inc. Langan CE, Inc. Langan International LLC Collectively known as Langan</small>		
Project		
PORT CHESTER MARINA RESTAURANT DEVELOPMENT		
BLOCK No. 1, LOT No. 39		
VILLAGE OF PORT CHESTER		
WESTCHESTER COUNTY NEW YORK		
Drawing Title		
DETAILS I		
Project No.	Drawing No.	
190033601	CS501	
Date	7/21/2016	
Scale	AS SHOWN	
Drawn By	Checked By	
DJD	JCO	
Submission Date		

THRUST BLOCK SCHEDULE										
PIPE SIZE	TEE	22 1/2	45	90	W					
6"	18"	15"	12"	15"	12"	15"	15"	21"		
8"	21"	18"	12"	18"	12"	21"	18"	21"		
12"	3'	2'	12"	2'	12"	3'	2'	28"		
16"	4'	2.5'	2'	12'	2.33'	15'	4'	2.5'	31"	
20"	5.25'	3'	2'	18"	3'	2'	5.25'	3'	33"	
24"	7.5'	3'	3'	18"	4'	2.5'	7.5'	3'	3'	

BASIS:
2,000 LB./SQ.FT. SOIL RESISTANCE 250
PSI WATER PRESSURE CORRECTION
FACTORS FOR OTHER SOILS:
SOFT CLAY 4
SAND 2
SAND & GRAVEL 1.33
SHALE 0.4

NOTE:
1. IF SOFT MATERIALS ARE ENCOUNTERED, THE THRUST BLOCKS SIZES SHALL BE ADJUSTED ACCORDINGLY.
2. CONCRETE TO BE 5000 PSI.

PROJECT NO. 190033601

LANEWAY

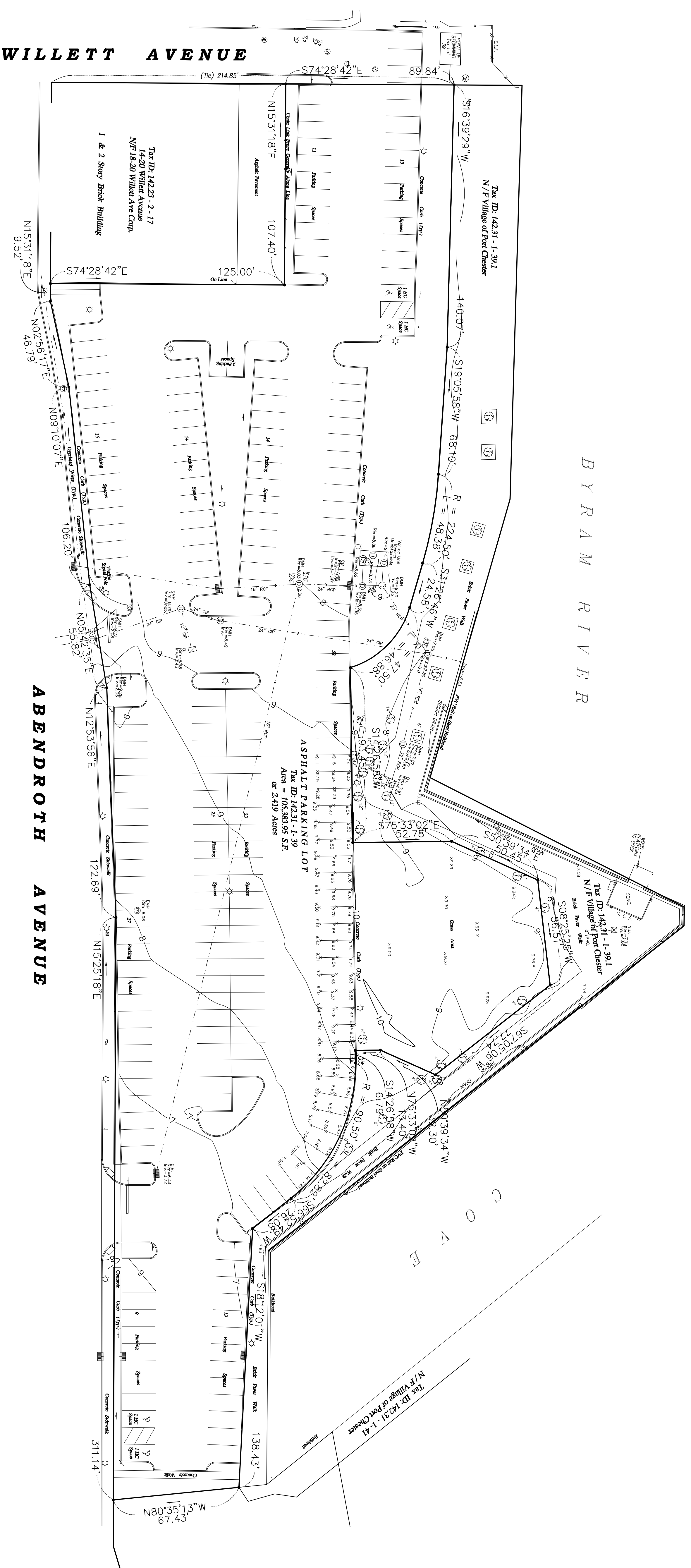
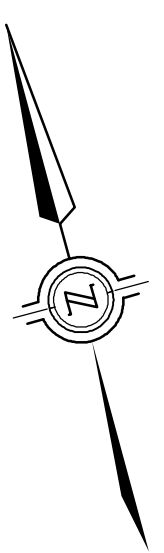
Survey of Tax Lot 39 in Block 1, Section 142.31, as shown on the "Official Tax Assessment Map of the "Town of Rye, Village of Port Chester" Situate in the Village of Port Chester, Town of Rye, Westchester County, New York

Date: July 12, 2016 Scale: 1"=30'

Map made to show Topography and Utilities only in area where shown, for Building Dept. use and design purposes only.

Note: Property is located within an area having a Zone Designation AE by the Secretary of Housing and Urban Development, with a base flood elevation of 12.00' on Flood Insurance Rate Map numbers 36119C0293F with a date of identification of September 28, 2007, for Community Number 360928, in Westchester County. The Flood Insurance Rate Map for the community in which said surveyed property is situated.

Table of Parking Spaces
Regular Parking Spaces = 210
Handicap Parking Spaces = 4



B Y R A M R I V E R

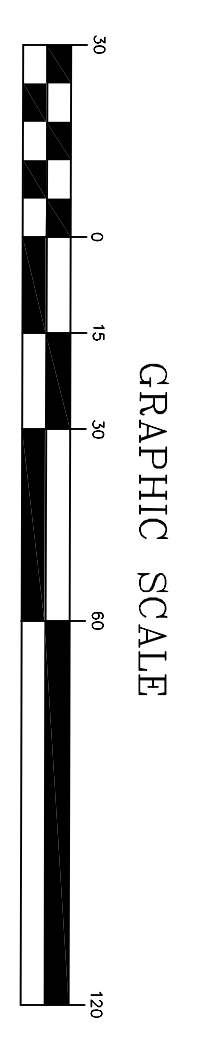
C O V E R

LEGEND	
⊗	Fire Hydrant
⊕	Handicap Parking Space
⊕	Tree in Tree Planter
⊕	Light Pole
⊕	Telephone Man Hole
⊕	Sign
⊕	Electric Pull Box
⊕	Water Valve
⊕	Gas Valve
⊕	Traffic Signal Pole
⊕	Mail Box
⊕	Electric Man Hole
⊕	Handicap Ramp
⊕	Concrete curb
⊕	Spot Elevation
⊕	Park and Play Machine
⊕	Sanitary Sewer Man Hole
⊕	Drain Man Hole
⊕	Catch Basin
⊕	Utility Pole

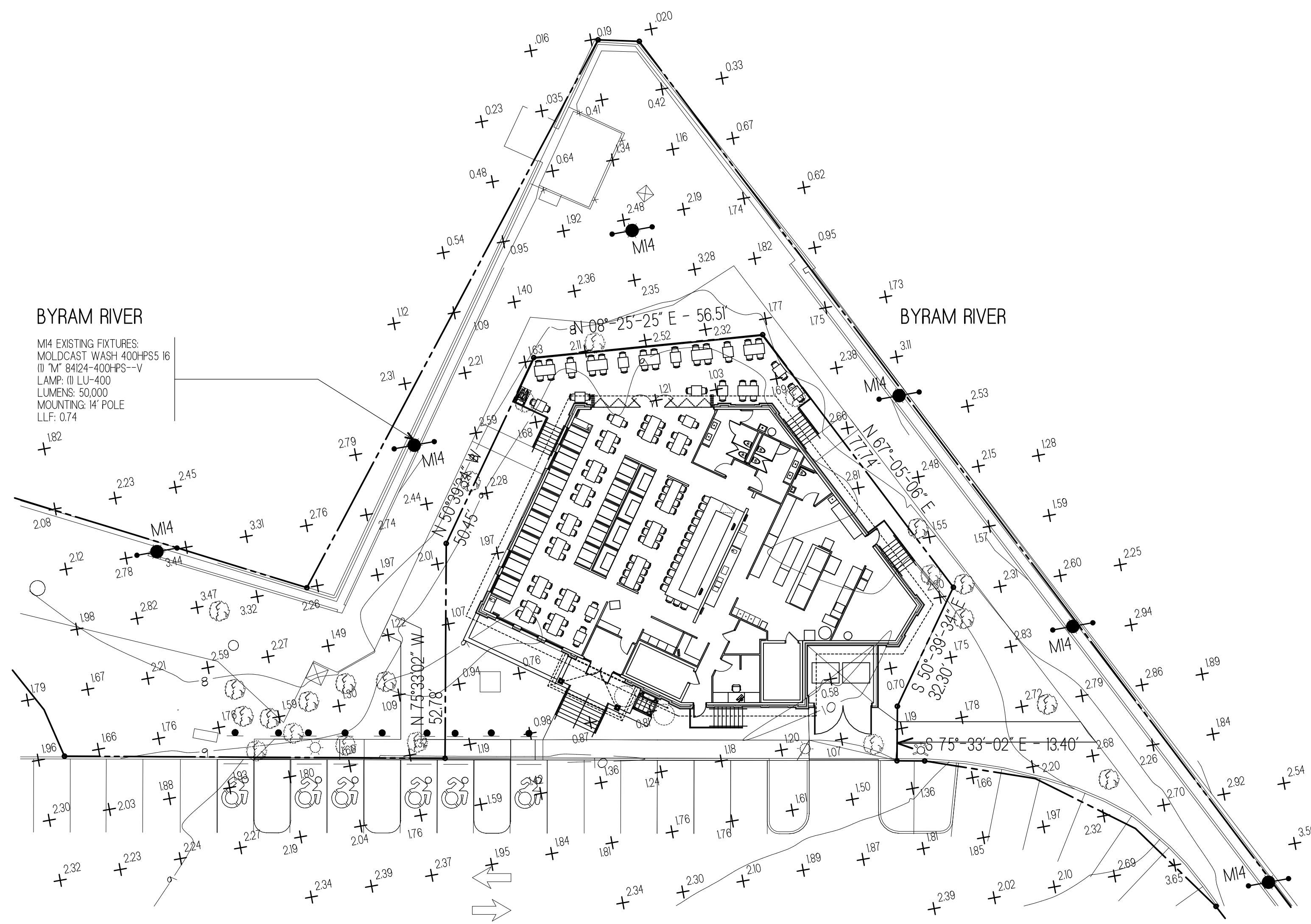
N.Y.S. Lic. No. 049418

RICHARD J. DOMATO
LAND SURVEYOR
Chase Bank Building
22W. First Street-Room 401
Mt. Vernon, N.Y. 10550
(914)667-0565

WESTCHESTER AVENUE

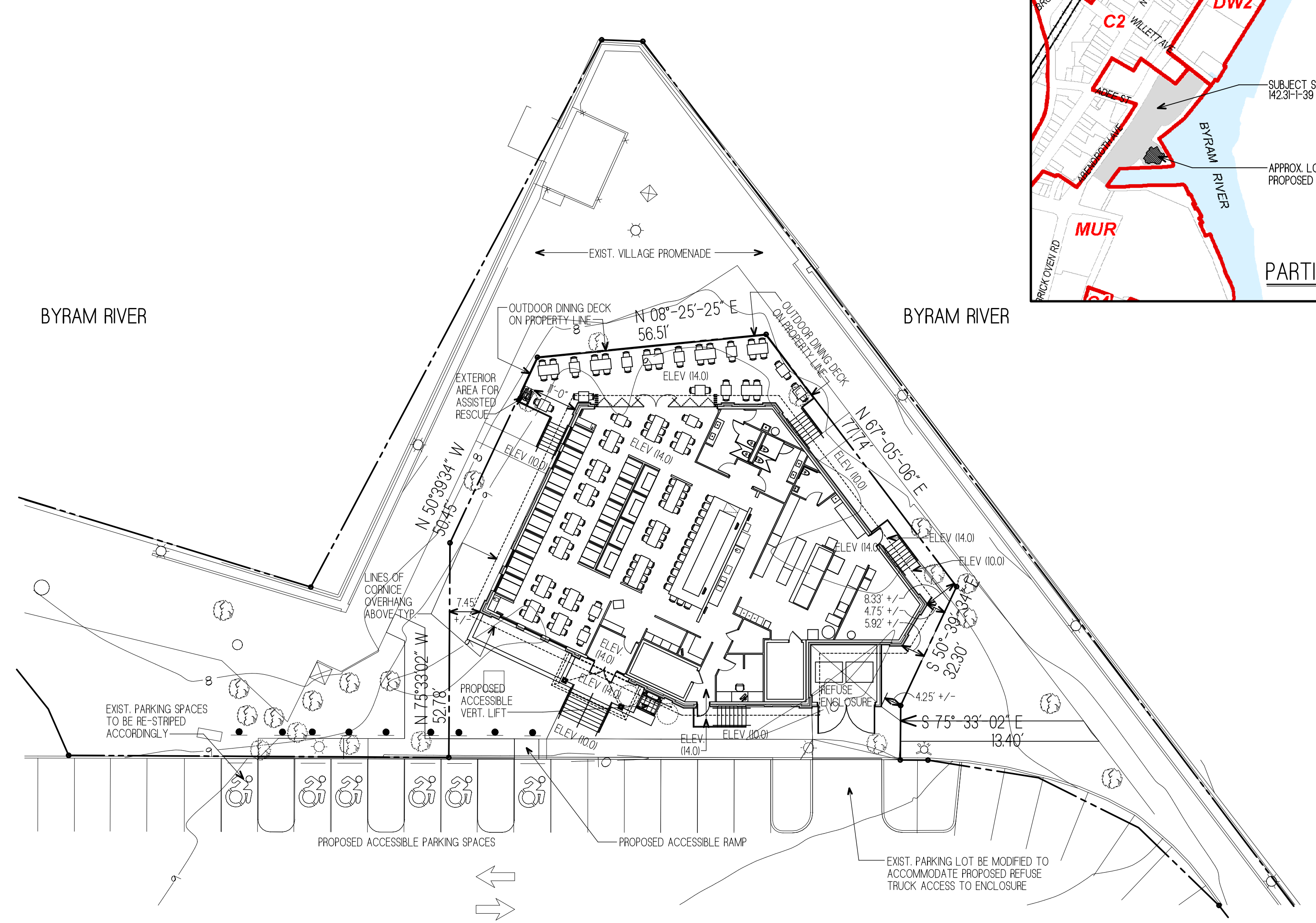


GRAPHIC SCALE
(IN FEET)



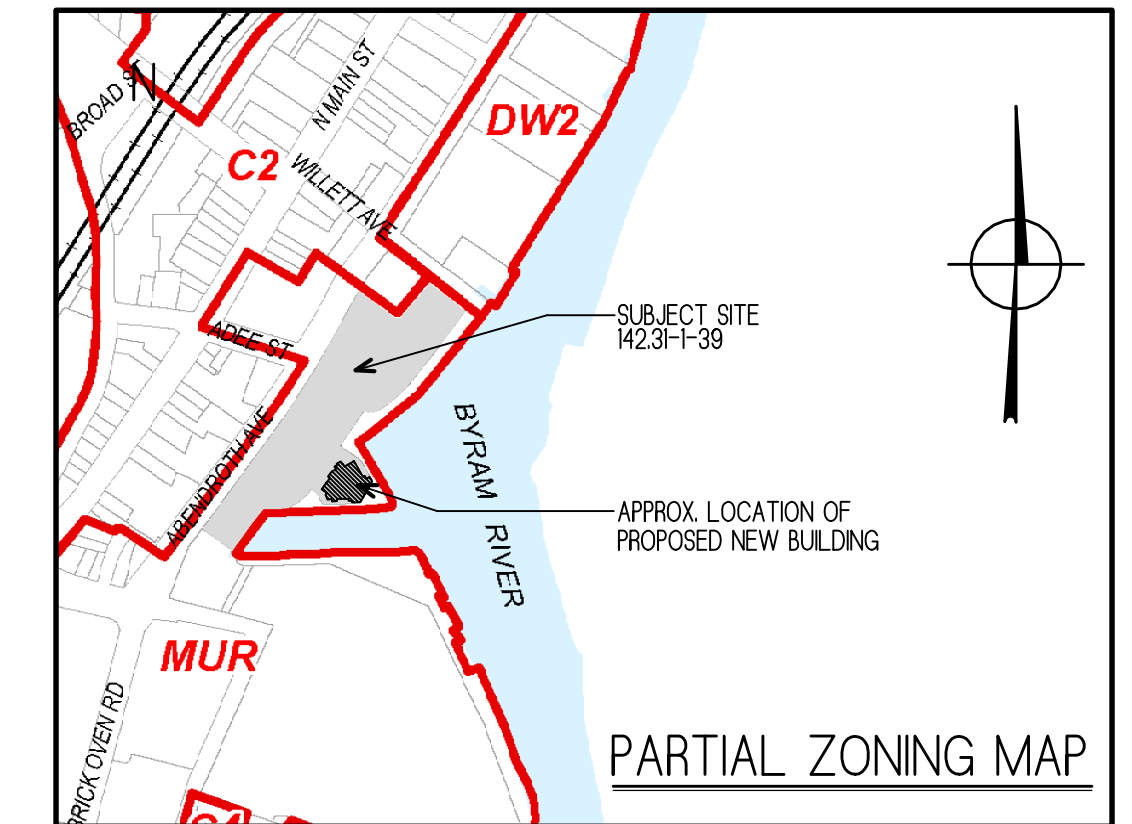
NOTE: DATA ADAPTED FROM SITE LIGHTING PLAN AS PREPARED BY JRH ELECTRICAL-MECHANICAL CONTRACTING CORP., WANAAMSA, NJ DATED: AUGUST 23, 1999
 NOTE: DATA ADAPTED FROM SURVEY AS PREPARED BY RICHARD J. DOMATO, LAND SURVEYOR, MT. VERNON, NY DATED: JULY 12, 2016
 NOTE: DATA ADAPTED FROM ENGINEERING DRAWINGS AS PREPARED BY LANGAN PARSONS, NJ DATED: JULY 21, 2016

PARTIAL SITE PLAN - SHOWING LIGHTING / PHOTOMETRICS SCALE: 1"=20'-0"



NOTE: DATA ADAPTED FROM SURVEY AS PREPARED BY RICHARD J. DOMATO, LAND SURVEYOR, MT. VERNON, NY DATED: JULY 12, 2016
 NOTE: DATA ADAPTED FROM ENGINEERING DRAWINGS AS PREPARED BY LANGAN PARSONS, NJ DATED: JULY 21, 2016

PARTIAL SITE PLAN SCALE: 1"=20'-0"



7/22/16 SITE PLAN ISSUE
 7/15/16 PRELIMINARY SITE PLAN ISSUE MEETING #2
 7/17/16 PROGRESS SITE PLAN ISSUE
 5/30/16 PRELIMINARY SITE PLAN ISSUE MEETING

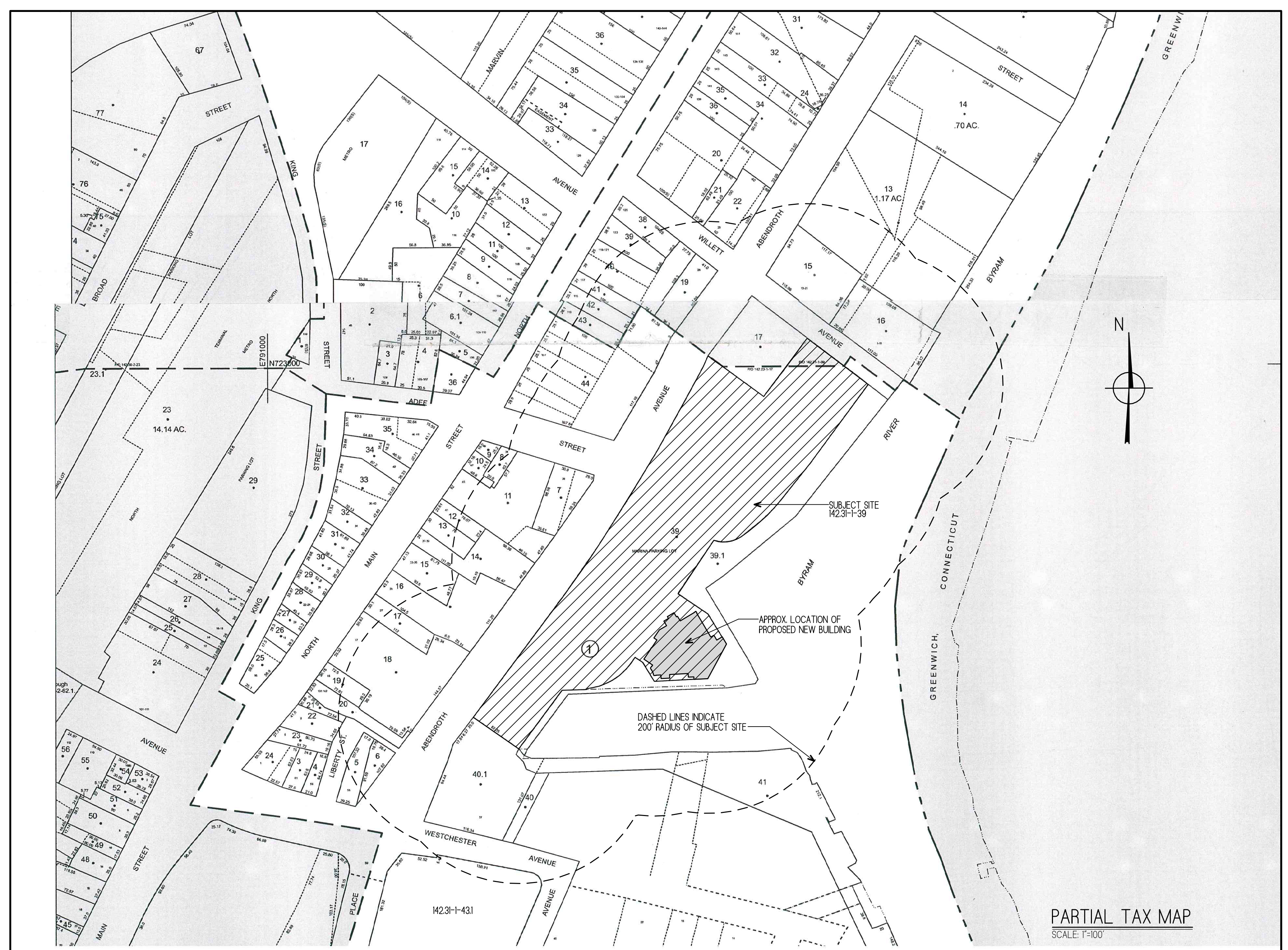
REV.	DATE	REVISION

INASMUCH AS THE RAISING AND/OR REMEDIATION OF BUILDING BALDING REQUIRES THAT CERTAIN PORTIONS OF THE BUILDING BE RAISED AND/OR REMEDIATED, THE ASSUMPTION IS MADE THAT THE PORTIONS OF THE BUILDING TO BE RAISED AND/OR REMEDIATED WILL BE RAISED AND/OR REMEDIATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ZONING ORDINANCE. THE RAISING AND/OR REMEDIATION OF BUILDING BALDING SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ZONING ORDINANCE. THE RAISING AND/OR REMEDIATION OF BUILDING BALDING SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ZONING ORDINANCE. THE RAISING AND/OR REMEDIATION OF BUILDING BALDING SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ZONING ORDINANCE.

ADJACENT PROPERTIES & OWNERS

COLONY GRILL: PORT CHESTER WATERFRONT, PORT CHESTER, NY 10573

SUBJECT SITE OWNER: SITE ADDRESS: OWNER ADDRESS: SECTION/BLOCK/LOT:	G & S PORT CHESTER, LLC 46 BENDROTH AVENUE 212 EAST 43RD STREET NEW YORK, NY 10017 H23/1-38	ADJACENT PROPERTY OWNER: SITE ADDRESS: OWNER ADDRESS: SECTION/BLOCK/LOT:	EMBASSY HOLDING, LLC 27 NORTH MAIN STREET 125 NORTH MAIN STREET PORT CHESTER, NY 10573 H23/1-17	ADJACENT PROPERTY OWNER: SITE ADDRESS: OWNER ADDRESS: SECTION/BLOCK/LOT:	DOMINION REALTY CORP 28 WILLET AVENUE 28 WILLET AVENUE PORT CHESTER, NY 10573 H223/2-19
ADJACENT PROPERTY OWNER: SITE ADDRESS: OWNER ADDRESS: SECTION/BLOCK/LOT:	VILLAGE OF PORT CHESTER DA 55 WESTCHESTER AVENUE, LOT #1 8 NORTH MAIN STREET, LOT #1 9 NORTH MAIN STREET, LOT #2 107 NORTH MAIN STREET, LOT #4 SUITE 200 - 2ND FLOOR 222 GRACE CHURCH STREET PORT CHESTER, NY 10573 H23/1-4 & 21 & 22 & 44	ADJACENT PROPERTY OWNER: SITE ADDRESS: OWNER ADDRESS: SECTION/BLOCK/LOT:	17-25 NORTH MAIN STREET 17 NORTH MAIN STREET 420 WESTCHESTER AVENUE PORT CHESTER, NY 10573 H23/1-18	ADJACENT PROPERTY OWNER: SITE ADDRESS: OWNER ADDRESS: SECTION/BLOCK/LOT:	NICHOLAS CARIELLO 29 WILLET AVENUE 75 A RICH AVE GREENWICH, CT 06830 ELLEN CONROY ALBANESE 25 STONEHEDGE DR S GREENWICH, CT 06830 H223/2-21
ADJACENT PROPERTY OWNER: SITE ADDRESS: OWNER ADDRESS: SECTION/BLOCK/LOT:	HANAN DEVELOPMENT SERVICES OF PORT CHESTER 26 ADEE STREET 803 MANHATTAN AVENUE MANHATTAN, NY 10543 H23/1-7	ADJACENT PROPERTY OWNER: SITE ADDRESS: OWNER ADDRESS: SECTION/BLOCK/LOT:	VILLAGE OF PORT CHESTER 13 1/2 NORTH MAIN STREET ACCOUNTS PAYABLE SUITE 220 - 2ND FLOOR 222 GRACE CHURCH STREET PORT CHESTER, NY 10573 H23/1-20	ADJACENT PROPERTY OWNER: SITE ADDRESS: OWNER ADDRESS: SECTION/BLOCK/LOT:	BORDEAUX 25 REALTY CORP. 25 WILLET AVENUE 28 WILLET AVENUE PORT CHESTER, NY 10573 H223/2-22
ADJACENT PROPERTY OWNER: SITE ADDRESS: OWNER ADDRESS: SECTION/BLOCK/LOT:	34 ADEE STREET REALTY LLC 34 ADEE STREET 34 ADEE STREET PORT CHESTER, NY 10573 H23/1-8	ADJACENT PROPERTY OWNER: SITE ADDRESS: OWNER ADDRESS: SECTION/BLOCK/LOT:	VILLAGE OF PORT CHESTER DA BENDROTH AVENUE "BENDROTH AVE-WATER WALK" 222 GRACE CHURCH STREET PORT CHESTER, NY 10573 H23/1-39	ADJACENT PROPERTY OWNER: SITE ADDRESS: OWNER ADDRESS: SECTION/BLOCK/LOT:	S & R MAIN REALTY, LLC 25 NORTH MAIN STREET 25 NORTH MAIN STREET PORT CHESTER, NY 10573 H223/2-38
ADJACENT PROPERTY OWNER: SITE ADDRESS: OWNER ADDRESS: SECTION/BLOCK/LOT:	MIGUEL & ROSALI ESPINOZA 47 NORTH MAIN STREET 275 CHATTERTON PKWY APT A WHITE PLAINS, NY 10606 H23/1-10	ADJACENT PROPERTY OWNER: SITE ADDRESS: OWNER ADDRESS: SECTION/BLOCK/LOT:	VILLAGE OF PORT CHESTER WESTCHESTER AVENUE, LOT #40 WESTCHESTER AVENUE, LOT #41 SUITE 220 - 2ND FLOOR 222 GRACE CHURCH STREET PORT CHESTER, NY 10573 H23/1-40 & 41	ADJACENT PROPERTY OWNER: SITE ADDRESS: OWNER ADDRESS: SECTION/BLOCK/LOT:	AMARON 123 REALTY CORP 25 NORTH MAIN STREET 13 NORTH MAIN STREET PORT CHESTER, NY 10573 H223/2-39
ADJACENT PROPERTY OWNER: SITE ADDRESS: OWNER ADDRESS: SECTION/BLOCK/LOT:	43 NORTH MAIN STREET LLC 45 NORTH MAIN STREET 51 CARROLL DR STAMFORD, CT 06902 H23/1-11	ADJACENT PROPERTY OWNER: SITE ADDRESS: OWNER ADDRESS: SECTION/BLOCK/LOT:	MACS RETAIL, LLC 37 WESTCHESTER AVENUE 800 E. SCOTTER BLVD SAN ANTONIO, TX 78258 H23/1-40/1	ADJACENT PROPERTY OWNER: SITE ADDRESS: OWNER ADDRESS: SECTION/BLOCK/LOT:	CABERNET 100 REALTY CORP. 19-21 NORTH MAIN STREET 19 NORTH MAIN STREET PORT CHESTER, NY 10573 H223/2-40
ADJACENT PROPERTY OWNER: SITE ADDRESS: OWNER ADDRESS: SECTION/BLOCK/LOT:	41 NORTH MAIN STREET, LLC 41 NORTH MAIN STREET 420 WESTCHESTER AVENUE PORT CHESTER, NY 10573 H23/1-12	ADJACENT PROPERTY OWNER: SITE ADDRESS: OWNER ADDRESS: SECTION/BLOCK/LOT:	MARNER PORT CHESTER LLC 21 WILLET AVENUE 21 WILLET AVENUE PORT CHESTER, NY 10573 H223/2-41/1 H223/2-42/1 & 15	ADJACENT PROPERTY OWNER: SITE ADDRESS: OWNER ADDRESS: SECTION/BLOCK/LOT:	17 NORTH MAIN STREET CORP 17 NORTH MAIN STREET 18 NORTH MAIN STREET PORT CHESTER, NY 10573 H223/2-41
ADJACENT PROPERTY OWNER: SITE ADDRESS: OWNER ADDRESS: SECTION/BLOCK/LOT:	RICHARD CUDDY 37-39 NORTH MAIN STREET 38 WOODLAND DRIVE PORT CHESTER, NY 10573 H23/1-13	ADJACENT PROPERTY OWNER: SITE ADDRESS: OWNER ADDRESS: SECTION/BLOCK/LOT:	E.O.S. REALTY, LLC 11 WILLET AVENUE 17 NEUTON AVENUE PORT CHESTER, NY 10573 H223/2-46	ADJACENT PROPERTY OWNER: SITE ADDRESS: OWNER ADDRESS: SECTION/BLOCK/LOT:	PAULLAC 15 REALTY CORP 15 NORTH MAIN STREET 12 NORTH MAIN STREET PORT CHESTER, NY 10573 H223/2-42
ADJACENT PROPERTY OWNER: SITE ADDRESS: OWNER ADDRESS: SECTION/BLOCK/LOT:	ROC REALTY, INC. 37-39 NORTH MAIN STREET, LOT #1 29 NORTH MAIN STREET, LOT #1 58 WOODLAND DRIVE PORT CHESTER, NY 10573 H23/1-14 & 16	ADJACENT PROPERTY OWNER: SITE ADDRESS: OWNER ADDRESS: SECTION/BLOCK/LOT:	18-20 WILLET AVE CORP 18-20 WILLET AVENUE 18 WILLET AVENUE, SITE 203 PORT CHESTER, NY 10573 H223/2-47	ADJACENT PROPERTY OWNER: SITE ADDRESS: OWNER ADDRESS: SECTION/BLOCK/LOT:	OPUS 13 CORP 13 NORTH MAIN STREET 12 NORTH MAIN STREET PORT CHESTER, NY 10573 H223/2-43
ADJACENT PROPERTY OWNER: SITE ADDRESS: OWNER ADDRESS: SECTION/BLOCK/LOT:	33-35 NORTH MAIN STREET 33-35 NORTH MAIN STREET 420 WESTCHESTER AVENUE PORT CHESTER, NY 10573 H23/1-15	ADJACENT PROPERTY OWNER: SITE ADDRESS: OWNER ADDRESS: SECTION/BLOCK/LOT:	TOWN OF GREENWICH TOWN OF GREENWICH TOWN OF GREENWICH TOWN CLERK ATTN: CARMELLA C. BUDKINS TOWN HALL - FIRST FLOOR 101 FIELD POINT ROAD GREENWICH, CT 06830	ADJACENT PROPERTY OWNER: SITE ADDRESS: OWNER ADDRESS: SECTION/BLOCK/LOT:	

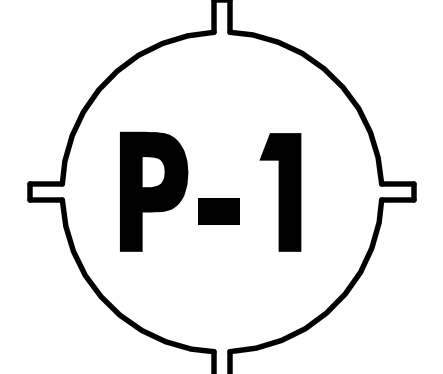
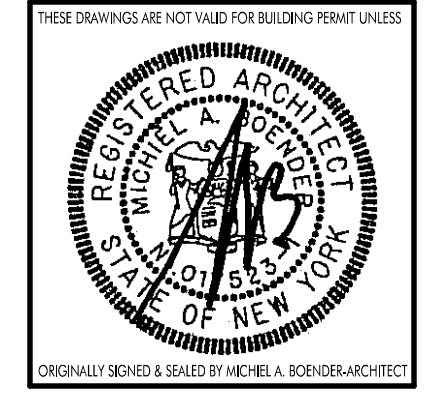


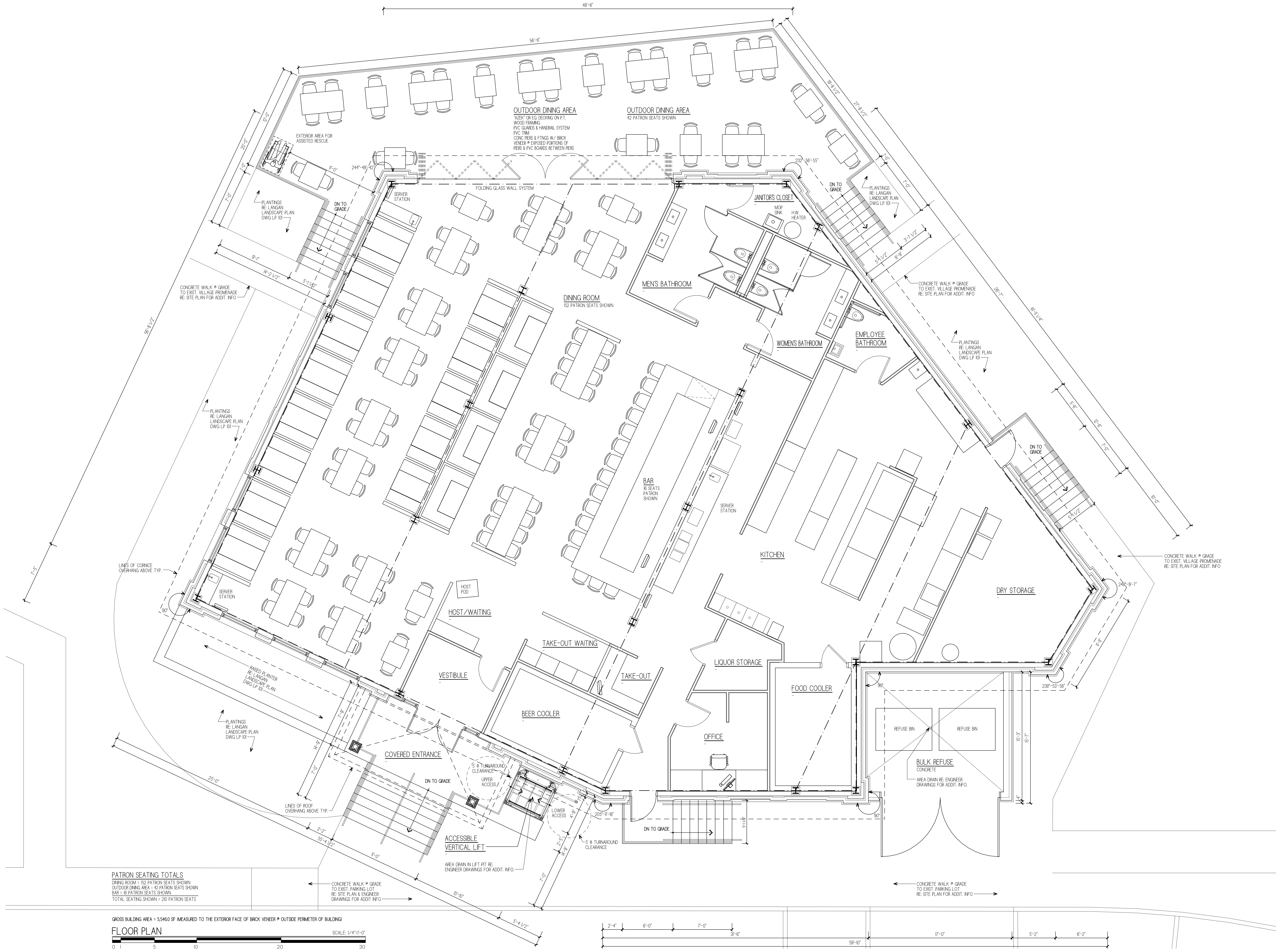
PARTIAL TAX MAP SCALE: 1"=100'

NEW BUILDING FOR COLONY GRILL
G & S PORT CHESTER, LLC
 BENDROTH AVENUE WATERFRONT PORT CHESTER, NY 10573
EDGEWATER GROUP-ARCHITECTS
 165 NORTH MAIN STREET SUITE 202
 PORT CHESTER, NY 10573
 TEL: 302-332-8848 FAX: 302-332-4235
 WWW.EDGEWATERGROUP.COM

SCALE:	AS NOTED
DATE:	5/26/16
DRAWN BY:	MAB/GR
CHECKED BY:	16-0115
SCALE:	1/4"=1'-0"

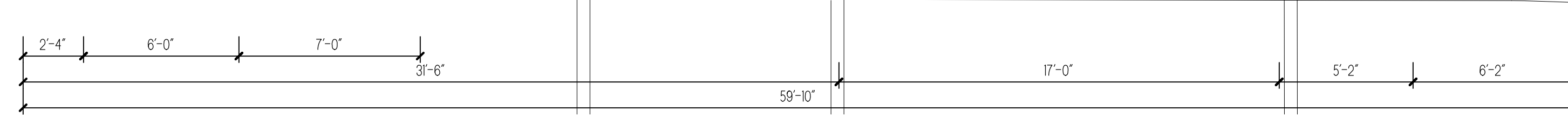
PARTIAL SITE PLAN SHOWING LIGHTING / PHOTOMETRICS
 PARTIAL SITE PLAN
 PARTIAL ZONING MAP
 PARTIAL TAX MAP
 ADJACENT PROPERTIES & OWNERS





PATRON SEATING TOTALS
 DINING ROOM = 152 PATRON SEATS SHOWN
 OUTDOOR DINING AREA = 42 PATRON SEATS SHOWN
 BAR = 16 PATRON SEATS SHOWN
 TOTAL SEATING SHOWN = 210 PATRON SEATS

GROSS BUILDING AREA = 5,546.0 SF MEASURED TO THE EXTERIOR FACE OF BRICK VENEER @ OUTSIDE PERIMETER OF BUILDING
FLOOR PLAN
 SCALE: 1/4"=1'-0"
 0 1 5 10 20 30



7/22/16 SITE PLAN ISSUE		
7/15/16 PRELIMINARY SITE PLAN ISSUE MEETING #2		
7/7/16 PROGRESS SITE PLAN ISSUE		
5/30/16 PRELIMINARY SITE PLAN ISSUE MEETING		
REV.	DATE	REVISION

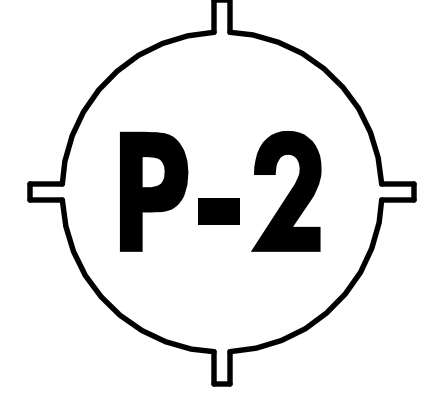
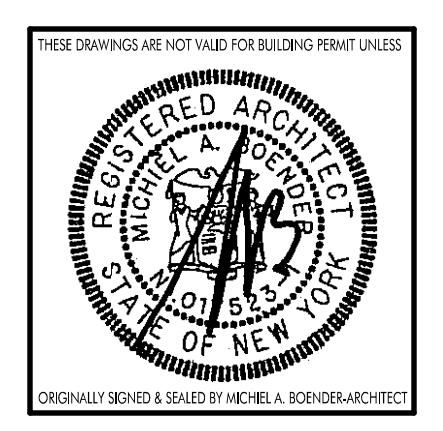
NOT TO SCALE UNLESS OTHERWISE NOTED. THIS DRAWING IS THE PROPERTY OF G & S PORT CHESTER, LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF G & S PORT CHESTER, LLC IS STRICTLY PROHIBITED. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED TO G & S PORT CHESTER, LLC. G & S PORT CHESTER, LLC SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS DRAWING. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED TO G & S PORT CHESTER, LLC. G & S PORT CHESTER, LLC SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS DRAWING.

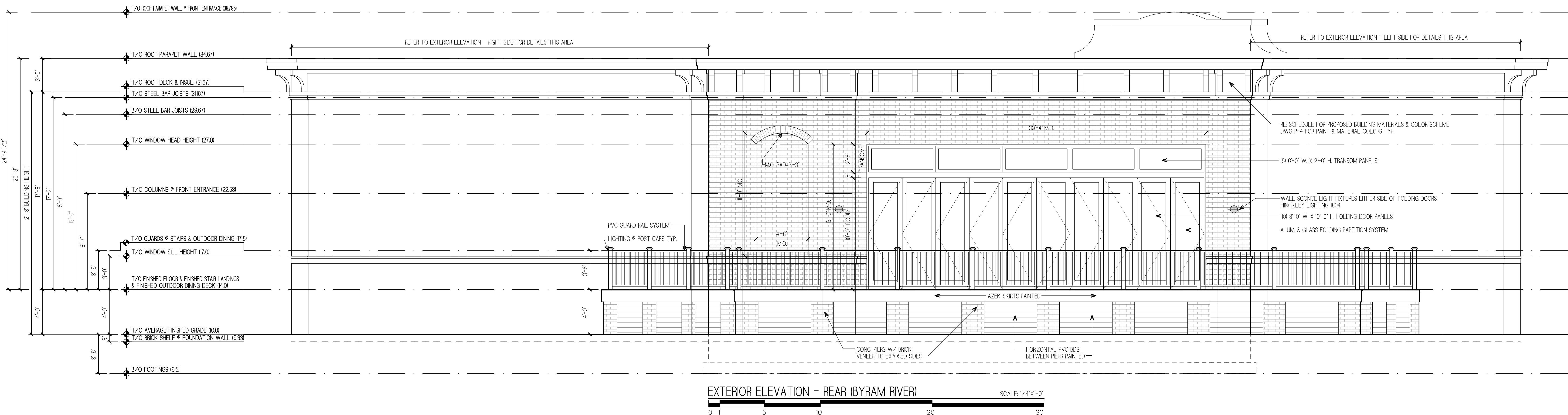
INASMUCH AS THE REMEDIATION AND/OR REHABILITATION OF AN EXISTING BUILDING REQUIRES THAT CERTAIN PORTIONS OF THE BUILDING BE DEMOLISHED, THE OWNER AGREES THAT G & S PORT CHESTER, LLC SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF THE REMAINING PORTIONS OF THE BUILDING. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED TO G & S PORT CHESTER, LLC. G & S PORT CHESTER, LLC SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS DRAWING.

NEW BUILDING FOR COLONY GRILL
G & S PORT CHESTER, LLC
 ABENDROTH AVENUE WATERFRONT PORT CHESTER, NY 10573
EDGEWATER GROUP-ARCHITECTS
 160 NORTH MAIN STREET SUITE 202
 PORT CHESTER, NY 10573
 TEL: 914-932-4225 FAX: 914-932-4225
 P.O. BOX 4750
 GENESEE COUNTY, NY 14456
 7/22/2016

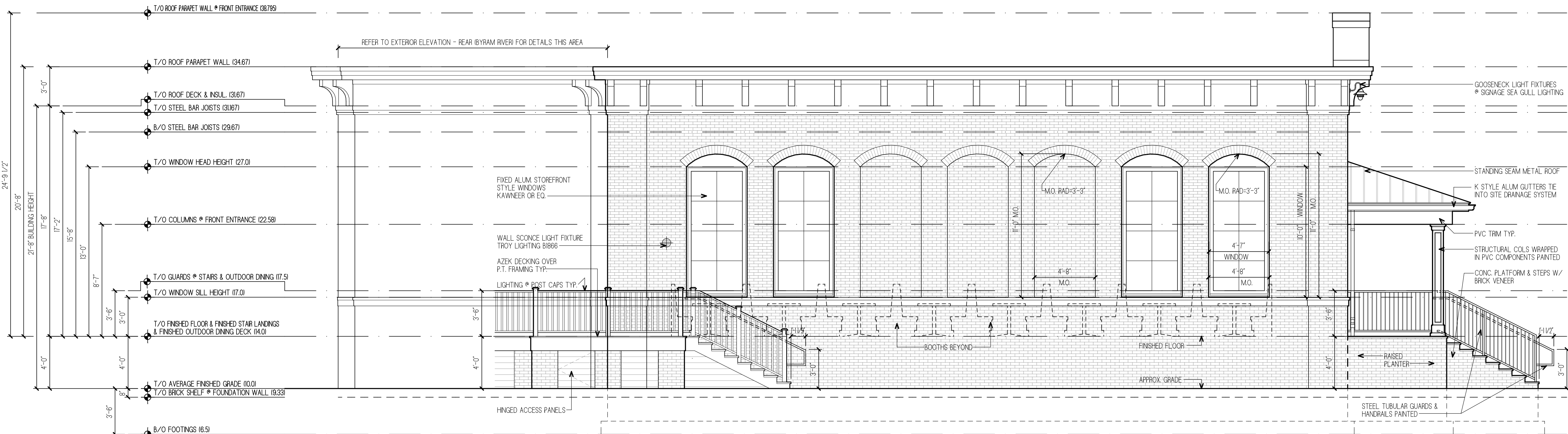
SCALE:	AS NOTED
DATE:	5/26/16
DRAWN BY:	MAB/GR
CHECKED BY:	16-015
SCALE REF:	1/4"=1'-0"

FLOOR PLAN

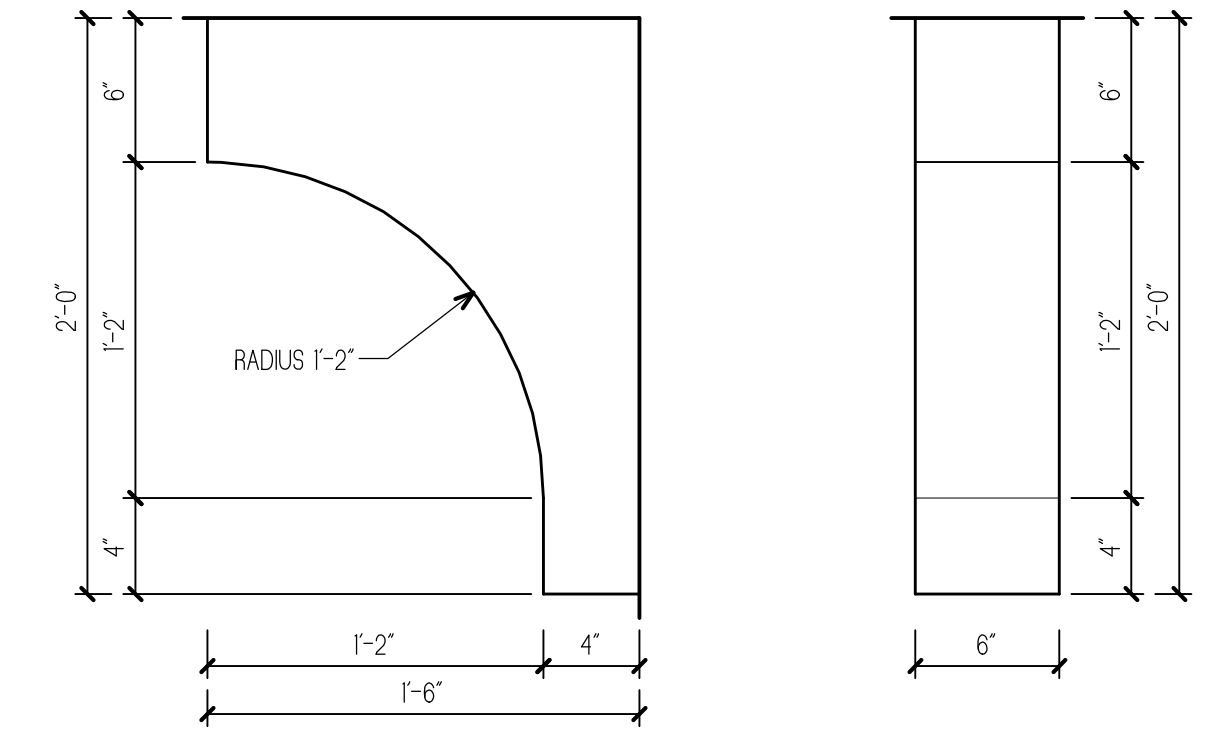




EXTERIOR ELEVATION - REAR (BYRAM RIVER) SCALE: 1/4"=1'-0"



EXTERIOR ELEVATION - LEFT SIDE SCALE: 1/4"=1'-0"



BRACKET PROFILE DETAIL SCALE: 1 1/2"=1'-0"

*NOTE FINAL BRACKET COUNT TO BE COORD. & APPROVED BY LANDLORD ARCHITECT & TENANT ARCHITECT PRIOR TO ORDERING MATERIALS



HINCKLEY LIGHT 1804 EXTERIOR BUILDING & SIGNAGE LIGHTING



TROY LIGHTING B1866



SEA GULL LIGHTING 83055-12

ITEM	NAME	TYPE	COLOR
EXTERIOR BRICK SIDING	RECLAIMED RED BRICK	STANDARD	RED
EXTERIOR WINDOWS	KAWNEER	ALUMINUM FRAME & GLASS	FRAME COLOR BLACK, CLEAR GLASS
EXTERIOR WINDOWS ARCH HEAD TRIM	FYPON CUSTOM FABRICATED	ALUMINUM FRAME & GLASS	FRAME COLOR BLACK, CLEAR GLASS
EXTERIOR WINDOWS FAUX SHUTTERS	FYPON CUSTOM FABRICATED	PVC & POLYURETHANE	PAINTED SHERWIN WILLIAMS 46994 GREEN/BLACK
EXTERIOR DOORS	KAWNEER	PVC & POLYURETHANE	FRAME COLOR BLACK, CLEAR GLASS
EXTERIOR DOORS (EGRESS & SERVICE)	CECO	ALUMINUM FRAME & GLASS	FRAME COLOR BLACK, CLEAR GLASS
CORNER COMPONENTS	FYPON CUSTOM FABRICATED	FLUSH HOLLOW METAL DOORS & FRAMES	PAINTED SHERWIN WILLIAMS 46994 GREEN/BLACK
FRONT ENTRY ROOFING	FYPON CUSTOM FABRICATED	PVC & POLYURETHANE	PAINTED SHERWIN WILLIAMS 46994 GREEN/BLACK
FRONT ENTRY COILS & TRIM & PANELS	FYPON CUSTOM FABRICATED	PVC & POLYURETHANE	PAINTED SHERWIN WILLIAMS 46994 GREEN/BLACK
FRONT ENTRY GUTTERS & LEADERS	ALCOA	STANDING SEAM METAL	PAINTED SHERWIN WILLIAMS 46994 GREEN/BLACK
FRONT ENTRY STAIRS & PLATFORM	RECLAIMED RED BRICK	ALUMINUM	PAINTED SHERWIN WILLIAMS 46994 GREEN/BLACK
SERVICE ENTRANCES	RECLAIMED RED BRICK	TUBULAR STEEL	PAINTED SHERWIN WILLIAMS 46994 GREEN/BLACK
STAIRS & PLATFORM	RECLAIMED RED BRICK	BRICK & CONCRETE	PAINTED SHERWIN WILLIAMS 46994 GREEN/BLACK
SERVICE ENTRANCES	CUSTOM FABRICATED	BRICK & CONCRETE	RED
GUARDS & HANDRAILS	TUBULAR STEEL	TUBULAR STEEL	PAINTED SHERWIN WILLIAMS 46994 GREEN/BLACK
BULK REFUSE ENCLOSURE WALLS	RECLAIMED RED BRICK	BRICK & CMU BACKER WALL	RED
BULK REFUSE ENCLOSURE GATE	CUSTOM FABRICATED	PVC & POLYURETHANE COMPONENTS	PAINTED SHERWIN WILLIAMS 46994 GREEN/BLACK
EXTERIOR DINING AREA DECKING	AZEK	PVC & POLYURETHANE COMPONENTS	PAINTED SHERWIN WILLIAMS 46994 GREEN/BLACK
EXTERIOR DINING AREA SHIRTS & TRM	AZEK	PVC & POLYURETHANE COMPONENTS	PAINTED SHERWIN WILLIAMS 46994 GREEN/BLACK
EXTERIOR DINING AREA	AZEK	PVC & POLYURETHANE COMPONENTS	PAINTED SHERWIN WILLIAMS 46994 GREEN/BLACK
GUARDS & HANDRAILS	RECLAIMED RED BRICK	BRICK & CONCRETE BACKER WALL	RED
EXTERIOR DINING AREA PERS	FYPON	PVC & POLYURETHANE	PAINTED SHERWIN WILLIAMS 46994 GREEN/BLACK
EXTERIOR DINING AREA BETWEEN PERS ENCLOSURES	FYPON	PVC & POLYURETHANE	PAINTED SHERWIN WILLIAMS 46994 GREEN/BLACK

REV	DATE	REVISION

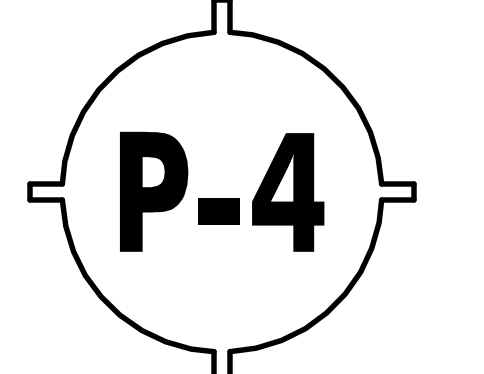
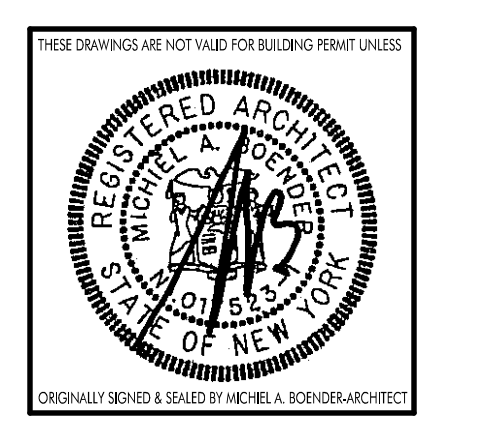
7/22/16 SITE PLAN ISSUE
 7/15/16 PRELIMINARY SITE PLAN ISSUE MEETING #2
 7/7/16 PROGRESS SITE PLAN ISSUE
 5/30/16 PRELIMINARY SITE PLAN ISSUE MEETING

INASMUCH AS THE MANUFACTURING AND/OR REFINISHING OF ANY BUILDING MATERIALS THAT CERTAIN MANUFACTURERS OF BUILDING MATERIALS MAY BE SUBJECT TO VARIATIONS IN COLOR AND FINISH, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING APPROVED COLOR AND FINISH SAMPLES FROM THE MANUFACTURER OF THE MATERIALS TO BE USED IN THE PROJECT. THE CONTRACTOR SHALL OBTAIN APPROVED COLOR AND FINISH SAMPLES FROM THE MANUFACTURER OF THE MATERIALS TO BE USED IN THE PROJECT. THE CONTRACTOR SHALL OBTAIN APPROVED COLOR AND FINISH SAMPLES FROM THE MANUFACTURER OF THE MATERIALS TO BE USED IN THE PROJECT. THE CONTRACTOR SHALL OBTAIN APPROVED COLOR AND FINISH SAMPLES FROM THE MANUFACTURER OF THE MATERIALS TO BE USED IN THE PROJECT.

NEW BUILDING FOR COLONY GRILL
G & S PORT CHESTER, LLC
 ABENDROTH AVENUE WATERFORD PORT CHESTER, NY 10573
EDGEWATER GROUP-ARCHITECTS
 163 NORTH MAIN STREET SUITE 202
 PORT CHESTER, NY 10573
 P.O. BOX 4750
 GREENWICH, CT 06030
 TEL: 914-832-4225 FAX: 914-832-4225
 WWW.EDGEWATERGROUP-ARCHITECTS.COM

SCALE	AS NOTED
DATE	5/26/16
DRAWN BY	MAB/GR
CHECKED BY	16-015
SCALE REF.	14.03.18.01

EXTERIOR ELEVATION - REAR (BYRAM RIVER)
 EXTERIOR ELEVATION - LEFT SIDE
 BRACKET PROFILE DETAIL
 SCHEDULE FOR PROPOSED BUILDING MATERIALS & COLOR SCHEME
 EXTERIOR LIGHT FIXTURES



EDGEWATER GROUP

A R C H I T E C T S

August 25, 2016

Vincent Masucci
Village Engineer
Village of Port Chester
222 Grace Church Street
Port Chester, NY 10573

RE: Proposed Colony Grill-Abendroth Avenue, G&S Port Chester LLC

Dear Mr. Masucci,

On behalf of G&S Port Chester LLC, we hereby submit this letter in response to your Engineering Comments 4a related to the Bulkhead, Pile Driving and proposed fill as follows:

1. We are in the process of developing a foundation plan including the location of proposed piles.

It is our intention based on that layout, prior to any pile driving, to carefully excavate in those locations to determine if any tie-backs exist there and to adjust the pile location/s as required to maintain the bulkhead and general site structural integrity. We may be able to begin the exploratory search as early as next week. We will notify you when ready so that you can observe the exploration as well.

2. Piles will be driven down 30'- 40' as per the Soil Boring tests (Subsurface Investigation) prepared by Melick-Tully and Associates which has been provided to you through the Planning Department.
3. Fill will only be added and contained within the foundation footprint approximately 4' from grade up to the bottom of the structural floor slab, less than 22,300 cubic feet or 826 cubic yards.
4. The proposed building is 28' and 33.5' away from the bulkhead itself so we feel there will be no impact of piling or fill on the existing bulkhead.

We hope that this letter addresses your concerns and please contact me for any further clarification or comment if necessary.

P.O. BOX 4750, GREENWICH, CT 06831 203-531-6870
163 NORTH MAIN STREET, PORT CHESTER, NY 10573 914-937-4226 Fax: 914-937-4225
www.edgewaterarchitects.com

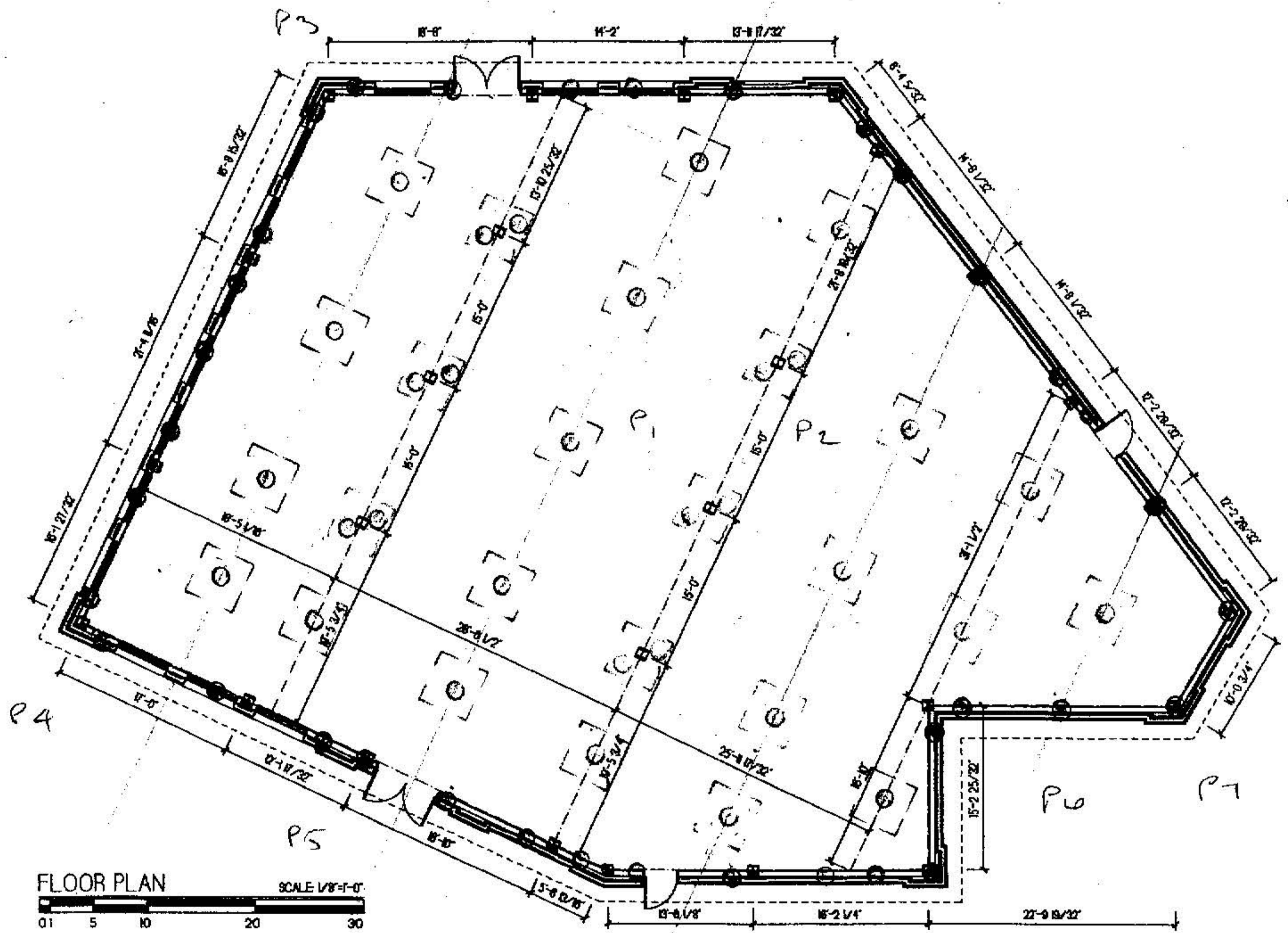
Sincerely yours,



Michiel A. Boender, AIA

Cc: John Faltings (G&S Investors)
Michael Fowler(Langan)
Dan Tartaglia





FLOOR PLAN

SCALE 1/8" = 1'-0"

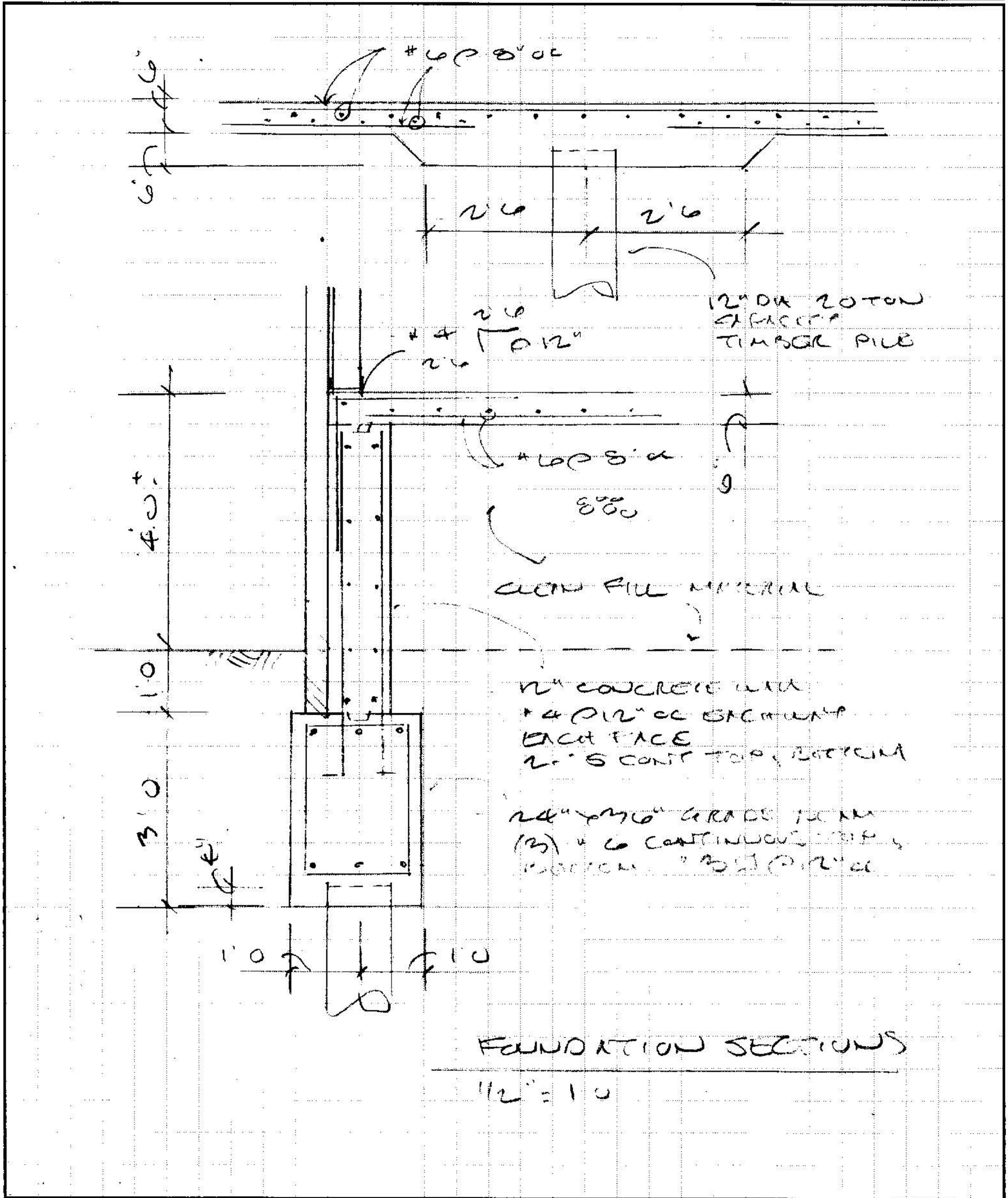
01 5 10 20 30

47/51 L.S.M.

(48) P.C.S

DAVID SEYMOUR, P.E.
 1771 Post Road East, 23
 WESTPORT, CONNECTICUT 06880
 (203) 259-8911

JOB COLONY GRILL
 SHEET NO. 1 OF _____
 CALCULATED BY OS DATE 7/23/16
 CHECKED BY _____ DATE _____
 SCALE _____



Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either “Yes” or “No”. If the answer to the initial question is “Yes”, complete the sub-questions that follow. If the answer to the initial question is “No”, proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Sponsor Information.

Name of Action or Project: Site Plan Approval Colony Grill Restaurant		
Project Location (describe, and attach a general location map): Abendroth Avenue - Section 142.31-1-39 (Official Tax Map Town of Rye)		
Brief Description of Proposed Action (include purpose or need): Site Plan Approval to construct an approximate 5,500 s.f. restaurant in accordance with original approved Concept Development Plan.		
Name of Applicant/Sponsor: G&S Port Chester LLC		Telephone: 212-286-3300
		E-Mail: driley@gsinvestors.com
Address: 211 East 43rd Street		
City/PO: New York	State: NY	Zip Code: 10017
Project Contact (if not same as sponsor; give name and title/role): Douglas Riley		Telephone: 212-286-3300
		E-Mail: driley@gsinvestors.com
Address: Same as Sponsor		
City/PO: Same as Sponsor	State:	Zip Code:
Property Owner (if not same as sponsor): Same		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	Site Plan Approval	
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Referral for Recommendation	
c. City Council, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Waterfront Commission	
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	239-m Referral	
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources. i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No iii. Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? Yes No

- **If Yes**, complete sections C, F and G.
- **If No**, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? Yes No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? Yes No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) Yes No

If Yes, identify the plan(s):

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? Yes No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. Yes No
If Yes, what is the zoning classification(s) including any applicable overlay district?
Marina Urban Redevelopment District (MUR)

b. Is the use permitted or allowed by a special or conditional use permit? Yes No

c. Is a zoning change requested as part of the proposed action? Yes No
If Yes,
i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? Port Chester - Rye Union Free School District

b. What police or other public protection forces serve the project site?
Village of Port Chester Police Department

c. Which fire protection and emergency medical services serve the project site?
Port Chester Fire Department, Port Chester - Rye EMS

d. What parks serve the project site?
Columbus Park, Anendroth Park, Edgewood Park, Lyon Park, Recreation Park

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Commercial - Restaurant

b. a. Total acreage of the site of the proposed action? 2.4 acres
b. Total acreage to be physically disturbed? 0.39 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 27 acres

c. Is the proposed action an expansion of an existing project or use? Yes No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? Yes No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) _____
ii. Is a cluster/conservation layout proposed? Yes No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will proposed action be constructed in multiple phases? Yes No
i. If No, anticipated period of construction: (150 Days) 5 months
ii. If Yes:
• Total number of phases anticipated _____
• Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
• Anticipated completion date of final phase _____ month _____ year
• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? Yes No
 If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? Yes No
 If Yes,

i. Total number of structures One (1)

ii. Dimensions (in feet) of largest proposed structure: 24'-8" height; 75' +/- width; and 75' +/- length

iii. Approximate extent of building space to be heated or cooled: 5,500 s.f. square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? Yes No
 If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: _____

iii. If other than water, identify the type of impounded/contained liquids and their source. _____

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? Yes No
 (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)
 If Yes:

i. What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____

iv. Will there be onsite dewatering or processing of excavated materials? Yes No
 If yes, describe. _____

v. What is the total area to be dredged or excavated? _____ acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? Yes No

ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? Yes No
 If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will proposed action cause or result in disturbance to bottom sediments? Yes No
If Yes, describe: _____

iv. Will proposed action cause or result in the destruction or removal of aquatic vegetation? Yes No
If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? Yes No
If Yes:

i. Total anticipated water usage/demand per day: 7,500 _____ gallons/day

ii. Will the proposed action obtain water from an existing public water supply? Yes No
If Yes:

- Name of district or service area: Suez - f/k/a United Water
- Does the existing public water supply have capacity to serve the proposal? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No
- Do existing lines serve the project site? Yes No

iii. Will line extension within an existing district be necessary to supply the project? Yes No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: 65% Putnam, CT Reservoir, 35% Westchester Joint Waterworks

iv. Is a new water supply district or service area proposed to be formed to serve the project site? Yes No
If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? Yes No
If Yes:

i. Total anticipated liquid waste generation per day: 7,500 _____ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): Sanitary wastewater (100%)

iii. Will the proposed action use any existing public wastewater treatment facilities? Yes No
If Yes:

- Name of wastewater treatment plant to be used: Port Chester Sewage Treatment Plant
- Name of district: Port Chester Sewage District
- Does the existing wastewater treatment plant have capacity to serve the project? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No

• Do existing sewer lines serve the project site? Yes No
 • Will line extension within an existing district be necessary to serve the project? Yes No
 If Yes:
 • Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? Yes No
 If Yes:
 • Applicant/sponsor for new district: _____
 • Date application submitted or anticipated: _____
 • What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge, or describe subsurface disposal plans):

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? Yes No
 If Yes:
 i. How much impervious surface will the project create in relation to total size of project parcel?
 _____ Square feet or _____ acres (impervious surface)
 _____ Square feet or _____ acres (parcel size)
 ii. Describe types of new point sources. None

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

 • If to surface waters, identify receiving water bodies or wetlands: Byram River

• Will stormwater runoff flow to adjacent properties? Yes No

iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? Yes No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? Yes No
 If Yes, identify:
 i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)
None
 ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)
None
 iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)
Natural gas fire, HVAC and cooking equipment

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? Yes No
 If Yes:
 i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes No
 ii. In addition to emissions as calculated in the application, the project will generate:
 • _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
 • _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
 • _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
 • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
 • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflouorocarbons (HFCs)
 • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? Yes No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? Yes No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? Yes No

If Yes:

i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend
 Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of semi-trailer truck trips/day: _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____ - (see note below)

iv. Does the proposed action include any shared use parking? Yes No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____

vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? Yes No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? Yes No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? Yes No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? Yes No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: 151,500 KW

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):
Consolidated Edison (electric and natural gas)

iii. Will the proposed action require a new, or an upgrade to, an existing substation? Yes No

l. Hours of operation. Answer all items which apply.

<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: <u>7:00 AM - 4:00 PM</u> • Saturday: <u>None</u> • Sunday: <u>None</u> • Holidays: <u>None</u> 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: <u>11:00 AM - 11:00 PM</u> • Saturday: <u>11:00 AM - 11:00 PM</u> • Sunday: <u>11:00 AM - 11:00 PM</u> • Holidays: <u>11:00 AM - 11:00 PM</u>
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? Yes No

If yes:

i. Provide details including sources, time of day and duration:

ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen? Yes No

Describe: _____

n.. Will the proposed action have outdoor lighting? Yes No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:
Standard commercial building mounted exterior lighting fixtures

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? Yes No

Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? Yes No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: Typical for restaurant/grill use

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? Yes No

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally describe proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? Yes No

If Yes:

i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? Yes No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? Yes No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: T.B.D. tons per _____ (unit of time)
- Operation : 60lbs tons per _____ day (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: Construction waste will be recycled.
- Operation: Compliance with recycling program

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: Private Carter
- Operation: Private Carter - disposal at Wheelabrator Peekskill

s. Does the proposed action include construction or modification of a solid waste management facility? Yes No
 If Yes:
 i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____
 ii. Anticipated rate of disposal/processing:
 • _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
 • _____ Tons/hour, if combustion or thermal treatment
 iii. If landfill, anticipated site life: _____ years

t. Will proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? Yes No
 If Yes:
 i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

 ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

 iii. Specify amount to be handled or generated _____ tons/month
 iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

 v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? Yes No
 If Yes: provide name and location of facility: _____

 If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.
 i. Check all uses that occur on, adjoining and near the project site.
 Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 Forest Agriculture Aquatic Other (specify): _____
 ii. If mix of uses, generally describe:

b. Land uses and coverytypes on the project site.

Land use or Coverytype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0	0.12	+0.12
• Forested	0	0	0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0	0	0
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0	0	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: <u>Lawn Area</u> _____ _____	0.16	0.04	-0.12

c. Is the project site presently used by members of the community for public recreation? Yes No
i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? Yes No
If Yes,
i. Identify Facilities:
Open Door Family Medical Centers _____

e. Does the project site contain an existing dam? Yes No
If Yes:
i. Dimensions of the dam and impoundment:
• Dam height: _____ feet
• Dam length: _____ feet
• Surface area: _____ acres
• Volume impounded: _____ gallons OR acre-feet
ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection:

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? Yes No
If Yes:
i. Has the facility been formally closed? Yes No
• If yes, cite sources/documentation: _____
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? Yes No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? Yes No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes No
 Yes – Spills Incidents database Provide DEC ID number(s): _____
 Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
 Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures: _____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No
If yes, provide DEC ID number(s): V00516
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):
Remediation completed _____

v. Is the project site subject to an institutional control limiting property uses? Yes No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? Yes No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ >51' feet

b. Are there bedrock outcroppings on the project site? Yes No
 If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site: Urban Land - top soil _____ 100 %
 _____ %
 _____ %

d. What is the average depth to the water table on the project site? Average: _____ 10' feet

e. Drainage status of project site soils: Well Drained: _____ % of site
 Moderately Well Drained: 100 % of site
 Poorly Drained _____ % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: _____ % of site
 10-15%: _____ % of site
 15% or greater: _____ % of site

g. Are there any unique geologic features on the project site? Yes No
 If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? Yes No

ii. Do any wetlands or other waterbodies adjoin the project site? Yes No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? Yes No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name Byram River Classification Estuary
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name E1UBLx Approximate Size N/A
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? Yes No
 If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? Yes No

j. Is the project site in the 100 year Floodplain? Yes No

k. Is the project site in the 500 year Floodplain? Yes No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? Yes No
 If Yes:
 i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site: _____ None _____ _____	_____ _____ _____
n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: i. Describe the habitat/community (composition, function, and basis for designation): _____ _____ ii. Source(s) of description or evaluation: _____ iii. Extent of community/habitat: <ul style="list-style-type: none"> • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres 	
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, give a brief description of how the proposed action may affect that use: _____ _____	
E.3. Designated Public Resources On or Near Project Site	
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, provide county plus district name/number: _____	
b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No i. If Yes: acreage(s) on project site? _____ ii. Source(s) of soil rating(s): _____	
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____ _____ _____	
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes: i. CEA name: <u>Long Island Sound</u> ii. Basis for designation: <u>Exceptional or unique character</u> iii. Designating agency and date: <u>Agency: Westchester County; Date: January 31, 1990</u>	

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
<i>i.</i> Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District	
<i>ii.</i> Name: _____	
<i>iii.</i> Brief description of attributes on which listing is based: _____	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	
If Yes:	
<i>i.</i> Describe possible resource(s): _____	
<i>ii.</i> Basis for identification: _____	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
<i>i.</i> Identify resource: _____	
<i>ii.</i> Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____	
<i>iii.</i> Distance between project and resource: _____ miles.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
<i>i.</i> Identify the name of the river and its designation: _____	
<i>ii.</i> Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

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

Applicant/Sponsor Name John Fairings Date 7-22-16

Signature  Title V.P.



211 East 43rd Street, 25th Floor
New York, NY 10017
Phone: 212-286-3300 Fax: 212-286-4178

08/30/2016

VIA EMAIL

Mr. Eric Zamft
Planning Commissioner
Village of Port Chester
222 Grace Church Street
Port Chester, NY 10573
ezamft@portchesterny.com

Re: Colony Grill – Construction Phasing Overview

Dear Mr. Zamft,

In regards to our site plan application for Colony Grill, the purpose of this letter is to address the construction phasing question for the project. We expect the duration of construction to be about 4 months depending on a number of factors such as weather, force majeure, etc.

Most of the construction activities will take place within the restaurant pad area. However, from time to time some parking spaces will have to be taken out of service to insure safe delivery of construction materials and equipment. These loss of spaces (most likely less than 20 spaces) would occur sporadically from time to time and be limited to several hours or a day at most. The only time that that this would be expanded to cover a larger portion of the lot would be at the request of public utility companies such as Con Edison for the electric and gas installation.

We trust the above addresses these concerns. Please call with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "John Faltings", is written over a horizontal line.

Name: John Faltings
Title: Head of Construction, G&S Investors

cc Daniel Tartaglia



Village of Port Chester Waterfront Commission

222 Grace Church Street

Port Chester, NY 10573

Phone 914-937-6780



LWRP COASTAL ASSESSMENT FORM

An applicant seeking an approval for a non-excluded action from any agency of the Village of Port Chester which is subject to the Village of Port Chester Local Waterfront Revitalization Program (LWRP) must complete this form. This form is intended to assist the Village Waterfront Commission in determining if the proposed action is consistent with the policies and purposes of the LWRP.

SITE IDENTIFICATION INFORMATION		
Application Name: Site Plan Approval Colony Grill Restaurant	Application #:	Date Submitted:
Site Address: No. Street: Abendroth Avenue - Section 142.31-1-39 (Official Tax Map Town of Rye)		
Property Location: (Identify landmarks, distance from intersections, etc.) East of Abendroth Avenue and Marina Parking Lot adjacent to Byram River		
Village of Port Chester Tax Map Designation: Section 142.31 Block 1 Lot(s) 39	Zoning Designation of Site: MUR	
OWNER/APPLICANT INFORMATION		
Property Owner: G&S Port Chester LLC	Phone #: 212-286-3300 Fax #:	Email: driley@gsinvestors.com
Owner Address: No. 211 Street: East 43rd Street Town: New York State: NY Zip: 10017		
Applicant (If different than owner):	Phone #: Fax #:	Email:
Applicant Address (If different than owner): No. Street: Town: State: Zip:		
PROJECT DESCRIPTION		
Describe the project, proposed use and operation thereof: Site Plan Approval to construct an approximate 5,500 s.f. restaurant in accordance with original approved Concept Development Plan.		

CONSISTENCY WITH LWRP POLICIES

Actions to be undertaken within the Village's coastal area shall be evaluated for consistency in accordance with the following LWRP policy standards and conditions, which are derived from and further explained and described in Section III of the Village of Port Chester LWRP, a copy of which is on file in the Village Clerk's office and available for inspection during normal business hours. Agencies that undertake direct actions shall also consult with Section IV of the LWRP in making their consistency determination.

*YES indicates that the proposed project/action is consistent with the applicable policy,
NO indicates that the proposed project/action is inconsistent with the applicable policy,
NOT APPLICABLE indicates that it does not apply.*

Restore, revitalize and redevelop deteriorated and underutilized waterfront areas for commercial, industrial, cultural, recreational, public access and other compatible uses (Policies 1, 1A, 1B, 1C, 1D and 1E). Yes No
 Not Applicable

Facilitate the siting of water dependent uses on or near coastal waters (Policy 2). Yes No
 Not Applicable

Encourage the development and enhancement of those traditional uses and activities which have provided the Village a unique maritime identity (Policy 4). Yes No
 Not Applicable

Ensure that development occurs where adequate public infrastructure is available (Policy 5). Yes No
 Not Applicable

Streamline development permit procedures (Policy 6). Yes No
 Not Applicable

Protect fish and wildlife resources from hazardous wastes and other contaminating pollutants (Policy 8). Yes No
 Not Applicable

Maintain and expand the recreational use of existing fish and wildlife resources while ensuring protection of renewable fish and wildlife resources (Policy 9). Yes No
 Not Applicable

Maintain and expand commercial fishing resources to promote commercial fishing opportunities (Policy 10). Yes No
 Not Applicable

Minimize flooding and erosion hazards through proper siting of buildings and structures; construction of carefully selected, long-term structural measures; and the use of appropriate nonstructural means (Policies 11, 13, 14, 15 and 17).	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable
Public funds shall be used for erosion protection structures only where necessary and in an appropriate manner (Policy 16).	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable
Safeguard vital economic, social and environmental interests in the coastal area when major actions are undertaken (Policy 18).	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable
Protect, maintain, and improve public access to the shoreline and to water-related recreational resources, while protecting natural and historic resources and adjacent land uses and providing a continuous public walkway along the foreshore of the Byram River (Policies 19, 20 and 20A).	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable
Encourage, facilitate and prioritize water-dependent and water-enhanced recreational resources and facilities near coastal waters, with priority given to those near access to existing public transportation and areas where the use of the shore is severely restricted by existing development (Policy 21).	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable
Encourage the development of water-related recreational resources and facilities, as multiple uses, in appropriate locations within the shore zone (Policy 22).	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable
Protect, restore and enhance historic resources (Policy 23).	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable
Protect and enhance scenic and aesthetic resources (Policy 25).	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable
Site and construct energy facilities in a manner which will be compatible with the environment and contingent upon the need for a shorefront location and in such a manner as to avoid adverse environmental impacts when in operation (Policies 27 and 29).	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable

Protect coastal waters from direct and indirect discharge of pollutants (Policies 30, 31, 33, 34, 35, 36 and 37).	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable
Ensure that dredging and dredge spoil disposal are undertaken in a manner protective of natural resources (Policies 15 and 35).	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable
Ensure that any transportation, handling or disposal of hazardous wastes and effluent is undertaken in a manner which will not adversely affect the environment (Policy 39).	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable
Protect air quality in accordance with state and federal air quality standards (Policies 41 and 42).	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable
Preserve and protect tidal and freshwater wetlands (Policy 44).	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable

DETERMINATION OF CONSISTENCY

To be filled out by the Waterfront Commission

- This project/action is consistent with LWRP Policies and Conditions
- This project/action is NOT consistent with LWRP Policies and Conditions

The following changes to the project/action are recommended to ensure consistency with the LWRP:

Waterfront Commission Chairman

Date



Dunn Engineering Associates, P.C.

Consulting Engineers

66 Main Street

Westhampton Beach, N.Y. 11978

631-288-2480

631-288-2544 Fax

January 11, 2016

Mr. Douglas Riley, Esq.
G&S Port Chester, LLC
211 East 43rd Street
25th Floor
New York, NY 10017

Re: Traffic Engineering Comments
Response to 1/5/16 Memo from
Mark Chertok to Daniel Tartaglia

Dear Mr. Riley:

In accordance with your request, I have reviewed the above reference memorandum with specific reference to the traffic engineering comments and offer the following responses:

1. First, I reached out to the Village's traffic engineering consultant, Adler Consulting, and spoke with Michael O'Rourke on January 8, 2016. It was clear the Village, with their legal and traffic engineering consultants, are attempting to review our proposed use as a new application rather than as part of a beneficial revision to a previously approved application. It is important to realize that the successful development of the overall project resulted in the significant realized benefits of mitigating roadway improvements, creation of a revitalized downtown and an overall economic stimulus for which both the Village and the applicant should be proud.

I discussed their desire to treat it as a new application with recent traffic counts collected within the last three years. Adler Consulting does not have any recent counts for the two adjacent signalized intersections on Westchester Avenue. Mr. O'Rourke is searching his files for possible traffic counts collected at these two intersections by Costco. He will advise me of the outcome of his search when he returns from a business trip.

Again, I reminded him that the key element of the case is the comparison of the site generated traffic of the previously approved use for this site with the present proposed use of this site, which was clearly provided in our letter to you dated November 12, 2015. Table 1 showed that the proposed use generates key traffic than the previously approved use and indicates the reduction in site generated traffic. From a traffic engineering standpoint and land zoning standpoint, a general change of zone or land use requirement is that the

Mr. Douglas Riley, Esq.
January 11, 2016
Page 2

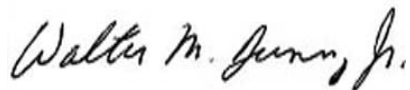
proposed use should generate equal or less traffic than a permitted or previously approved use. As a result, the proposed use has less of a traffic impact than the previously approved use and thus satisfies this requirement.

2. Mr. O'Rourke noted that one of their concerns was the change in entering and exiting volumes of the site generated traffic of the proposed, revised use. Table 1 in our letter of November 12, 2015 clearly indicates that the site generated traffic for each of the AM, PM and Saturday peak hours of the proposed, revised use is less than that of the previously approved use on this site. Thus, there is no need for additional analysis.
3. The additional benefits of the proposed revised use include use of shared parking which reduces the need for parking spaces in the area and the application of Smart Growth Strategies which encourage residential units above retail units in the downtown area adjacent to existing retail uses which results in less site generated traffic and the need for fewer parking spaces.
4. A rule of thumb often used by traffic engineers is that if a use results in the addition of 5% or less of traffic volumes to an intersection, no detailed capacity analyses are required. This small amount of site generated traffic will not be discernable to the human eye and no traffic impact will result. The reduction in site generated traffic and the anticipated small amount of traffic generated by the revised use falls within this situation.

It is my understanding that you have developed parking strategies that are under the control of the applicant, G&S Port Chester, LLC, which will assure that there is more than adequate parking for the retail and residential uses for this proposed, revised use.

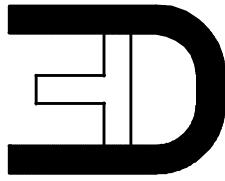
Please contact me if you have any questions or require any additional information.

Sincerely,



WALTER M. DUNN, JR., P.E.
President

WMD:as
L2016002



Dunn Engineering Associates, P.C.

Consulting Engineers

66 Main Street
Westhampton Beach, N.Y. 11978
631-288-2480
631-288-2544 Fax

January 27, 2016

Mr. Douglas Riley, Esq.
G&S Port Chester, LLC
211 East 43rd Street
25th Floor
New York, NY 10017

Re: Traffic Engineering Approaches
Change of Uses on Retail D

Dear Mr. Riley:

We have reviewed the approach suggested by Adler Consulting in their one page sheet entitled “Adler Consulting Recommendations for Traffic Counts and Analysis for Proposed Retail D, January 14, 2016”. Their recommendations appear to be based on the following assumptions:

- They seem to be treating this modification for a change of uses on this parcel as if it was a new application for this site which would require a brand new Traffic Impact Study with the collection and analysis of updated traffic data in order to determine the need for construction of roadway improvements to mitigate any potential traffic impacts.
- Continuing with this approach, they seem to be following guidelines and requirements from ITE and NYSDOT for the preparation of a new Traffic Impact Study so that recent traffic counts within the last three years would be necessary.
- Furthermore, they have expanded the traffic count locations from 3 locations (typically one signalized intersection adjacent to the site) to 7 locations, which is seemingly based on possible parking lot locations where shoppers and residents may park.

Our review indicates that the Village’s and Adler’s approach are inappropriate, illogical and inconsistent with the intent of SEQR requirements. This approach is not the correct approach to utilize for the modification of uses on this site.

In order to help the Village and Adler Consulting see the fallacy in their approach, the long history of the overall project and the previous steps taken to prepare the extensive and comprehensive actions taken by G&S Investors LLC to comply with Village, County, State and SEQR requirements are presented briefly for your consideration and help in initiating the appropriate approach for this minor change of use on this one site.

1. An Environmental Impact Study was prepared by the applicant in 1999. As part of this EIS, a comprehensive Traffic Impact Study was prepared that included numerous parcels (of which this site is one and it is designated as Retail D), and 23 intersections.
2. As part of the EIS, mitigating roadway improvements were identified and implemented prior to the opening of the approved uses on all the parcels. Thus, the roadway improvements for the overall development were constructed even though uses on some of the parcels, such as the subject site, were not constructed yet. Thus, all the roadway improvements for the entire re-development as well as the various parking lots are presently in place. Any less intensive uses on any particular site should not require additional data collection and analysis as well as any additional roadway improvements.
3. The EIS included all parcels of properties to be developed. There was no exclusion of possible sites that would have resulted in “segmentation” which is not allowed in the SEQR process. However, it should be understood that the Village’s and Adler’s approach could be considered “segmentation” or come very close to being “segmentation” by a government agency or a lead agency. Separating out one parcel to require a new Traffic Impact Study is not appropriate when the parcel was already included in an EIS and for which overall mitigating roadway improvements were already implemented.

As a result of our above review, our approach to examine the traffic impact of the changes from a retail use to a combined retail and apartment use on this site is presented below; should be considered and approved by the Village:

- a. As previously noted in our letters of November 12, 2015 and January 11, 2016, the key element of the case is the comparison of the site generated traffic of the previously approved use for this site with the present proposed use of this site, which was clearly provided in our letter to you dated November 12, 2015. Table 1 showed that the proposed use generates less traffic than the previously approved use and indicates the reduction in site generated traffic. From a traffic engineering standpoint and land zoning standpoint, a general change of zone or land use requirement is that the proposed use should generate equal or less traffic than a permitted or previously approved use. As a result, the proposed use has less of a traffic impact than the previously approved use and thus satisfies this requirement.
- b. Mr. O’Rourke of Adler Consulting noted that one of their concerns was the change in entering and exiting volumes of the site generated traffic of the proposed, revised use. Table 1 in our letter of November 12, 2015 clearly indicates that the site generated traffic for each of the AM, PM and Saturday peak hours of the proposed, revised use is less than that of the previously approved use on this site. Thus, there is no need for additional analysis.
- c. The additional benefits of the proposed revised use include use of shared parking which reduces the need for parking spaces in the area and the application of Smart Growth

Mr. Douglas Riley, Esq.
January 27, 2016
Page 3

Strategies which encourage residential units above retail units in the downtown area adjacent to existing retail uses which results in less site generated traffic and the need for fewer parking spaces.

- d. A rule of thumb often used by traffic engineers is that if a use results in the addition of 5% or less traffic volumes to an intersection, no detailed capacity analyses are required. This small amount of site generated traffic will not be discernable to the human eye and no traffic impact will result. The reduction in site generated traffic and the anticipated small amount of traffic generated by the revised use falls within this situation.

To further support that no additional capacity analyses are required, the following illustration is presented.

From the 2011 traffic counts collected from Costco, updates were made to the signalized intersection of Westchester Avenue at Abendroth Avenue/Don Bosco Place by applying a growth rate of 2% per year. It should be noted that the subject site is located in the northwest corner of this intersection. The 2% per year growth rate includes the growth in traffic from normal growth in the area as well as from any other new developments. The total traffic entering the intersection in the weekday P.M. hour is 1711 vehicles. For the proposed use of retail and residential apartments on the site, a total of 91 site generated vehicles would enter the intersection, which results in an increase of 5%. Applying the traffic engineer's rule of thumb, if 5% or less traffic is added to the intersection by the site generated traffic, no further capacity analyses would be required.

Again, it is recommended that the above approach recommended by the applicant that compares the site generated traffic of the previously approved use with the presently proposed uses should be utilized instead of Adler Consulting's approach.

If you have any questions or require additional information, please contact me.

Sincerely,



WALTER M. DUNN, JR., P.E.
President

WMD:as
L2016006



Dunn Engineering Associates, P.C.

Consulting Engineers

66 Main Street

Westhampton Beach, N.Y. 11978

631-288-2480

631-288-2544 Fax

February 12, 2016

Mr. Michael O'Rourke, P.E.
Adler Consulting
235 Main Street
4th Floor, Suite 400
White Plains, New York 10601

Re: Change of Uses on Retail D
Traffic Engineering Examination

Dear Mr. O'Rourke:

We have reviewed and collected the data requested in your recent e-mail. (Attachment 1)

As a result, we collected and compiled the following information:

1. A.M. Weekday peak hour Traffic Counts from 7:00 A. to 9:00 A.M. at the intersections of Westchester Avenue at a) Main Street (US Route 1)/King Street, b) Abendroth Avenue/Don Bosco Place, and Traverse Avenue. (Attachment 2)
2. Saturday midday (11:00 A.M. to 3:00 P.M.) Parking Data on the middle level of the parking deck as well as the southerly portion of ground level. (Attachment 3)
3. Weekday P.M. Parking Data (6:00 P.M. to 10:00 P.M) on the idle level of the parking deck as well as the ground level. (Attachment 4)
4. Figure 1, Existing Volumes (2016), which consisted of the A.M. Traffic Counts presented in #1 above and the expansion of the 2011 P.M. and Saturday counts taken for Costco by a growth rate of 2% per year to 2016. Calculations for the annual growth rate expansion to 2016 for "existing volumes" and for 2017 No Build volumes are also included in Attachment 5. (Attachment 5)
5. Figure 2, No Build 2017. (Attachment 6)
6. Figure 3, Directional Distribution (Attachment 7) which presents the 1999 Directional Distribution and an Alternative Directional Distribution. Figure 3A presents the Directional Distribution with which you agreed.

Mr. Michael O'Rourke, P.E.
February 12, 2016
Page 2

7. Figure 4, Build Volumes (2017) which adds the site-generated traffic for the proposed change of uses. (Attachment 8). Figure 4B presents the assignment of site generated traffic based on Table 1, which contains the site generated traffic, and Figure 3A, Directional Distribution. A copy of Table 1 is included in Attachment 8 for ease of reference.
8. Capacity Analysis Summary Tables. (Attachment 9)
9. Capacity Analysis Analyses Results. (Attachment 10)

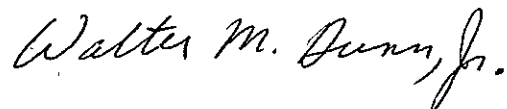
Conclusions

1. The capacity analyses performed indicated that the traffic generated by the proposed uses on Retail D of a 12,000 S.F. specialty retail center and 79 apartments can be accommodated at the study intersections of Westchester Avenue at a) Main Street (US Route 1), b) Abendroth Avenue/Don Bosco Place, and c) Traverse Avenue with very minor traffic impacts and without deterioration of the Levels of Service.
2. The Saturday (11:00 A.M. to 3:00 P.M.) and Weekday P.M. (6:00 P.M. to 10:00 P.M.) parking data collected on the middle level indicates that there is sufficient available parking to accommodate the proposed change of uses.
3. Furthermore, additional parking data collected for the same time periods on the ground level indicates that there are additional vacant spaces that can be assigned for use by the proposed specialty retail center and the residents of the apartments, if necessary. (See Attachments 3 and 4)

As a result, based on our traffic engineering analyses, it is recommended that the proposed change of uses on Retail D be approved.

If you have any questions or require additional information, please contact me.

Sincerely,



WALTER M. DUNN, JR., P.E.
President

WMD:as
L2016020

ATTACHMENT 1

“Retail D”

Traffic volume data were previously collected by Atlantic Traffic & Design in December, 2011 at the intersections of:

- Westchester Avenue with Main Street (Route 1)/King Street;
- Westchester Avenue with Abendroth Avenue/Don Bosco Place; and,
- Westchester Avenue with Traverse Avenue.

The data were collected only for the weekday midday, weekday PM and Saturday midday periods. No data were collected during the AM peak period.

The Applicant’s traffic engineer will grow the traffic volume data collected by Atlantic Traffic & Design in December, 2011 for the weekday PM and Saturday midday periods to 2016 using an annual growth rate of two (2) percent. The Applicant’s traffic engineer will arrange to collect vehicle turning movement data at the three intersections identified above for the weekday AM peak period and then calculate AM Peak Hour volumes. Capacity analyses will be performed for the three intersections using the 2016 traffic volumes for the weekday AM Peak Hour, the weekday PM Peak Hour and Saturday midday Peak Hour.

The Applicant’s traffic engineer will arrange to collect parking data on the middle level of the parking deck which includes approximately 390 parking spaces. The Applicant’s traffic engineer will conduct an inventory to confirm the number of parking spaces available. Approximately 350 parking spaces are currently used by Metro-North Railroad. Parking accumulation data will be collected every 30 minutes on a typical weekday between 6:00 p.m. and 10:00 p.m. and on a typical Saturday between 11:00 a.m. and 3:00 p.m.

The traffic and parking data and analyses submitted by the Applicant will be reviewed by the Village Traffic Consultant and discussed with the Special Counsel and Village Manager.

ATTACHMENT 2

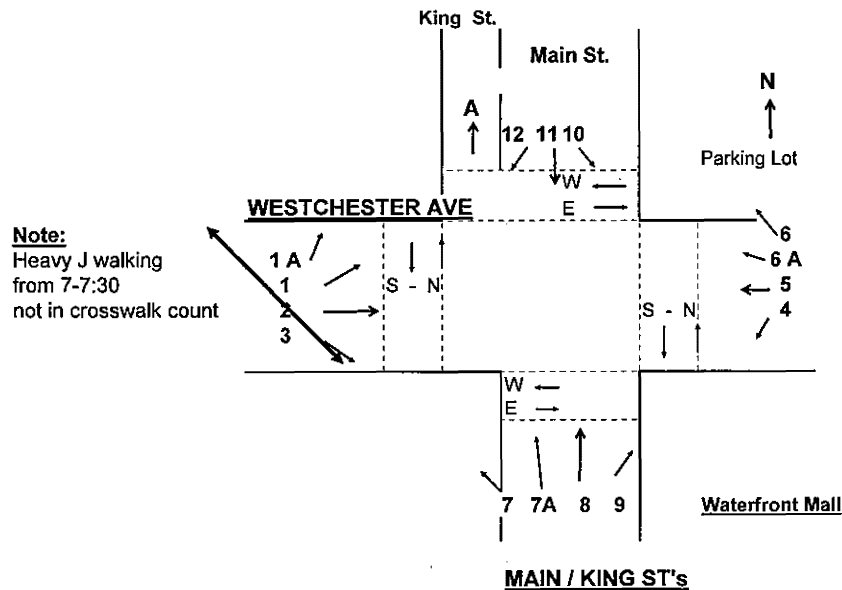
T.C.C., Inc. - TURNING MOVEMENT COUNT SURVEY

LOCATION: 1- WESTCHESTER AVE

@ MAIN / KING ST's

DATE: Monday - February 8, 2016

WESTCHESTER AVE											MAIN / KING ST's										
AM START TIME	E/B					W/B					N/B					SB					
	1A	1	2	3	TOTAL	4	5	5A	6	TOTAL	7	7A	8	9	TOTAL	10	11	12	TOTAL		
	H-LEFT	LEFT	THRU	RIGHT		LEFT	THRU	RIGHT	RIGHT		LEFT	L-TH	THRU	RIGHT		LEFT	THRU	RIGHT		TOTAL	
7:00	4	15	15	29	63	13	9	2	2	26	25	4	23	6	58	8	21	10	0	39	
7:15	3	18	46	25	92	17	25	4	6	52	31	2	44	4	81	16	42	20	0	78	
7:30	5	24	32	35	96	11	17	6	7	41	34	8	46	7	95	12	57	18	0	87	
7:45	4	21	46	46	117	12	43	0	8	63	49	16	47	12	124	16	52	18	0	86	
8:00	5	23	60	64	152	13	22	3	9	47	43	6	50	12	111	15	45	17	0	77	
8:15	9	15	54	58	136	15	23	2	6	46	37	15	64	10	126	10	54	22	0	86	
8:30	14	14	48	40	116	15	23	3	9	50	30	9	75	9	123	8	43	20	0	71	
8:45	4	31	33	40	108	6	26	4	9	45	31	9	89	18	147	9	54	22	0	85	
AM HOURLY VOLUME																					
TOTAL	1A	1	2	3	TOTAL	4	5	5A	6	TOTAL	7	7A	8	9	TOTAL	10	11	12		TOTAL	
1198	7:00	16	78	139	135	368	53	94	12	23	182	139	30	160	29	358	52	172	66	0	290
1399	7:15	17	86	184	170	457	53	107	13	30	203	157	32	187	35	411	59	196	73	0	328
1490	7:30	23	83	192	203	501	51	105	11	30	197	163	45	207	41	456	53	208	75	0	336
1531	7:45	32	73	208	208	521	55	111	8	32	206	159	46	236	43	484	49	194	77	0	320
1526	8:00	32	83	195	202	512	49	94	12	33	188	141	39	278	49	507	42	196	81	0	319
1631	Total Intersection Peak Hour Volume 1531	Start of Peak Hr. E/B 07:45 AM Approach Volume 521 P.H.F. 0.86				W/B Approach Volume 206 P.H.F. 0.82				N/B Approach Volume 484 P.H.F. 0.96				SB Approach Volume 320 P.H.F. 0.93							

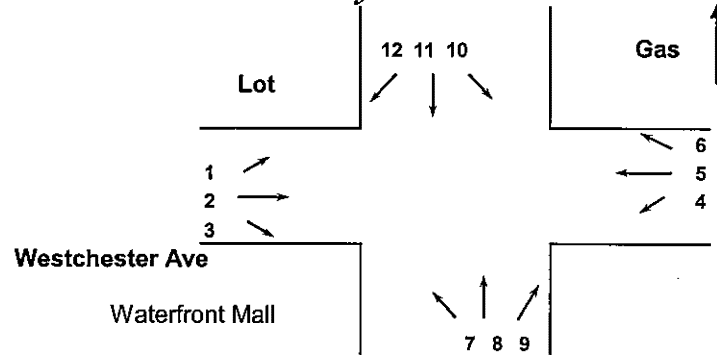


Traffic Counts Collecting, Inc.

Turning Movement Count Survey

INTERSECTION 2 - Westchester Ave
 @
Don Bosco PI / Abendroth

DATE: Monday - February 8, 2016



Westchester Ave

Don Bosco PI / Abendroth

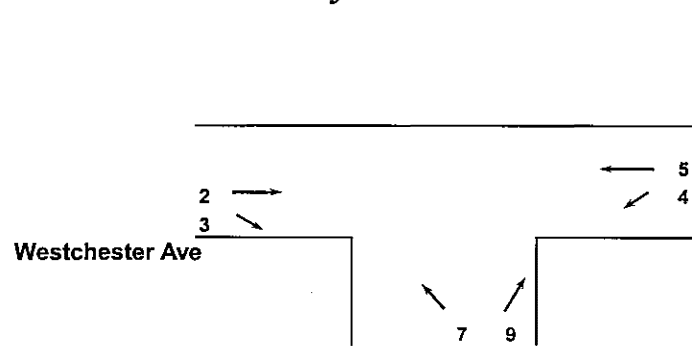
TOTAL	AM	E/B				W/B				N/B				S/B			
	START	1	2	3	TOTAL	4	5	6	TOTAL	7	8	9	TOTAL	10	11	12	TOTAL
	TIME	LEFT	THRU	RIGHT		LEFT	THRU	RIGHT		LEFT	THRU	RIGHT		LEFT	THRU	RIGHT	
	7:00	14	6	10	30	4	5	3	12	10	19	4	33	2	22	17	41
	7:15	11	6	46	63	0	7	3	10	17	21	3	41	10	23	29	62
	7:30	19	4	31	54	2	7	4	13	16	31	2	49	11	38	24	73
	7:45	27	9	30	66	3	7	5	15	30	32	8	70	17	38	27	82
	8:00	16	14	53	83	2	5	9	16	17	30	3	50	11	27	23	61
	8:15	18	9	51	78	1	5	10	16	21	41	5	67	13	29	20	62
	8:30	25	9	32	66	5	6	7	18	27	54	1	82	10	25	22	57
	8:45	25	6	26	57	4	5	4	13	21	52	4	77	6	28	19	53
	AM HOURLY VOLUME																
714	7:00	71	25	117	213	9	26	15	50	73	103	17	193	40	121	97	258
808	7:15	73	33	160	266	7	26	21	54	80	114	16	210	49	126	103	278
855	7:30	80	36	165	281	8	24	28	60	84	134	18	236	52	132	94	278
889	7:45	86	41	166	293	11	23	31	65	95	157	17	269	51	119	92	262
856	8:00	84	38	162	284	12	21	30	63	86	177	13	276	40	109	84	233
889	Total Intersection Peak Hour Volume 889	Start of Peak Hr. 07:45 AM E/B Approach Volume 293				W/B Approach Volume 65				N/B Approach Volume 269				S/B Approach Volume 262			
		P.H.F. 0.88				P.H.F. 0.90				P.H.F. 0.82				P.H.F. 0.80			

1-3	4-6	7-9	10-12
0.81	0.83	0.69	0.79
0.80	0.84	0.75	0.85
0.85	0.94	0.84	0.85
0.88	0.50	0.82	0.80
0.88	0.88	0.84	0.94
0.64	0.65	0.69	0.69
0.47	0.43	0.48	0.48
0.25	0.25	0.25	0.25

Traffic Counts Collecting, Inc. Turning Movement Count Survey

INTERSECTION 3 - Westchester Ave
@
Traverse Ave

DATE: Monday - February 8, 2016



Westchester Ave										Traverse Ave							
	AM	E/B			W/B			N/B				S/B					
	START TIME	2	3	TOTAL	4	5	TOTAL	7	8	9	TOTAL	10	11	12	TOTAL		
		THRU	RIGHT		LEFT	THRU		LEFT		RIGHT							
	7:00	2	7	9	0	0	0	9		1	10				0		
	7:15	1	11	12	0	0	0	7		0	7				0		
	7:30	1	19	20	0	2	2	9		0	9				0		
	7:45	5	26	31	0	2	2	12		1	13				0		
	8:00	3	26	29	0	2	2	22		0	22				0		
	8:15	6	20	26	0	1	1	13		0	13				0		
	8:30	4	15	19	0	6	6	10		0	10				0		
	8:45	7	4	11	1	1	2	4		1	5				0		
	AM HOURLY VOLUME																
TOTAL		1	2	3	TOTAL	4	5	6	TOTAL	7	8	9	TOTAL	10	11	12	TOTAL
115	7:00	0	9	63	72	0	4	0	4	37	0	2	39	0	0	0	0
149	7:15	0	10	82	92	0	6	0	6	50	0	1	51	0	0	0	0
170	7:30	0	15	91	106	0	7	0	7	56	0	1	57	0	0	0	0
174	7:45	0	18	87	105	0	11	0	11	57	0	1	58	0	0	0	0
146	8:00	0	20	65	85	1	10	0	11	49	0	1	50	0	0	0	0
174	Total Intersection Peak Hour Volume 174	Start of Peak Hr. E/B Approach Volume 07:45 AM 105			W/B Approach Volume 11			N/B Approach Volume 58				S/B Approach Volume 0					
		P.H.F. 0.85			P.H.F. 0.46			P.H.F. 0.66				P.H.F. #####					

1-3	4-6	7-9	10-12
0.58	0.50	0.75	#DIV/0!
0.74	0.75	0.58	#DIV/0!
0.85	0.88	0.65	#DIV/0!
0.85	0.46	0.66	#DIV/0!
0.73	0.46	0.57	#DIV/0!
0.54	0.38	0.54	#DIV/0!
0.39	0.33	0.38	#DIV/0!
0.25	0.25	0.25	#DIV/0!

ATTACHMENT 3

T.C.C., Inc.

PORT CHESTER PARKING SURVEY

1st FI - Spaces South of Ctr Drwy - East Structure

2nd FI - MTA - Space in Blue w/Space #

2nd FI - 40 +/- Space South side of Lot (50 SPACE)

DATE: Saturday - February 6, 2016

SUNNY

TIME	1 st FL	2 ND # MTA	2 ND # do#															TIME
11:00	25	42	1															11:00
11:30	27	47	2															11:30
12:00	30	50	2															12:00
12:30	29	52	2															12:30
13:00	38	54	2															13:00
13:30	45	53	2															13:30
14:00	53	67	2															14:00
14:30	58	67	2															14:30
15:00	77	68	2															15:00

ATTACHMENT 4

T.C.C., Inc.

PORT CHESTER PARKING SURVEY

1st FI - Spaces South of Ctr Drwy - East Structure
 2nd FI - MTA - Space in Blue w/Space #
 2nd FI - 40 +/- Space South side of Lot

DATE: Monday - February 8, 2016

Snow Showers

TIME	1st FI.	2nd FI. ^{Blue}	2nd FI.													TIME
18:00	30	256	15													18:00
18:30	26	186	13													18:30
19:00	21	158	10													19:00
19:30	18	106	7													19:30
20:00	17	88	5													20:00
20:30	13	85	5													20:30
21:00	14	84	5													21:00
21:30	12	71	4													21:30
22:00	12	68	4													22:00

ATTACHMENT 5

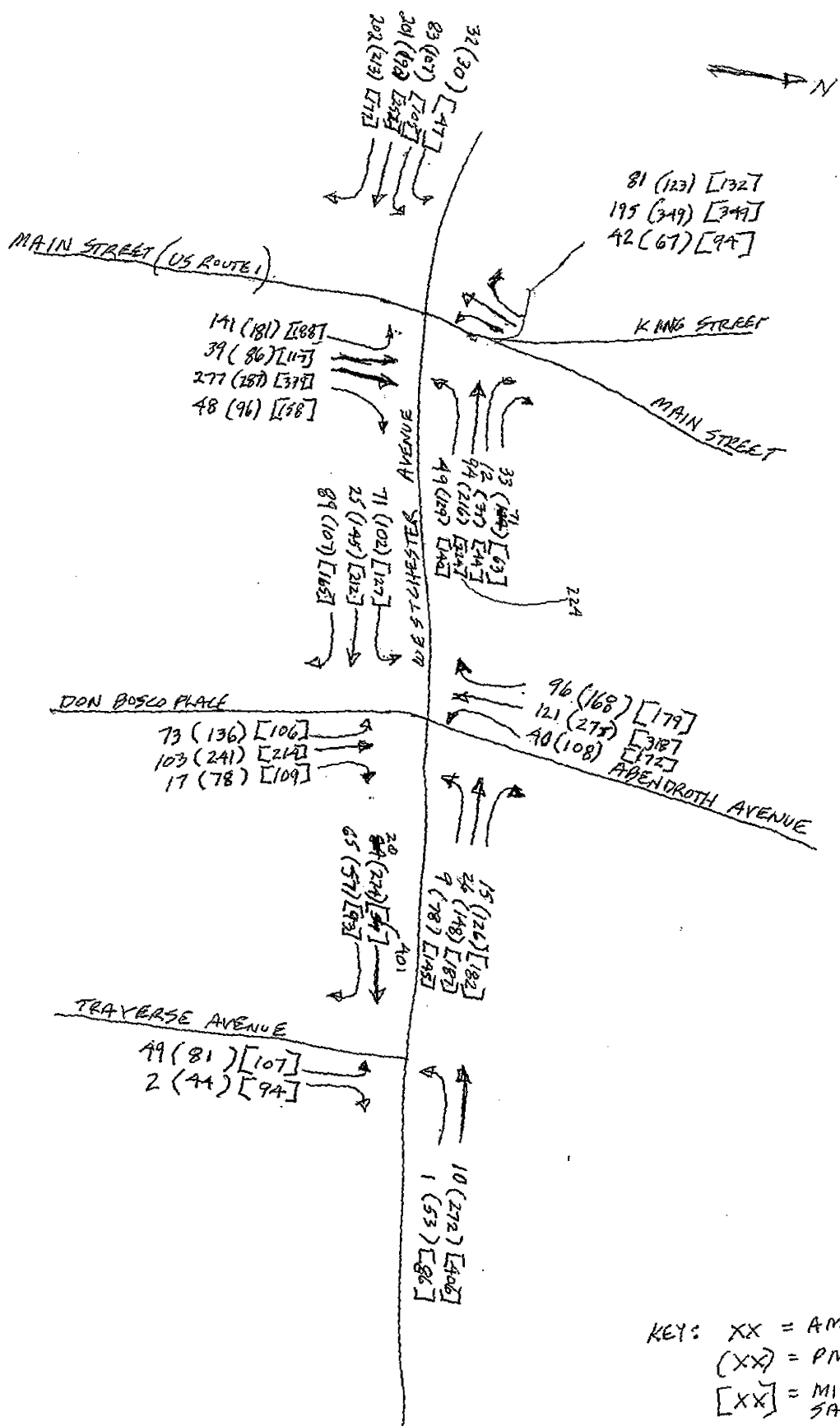


FIGURE 1
EXISTING VOLUMES (2016)

KEY: XX = AM1
 (XX) = PM2
 [XX] = MIDDAY SATURDAY
 1 = ACTUAL COUNT
 2 = 2% ANNUAL GROWTH FROM 2011 TO 2016

2016 Existing - Westchester Ave @ Main St / King St							2017 No Build	
PM		2011	2012	2013	2014	2015	2016	2017
Eastbound	Lft-Lft	27	28	28	29	29	30	30
	Lft	97	99	101	103	105	107	109
	Str	172	175	179	183	186	190	194
	Rht	193	197	201	205	209	213	217
Westbound	Lft	117	119	122	124	127	129	132
	Str	196	200	204	208	212	216	221
	Rht	32	33	33	34	35	35	36
	Rt-Rt	64	65	67	68	69	71	72
Southbound	Lft	61	62	63	65	66	67	69
	Str	316	322	329	335	342	349	356
	Rht	111	113	115	118	120	123	125
Northbound	Lft	164	167	171	174	178	181	185
	Str-Lt	78	80	81	83	84	86	88
	Str	260	265	271	276	281	287	293
	Rht	87	89	91	92	94	96	98

2016 Existing - Westchester Ave @ Main St / King St							2017 No Build	
SAT		2011	2012	2013	2014	2015	2016	2017
Eastbound	Lft-Lft	43	44	45	46	47	47	48
	Lft	95	97	99	101	103	105	107
	Str	228	233	237	242	247	252	257
	Rht	160	163	166	170	173	177	180
Westbound	Lft	127	130	132	135	137	140	143
	Str	203	207	211	215	220	224	229
	Rht	40	41	42	42	43	44	45
	Rt-Rt	57	58	59	60	62	63	64
Southbound	Lft	85	87	88	90	92	94	96
	Str	316	322	329	335	342	349	356
	Rht	120	122	125	127	130	132	135
Northbound	Lft	170	173	177	180	184	188	191
	Str-Lt	106	108	110	112	115	117	119
	Str	307	313	319	326	332	339	346
	Rht	143	146	149	152	155	158	161

2016 Existing - Westchester Ave @ Abendroth Ave / Don Bosco Place							2017 No Build	
PM		2011	2012	2013	2014	2015	2016	2017
Eastbound	Lft	92	94	96	98	100	102	104
	Str	131	134	136	139	142	145	148
	Rht	97	99	101	103	105	107	109
Westbound	Lft	71	72	74	75	77	78	80
	Str	134	137	139	142	145	148	151
	Rht	114	116	119	121	123	126	128
Southbound	Lft	98	100	102	104	106	108	110
	Str	249	254	259	264	270	275	280
	Rht	152	155	158	161	165	168	171
Northbound	Lft	123	125	128	131	133	136	139
	Str	218	222	227	231	236	241	246
	Rht	71	72	74	75	77	78	80

2016 Existing - Westchester Ave @ Abendroth Ave / Don Bosco Place							2017 No Build	
SAT		2011	2012	2013	2014	2015	2016	2017
Eastbound	Lft	115	117	120	122	124	127	130
	Str	192	196	200	204	208	212	216
	Rht	149	152	155	158	161	165	168
Westbound	Lft	131	134	136	139	142	145	148
	Str	169	172	176	179	183	187	190
	Rht	165	168	172	175	179	182	186
Southbound	Lft	156	159	162	166	169	172	176
	Str	288	294	300	306	312	318	324
	Rht	162	165	169	172	175	179	182
Northbound	Lft	96	98	100	102	104	106	108
	Str	194	198	202	206	210	214	218
	Rht	99	101	103	105	107	109	111

2016 Existing - Westchester Ave @ Traverse Ave								2017 No Build
PM		2011	2012	2013	2014	2015	2016	2017
Eastbound	Str	248	253	258	263	268	274	279
	Rht	52	53	54	55	56	57	59
Westbound	Lft	48	49	50	51	52	53	54
	Str	246	251	256	261	266	272	277
Northbound	Lft	73	74	76	77	79	81	82
	Rht	40	41	42	42	43	44	45

2016 Existing - Westchester Ave @ Traverse Ave								2017 No Build
SAT		2011	2012	2013	2014	2015	2016	2017
Eastbound	Str	363	370	378	385	393	401	409
	Rht	84	86	87	89	91	93	95
Westbound	Lft	78	80	81	83	84	86	88
	Str	368	375	383	391	398	406	414
Northbound	Lft	97	99	101	103	105	107	109
	Rht	85	87	88	90	92	94	96

ATTACHMENT 6

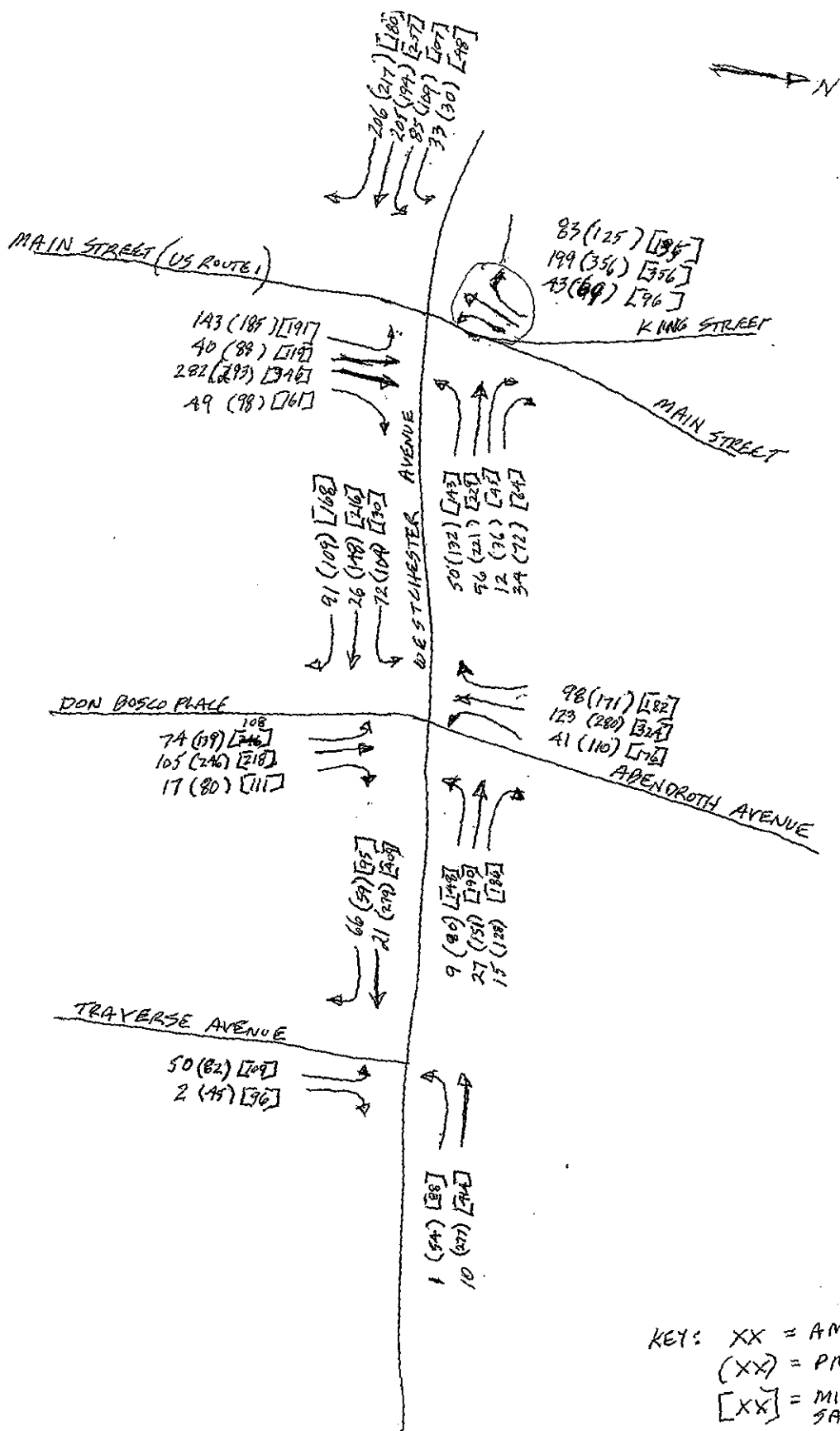
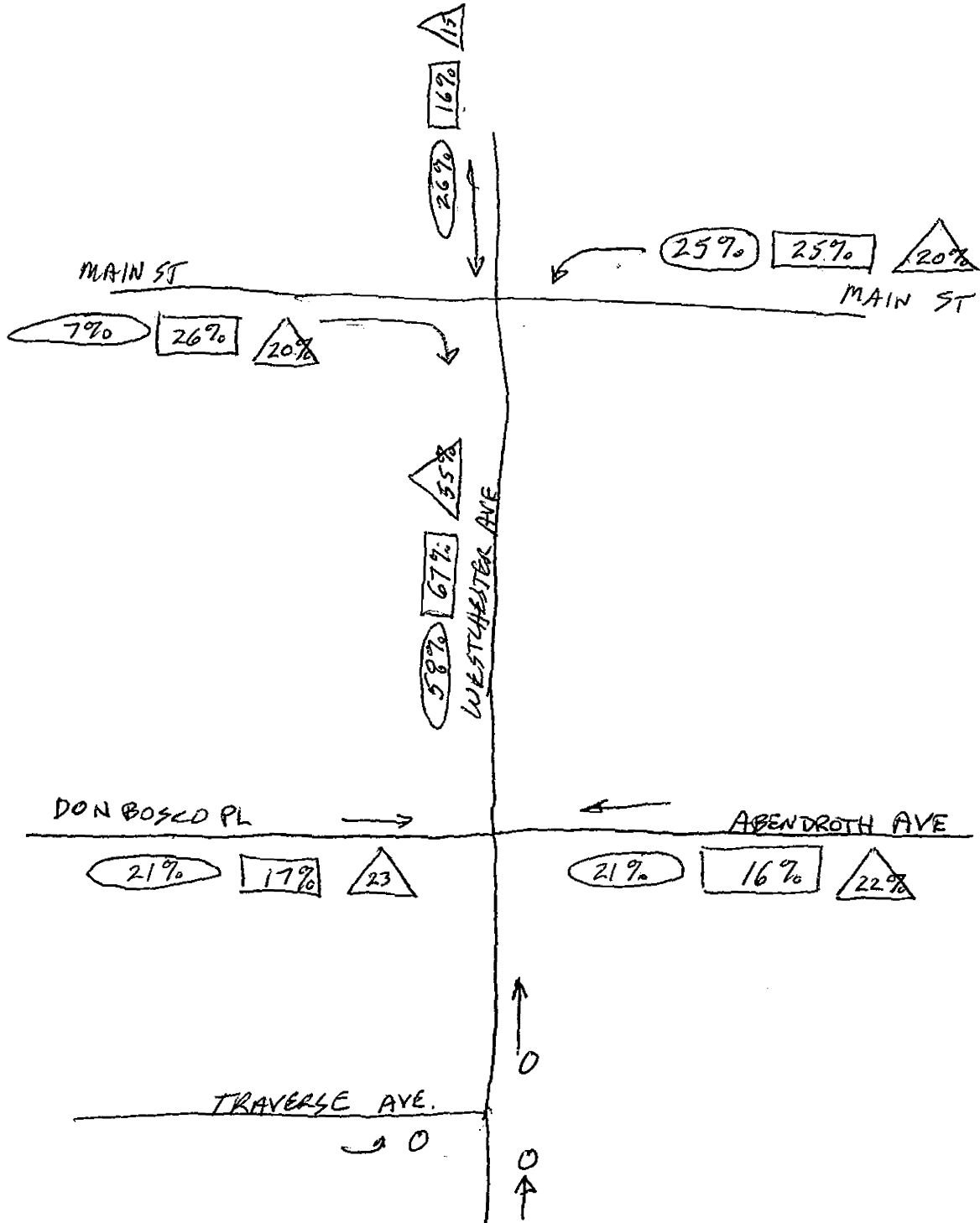


FIGURE 2
 NO BUILD (2017)

ATTACHMENT 7



KEY:
 ○ 1999 = 3 MILE RADIUS
 □ 1999 = 5 MILE RADIUS COSTLO + MOVIES
 △ 2016 ASSUMPTIONS

FIGURE 3
 DIRECTIONAL DISTRIBUTION
 OF
 SITE GENERATED TRAFFIC

NOTE: TWO DIRECTIONAL DISTRIBUTIONS USED IN 1999 DOCUMENTS.
 ONE = 3 MILE RADIUS
 TWO = 5 MILE RADIUS = COSTLO + MOVIES

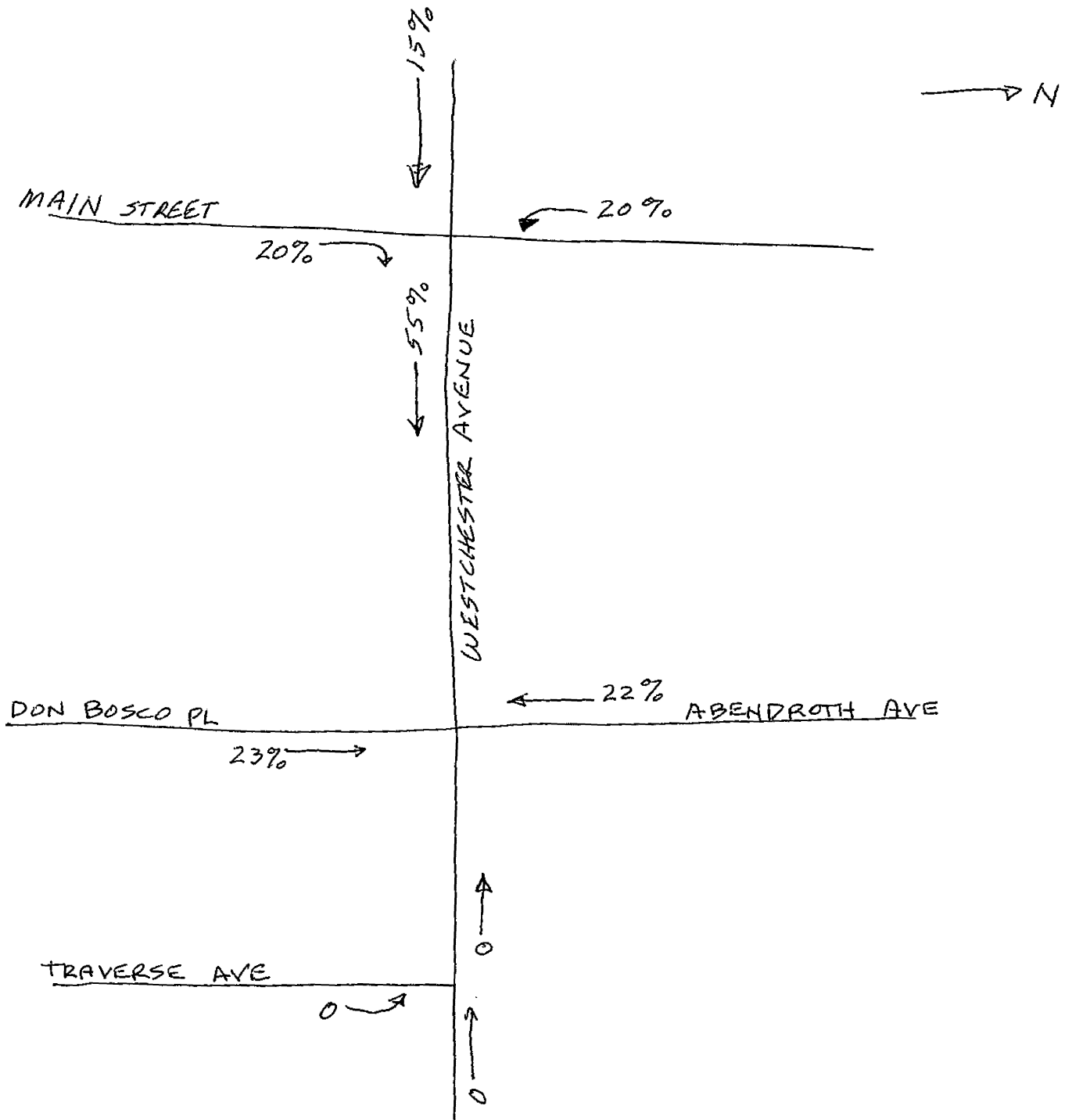


FIGURE 3A
 DIRECTIONAL DISTRIBUTION
 AGREED UPON

ATTACHMENT 8

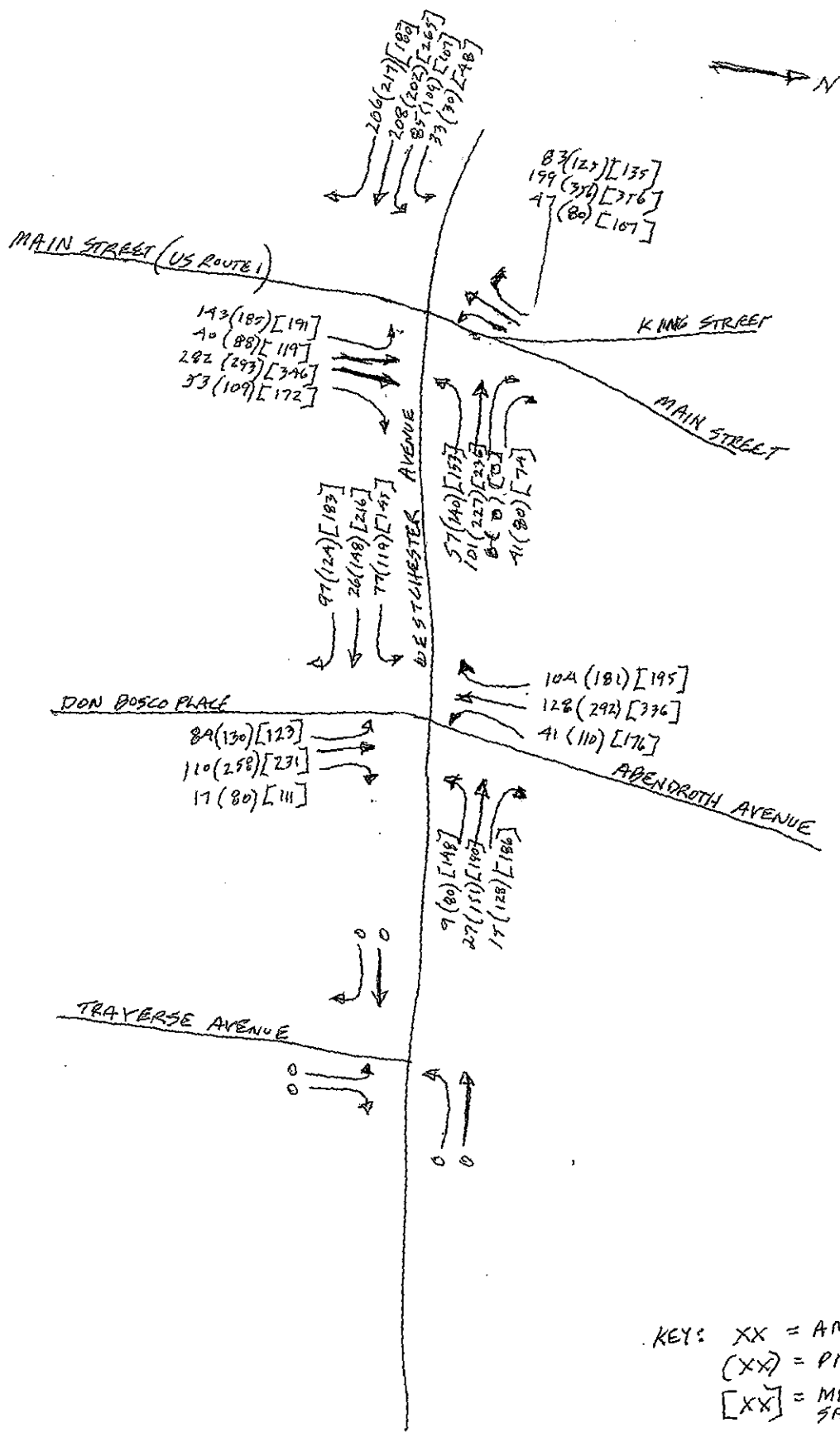


FIGURE 4
 BUILD 2017

Proposed Use	A.M.*		P.M.*		Saturday**	
	.44 Enter	.56 Exit	.56 Enter	.44 Exit	.52 Enter	.48 Exit
Retail Use: 12,000 S.F. Specialty Retail Center Land Use Code 826	14	18	35	25	30	28
	.31 Enter	.69 Exit	.58 Enter	.42 Exit	.54 Enter	.46 Exit
Residential Apartments: 79 Units Land Use Code 223 (Mid-Rise Apartment)	7	17	18	13	25***	21***
Total	21	35	53	38	55	49
Previously Approved Use						
Retail Use: 40,000 S.F. Specialty Retail Center Land Use Code 826	48	60	113	88	100	93
Reduction in Site Generated Traffic	27	25	60	50	45	44
% Reduction in Site Generated Traffic	48%		55%		46%	

*Peak Hours of Adjacent Street Traffic

**Peak Hour of Generator

***Land Use 221 Low-Rise Apartment Data

Table 1
Comparison of Site Generated Traffic
Proposed Use vs Previously Approved Use

ATTACHMENT 9

Signalized Intersections Level of Service – AM Peak Hour								
Intersection	Movement	Lane Group	Existing 2016		No Build 2017		Build 2017	
			Delay	LOS	Delay	LOS	Delay	LOS
Main Street (US 1) at Westchester Avenue	EB	L	7.0	A	7.2	A	7.2	A
		T	7.0	A	7.1	A	7.2	A
		R	7.3	A	7.5	A	7.5	A
		Approach	7.1	A	7.3	A	7.3	A
	WB	L	8.1	A	8.3	A	8.4	A
		T	6.4	A	6.5	A	6.5	A
		R	6.0	A	6.1	A	6.1	A
		Approach	6.7	A	6.9	A	7.0	A
	NB	L	37.7	D	37.9	D	37.8	D
		T	28.0	C	27.8	C	27.8	C
		R	26.2	C	25.9	C	26.0	C
		Approach	30.5	C	30.4	C	30.4	C
	SB	L	32.3	C	32.2	C	32.4	C
		T	28.7	C	28.5	C	28.5	C
		R	26.8	C	26.6	C	26.6	C
		Approach	28.7	C	28.5	C	28.6	C
Overall			19.3	B	19.3	B	19.3	B

Signalized Intersections Level of Service – PM Peak Hour								
Intersection	Movement	Lane Group	Existing 2016		No Build 2017		Build 2017	
			Delay	LOS	Delay	LOS	Delay	LOS
Main Street (US 1) at Westchester Avenue	EB	L	9.6	A	9.7	A	9.8	A
		T	8.0	A	8.0	A	8.1	A
		R	8.5	A	8.5	A	8.5	A
		Approach	8.6	A	8.6	A	8.7	A
	WB	L	10.3	B	10.4	B	10.6	B
		T	8.2	A	8.2	A	8.2	A
		R	7.2	A	7.2	A	7.1	A
		Approach	8.5	A	8.6	A	8.8	A
	NB	L	137.7	F	158.5	F	158.5	F
		T	26.5	C	26.6	C	26.6	C
		R	25.2	C	25.2	C	25.5	C
		Approach	57.3	E	63.1	E	62.6	E
	SB	L	32.3	C	32.6	C	33.1	C
		T	33.4	C	34.1	C	34.1	C
		R	25.7	C	25.8	C	25.8	C
		Approach	31.5	C	32.0	C	32.1	C
Overall			28.8	C	30.7	C	30.8	C

Table A
Summary of Signalized Intersection Capacity Analysis Results
Main Street (US 1) at Westchester Avenue

Signalized Intersections Level of Service – Saturday Peak Hour								
Intersection	Movement	Lane Group	Existing 2016		No Build 2017		Build 2017	
			Delay	LOS	Delay	LOS	Delay	LOS
Main Street (US 1) at Westchester Avenue	EB	L	7.2	A	9.9	A	10.0	A
		T	6.2	A	8.5	A	8.5	A
		R	6.0	A	8.2	A	8.2	A
		Approach	6.4	A	8.8	A	8.8	A
	WB	L	8.5	A	11.6	B	12.0	B
		T	6.1	A	8.3	A	8.3	A
		R	5.3	A	7.2	A	7.1	A
		Approach	6.6	A	9.0	A	9.3	A
	NB	L	472.4	F	171.9	F	171.9	F
		T	32.6	C	24.4	C	27.4	C
		R	30.8	C	27.6	C	26.8	C
		Approach	135.4	F	80.2	F	60.6	E
	SB	L	45.1	D	27.6	C*	37.3	D
		T	55.0	E	34.1	C	34.1	C
		R	30.2	C	26.0	C	26.0	C
		Approach	47.7	D	31.2	C	32.8	C
Overall			58.8	E	31.8	C	31.9	C

Table A (Continued)
Summary of Signalized Intersection Capacity Analysis Results
Main Street (US 1) at Westchester Avenue

Signalized Intersections Level of Service – AM Peak Hour									
Intersection	Movement	Lane Group	Existing 2016		No Build 2017		Build 2017		
			Delay	LOS	Delay	LOS	Delay	LOS	
Westchester Avenue at Abendroth Avenue/Don Bosco Place	EB	L	5.8	A	5.9	A	6.3	A	
		T	6.5	A	6.5	A	6.9	A	
		R	6.9	A	7.0	A	7.5	A	
		Approach	6.4	A	6.5	A	6.9	A	
	WB	L	7.1	A	7.2	A	7.6	A	
		T/R	7.9	A	8.0	A	8.5	A	
		Approach	7.8	A	7.9	A	8.3	A	
	NB	L	46.9	D	46.7	D	46.1	D	
		T/R	53.3	D	53.2	D	52.0	D	
		Approach	50.9	D	50.8	D	49.6	D	
	SB	L	47.3	D	47.2	D	46.8	D	
		T	56.2	E	56.1	E	55.9	E	
		R	55.7	E	55.6	E	55.7	E	
		Approach	54.6	D	54.5	D	54.4	D	
	Overall			37.1	D	37.1	D	36.9	D

Signalized Intersections Level of Service – PM Peak Hour									
Intersection	Movement	Lane Group	Existing 2016		No Build 2017		Build 2017		
			Delay	LOS	Delay	LOS	Delay	LOS	
Westchester Avenue at Abendroth Avenue/Don Bosco Place	EB	L	13.9	B	14.2	B	14.8	B	
		T	16.7	B	17.0	B	17.5	B	
		R	16.6	B	16.9	B	17.6	B	
		Approach	15.9	B	16.2	B*	16.7	B	
	WB	L	13.3	B	13.5	B	14.2	B	
		T/R	19.3	B	19.7	B	20.7	C	
		Approach	18.0	B	18.3	B	19.3	B	
	NB	L	35.8	D	35.6	D	34.8	C	
		T/R	62.1	E	63.6	E	63.6	E	
		Approach	54.2	D	55.2	E	55.6	E	
	SB	L	37.8	D	37.7	D	36.9	D	
		T	51.0	D	51.4	D	49.9	D	
		R	43.7	D	39.9	D	42.4	D	
		Approach	46.2	D	46.4	D	45.2	D	
	Overall			36.2	D	36.1	D	38.5	D

Table A
Summary of Signalized Intersection Capacity Analysis Results
Westchester Avenue at Abendroth Avenue/Don Bosco Place

Signalized Intersections Level of Service – Saturday Peak Hour								
Intersection	Movement	Lane Group	Existing 2016		No Build 2017		Build 2017	
			Delay	LOS	Delay	LOS	Delay	LOS
Westchester Avenue at Abendroth Avenue/Don Bosco Place	EB	L	18.5	B	18.5	B	19.0	B
		T	22.1	C	22.1	C	22.6	C
		R	22.0	C	22.0	C	22.9	C
		Approach	21.1	C	21.1	C	21.8	C
	WB	L	16.3	B	16.3	B	16.7	B
		T/R	26.4	C	26.4	C	27.6	C
		Approach	23.5	C	23.5	C	24.5	C
	NB	L	34.7	C	34.7	C	16.7	B
		T/R	70.7	E	70.7	E	27.6	C
		Approach	61.8	E	61.8	E	24.5	C
	SB	L	39.6	D	39.6	D	40.1	D
		T	46.0	D	46.0	D	48.2	D
		R	38.4	D	38.4	D	39.2	D
Approach		42.3	D	42.3	D	43.7	D	
Overall			36.7	D	36.7	D	37.8	D

Table A (Continued)
Summary of Signalized Intersection Capacity Analysis Results
Westchester Avenue at Abendroth Avenue/Don Bosco Place

2016 Existing Condition						
Location / Movement	Average Control Delay			Level of Service		
	A.M.	P.M.	Saturday	A.M.	P.M.	Saturday
Westbound Left/Thru on Westchester Avenue	7.2	11.9	28.5	A	A	A
Northbound Left/Right from Traverse Avenue	7.6	9.9	13.6	B	B	D
Intersection	7.2	11.4	25.1	A	B	D

2017 No Build Condition						
Location / Movement	Average Control Delay			Level of Service		
	A.M.	P.M.	Saturday	A.M.	P.M.	Saturday
Westbound Left/Thru on Westchester Avenue	7.2	12.0	29.5	A	A	A
Northbound Left/Right from Traverse Avenue	7.6	9.9	13.6	A	B	B
Intersection	7.2	11.0	23.8	A	B	C

2017 Build Condition						
Location / Movement	Average Control Delay			Level of Service		
	A.M.	P.M.	Saturday	A.M.	P.M.	Saturday
Westbound Left/Thru on Westchester Avenue	7.2	12.0	29.5	A	A	A
Northbound Left/Right from Traverse Avenue	7.6	9.9	13.6	A	B	B
Intersection	7.2	11.0	23.8	A	B	C

Note: Since no site generated traffic is projected to travel through this intersection, Build analysis is same as No Build for A.M., P.M. and Saturday.

Table B
Summary of Unsignalized Intersection Capacity Analyses Results
Westchester Avenue at Traverse Avenue

ATTACHMENT 10

**Westchester Avenue
at
Main Street (US 1)**

HCS 2010 Signalized Intersection Results Summary

General Information						Intersection Information					
Agency	DEA					Duration, h	0.25				
Analyst	CC		Analysis Date	2/11/2016		Area Type	Other				
Jurisdiction	Westchester		Time Period	AM Existing		PHF	0.92				
Urban Street	Westchester Avenue		Analysis Year	2016		Analysis Period	1 > 7:00				
Intersection	Westchester Ave @ Kin...		File Name	am existing.xus							
Project Description	Retail										

Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	115	201	202	49	94	45	141	316	48	42	195	81

Signal Information				Signal Timing (s)										
Cycle, s	90.0	Reference Phase	2	Green	57.4	22.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Offset, s	0	Reference Point	End	Yellow	4.0	4.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Uncoordinated	No	Simult. Gap E/W	On	Red	1.0	1.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Force Mode	Fixed	Simult. Gap N/S	On											

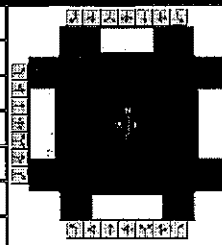
Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		2		6		8		4
Case Number		5.0		5.0		5.0		5.0
Phase Duration, s		62.4		62.4		27.6		27.6
Change Period, (Y+R _c), s		5.0		5.0		5.0		5.0
Max Allow Headway (MAH), s		0.0		0.0		3.2		3.2
Queue Clearance Time (g _s), s						21.7		12.4
Green Extension Time (g _e), s		0.0		0.0		0.9		1.8
Phase Call Probability						1.00		1.00
Max Out Probability						0.96		0.03

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (v), veh/h	125	218	220	53	102	49	153	343	52	46	212	88
Adjusted Saturation Flow Rate (s), veh/h/ln	1313	1900	1610	1181	1900	1425	1188	1809	1610	1054	1900	1610
Queue Service Time (g _s), s	1.7	4.2	5.1	1.7	1.9	0.6	11.2	7.1	2.3	3.4	8.5	3.9
Cycle Queue Clearance Time (g _c), s	3.6	4.2	5.1	6.0	1.9	0.6	19.7	7.1	2.3	10.4	8.5	3.9
Green Ratio (g/C)	0.64	0.64	0.64	0.64	0.64	0.64	0.25	0.25	0.25	0.25	0.25	0.25
Capacity (c), veh/h	1781	1212	1027	778	1212	1818	267	908	404	262	477	404
Volume-to-Capacity Ratio (X)	0.070	0.180	0.214	0.068	0.084	0.027	0.575	0.378	0.129	0.174	0.445	0.214
Available Capacity (c _a), veh/h	1781	1212	1027	778	1212	1818	298	1005	447	290	528	447
Back of Queue (Q), veh/ln (50 th percentile)	0.4	1.6	1.6	0.4	0.7	0.2	3.2	3.0	0.8	0.8	3.8	1.5
Queue Storage Ratio (RQ) (50 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d ₁), s/veh	6.9	6.7	6.8	7.9	6.2	6.0	36.7	27.9	26.1	32.2	28.4	26.7
Incremental Delay (d ₂), s/veh	0.1	0.3	0.5	0.2	0.1	0.0	1.0	0.1	0.1	0.1	0.2	0.1
Initial Queue Delay (d ₃), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	7.0	7.0	7.3	8.1	6.4	6.0	37.7	28.0	26.2	32.3	28.7	26.8
Level of Service (LOS)	A	A	A	A	A	A	D	C	C	C	C	C
Approach Delay, s/veh / LOS	7.1	A		6.7	A		30.5	C			28.7	C
Intersection Delay, s/veh / LOS	19.3						B					

Multimodal Results	EB			WB			NB			SB		
Pedestrian LOS Score / LOS	2.5	B		2.8	C		2.6	B			2.6	B
Bicycle LOS Score / LOS	1.4	A		0.8	A		0.9	A			1.1	A

HCS 2010 Signalized Intersection Results Summary

General Information				Intersection Information			
Agency	DEA			Duration, h	0.25		
Analyst	CC	Analysis Date	2/11/2016	Area Type	Other		
Jurisdiction	Westchester	Time Period	PM Existing	PHF	0.92		
Urban Street	Westchester Avenue	Analysis Year	2016	Analysis Period	1> 7:00		
Intersection	Westchester Ave @ Kin...	File Name	pm existing.xus				
Project Description	Retail						



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	137	190	213	129	216	106	181	373	96	67	349	123

Signal Information												
Cycle, s	90.0	Reference Phase	2									
Offset, s	0	Reference Point	End									
Uncoordinated	No	Simult. Gap E/W	On	Green	55.0	25.0	0.0	0.0	0.0	0.0		
Force Mode	Fixed	Simult. Gap N/S	On	Yellow	4.0	4.0	0.0	0.0	0.0	0.0		
				Red	1.0	1.0	0.0	0.0	0.0	0.0		

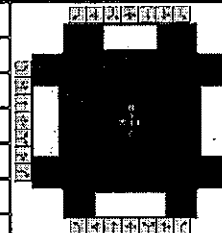
Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		2		6		8		4
Case Number		5.0		5.0		5.0		5.0
Phase Duration, s		60.0		60.0		30.0		30.0
Change Period, (Y+R _c), s		5.0		5.0		5.0		5.0
Max Allow Headway (MAH), s		0.0		0.0		3.3		3.3
Queue Clearance Time (g _s), s						27.0		18.2
Green Extension Time (g _e), s		0.0		0.0		0.0		2.2
Phase Call Probability						1.00		1.00
Max Out Probability						1.00		0.43

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (v), veh/h	149	207	232	140	235	115	197	405	104	73	379	134
Adjusted Saturation Flow Rate (s), veh/h/ln	1164	1900	1610	1194	1900	1425	1019	1809	1610	995	1900	1610
Queue Service Time (g _s), s	2.7	4.3	5.9	5.2	4.9	1.5	8.8	8.2	4.5	5.8	16.2	5.9
Cycle Queue Clearance Time (g _c), s	7.7	4.3	5.9	9.5	4.9	1.5	25.0	8.2	4.5	14.0	16.2	5.9
Green Ratio (g/C)	0.61	0.61	0.61	0.61	0.61	0.61	0.28	0.28	0.28	0.28	0.28	0.28
Capacity (c), veh/h	1455	1161	984	753	1161	1742	180	1005	447	266	528	447
Volume-to-Capacity Ratio (X)	0.102	0.178	0.235	0.186	0.202	0.066	1.096	0.403	0.233	0.274	0.719	0.291
Available Capacity (c _a), veh/h	1455	1161	984	753	1161	1742	180	1005	447	266	528	447
Back of Queue (Q), veh/ln (50 th percentile)	0.7	1.6	1.9	1.4	1.9	0.4	8.7	3.4	1.7	1.4	7.7	2.2
Queue Storage Ratio (RQ) (50 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d ₁), s/veh	9.5	7.6	7.9	9.7	7.8	7.1	42.6	26.4	25.1	32.1	29.3	25.6
Incremental Delay (d ₂), s/veh	0.1	0.3	0.6	0.5	0.4	0.1	95.2	0.1	0.1	0.2	4.1	0.1
Initial Queue Delay (d ₃), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	9.6	8.0	8.5	10.3	8.2	7.2	137.7	26.5	25.2	32.3	33.4	25.7
Level of Service (LOS)	A	A	A	B	A	A	F	C	C	C	C	C
Approach Delay, s/veh / LOS	8.6	A		8.5	A		57.3	E			31.5	C
Intersection Delay, s/veh / LOS	28.8						C					

Multimodal Results	EB			WB			NB			SB		
Pedestrian LOS Score / LOS	2.5	B		2.8	C		2.6	B			2.6	B
Bicycle LOS Score / LOS	1.5	A		1.3	A		1.1	A			1.5	A

HCS 2010 Signalized Intersection Results Summary

General Information				Intersection Information			
Agency	DEA			Duration, h	0.25		
Analyst	CC	Analysis Date	2/11/2016	Area Type	Other		
Jurisdiction	Westchester	Time Period	SAT Existing	PHF	0.92		
Urban Street	Westchester Avenue	Analysis Year	2016	Analysis Period	1 > 7:00		
Intersection	Westchester Ave @ Kin...	File Name	sat existing.xus				
Project Description	Retail						



Demand Information	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Approach Movement												
Demand (v), veh/h	152	252	177	140	224	107	188	456	158	94	349	132

Signal Information				Signal Timing and Phases															
Cycle, s	90.0	Reference Phase	2																
Offset, s	0	Reference Point	End																
Uncoordinated	No	Simult. Gap E/W	On																
Force Mode	Fixed	Simult. Gap N/S	On																
		Green		60.0	20.0	0.0	0.0	0.0	0.0										
		Yellow		4.0	4.0	0.0	0.0	0.0	0.0										
		Red		1.0	1.0	0.0	0.0	0.0	0.0										

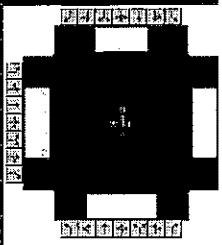
Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		2		6		8		4
Case Number		5.0		5.0		5.0		5.0
Phase Duration, s		65.0		65.0		25.0		25.0
Change Period, (Y+R _c), s		5.0		5.0		5.0		5.0
Max Allow Headway (MAH), s		0.0		0.0		3.3		3.3
Queue Clearance Time (g _s), s						22.0		22.0
Green Extension Time (g _e), s		0.0		0.0		0.0		0.0
Phase Call Probability						1.00		1.00
Max Out Probability						1.00		1.00

Movement Group Results	EB			WB			NB			SB			
	L	T	R	L	T	R	L	T	R	L	T	R	
Approach Movement													
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14	
Adjusted Flow Rate (v), veh/h	165	274	192	152	243	116	204	496	172	102	379	143	
Adjusted Saturation Flow Rate (s), veh/h/ln	1154	1900	1610	1123	1900	1425	1019	1809	1610	916	1900	1610	
Queue Service Time (g _s), s	2.7	5.1	4.1	5.5	4.4	1.3	2.5	11.1	8.4	8.9	17.5	6.8	
Cycle Queue Clearance Time (g _c), s	7.1	5.1	4.1	10.6	4.4	1.3	20.0	11.1	8.4	20.0	17.5	6.8	
Green Ratio (g/C)	0.67	0.67	0.67	0.67	0.67	0.67	0.22	0.22	0.22	0.22	0.22	0.22	
Capacity (c), veh/h	1586	1267	1073	765	1267	1900	109	804	358	171	422	358	
Volume-to-Capacity Ratio (X)	0.104	0.216	0.179	0.199	0.192	0.061	1.878	0.617	0.480	0.599	0.898	0.40	
Available Capacity (c _a), veh/h	1586	1267	1073	765	1267	1900	109	804	358	171	422	358	
Back of Queue (Q), veh/ln (50 th percentile)	0.6	1.8	1.3	1.3	1.6	0.3	15.3	4.8	3.2	2.4	10.2	2.6	
Queue Storage Ratio (RQ) (50 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Uniform Delay (d ₁), s/veh	7.1	5.8	5.7	7.9	5.7	5.2	44.7	31.5	30.5	41.1	34.0	29.9	
Incremental Delay (d ₂), s/veh	0.1	0.4	0.4	0.6	0.3	0.1	427.8	1.1	0.4	4.1	21.0	0.3	
Initial Queue Delay (d ₃), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Control Delay (d), s/veh	7.2	6.2	6.0	8.5	6.1	5.3	472.4	32.6	30.8	45.1	55.0	30.2	
Level of Service (LOS)	A	A	A	A	A	A	F	C	C	D	E	C	
Approach Delay, s/veh / LOS	6.4	A		6.6	A		135.4	F			47.7	D	
Intersection Delay, s/veh / LOS	58.8						E						

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.5	B	2.8	C	2.6	B	2.6	B
Bicycle LOS Score / LOS	1.5	A	1.3	A	1.2	A	1.5	A

HCS 2010 Signalized Intersection Results Summary

General Information				Intersection Information			
Agency	DEA			Duration, h	0.25		
Analyst	CC	Analysis Date	2/11/2016	Area Type	Other		
Jurisdiction	Westchester	Time Period	AM No Build	PHF	0.92		
Urban Street	Westchester Avenue	Analysis Year	2017	Analysis Period	1 > 7:00		
Intersection	Westchester Ave @ Kin...	File Name	am no build.xus				
Project Description	Retail						



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	118	205	206	50	96	46	143	322	49	43	199	83

Signal Information				Signal Timing and Phases								
Cycle, s	90.0	Reference Phase	2									
Offset, s	0	Reference Point	End									
Uncoordinated	No	Simult. Gap E/W	On									
Force Mode	Fixed	Simult. Gap N/S	On									
Green	57.1	22.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Yellow	4.0	4.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Red	1.0	1.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

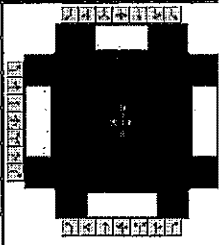
Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		2		6		8		4
Case Number		5.0		5.0		5.0		5.0
Phase Duration, s		62.1		62.1		27.9		27.9
Change Period, (Y+R c), s		5.0		5.0		5.0		5.0
Max Allow Headway (MAH), s		0.0		0.0		3.2		3.2
Queue Clearance Time (g s), s						22.1		12.6
Green Extension Time (g e), s		0.0		0.0		0.8		1.8
Phase Call Probability						1.00		1.00
Max Out Probability						1.00		0.03

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (v), veh/h	128	223	224	54	104	50	155	350	53	47	216	90
Adjusted Saturation Flow Rate (s), veh/h/ln	1310	1900	1610	1176	1900	1425	1183	1809	1610	1047	1900	1610
Queue Service Time (g s), s	1.8	4.4	5.3	1.8	1.9	0.6	11.4	7.2	2.3	3.5	8.6	4.0
Cycle Queue Clearance Time (g c), s	3.7	4.4	5.3	6.2	1.9	0.6	20.1	7.2	2.3	10.6	8.6	4.0
Green Ratio (g/C)	0.63	0.63	0.63	0.63	0.63	0.63	0.25	0.25	0.25	0.25	0.25	0.25
Capacity (c), veh/h	1767	1206	1022	769	1206	1808	268	920	410	263	483	410
Volume-to-Capacity Ratio (X)	0.073	0.185	0.219	0.071	0.087	0.028	0.580	0.380	0.130	0.178	0.448	0.220
Available Capacity (c a), veh/h	1767	1206	1022	769	1206	1808	295	1005	447	287	528	447
Back of Queue (Q), veh/ln (50 th percentile)	0.5	1.6	1.7	0.5	0.7	0.2	3.3	3.0	0.9	0.9	3.8	1.5
Queue Storage Ratio (RQ) (50 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d 1), s/veh	7.1	6.8	7.0	8.1	6.4	6.1	36.7	27.7	25.9	32.1	28.2	26.5
Incremental Delay (d 2), s/veh	0.1	0.3	0.5	0.2	0.1	0.0	1.2	0.1	0.1	0.1	0.2	0.1
Initial Queue Delay (d 3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	7.2	7.1	7.5	8.3	6.5	6.1	37.9	27.8	25.9	32.2	28.5	26.6
Level of Service (LOS)	A	A	A	A	A	A	D	C	C	C	C	C
Approach Delay, s/veh / LOS	7.3	A		6.9	A		30.4	C			28.5	C
Intersection Delay, s/veh / LOS	19.3						B					

Multimodal Results	EB			WB			NB			SB		
Pedestrian LOS Score / LOS	2.5	B		2.8	C		2.6	B			2.6	B
Bicycle LOS Score / LOS	1.4	A		0.8	A		0.9	A			1.1	A

HCS 2010 Signalized Intersection Results Summary

General Information				Intersection Information			
Agency	DEA			Duration, h	0.25		
Analyst	CC	Analysis Date	2/11/2016	Area Type	Other		
Jurisdiction	Westchester	Time Period	PM No Build	PHF	0.92		
Urban Street	Westchester Avenue	Analysis Year	2017	Analysis Period	1 > 7:00		
Intersection	Westchester Ave @ Kin...	File Name	pm no build.xus				
Project Description	Retail						



Demand Information	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Approach Movement												
Demand (v), veh/h	139	194	217	132	221	108	185	381	98	69	356	125

Signal Information													
Cycle, s	90.0	Reference Phase	2										
Offset, s	0	Reference Point	End										
Uncoordinated	No	Simult. Gap E/W	On	Green	55.0	25.0	0.0	0.0	0.0	0.0			
Force Mode	Fixed	Simult. Gap N/S	On	Yellow	4.0	4.0	0.0	0.0	0.0	0.0			
				Red	1.0	1.0	0.0	0.0	0.0	0.0			

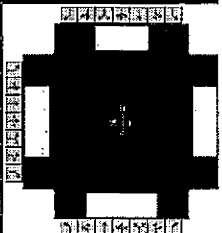
Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		2		6		8		4
Case Number		5.0		5.0		5.0		5.0
Phase Duration, s		60.0		60.0		30.0		30.0
Change Period, (Y+R _c), s		5.0		5.0		5.0		5.0
Max Allow Headway (MAH), s		0.0		0.0		3.3		3.3
Queue Clearance Time (g _s), s						27.0		18.6
Green Extension Time (g _e), s		0.0		0.0		0.0		2.1
Phase Call Probability						1.00		1.00
Max Out Probability						1.00		0.49

Movement Group Results	EB			WB			NB			SB			
	L	T	R	L	T	R	L	T	R	L	T	R	
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14	
Adjusted Flow Rate (v), veh/h	151	211	236	143	240	117	201	414	107	75	387	136	
Adjusted Saturation Flow Rate (s), veh/h/ln	1158	1900	1610	1189	1900	1425	1012	1809	1610	987	1900	1610	
Queue Service Time (g _s), s	2.8	4.4	6.0	5.4	5.1	1.5	8.4	8.4	4.6	6.0	16.6	6.0	
Cycle Queue Clearance Time (g _c), s	7.9	4.4	6.0	9.8	5.1	1.5	25.0	8.4	4.6	14.4	16.6	6.0	
Green Ratio (g/C)	0.61	0.61	0.61	0.61	0.61	0.61	0.28	0.28	0.28	0.28	0.28	0.28	
Capacity (c), veh/h	1445	1161	984	749	1161	1742	174	1005	447	262	528	447	
Volume-to-Capacity Ratio (X)	0.105	0.182	0.240	0.192	0.207	0.067	1.154	0.412	0.238	0.286	0.733	0.30	
Available Capacity (c _a), veh/h	1445	1161	984	749	1161	1742	174	1005	447	262	528	447	
Back of Queue (Q), veh/ln (50 th percentile)	0.7	1.7	2.0	1.4	1.9	0.4	9.4	3.5	1.7	1.4	7.9	2.2	
Queue Storage Ratio (RQ) (50 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Uniform Delay (d ₁), s/veh	9.5	7.7	8.0	9.8	7.8	7.1	42.7	26.5	25.1	32.4	29.5	25.6	
Incremental Delay (d ₂), s/veh	0.1	0.3	0.6	0.6	0.4	0.1	115.7	0.1	0.1	0.2	4.6	0.1	
Initial Queue Delay (d ₃), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Control Delay (d), s/veh	9.7	8.0	8.5	10.4	8.2	7.2	158.5	26.6	25.2	32.6	34.1	25.8	
Level of Service (LOS)	A	A	A	B	A	A	F	C	C	C	C	C	
Approach Delay, s/veh / LOS	8.6	A		8.6	A		63.1	E			32.0	C	
Intersection Delay, s/veh / LOS	30.7						C						

Multimodal Results	EB			WB			NB			SB			
Pedestrian LOS Score / LOS	2.5	B		2.8	C		2.6	B			2.6	B	
Bicycle LOS Score / LOS	1.5	A		1.3	A		1.1	A			1.5	A	

HCS 2010 Signalized Intersection Results Summary

General Information				Intersection Information			
Agency	DEA			Duration, h	0.25		
Analyst	CC	Analysis Date	2/11/2016	Area Type	Other		
Jurisdiction	Westchester	Time Period	SAT No Build	PHF	0.92		
Urban Street	Westchester Avenue	Analysis Year	2017	Analysis Period	1 > 7:00		
Intersection	Westchester Ave @ Kin...	File Name	sat no build.xus				
Project Description	Retail						



Demand Information	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Approach Movement												
Demand (v), veh/h	155	257	180	143	229	109	191	119	207	96	356	135

Signal Information													
Cycle, s	90.0	Reference Phase	2										
Offset, s	0	Reference Point	End										
Uncoordinated	No	Simult. Gap E/W	On	Green	55.0	25.0	0.0	0.0	0.0	0.0			
Force Mode	Fixed	Simult. Gap N/S	On	Yellow	4.0	4.0	0.0	0.0	0.0	0.0			
				Red	1.0	1.0	0.0	0.0	0.0	0.0			

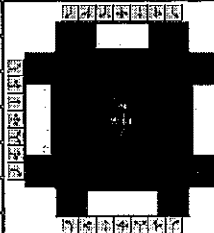
Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		2		6		8		4
Case Number		5.0		5.0		5.0		5.0
Phase Duration, s		60.0		60.0		30.0		30.0
Change Period, (Y+R _c), s		5.0		5.0		5.0		5.0
Max Allow Headway (MAH), s		0.0		0.0		3.3		3.3
Queue Clearance Time (g _s), s						27.0		18.6
Green Extension Time (g _e), s		0.0		0.0		0.0		1.9
Phase Call Probability						1.00		1.00
Max Out Probability						1.00		0.46

Movement Group Results	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (v), veh/h	168	279	196	155	249	118	208	129	225	104	387	147
Adjusted Saturation Flow Rate (s), veh/h/ln	1149	1900	1610	1117	1900	1425	1012	1809	1610	1281	1900	1610
Queue Service Time (g _s), s	3.2	6.0	4.8	6.6	5.3	1.5	8.4	2.4	10.6	6.0	16.6	6.5
Cycle Queue Clearance Time (g _c), s	8.5	6.0	4.8	12.7	5.3	1.5	25.0	2.4	10.6	8.4	16.6	6.5
Green Ratio (g/C)	0.61	0.61	0.61	0.61	0.61	0.61	0.28	0.28	0.28	0.28	0.28	0.28
Capacity (c), veh/h	1429	1161	984	688	1161	1742	174	1005	447	401	528	447
Volume-to-Capacity Ratio (X)	0.118	0.241	0.199	0.226	0.214	0.068	1.192	0.129	0.503	0.260	0.733	0.321
Available Capacity (c _a), veh/h	1429	1161	984	688	1161	1742	174	1005	447	401	528	447
Back of Queue (Q), veh/ln (50 th percentile)	0.8	2.3	1.6	1.6	2.0	0.4	10.1	1.0	3.9	1.8	7.9	2.4
Queue Storage Ratio (RQ) (50 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d ₁), s/veh	9.7	8.0	7.7	10.9	7.8	7.1	42.7	24.3	27.3	27.5	29.5	25.8
Incremental Delay (d ₂), s/veh	0.2	0.5	0.5	0.8	0.4	0.1	129.1	0.0	0.3	0.1	4.6	0.2
Initial Queue Delay (d ₃), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	9.9	8.5	8.2	11.6	8.3	7.2	171.9	24.4	27.6	27.6	34.1	26.0
Level of Service (LOS)	A	A	A	B	A	A	F	C	C	C	C	C
Approach Delay, s/veh / LOS	8.8	A		9.0	A		80.2	F		31.2	C	
Intersection Delay, s/veh / LOS	31.8						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.5	B	2.8	C	2.6	B	2.6	B
Bicycle LOS Score / LOS	1.5	A	1.4	A	1.0	A	1.5	A

HCS 2010 Signalized Intersection Results Summary

General Information				Intersection Information			
Agency	DEA			Duration, h	0.25		
Analyst	CC	Analysis Date	2/11/2016	Area Type	Other		
Jurisdiction	Westchester	Time Period	AM Build	PHF	0.92		
Urban Street	Westchester Avenue	Analysis Year	2017	Analysis Period	1 > 7:00		
Intersection	Westchester Ave @ Kin...	File Name	am build.xus				
Project Description	Retail						



Demand Information	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Approach Movement												
Demand (v), veh/h	118	208	206	57	101	41	143	322	53	47	199	83

Signal Information													
Cycle, s	90.0	Reference Phase	2										
Offset, s	0	Reference Point	End										
Uncoordinated	No	Simult. Gap E/W	On	Green	57.1	22.9	0.0	0.0	0.0	0.0			
Force Mode	Fixed	Simult. Gap N/S	On	Yellow	4.0	4.0	0.0	0.0	0.0	0.0			
				Red	1.0	1.0	0.0	0.0	0.0	0.0			

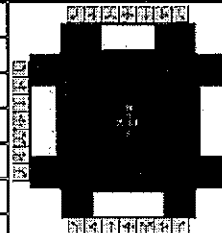
Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		2		6		8		4
Case Number		5.0		5.0		5.0		5.0
Phase Duration, s		62.1		62.1		27.9		27.9
Change Period, (Y+R _c), s		5.0		5.0		5.0		5.0
Max Allow Headway (MAH), s		0.0		0.0		3.2		3.2
Queue Clearance Time (g _s), s						22.1		13.0
Green Extension Time (g _e), s		0.0		0.0		0.8		1.8
Phase Call Probability						1.00		1.00
Max Out Probability						1.00		0.04

Movement Group Results	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Approach Movement												
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (v), veh/h	128	226	224	62	110	45	155	350	58	51	216	90
Adjusted Saturation Flow Rate (s), veh/h/ln	1304	1900	1610	1173	1900	1425	1183	1809	1610	1047	1900	1610
Queue Service Time (g _s), s	1.8	4.4	5.3	2.1	2.0	0.5	11.4	7.2	2.5	3.8	8.6	4.0
Cycle Queue Clearance Time (g _c), s	3.8	4.4	5.3	6.5	2.0	0.5	20.1	7.2	2.5	11.0	8.6	4.0
Green Ratio (g/C)	0.63	0.63	0.63	0.63	0.63	0.63	0.25	0.25	0.25	0.25	0.25	0.25
Capacity (c), veh/h	1756	1205	1022	766	1205	1808	268	921	410	263	483	410
Volume-to-Capacity Ratio (X)	0.073	0.188	0.219	0.081	0.091	0.025	0.580	0.380	0.141	0.194	0.447	0.220
Available Capacity (c _a), veh/h	1756	1205	1022	766	1205	1808	296	1005	447	287	528	447
Back of Queue (Q), veh/ln (50 th percentile)	0.5	1.7	1.7	0.5	0.8	0.1	3.3	3.0	0.9	1.0	3.8	1.5
Queue Storage Ratio (RQ) (50 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d ₁), s/veh	7.1	6.8	7.0	8.2	6.4	6.1	36.7	27.7	25.9	32.2	28.2	26.5
Incremental Delay (d ₂), s/veh	0.1	0.3	0.5	0.2	0.1	0.0	1.2	0.1	0.1	0.1	0.2	0.1
Initial Queue Delay (d ₃), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	7.2	7.2	7.5	8.4	6.5	6.1	37.8	27.8	26.0	32.4	28.5	26.6
Level of Service (LOS)	A	A	A	A	A	A	D	C	C	C	C	C
Approach Delay, s/veh / LOS	7.3	A		7.0	A		30.4	C		28.6	C	
Intersection Delay, s/veh / LOS	19.3						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.5	B	2.8	C	2.6	B	2.6	B
Bicycle LOS Score / LOS	1.4	A	0.8	A	1.0	A	1.1	A

HCS 2010 Signalized Intersection Results Summary

General Information				Intersection Information			
Agency	DEA			Duration, h	0.25		
Analyst	CC	Analysis Date	2/11/2016	Area Type	Other		
Jurisdiction	Westchester	Time Period	PM Build	PHF	0.92		
Urban Street	Westchester Avenue	Analysis Year	2017	Analysis Period	1 > 7:00		
Intersection	Westchester Ave @ Kin...	File Name	pm build.xus				
Project Description	Retail						



Demand Information	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Approach Movement												
Demand (v), veh/h	139	202	217	140	227	80	185	381	109	80	356	125

Signal Information													
Cycle, s	90.0	Reference Phase	2										
Offset, s	0	Reference Point	End										
Uncoordinated	No	Simult. Gap E/W	On	Green	55.0	25.0	0.0	0.0	0.0	0.0			
Force Mode	Fixed	Simult. Gap N/S	On	Yellow	4.0	4.0	0.0	0.0	0.0	0.0			
				Red	1.0	1.0	0.0	0.0	0.0	0.0			

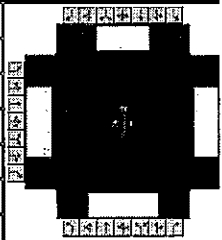
Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		2		6		8		4
Case Number		5.0		5.0		5.0		5.0
Phase Duration, s		60.0		60.0		30.0		30.0
Change Period (Y+Rc), s		5.0		5.0		5.0		5.0
Max Allow Headway (MAH), s		0.0		0.0		3.3		3.3
Queue Clearance Time (gs), s						27.0		18.6
Green Extension Time (ge), s		0.0		0.0		0.0		2.2
Phase Call Probability						1.00		1.00
Max Out Probability						1.00		0.50

Movement Group Results	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Approach Movement												
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (v), veh/h	151	220	236	152	247	87	201	414	118	87	387	136
Adjusted Saturation Flow Rate (s), veh/h/ln	1151	1900	1610	1180	1900	1425	1012	1809	1610	987	1900	1610
Queue Service Time (gs), s	2.8	4.6	6.0	5.9	5.2	1.1	8.4	8.4	5.2	7.1	16.6	6.0
Cycle Queue Clearance Time (gc), s	8.0	4.6	6.0	10.4	5.2	1.1	25.0	8.4	5.2	15.5	16.6	6.0
Green Ratio (g/C)	0.61	0.61	0.61	0.61	0.61	0.61	0.28	0.28	0.28	0.28	0.28	0.28
Capacity (c), veh/h	1433	1161	984	741	1161	1742	174	1005	447	262	528	447
Volume-to-Capacity Ratio (X)	0.105	0.189	0.240	0.205	0.213	0.050	1.154	0.412	0.265	0.332	0.733	0.30
Available Capacity (ca), veh/h	1433	1161	984	741	1161	1742	174	1005	447	262	528	447
Back of Queue (Q), veh/ln (50 th percentile)	0.7	1.8	2.0	1.5	2.0	0.3	9.4	3.5	1.9	1.7	7.9	2.2
Queue Storage Ratio (RQ) (50 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d1), s/veh	9.6	7.7	8.0	10.0	7.8	7.0	42.7	26.5	25.3	32.8	29.5	25.6
Incremental Delay (d2), s/veh	0.1	0.4	0.6	0.6	0.4	0.1	115.7	0.1	0.1	0.3	4.6	0.1
Initial Queue Delay (d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	9.8	8.1	8.5	10.6	8.2	7.1	158.5	26.6	25.5	33.1	34.1	25.8
Level of Service (LOS)	A	A	A	B	A	A	F	C	C	C	C	C
Approach Delay, s/veh / LOS	8.7	A		8.8	A		62.6	E			32.1	C
Intersection Delay, s/veh / LOS	30.8						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.5	B	2.8	C	2.6	B	2.6	B
Bicycle LOS Score / LOS	1.5	A	1.3	A	1.1	A	1.5	A

HCS 2010 Signalized Intersection Results Summary

General Information				Intersection Information			
Agency	DEA			Duration, h	0.25		
Analyst	CC	Analysis Date	2/11/2016	Area Type	Other		
Jurisdiction	Westchester	Time Period	SAT Build	PHF	0.92		
Urban Street	Westchester Avenue	Analysis Year	2017	Analysis Period	1 > 7:00		
Intersection	Westchester Ave @ Kin...	File Name	sat build.xus				
Project Description	Retail						



Demand Information	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Approach Movement												
Demand (v), veh/h	155	265	180	153	236	74	191	465	172	107	356	135

Signal Information																
Cycle, s	90.0	Reference Phase	2													
Offset, s	0	Reference Point	End													
Uncoordinated	No	Simult. Gap E/W	On	Green	55.0	25.0	0.0	0.0	0.0	0.0						
Force Mode	Fixed	Simult. Gap N/S	On	Yellow	4.0	4.0	0.0	0.0	0.0	0.0						
				Red	1.0	1.0	0.0	0.0	0.0	0.0						

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		2		6		8		4
Case Number		5.0		5.0		5.0		5.0
Phase Duration, s		60.0		60.0		30.0		30.0
Change Period, (Y+R _c), s		5.0		5.0		5.0		5.0
Max Allow Headway (MAH), s		0.0		0.0		3.3		3.3
Queue Clearance Time (g _s), s						27.0		23.7
Green Extension Time (g _e), s		0.0		0.0		0.0		0.7
Phase Call Probability						1.00		1.00
Max Out Probability						1.00		1.00

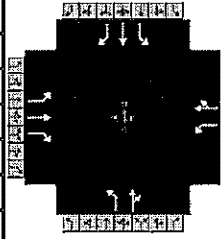
Movement Group Results	EB			WB			NB			SB			
	L	T	R	L	T	R	L	T	R	L	T	R	
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14	
Adjusted Flow Rate (v), veh/h	168	288	196	166	257	80	208	505	187	116	387	147	
Adjusted Saturation Flow Rate (s), veh/h/ln	1141	1900	1610	1108	1900	1425	1012	1809	1610	908	1900	1610	
Queue Service Time (g _s), s	3.2	6.3	4.8	7.3	5.5	1.0	8.4	10.6	8.5	11.1	16.6	6.5	
Cycle Queue Clearance Time (g _c), s	8.7	6.3	4.8	13.5	5.5	1.0	25.0	10.6	8.5	21.7	16.6	6.5	
Green Ratio (g/C)	0.61	0.61	0.61	0.61	0.61	0.61	0.28	0.28	0.28	0.28	0.28	0.28	
Capacity (c), veh/h	1416	1161	984	680	1161	1742	174	1005	447	226	528	447	
Volume-to-Capacity Ratio (X)	0.119	0.248	0.199	0.244	0.221	0.046	1.192	0.503	0.418	0.515	0.733	0.321	
Available Capacity (c _a), veh/h	1416	1161	984	680	1161	1742	174	1005	447	226	528	447	
Back of Queue (Q), veh/ln (50 th percentile)	0.8	2.4	1.6	1.8	2.1	0.3	10.1	4.4	3.2	2.4	7.9	2.4	
Queue Storage Ratio (RQ) (50 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Uniform Delay (d ₁), s/veh	9.8	8.0	7.7	11.1	7.9	7.0	42.7	27.3	26.6	36.4	29.5	25.8	
Incremental Delay (d ₂), s/veh	0.2	0.5	0.5	0.9	0.4	0.1	129.1	0.2	0.2	0.9	4.6	0.2	
Initial Queue Delay (d ₃), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Control Delay (d), s/veh	10.0	8.5	8.2	12.0	8.3	7.1	171.9	27.4	26.8	37.3	34.1	26.0	
Level of Service (LOS)	A	A	A	B	A	A	F	C	C	D	C	C	
Approach Delay, s/veh / LOS	8.8	A		9.3	A		60.6	E			32.8	C	
Intersection Delay, s/veh / LOS	31.9						C						

Multimodal Results	EB			WB			NB			SB			
Pedestrian LOS Score / LOS	2.5	B		2.8	C		2.6	B			2.6	B	
Bicycle LOS Score / LOS	1.6	A		1.3	A		1.2	A			1.6	A	

Westchester Avenue
at
Abendroth Avenue/Don Bosco Place

HCS 2010 Signalized Intersection Results Summary

General Information				Intersection Information			
Agency	DEA			Duration, h	0.25		
Analyst	CC	Analysis Date	2/11/2016	Area Type	Other		
Jurisdiction	Westchester	Time Period	AM Existing	PHF	0.92		
Urban Street	Westchester Avenue	Analysis Year	2016	Analysis Period	1> 7:00		
Intersection	Westchester Ave @ Abe...	File Name	am existing.xus				
Project Description	Retail						



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	71	25	89	9	26	15	73	103	17	40	121	96

Signal Information				Signal Timing Diagram																
Cycle, s	120.0	Reference Phase	2																	
Offset, s	0	Reference Point	End																	
Uncoordinated	No	Simult. Gap E/W	On																	
Force Mode	Fixed	Simult. Gap N/S	On																	
		Green		1.7	3.9	77.1	4.6	1.8	10.9											
		Yellow		4.0	0.0	4.0	4.0	0.0	4.0											
		Red		1.0	0.0	1.0	1.0	0.0	1.0											

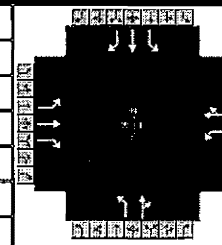
Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	3.0	1.1	4.0	1.1	4.0	1.1	3.0
Phase Duration, s	10.5	86.0	6.7	82.1	11.4	17.7	9.6	15.9
Change Period, (Y+R _c), s	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Max Allow Headway (MAH), s	3.1	0.0	3.1	0.0	3.1	3.1	3.1	3.1
Queue Clearance Time (g _s), s	3.7		2.2		6.8	10.4	4.6	10.3
Green Extension Time (g _e), s	0.1	0.0	0.0	0.0	0.1	0.7	0.0	0.7
Phase Call Probability	0.92		0.28		0.93	1.00	0.77	1.00
Max Out Probability	0.00		0.00		0.00	0.00	0.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (v), veh/h	77	27	97	10	45		79	130		43	132	104
Adjusted Saturation Flow Rate (s), veh/h/ln	1740	1863	1533	1723	1748		1774	1799		1774	1863	1576
Queue Service Time (g _s), s	1.7	0.6	2.6	0.2	1.1		4.8	8.4		2.6	8.3	7.7
Cycle Queue Clearance Time (g _c), s	1.7	0.6	2.6	0.2	1.1		4.8	8.4		2.6	8.3	7.7
Green Ratio (g/C)	0.70	0.68	0.68	0.66	0.64		0.14	0.11		0.13	0.09	0.09
Capacity (c), veh/h	983	1257	1035	944	1123		182	191		152	170	144
Volume-to-Capacity Ratio (X)	0.079	0.022	0.093	0.010	0.040		0.436	0.683		0.285	0.774	0.729
Available Capacity (c _a), veh/h	1449	1257	1035	1461	1123		310	531		306	522	442
Back of Queue (Q), veh/ln (50 th percentile)	0.6	0.2	0.8	0.1	0.4		2.1	3.8		1.2	4.0	3.1
Queue Storage Ratio (RQ) (50 th percentile)	0.00	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00
Uniform Delay (d ₁), s/veh	5.8	6.4	6.8	7.1	7.9		46.3	51.7		46.9	53.3	53.1
Incremental Delay (d ₂), s/veh	0.0	0.0	0.2	0.0	0.1		0.6	1.6		0.4	2.8	2.6
Initial Queue Delay (d ₃), s/veh	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	0.0
Control Delay (d), s/veh	5.8	6.5	6.9	7.1	7.9		46.9	53.3		47.3	56.2	55.7
Level of Service (LOS)	A	A	A	A	A		D	D		D	E	E
Approach Delay, s/veh / LOS	6.4		A	7.8		A	50.9		D	54.6		D
Intersection Delay, s/veh / LOS	37.1						D					

Multimodal Results	EB			WB			NB			SB		
Pedestrian LOS Score / LOS	2.2		B	2.4		B	2.3		B	2.5		B
Bicycle LOS Score / LOS	0.8		A	0.6		A	0.8		A	0.9		A

HCS 2010 Signalized Intersection Results Summary

General Information				Intersection Information			
Agency	DEA			Duration, h	0.25		
Analyst	CC	Analysis Date	2/11/2016	Area Type	Other		
Jurisdiction	Westchester	Time Period	PM Existing	PHF	0.92		
Urban Street	Westchester Avenue	Analysis Year	2016	Analysis Period	1> 7:00		
Intersection	Westchester Ave @ Abe...	File Name	Pm existing.xus				
Project Description	Retail						



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	102	145	107	78	148	126	136	241	78	108	275	168

Signal Information				Signal Phases												
Cycle, s	120.0	Reference Phase	2	[Signal Diagrams]												
Offset, s	0	Reference Point	End	Green	5.6	0.2	59.9	8.1	1.7	24.4	[Signal Diagrams]					
Uncoordinated	No	Simult. Gap E/W	On	Yellow	4.0	0.0	4.0	4.0	0.0	4.0	[Signal Diagrams]					
Force Mode	Fixed	Simult. Gap N/S	On	Red	1.0	0.0	1.0	1.0	0.0	1.0	[Signal Diagrams]					

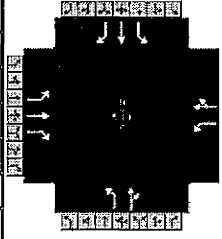
Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	3.0	1.1	4.0	1.1	4.0	1.1	3.0
Phase Duration, s	10.9	65.1	10.6	64.9	14.8	31.1	13.1	29.4
Change Period, (Y+R _c), s	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Max Allow Headway (MAH), s	3.1	0.0	3.1	0.0	3.1	3.1	3.1	3.1
Queue Clearance Time (g _s), s	5.7		4.8		9.8	24.9	8.2	20.3
Green Extension Time (g _e), s	0.1	0.0	0.1	0.0	0.1	1.2	0.1	1.4
Phase Call Probability	0.98		0.94		0.99	1.00	0.98	1.00
Max Out Probability	0.00		0.00		0.09	0.21	0.01	0.06

Movement Group Results	EB			WB			NB			SB			
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R	
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14	
Adjusted Flow Rate (v), veh/h	111	158	116	85	298		148	347		117	299	183	
Adjusted Saturation Flow Rate (s), veh/h/ln	1740	1863	1533	1723	1720		1774	1767		1774	1863	1576	
Queue Service Time (g _s), s	3.7	5.5	4.9	2.8	12.6		7.8	22.9		6.2	18.3	12.5	
Cycle Queue Clearance Time (g _c), s	3.7	5.5	4.9	2.8	12.6		7.8	22.9		6.2	18.3	12.5	
Green Ratio (g/C)	0.55	0.50	0.50	0.55	0.50		0.29	0.22		0.27	0.20	0.20	
Capacity (c), veh/h	562	933	768	662	859		260	384		190	379	321	
Volume-to-Capacity Ratio (X)	0.197	0.169	0.151	0.128	0.347		0.568	0.902		0.617	0.789	0.568	
Available Capacity (c _a), veh/h	778	933	768	879	859		337	469		292	468	397	
Back of Queue (Q), veh/ln (50 th percentile)	1.4	2.4	1.8	1.1	5.2		3.4	11.6		2.7	8.9	4.9	
Queue Storage Ratio (RQ) (50 th percentile)	0.00	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	
Uniform Delay (d ₁), s/veh	13.8	16.3	16.2	13.2	18.2		35.1	45.7		36.6	45.4	43.1	
Incremental Delay (d ₂), s/veh	0.1	0.4	0.4	0.0	1.1		0.7	16.4		1.2	5.6	0.6	
Initial Queue Delay (d ₃), s/veh	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	0.0	
Control Delay (d), s/veh	13.9	16.7	16.6	13.3	19.3		35.8	62.1		37.8	51.0	43.7	
Level of Service (LOS)	B	B	B	B	B		D	E		D	D	D	
Approach Delay, s/veh / LOS	15.9	B		18.0	B		54.2	D			46.2	D	
Intersection Delay, s/veh / LOS	36.2						D						

Multimodal Results	EB			WB			NB			SB			
Pedestrian LOS Score / LOS	2.3	B		2.4	B		2.3	B			2.5	B	
Bicycle LOS Score / LOS	1.1	A		1.1	A		1.3	A			1.5	A	

HCS 2010 Signalized Intersection Results Summary

General Information				Intersection Information			
Agency	DEA			Duration, h	0.25		
Analyst	CC	Analysis Date	2/11/2016	Area Type	Other		
Jurisdiction	Westchester	Time Period	SAT No Build	PHF	0.92		
Urban Street	Westchester Avenue	Analysis Year	2017	Analysis Period	1 > 7:00		
Intersection	Westchester Ave @ Abe...	File Name	sat no build.xus				
Project Description	Retail						



Demand Information	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Approach Movement												
Demand (v), veh/h	130	216	168	148	190	186	108	218	111	176	324	182

Signal Information				Signal Phases												
Cycle, s	120.0	Reference Phase	2	[Signal Diagrams]												
Offset, s	0	Reference Point	End	[Signal Diagrams]												
Uncoordinated	No	Simult. Gap E/W	On	Green	7.3	0.8	53.3	8.0	3.9	26.7	[Signal Diagrams]					
Force Mode	Fixed	Simult. Gap N/S	On	Yellow	4.0	0.0	4.0	4.0	0.0	4.0	[Signal Diagrams]					
				Red	1.0	0.0	1.0	1.0	0.0	1.0	[Signal Diagrams]					

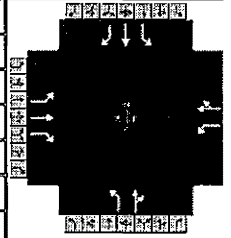
Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	3.0	1.1	4.0	1.1	4.0	1.1	3.0
Phase Duration, s	12.3	58.3	13.2	59.1	13.0	31.7	16.8	35.6
Change Period, (Y+R _c), s	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Max Allow Headway (MAH), s	3.1	0.0	3.1	0.0	3.1	3.1	3.1	3.1
Queue Clearance Time (g _s), s	7.2		8.0		8.0	26.1	11.7	22.9
Green Extension Time (g _e), s	0.1	0.0	0.2	0.0	0.1	0.6	0.1	1.5
Phase Call Probability	0.99		1.00		0.98	1.00	1.00	1.00
Max Out Probability	0.00		0.00		0.01	1.00	0.87	0.11

Movement Group Results	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (v), veh/h	141	235	183	161	409		117	358		191	352	198
Adjusted Saturation Flow Rate (s), veh/h/ln	1740	1863	1533	1723	1710		1774	1739		1774	1863	1579
Queue Service Time (g _s), s	5.2	9.6	9.0	6.0	20.7		6.0	24.1		9.7	20.9	12.8
Cycle Queue Clearance Time (g _c), s	5.2	9.6	9.0	6.0	20.7		6.0	24.1		9.7	20.9	12.8
Green Ratio (g/C)	0.51	0.44	0.44	0.51	0.45		0.29	0.22		0.33	0.25	0.25
Capacity (c), veh/h	416	827	681	581	772		244	387		257	474	402
Volume-to-Capacity Ratio (X)	0.339	0.284	0.268	0.277	0.530		0.482	0.924		0.745	0.742	0.49%
Available Capacity (c _a), veh/h	549	827	681	700	772		348	408		304	497	421
Back of Queue (Q), veh/ln (50 th percentile)	2.1	4.3	3.4	2.3	8.7		2.6	13.0		4.6	10.1	5.0
Queue Storage Ratio (RQ) (50 th percentile)	0.00	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00
Uniform Delay (d ₁), s/veh	18.3	21.2	21.0	16.2	23.8		34.2	45.6		33.4	41.1	38.1
Incremental Delay (d ₂), s/veh	0.2	0.9	1.0	0.1	2.6		0.5	25.1		6.2	4.9	0.3
Initial Queue Delay (d ₃), s/veh	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	0.0
Control Delay (d), s/veh	18.5	22.1	22.0	16.3	26.4		34.7	70.7		39.6	46.0	38.4
Level of Service (LOS)	B	C	C	B	C		C	E		D	D	D
Approach Delay, s/veh / LOS	21.1	C		23.5	C		61.8	E		42.3	D	
Intersection Delay, s/veh / LOS	36.7						D					

Multimodal Results	EB			WB			NB			SB		
Pedestrian LOS Score / LOS	2.3	B		2.4	B		2.3	B		2.5	B	
Bicycle LOS Score / LOS	1.4	A		1.4	A		1.3	A		1.7	A	

HCS 2010 Signalized Intersection Results Summary

General Information				Intersection Information			
Agency	DEA			Duration, h	0.25		
Analyst	CC	Analysis Date	2/11/2016	Area Type	Other		
Jurisdiction	Westchester	Time Period	AM No Build	PHF	0.92		
Urban Street	Westchester Avenue	Analysis Year	2017	Analysis Period	1 > 7:00		
Intersection	Westchester Ave @ Abe...	File Name	am no build.xus				
Project Description	Retail						



Demand Information	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Approach Movement												
Demand (v), veh/h	72	26	91	9	27	15	74	105	17	41	123	98

Signal Information													
Cycle, s	120.0	Reference Phase	2										
Offset, s	0	Reference Point	End										
Uncoordinated	No	Simult. Gap E/W	On	Green	1.7	3.9	76.9	4.6	1.8	11.1			
Force Mode	Fixed	Simult. Gap N/S	On	Yellow	4.0	0.0	4.0	4.0	0.0	4.0			
				Red	1.0	0.0	1.0	1.0	0.0	1.0			

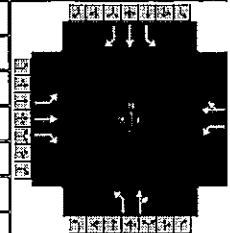
Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	3.0	1.1	4.0	1.1	4.0	1.1	3.0
Phase Duration, s	10.6	85.8	6.7	81.9	11.5	17.9	9.6	16.1
Change Period, (Y+R _c), s	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Max Allow Headway (MAH), s	3.1	0.0	3.1	0.0	3.1	3.1	3.1	3.1
Queue Clearance Time (g _s), s	3.7		2.2		6.9	10.5	4.7	10.4
Green Extension Time (g _e), s	0.1	0.0	0.0	0.0	0.1	0.7	0.0	0.7
Phase Call Probability	0.93		0.28		0.93	1.00	0.77	1.00
Max Out Probability	0.00		0.00		0.00	0.00	0.00	0.00

Movement Group Results	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (v), veh/h	78	28	99	10	46		80	133		45	134	107
Adjusted Saturation Flow Rate (s), veh/h/ln	1740	1863	1533	1723	1750		1774	1800		1774	1863	1579
Queue Service Time (g _s), s	1.7	0.6	2.7	0.2	1.2		4.9	8.5		2.7	8.4	7.9
Cycle Queue Clearance Time (g _c), s	1.7	0.6	2.7	0.2	1.2		4.9	8.5		2.7	8.4	7.9
Green Ratio (g/C)	0.69	0.67	0.67	0.65	0.64		0.15	0.11		0.13	0.09	0.09
Capacity (c), veh/h	979	1254	1032	941	1122		183	193		153	172	146
Volume-to-Capacity Ratio (X)	0.080	0.023	0.096	0.010	0.041		0.439	0.685		0.290	0.776	0.730
Available Capacity (c _a), veh/h	1442	1254	1032	1454	1122		310	530		307	521	441
Back of Queue (Q), veh/ln (50 th percentile)	0.6	0.2	0.9	0.1	0.4		2.2	3.9		1.2	4.0	3.2
Queue Storage Ratio (RQ) (50 th percentile)	0.00	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00
Uniform Delay (d ₁), s/veh	5.9	6.5	6.8	7.2	7.9		46.1	51.6		46.8	53.2	53.0
Incremental Delay (d ₂), s/veh	0.0	0.0	0.2	0.0	0.1		0.6	1.6		0.4	2.8	2.6
Initial Queue Delay (d ₃), s/veh	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	0.0
Control Delay (d), s/veh	5.9	6.5	7.0	7.2	8.0		46.7	53.2		47.2	56.1	55.6
Level of Service (LOS)	A	A	A	A	A		D	D		D	E	E
Approach Delay, s/veh / LOS	6.5 A			7.9 A			50.8 D			54.5 D		
Intersection Delay, s/veh / LOS	37.1						D					

Multimodal Results	EB			WB			NB			SB		
Pedestrian LOS Score / LOS	2.2	B		2.4	B		2.3	B		2.5	B	
Bicycle LOS Score / LOS	0.8	A		0.6	A		0.8	A		1.0	A	

HCS 2010 Signalized Intersection Results Summary

General Information				Intersection Information			
Agency	DEA			Duration, h	0.25		
Analyst	CC	Analysis Date	2/11/2016	Area Type	Other		
Jurisdiction	Westchester	Time Period	PM No Build	PHF	0.92		
Urban Street	Westchester Avenue	Analysis Year	2017	Analysis Period	1 > 7:00		
Intersection	Westchester Ave @ Abe...	File Name	pm no build.xus				
Project Description	Retail						



Demand Information	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Approach Movement												
Demand (v), veh/h	104	148	109	80	151	128	139	246	80	110	280	71

Signal Information				Signal Phases											
Cycle, s	120.0	Reference Phase	2												
Offset, s	0	Reference Point	End	Green	5.7	0.2	59.5	8.2	1.8	24.7					
Uncoordinated	No	Simult. Gap E/W	On	Yellow	4.0	0.0	4.0	4.0	0.0	4.0					
Force Mode	Fixed	Simult. Gap N/S	On	Red	1.0	0.0	1.0	1.0	0.0	1.0					

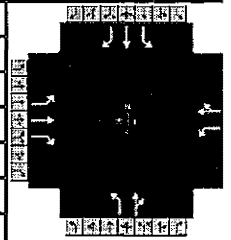
Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	3.0	1.1	4.0	1.1	4.0	1.1	3.0
Phase Duration, s	10.9	64.7	10.7	64.5	15.0	31.4	13.2	29.7
Change Period, (Y+R _c), s	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Max Allow Headway (MAH), s	3.1	0.0	3.1	0.0	3.1	3.1	3.1	3.1
Queue Clearance Time (g _s), s	5.8		4.9		9.9	25.5	8.3	20.6
Green Extension Time (g _e), s	0.1	0.0	0.1	0.0	0.1	1.0	0.1	1.2
Phase Call Probability	0.98		0.94		0.99	1.00	0.98	1.00
Max Out Probability	0.00		0.00		0.11	0.23	0.01	0.06

Movement Group Results	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Approach Movement												
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (v), veh/h	113	161	118	87	303		151	354		120	304	77
Adjusted Saturation Flow Rate (s), veh/h/ln	1740	1863	1533	1723	1721		1774	1767		1774	1863	1579
Queue Service Time (g _s), s	3.8	5.7	5.1	2.9	13.0		7.9	23.5		6.3	18.6	4.9
Cycle Queue Clearance Time (g _c), s	3.8	5.7	5.1	2.9	13.0		7.9	23.5		6.3	18.6	4.9
Green Ratio (g/C)	0.54	0.50	0.50	0.54	0.50		0.29	0.22		0.27	0.21	0.21
Capacity (c), veh/h	552	926	762	655	853		262	389		190	383	325
Volume-to-Capacity Ratio (X)	0.205	0.174	0.155	0.133	0.356		0.577	0.910		0.630	0.794	0.238
Available Capacity (c _a), veh/h	762	926	762	865	853		336	468		290	466	395
Back of Queue (Q), veh/ln (50 th percentile)	1.5	2.5	1.8	1.1	5.3		3.4	12.1		2.8	9.2	1.9
Queue Storage Ratio (RQ) (50 th percentile)	0.00	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00
Uniform Delay (d ₁), s/veh	14.1	16.6	16.4	13.5	18.5		34.8	45.6		36.4	45.2	39.8
Incremental Delay (d ₂), s/veh	0.1	0.4	0.4	0.0	1.2		0.8	18.0		1.3	6.2	0.1
Initial Queue Delay (d ₃), s/veh	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	0.0
Control Delay (d), s/veh	14.2	17.0	16.9	13.5	19.7		35.6	63.6		37.7	51.4	39.9
Level of Service (LOS)	B	B	B	B	B		D	E		D	D	D
Approach Delay, s/veh / LOS	16.2		B	18.3		B	55.2		E	46.4		D
Intersection Delay, s/veh / LOS	36.1						D					

Multimodal Results	EB		WB		NB		SB	
	Pedestrian LOS Score / LOS	2.3	B	2.4	B	2.3	B	2.5
Bicycle LOS Score / LOS	1.1	A	1.1	A	1.3	A	1.3	A

HCS 2010 Signalized Intersection Results Summary

General Information				Intersection Information			
Agency	DEA			Duration, h	0.25		
Analyst	CC	Analysis Date	2/11/2016	Area Type	Other		
Jurisdiction	Westchester	Time Period	SAT No Build	PHF	0.92		
Urban Street	Westchester Avenue	Analysis Year	2017	Analysis Period	1 > 7:00		
Intersection	Westchester Ave @ Abe...	File Name	sat no build.xus				
Project Description	Retail						



Demand Information	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Approach Movement												
Demand (v), veh/h	130	216	168	148	190	186	108	218	111	176	324	182

Signal Information				Signal Phases												
Cycle, s	120.0	Reference Phase	2	[Signal Diagrams]												
Offset, s	0	Reference Point	End	[Signal Diagrams]												
Uncoordinated	No	Simult. Gap E/W	On	Green	7.3	0.8	53.3	8.0	3.9	26.7	[Signal Diagrams]					
Force Mode	Fixed	Simult. Gap N/S	On	Yellow	4.0	0.0	4.0	4.0	0.0	4.0	[Signal Diagrams]					
				Red	1.0	0.0	1.0	1.0	0.0	1.0	[Signal Diagrams]					

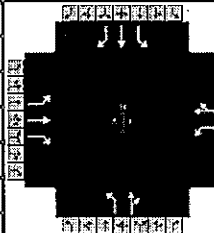
Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	3.0	1.1	4.0	1.1	4.0	1.1	3.0
Phase Duration, s	12.3	58.3	13.2	59.1	13.0	31.7	16.8	35.6
Change Period, (Y+R _c), s	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Max Allow Headway (MAH), s	3.1	0.0	3.1	0.0	3.1	3.1	3.1	3.1
Queue Clearance Time (g _s), s	7.2		8.0		8.0	26.1	11.7	22.9
Green Extension Time (g _e), s	0.1	0.0	0.2	0.0	0.1	0.6	0.1	1.5
Phase Call Probability	0.99		1.00		0.98	1.00	1.00	1.00
Max Out Probability	0.00		0.00		0.01	1.00	0.87	0.11

Movement Group Results	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Approach Movement												
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (v), veh/h	141	235	183	161	409		117	358		191	352	198
Adjusted Saturation Flow Rate (s), veh/h/ln	1740	1863	1533	1723	1710		1774	1739		1774	1863	1579
Queue Service Time (g _s), s	5.2	9.6	9.0	6.0	20.7		6.0	24.1		9.7	20.9	12.8
Cycle Queue Clearance Time (g _c), s	5.2	9.6	9.0	6.0	20.7		6.0	24.1		9.7	20.9	12.8
Green Ratio (g/C)	0.51	0.44	0.44	0.51	0.45		0.29	0.22		0.33	0.25	0.25
Capacity (c), veh/h	416	827	681	581	772		244	387		257	474	402
Volume-to-Capacity Ratio (X)	0.339	0.284	0.268	0.277	0.530		0.482	0.924		0.745	0.742	0.493
Available Capacity (c _a), veh/h	549	827	681	700	772		348	408		304	497	421
Back of Queue (Q), veh/ln (50 th percentile)	2.1	4.3	3.4	2.3	8.7		2.6	13.0		4.6	10.1	5.0
Queue Storage Ratio (RQ) (50 th percentile)	0.00	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00
Uniform Delay (d ₁), s/veh	18.3	21.2	21.0	16.2	23.8		34.2	45.6		33.4	41.1	38.1
Incremental Delay (d ₂), s/veh	0.2	0.9	1.0	0.1	2.6		0.5	25.1		6.2	4.9	0.3
Initial Queue Delay (d ₃), s/veh	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	0.0
Control Delay (d), s/veh	18.5	22.1	22.0	16.3	26.4		34.7	70.7		39.6	46.0	38.4
Level of Service (LOS)	B	C	C	B	C		C	E		D	D	D
Approach Delay, s/veh / LOS	21.1	C		23.5	C		61.8	E		42.3	D	
Intersection Delay, s/veh / LOS	36.7						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.3	B	2.4	B	2.3	B	2.5	B
Bicycle LOS Score / LOS	1.4	A	1.4	A	1.3	A	1.7	A

HCS 2010 Signalized Intersection Results Summary

General Information				Intersection Information			
Agency	DEA			Duration, h	0.25		
Analyst	CC	Analysis Date	2/11/2016	Area Type	Other		
Jurisdiction	Westchester	Time Period	AM Build	PHF	0.92		
Urban Street	Westchester Avenue	Analysis Year	2017	Analysis Period	1 > 7:00		
Intersection	Westchester Ave @ Abe...	File Name	am build.xus				
Project Description	Retail						



Demand Information	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Approach Movement												
Demand (v), veh/h	77	26	97	9	27	15	84	110	17	41	128	104

Signal Information				Signal Phases												
Cycle, s	120.0	Reference Phase	2	[Signal Diagrams]												
Offset, s	0	Reference Point	End	Green	1.7	4.0	75.7	4.6	2.6	11.5	[Signal Diagrams]					
Uncoordinated	No	Simult. Gap E/W	On	Yellow	4.0	0.0	4.0	4.0	0.0	4.0	[Signal Diagrams]					
Force Mode	Fixed	Simult. Gap N/S	On	Red	1.0	0.0	1.0	1.0	0.0	1.0	[Signal Diagrams]					

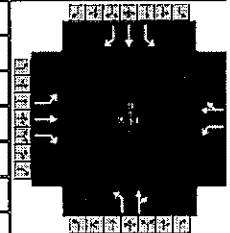
Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	3.0	1.1	4.0	1.1	4.0	1.1	3.0
Phase Duration, s	10.6	84.7	6.7	80.7	12.2	19.0	9.6	16.5
Change Period, (Y+R _c), s	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Max Allow Headway (MAH), s	3.1	0.0	3.1	0.0	3.1	3.1	3.1	3.1
Queue Clearance Time (g _s), s	3.9		2.2		7.5	10.8	4.7	10.8
Green Extension Time (g _e), s	0.1	0.0	0.0	0.0	0.1	0.7	0.0	0.7
Phase Call Probability	0.94		0.28		0.95	1.00	0.77	1.00
Max Out Probability	0.00		0.00		0.00	0.00	0.00	0.00

Movement Group Results	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (v), veh/h	84	28	105	10	46		91	138		45	139	113
Adjusted Saturation Flow Rate (s), veh/h/ln	1740	1863	1533	1723	1750		1774	1801		1774	1863	1579
Queue Service Time (g _s), s	1.9	0.6	3.0	0.2	1.2		5.5	8.8		2.7	8.8	8.4
Cycle Queue Clearance Time (g _c), s	1.9	0.6	3.0	0.2	1.2		5.5	8.8		2.7	8.8	8.4
Green Ratio (g/C)	0.69	0.66	0.66	0.64	0.63		0.16	0.12		0.13	0.10	0.10
Capacity (c), veh/h	967	1237	1018	927	1104		195	211		162	178	151
Volume-to-Capacity Ratio (X)	0.087	0.023	0.104	0.011	0.041		0.469	0.656		0.275	0.782	0.750
Available Capacity (c _a), veh/h	1412	1237	1018	1425	1104		310	531		315	509	431
Back of Queue (Q), veh/ln (50 th percentile)	0.6	0.2	1.0	0.1	0.5		2.4	4.0		1.2	4.2	3.4
Queue Storage Ratio (RQ) (50 th percentile)	0.00	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00
Uniform Delay (d ₁), s/veh	6.2	6.9	7.3	7.6	8.4		45.5	50.7		46.4	53.0	52.9
Incremental Delay (d ₂), s/veh	0.0	0.0	0.2	0.0	0.1		0.7	1.3		0.3	2.8	2.8
Initial Queue Delay (d ₃), s/veh	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	0.0
Control Delay (d), s/veh	6.3	6.9	7.5	7.6	8.5		46.1	52.0		46.8	55.9	55.7
Level of Service (LOS)	A	A	A	A	A		D	D		D	E	E
Approach Delay, s/veh / LOS	6.9		A	8.3		A	49.6		D	54.4		D
Intersection Delay, s/veh / LOS	36.9						D					

Multimodal Results	EB			WB			NB			SB		
Pedestrian LOS Score / LOS	2.2		B	2.4		B	2.3		B	2.5		B
Bicycle LOS Score / LOS	0.8		A	0.6		A	0.9		A	1.0		A

HCS 2010 Signalized Intersection Results Summary

General Information				Intersection Information			
Agency	DEA			Duration, h	0.25		
Analyst	CC	Analysis Date	2/11/2016	Area Type	Other		
Jurisdiction	Westchester	Time Period	PM Build	PHF	0.92		
Urban Street	Westchester Avenue	Analysis Year	2017	Analysis Period	1 > 7:00		
Intersection	Westchester Ave @ Abe...	File Name	pm build.xus				
Project Description	Retail						



Demand Information	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Approach Movement												
Demand (v), veh/h	119	148	124	80	151	128	130	258	80	110	292	181

Signal Information				Signal Phases												
Cycle, s	120.0	Reference Phase	2	[Signal Diagrams]												
Offset, s	0	Reference Point	End	Green	5.7	0.9	57.9	8.1	1.2	26.2	[Signal Diagrams]					
Uncoordinated	No	Simult. Gap E/W	On	Yellow	4.0	0.0	4.0	4.0	0.0	4.0	[Signal Diagrams]					
Force Mode	Fixed	Simult. Gap N/S	On	Red	1.0	0.0	1.0	1.0	0.0	1.0	[Signal Diagrams]					

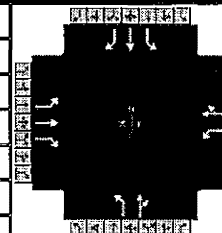
Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	3.0	1.1	4.0	1.1	4.0	1.1	3.0
Phase Duration, s	11.5	63.8	10.7	62.9	14.3	32.4	13.1	31.2
Change Period, (Y+R _c), s	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Max Allow Headway (MAH), s	3.1	0.0	3.1	0.0	3.1	3.1	3.1	3.1
Queue Clearance Time (g _s), s	6.5		5.0		9.3	26.3	8.2	21.3
Green Extension Time (g _e), s	0.2	0.0	0.1	0.0	0.1	1.1	0.1	1.4
Phase Call Probability	0.99		0.94		0.99	1.00	0.98	1.00
Max Out Probability	0.00		0.00		0.05	0.39	0.01	0.09

Movement Group Results	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (v), veh/h	129	161	135	87	303		141	367		120	317	197
Adjusted Saturation Flow Rate (s), veh/h/ln	1740	1863	1533	1723	1721		1774	1769		1774	1863	1579
Queue Service Time (g _s), s	4.5	5.8	5.9	3.0	13.3		7.3	24.3		6.2	19.3	13.4
Cycle Queue Clearance Time (g _c), s	4.5	5.8	5.9	3.0	13.3		7.3	24.3		6.2	19.3	13.4
Green Ratio (g/C)	0.54	0.49	0.49	0.53	0.48		0.30	0.23		0.29	0.22	0.22
Capacity (c), veh/h	546	913	751	645	831		259	404		190	407	345
Volume-to-Capacity Ratio (X)	0.237	0.176	0.179	0.135	0.365		0.546	0.910		0.630	0.781	0.57
Available Capacity (c _a), veh/h	733	913	751	844	831		343	470		291	476	403
Back of Queue (Q), veh/ln (50 th percentile)	1.7	2.6	2.2	1.2	5.5		3.2	12.6		2.7	9.4	5.2
Queue Storage Ratio (RQ) (50 th percentile)	0.00	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00
Uniform Delay (d ₁), s/veh	14.7	17.1	17.1	14.2	19.5		34.1	45.1		35.6	44.2	41.9
Incremental Delay (d ₂), s/veh	0.1	0.4	0.5	0.0	1.2		0.7	18.5		1.3	5.8	0.6
Initial Queue Delay (d ₃), s/veh	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	0.0
Control Delay (d), s/veh	14.8	17.5	17.6	14.2	20.7		34.8	63.6		36.9	49.9	42.4
Level of Service (LOS)	B	B	B	B	C		C	E		D	D	D
Approach Delay, s/veh / LOS	16.7 B			19.3 B			55.6 E			45.2 D		
Intersection Delay, s/veh / LOS	36.5						D					

Multimodal Results	EB			WB			NB			SB		
Pedestrian LOS Score / LOS	2.3	B		2.4	B		2.3	B		2.5	B	
Bicycle LOS Score / LOS	1.2	A		1.1	A		1.3	A		1.5	A	

HCS 2010 Signalized Intersection Results Summary

General Information				Intersection Information			
Agency	DEA			Duration, h	0.25		
Analyst	CC	Analysis Date	2/11/2016	Area Type	Other		
Jurisdiction	Westchester	Time Period	SAT Build	PHF	0.92		
Urban Street	Westchester Avenue	Analysis Year	2017	Analysis Period	1 > 7:00		
Intersection	Westchester Ave @ Abe...	File Name	sat build.xus				
Project Description	Retail						



Demand Information	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Approach Movement												
Demand (v), veh/h	145	216	183	148	190	186	123	231	111	176	336	195

Signal Information				Signal Phases												
Cycle, s	120.0	Reference Phase	2													
Offset, s	0	Reference Point	End	Green	8.0	0.2	52.5	8.8	3.0	27.4						
Uncoordinated	No	Simult. Gap E/W	On	Yellow	4.0	0.0	4.0	4.0	0.0	4.0						
Force Mode	Fixed	Simult. Gap N/S	On	Red	1.0	0.0	1.0	1.0	0.0	1.0						

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	3.0	1.1	4.0	1.1	4.0	1.1	3.0
Phase Duration, s	13.0	57.5	13.2	57.7	13.8	32.4	16.8	35.5
Change Period, (Y+R _c), s	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Max Allow Headway (MAH), s	3.1	0.0	3.1	0.0	3.1	3.1	3.1	3.1
Queue Clearance Time (g _s), s	7.9		8.1		8.8	27.1	11.8	23.8
Green Extension Time (g _e), s	0.2	0.0	0.2	0.0	0.1	0.3	0.1	1.4
Phase Call Probability	0.99		1.00		0.99	1.00	1.00	1.00
Max Out Probability	0.01		0.01		0.03	1.00	0.88	0.23

Movement Group Results	EB			WB			NB			SB		
	L	T	R	L	T	R	L	T	R	L	T	R
Approach Movement												
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (v), veh/h	158	235	199	161	409		134	372		191	365	212
Adjusted Saturation Flow Rate (s), veh/h/ln	1740	1863	1533	1723	1710		1774	1743		1774	1863	1579
Queue Service Time (g _s), s	5.9	9.7	10.1	6.1	21.1		6.8	25.1		9.8	21.8	13.9
Cycle Queue Clearance Time (g _c), s	5.9	9.7	10.1	6.1	21.1		6.8	25.1		9.8	21.8	13.9
Green Ratio (g/C)	0.50	0.44	0.44	0.51	0.44		0.30	0.23		0.33	0.25	0.25
Capacity (c), veh/h	412	815	671	573	751		246	398		255	473	401
Volume-to-Capacity Ratio (X)	0.383	0.288	0.296	0.281	0.544		0.543	0.933		0.751	0.773	0.529
Available Capacity (c _a), veh/h	523	815	671	681	751		338	409		301	484	410
Back of Queue (Q), veh/ln (50 th percentile)	2.3	4.4	3.8	2.4	9.0		3.0	13.7		4.6	10.8	5.4
Queue Storage Ratio (RQ) (50 th percentile)	0.00	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00
Uniform Delay (d ₁), s/veh	18.8	21.7	21.8	16.6	24.8		33.7	45.4		33.4	41.6	38.6
Incremental Delay (d ₂), s/veh	0.2	0.9	1.1	0.1	2.8		0.7	27.4		6.6	6.7	0.6
Initial Queue Delay (d ₃), s/veh	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	0.0
Control Delay (d), s/veh	19.0	22.6	22.9	16.7	27.6		34.4	72.8		40.1	48.2	39.2
Level of Service (LOS)	B	C	C	B	C		C	E		D	D	D
Approach Delay, s/veh / LOS	21.8		C	24.5		C	62.6		E	43.7		D
Intersection Delay, s/veh / LOS	37.8						D					

Multimodal Results	EB			WB			NB			SB		
Pedestrian LOS Score / LOS	2.3		B	2.4		B	2.3		B	2.5		B
Bicycle LOS Score / LOS	1.5		A	1.4		A	1.3		A	1.8		A

**Westchester Avenue
at
Traverse Avenue**

ALL-WAY STOP CONTROL ANALYSIS								
General Information					Site Information			
Analyst	CC				Intersection	Westchester @ Traverse		
Agency/Co.	DEA				Jurisdiction	Westchester		
Date Performed	2/11/2016				Analysis Year	2016		
Analysis Time Period	Am Existing 2016							
Project ID Westchester Retail								
East/West Street: Westchester Avenue					North/South Street: Traverse Avenue			
Volume Adjustments and Site Characteristics								
Approach	Eastbound				Westbound			
Movement	L	T	R		L	T	R	
Volume (veh/h)	0	20	65		1	10	0	
%Thrus Left Lane								
Approach	Northbound				Southbound			
Movement	L	T	R		L	T	R	
Volume (veh/h)	49	0	2		0	0	0	
%Thrus Left Lane								
	Eastbound		Westbound		Northbound		Southbound	
	L1	L2	L1	L2	L1	L2	L1	L2
Configuration	TR		LT		LR			
PHF	0.92		0.92		0.90			
Flow Rate (veh/h)	91		11		56			
% Heavy Vehicles	0		0		0			
No. Lanes	1		1		1		0	
Geometry Group	1		1		1			
Duration, T	0.25							
Saturation Headway Adjustment Worksheet								
Prop. Left-Turns	0.0		0.1		1.0			
Prop. Right-Turns	0.8		0.0		0.0			
Prop. Heavy Vehicle	0.0		0.0		0.0			
hLT-adj	0.2	0.2	0.2	0.2	0.2	0.2		
hRT-adj	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6		
hHV-adj	1.7	1.7	1.7	1.7	1.7	1.7		
hadj, computed	-0.5		0.0		0.2			
Departure Headway and Service Time								
hd, initial value (s)	3.20		3.20		3.20			
x, initial	0.08		0.01		0.05			
hd, final value (s)	3.58		4.13		4.27			
x, final value	0.090		0.013		0.066			
Move-up time, m (s)	2.0		2.0		2.0			
Service Time, t _s (s)	1.6		2.1		2.3			
Capacity and Level of Service								
	Eastbound		Westbound		Northbound		Southbound	
	L1	L2	L1	L2	L1	L2	L1	L2
Capacity (veh/h)	1011		1100		800			
Delay (s/veh)	6.9		7.2		7.6			
LOS	A		A		A			
Approach: Delay (s/veh)	6.9		7.2		7.6			
LOS	A		A		A			
Intersection Delay (s/veh)	7.2							
Intersection LOS	A							

ALL-WAY STOP CONTROL ANALYSIS									
General Information					Site Information				
Analyst	CC				Intersection	Westchester @ Traverse			
Agency/Co.	DEA				Jurisdiction	Westchester			
Date Performed	2/11/2016				Analysis Year	2016			
Analysis Time Period	PM Existing 2016								
Project ID Westchester Retail									
East/West Street: Westchester Avenue					North/South Street: Traverse Avenue				
Volume Adjustments and Site Characteristics									
Approach	Eastbound				Westbound				
Movement	L	T	R	L	T	R			
Volume (veh/h)	0	274	57	53	272	0			
%Thrus Left Lane									
Approach	Northbound				Southbound				
Movement	L	T	R	L	T	R			
Volume (veh/h)	81	0	44	0	0	0			
%Thrus Left Lane									
	Eastbound		Westbound		Northbound		Southbound		
	L1	L2	L1	L2	L1	L2	L1	L2	
Configuration	TR		LT		LR				
PHF	0.92		0.92		0.90				
Flow Rate (veh/h)	358		352		138				
% Heavy Vehicles	0		0		0				
No. Lanes	1		1		1		0		
Geometry Group	1		1		1				
Duration, T	0.25								
Saturation Headway Adjustment Worksheet									
Prop. Left-Turns	0.0		0.2		0.7				
Prop. Right-Turns	0.2		0.0		0.3				
Prop. Heavy Vehicle	0.0		0.0		0.0				
hLT-adj	0.2	0.2	0.2	0.2	0.2	0.2			
hRT-adj	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6			
hHV-adj	1.7	1.7	1.7	1.7	1.7	1.7			
hadj, computed	-0.1		0.0		-0.1				
Departure Headway and Service Time									
hd, initial value (s)	3.20		3.20		3.20				
x, initial	0.32		0.31		0.12				
hd, final value (s)	4.64		4.77		5.47				
x, final value	0.461		0.466		0.210				
Move-up time, m (s)	2.0		2.0		2.0				
Service Time, t _s (s)	2.6		2.8		3.5				
Capacity and Level of Service									
	Eastbound		Westbound		Northbound		Southbound		
	L1	L2	L1	L2	L1	L2	L1	L2	
Capacity (veh/h)	778		749		657				
Delay (s/veh)	11.5		11.9		9.9				
LOS	B		B		A				
Approach: Delay (s/veh)	11.5		11.9		9.9				
LOS	B		B		A				
Intersection Delay (s/veh)	11.4								
Intersection LOS	B								

ALL-WAY STOP CONTROL ANALYSIS								
General Information					Site Information			
Analyst	CC				Intersection	Westchester @ Traverse		
Agency/Co.	DEA				Jurisdiction	Westchester		
Date Performed	2/11/2016				Analysis Year	2016		
Analysis Time Period	SAT Existing 2016							
Project ID Westchester Retail								
East/West Street: Westchester Avenue					North/South Street: Traverse Avenue			
Volume Adjustments and Site Characteristics								
Approach	Eastbound				Westbound			
Movement	L	T	R	L	T	R		
Volume (veh/h)	0	401	93	86	406	0		
%Thrus Left Lane								
Approach	Northbound				Southbound			
Movement	L	T	R	L	T	R		
Volume (veh/h)	107	0	94	0	0	0		
%Thrus Left Lane								
	Eastbound		Westbound		Northbound		Southbound	
	L1	L2	L1	L2	L1	L2	L1	L2
Configuration	TR		LT		LR			
PHF	0.92		0.92		0.90			
Flow Rate (veh/h)	536		534		222			
% Heavy Vehicles	0		0		0			
No. Lanes	1		1		1		0	
Geometry Group	1		1		1			
Duration, T	0.25							
Saturation Headway Adjustment Worksheet								
Prop. Left-Turns	0.0		0.2		0.5			
Prop. Right-Turns	0.2		0.0		0.5			
Prop. Heavy Vehicle	0.0		0.0		0.0			
hLT-adj	0.2	0.2	0.2	0.2	0.2	0.2		
hRT-adj	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6		
hHV-adj	1.7	1.7	1.7	1.7	1.7	1.7		
hadj, computed	-0.1		0.0		-0.2			
Departure Headway and Service Time								
hd, initial value (s)	3.20		3.20		3.20			
x, initial	0.48		0.47		0.20			
hd, final value (s)	5.38		5.52		6.42			
x, final value	0.801		0.818		0.396			
Move-up time, m (s)	2.0		2.0		2.0			
Service Time, t _s (s)	3.4		3.5		4.4			
Capacity and Level of Service								
	Eastbound		Westbound		Northbound		Southbound	
	L1	L2	L1	L2	L1	L2	L1	L2
Capacity (veh/h)	670		651		555			
Delay (s/veh)	26.4		28.5		13.6			
LOS	D		D		B			
Approach: Delay (s/veh)	26.4		28.5		13.6			
LOS	D		D		B			
Intersection Delay (s/veh)	25.1							
Intersection LOS	D							

ALL-WAY STOP CONTROL ANALYSIS								
General Information				Site Information				
Analyst	CC			Intersection	Westchester @ Traverse			
Agency/Co.	DEA			Jurisdiction	Westchester			
Date Performed	2/11/2016			Analysis Year	2017			
Analysis Time Period	AM No Build							
Project ID Westchester Retail								
East/West Street: Westchester Avenue				North/South Street: Traverse Avenue				
Volume Adjustments and Site Characteristics								
Approach	Eastbound				Westbound			
Movement	L	T	R	L	T	R		
Volume (veh/h)	0	21	66	1	10	0		
%Thrus Left Lane								
Approach	Northbound				Southbound			
Movement	L	T	R	L	T	R		
Volume (veh/h)	50	0	2	0	0	0		
%Thrus Left Lane								
	Eastbound		Westbound		Northbound		Southbound	
	L1	L2	L1	L2	L1	L2	L1	L2
Configuration	TR		LT		LR			
PHF	0.92		0.92		0.90			
Flow Rate (veh/h)	93		11		57			
% Heavy Vehicles	0		0		0			
No. Lanes	1		1		1		0	
Geometry Group	1		1		1			
Duration, T	0.25							
Saturation Headway Adjustment Worksheet								
Prop. Left-Turns	0.0		0.1		1.0			
Prop. Right-Turns	0.8		0.0		0.0			
Prop. Heavy Vehicle	0.0		0.0		0.0			
hLT-adj	0.2	0.2	0.2	0.2	0.2	0.2		
hRT-adj	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6		
hHV-adj	1.7	1.7	1.7	1.7	1.7	1.7		
hadj, computed	-0.5		0.0		0.2			
Departure Headway and Service Time								
hd, initial value (s)	3.20		3.20		3.20			
x, initial	0.08		0.01		0.05			
hd, final value (s)	3.58		4.13		4.27			
x, final value	0.093		0.013		0.068			
Move-up time, m (s)	2.0		2.0		2.0			
Service Time, t _s (s)	1.6		2.1		2.3			
Capacity and Level of Service								
	Eastbound		Westbound		Northbound		Southbound	
	L1	L2	L1	L2	L1	L2	L1	L2
Capacity (veh/h)	1033		1100		814			
Delay (s/veh)	7.0		7.2		7.6			
LOS	A		A		A			
Approach: Delay (s/veh)	7.0		7.2		7.6			
LOS	A		A		A			
Intersection Delay (s/veh)	7.2							
Intersection LOS	A							

ALL-WAY STOP CONTROL ANALYSIS									
General Information					Site Information				
Analyst	CC				Intersection	Westchester @ Traverse			
Agency/Co.	DEA				Jurisdiction	Westchester			
Date Performed	2/11/2016				Analysis Year	2017			
Analysis Time Period	PM No Build								
Project ID Westchester Retail									
East/West Street: Westchester Avenue					North/South Street: Traverse Avenue				
Volume Adjustments and Site Characteristics									
Approach	Eastbound			Westbound					
Movement	L	T	R	L	T	R			
Volume (veh/h)	0	59	279	54	277	0			
%Thrus Left Lane									
Approach	Northbound			Southbound					
Movement	L	T	R	L	T	R			
Volume (veh/h)	82	0	49	0	0	0			
%Thrus Left Lane									
	Eastbound		Westbound		Northbound		Southbound		
	L1	L2	L1	L2	L1	L2	L1	L2	
Configuration	TR		LT		LR				
PHF	0.92		0.92		0.90				
Flow Rate (veh/h)	367		359		145				
% Heavy Vehicles	0		0		0				
No. Lanes	1		1		1		0		
Geometry Group	1		1		1				
Duration, T	0.25								
Saturation Headway Adjustment Worksheet									
Prop. Left-Turns	0.0		0.2		0.6				
Prop. Right-Turns	0.8		0.0		0.4				
Prop. Heavy Vehicle	0.0		0.0		0.0				
hLT-adj	0.2	0.2	0.2	0.2	0.2	0.2			
hRT-adj	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6			
hHV-adj	1.7	1.7	1.7	1.7	1.7	1.7			
hadj, computed	-0.5		0.0		-0.1				
Departure Headway and Service Time									
hd, initial value (s)	3.20		3.20		3.20				
x, initial	0.33		0.32		0.13				
hd, final value (s)	4.27		4.76		5.42				
x, final value	0.435		0.475		0.218				
Move-up time, m (s)	2.0		2.0		2.0				
Service Time, t _s (s)	2.3		2.8		3.4				
Capacity and Level of Service									
	Eastbound		Westbound		Northbound		Southbound		
	L1	L2	L1	L2	L1	L2	L1	L2	
Capacity (veh/h)	853		764		659				
Delay (s/veh)	10.5		12.0		9.9				
LOS	B		B		A				
Approach: Delay (s/veh)	10.5		12.0		9.9				
LOS	B		B		A				
Intersection Delay (s/veh)	11.0								
Intersection LOS	B								

ALL-WAY STOP CONTROL ANALYSIS								
General Information					Site Information			
Analyst	CC				Intersection	Westchester @ Traverse		
Agency/Co.	DEA				Jurisdiction	Westchester		
Date Performed	2/11/2016				Analysis Year	2017		
Analysis Time Period	SAT No Build							
Project ID Westchester Retail								
East/West Street: Westchester Avenue					North/South Street: Traverse Avenue			
Volume Adjustments and Site Characteristics								
Approach	Eastbound			Westbound				
Movement	L	T	R	L	T	R		
Volume (veh/h)	0	95	409	88	414	0		
%Thrus Left Lane								
Approach	Northbound			Southbound				
Movement	L	T	R	L	T	R		
Volume (veh/h)	109	0	96	0	0	0		
%Thrus Left Lane								
	Eastbound		Westbound		Northbound		Southbound	
	L1	L2	L1	L2	L1	L2	L1	L2
Configuration	TR		LT		LR			
PHF	0.92		0.92		0.90			
Flow Rate (veh/h)	547		544		227			
% Heavy Vehicles	0		0		0			
No. Lanes	1		1		1		0	
Geometry Group	1		1		1			
Duration, T	0.25							
Saturation Headway Adjustment Worksheet								
Prop. Left-Turns	0.0		0.2		0.5			
Prop. Right-Turns	0.8		0.0		0.5			
Prop. Heavy Vehicle	0.0		0.0		0.0			
hLT-adj	0.2	0.2	0.2	0.2	0.2	0.2		
hRT-adj	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6		
hHV-adj	1.7	1.7	1.7	1.7	1.7	1.7		
hadj, computed	-0.5		0.0		-0.2			
Departure Headway and Service Time								
hd, initial value (s)	3.20		3.20		3.20			
x, initial	0.49		0.48		0.20			
hd, final value (s)	5.03		5.49		6.39			
x, final value	0.764		0.830		0.403			
Move-up time, m (s)	2.0		2.0		2.0			
Service Time, t _s (s)	3.0		3.5		4.4			
Capacity and Level of Service								
	Eastbound		Westbound		Northbound		Southbound	
	L1	L2	L1	L2	L1	L2	L1	L2
Capacity (veh/h)	720		655		568			
Delay (s/veh)	22.4		29.5		13.6			
LOS	C		D		B			
Approach: Delay (s/veh)	22.4		29.5		13.6			
LOS	C		D		B			
Intersection Delay (s/veh)	23.8							
Intersection LOS	C							

NOTE: SINCE NO SITE GENERATED TRAFFIC IS PROJECTED TO TRAVEL THROUGH THIS INTERSECTION, BUILD ANALYSIS IS SAME AS NO BUILD FOR AM, PM & SATURDAY

ALL-WAY STOP CONTROL ANALYSIS

General Information		Site Information	
Analyst	CC	Intersection	Westchester @ Traverse
Agency/Co.	DEA	Jurisdiction	Westchester
Date Performed	2/11/2016	Analysis Year	2017
Analysis Time Period	AM BUILD		

Project ID *Westchester Retail*

East/West Street: *Westchester Avenue* North/South Street: *Traverse Avenue*

Volume Adjustments and Site Characteristics						
Approach	Eastbound			Westbound		
	L	T	R	L	T	R
Movement						
Volume (veh/h)	0	21	66	1	10	0
% Thrus Left Lane						
Approach	Northbound			Southbound		
	L	T	R	L	T	R
Movement						
Volume (veh/h)	50	0	2	0	0	0
% Thrus Left Lane						

	Eastbound		Westbound		Northbound		Southbound	
	L1	L2	L1	L2	L1	L2	L1	L2
Configuration	TR		LT		LR			
PHF	0.92		0.92		0.90			
Flow Rate (veh/h)	93		11		57			
% Heavy Vehicles	0		0		0			
No. Lanes	1		1		1		0	
Geometry Group	1		1		1			
Duration, T	0.25							

Saturation Headway Adjustment Worksheet								
Prop. Left-Turns	0.0		0.1		1.0			
Prop. Right-Turns	0.8		0.0		0.0			
Prop. Heavy Vehicle	0.0		0.0		0.0			
hLT-adj	0.2	0.2	0.2	0.2	0.2	0.2		
hRT-adj	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6		
hHV-adj	1.7	1.7	1.7	1.7	1.7	1.7		
hadj, computed	-0.5		0.0		0.2			

Departure Headway and Service Time								
hd, initial value (s)	3.20		3.20		3.20			
x, initial	0.08		0.01		0.05			
hd, final value (s)	3.58		4.13		4.27			
x, final value	0.093		0.013		0.068			
Move-up time, m (s)	2.0		2.0		2.0			
Service Time, t _s (s)	1.6		2.1		2.3			

Capacity and Level of Service								
	Eastbound		Westbound		Northbound		Southbound	
	L1	L2	L1	L2	L1	L2	L1	L2
Capacity (veh/h)	1033		1100		814			
Delay (s/veh)	7.0		7.2		7.6			
LOS	A		A		A			
Approach: Delay (s/veh)	7.0		7.2		7.6			
LOS	A		A		A			
Intersection Delay (s/veh)	7.2							
Intersection LOS	A							

ALL-WAY STOP CONTROL ANALYSIS								
General Information					Site Information			
Analyst	CC				Intersection	Westchester @ Traverse		
Agency/Co.	DEA				Jurisdiction	Westchester		
Date Performed	2/11/2016				Analysis Year	2017		
Analysis Time Period								
Project ID <i>Westchester Retail</i>								
East/West Street: <i>Westchester Avenue</i>					North/South Street: <i>Traverse Avenue</i>			
Volume Adjustments and Site Characteristics								
Approach	Eastbound				Westbound			
Movement	L	T	R	L	T	R	L	R
Volume (veh/h)	0	59	279	54	277	0		
%Thrus Left Lane								
Approach	Northbound				Southbound			
Movement	L	T	R	L	T	R	L	R
Volume (veh/h)	82	0	49	0	0	0		
%Thrus Left Lane								
	Eastbound		Westbound		Northbound		Southbound	
	L1	L2	L1	L2	L1	L2	L1	L2
Configuration	TR		LT		LR			
PHF	0.92		0.92		0.90			
Flow Rate (veh/h)	367		359		145			
% Heavy Vehicles	0		0		0			
No. Lanes	1		1		1		0	
Geometry Group	1		1		1			
Duration, T	0.25							
Saturation Headway Adjustment Worksheet								
Prop. Left-Turns	0.0		0.2		0.6			
Prop. Right-Turns	0.8		0.0		0.4			
Prop. Heavy Vehicle	0.0		0.0		0.0			
hLT-adj	0.2	0.2	0.2	0.2	0.2	0.2		
hRT-adj	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6		
hHV-adj	1.7	1.7	1.7	1.7	1.7	1.7		
hadj, computed	-0.5		0.0		-0.1			
Departure Headway and Service Time								
hd, initial value (s)	3.20		3.20		3.20			
x, initial	0.33		0.32		0.13			
hd, final value (s)	4.27		4.76		5.42			
x, final value	0.435		0.475		0.218			
Move-up time, m (s)	2.0		2.0		2.0			
Service Time, t _s (s)	2.3		2.8		3.4			
Capacity and Level of Service								
	Eastbound		Westbound		Northbound		Southbound	
	L1	L2	L1	L2	L1	L2	L1	L2
Capacity (veh/h)	853		764		659			
Delay (s/veh)	10.5		12.0		9.9			
LOS	B		B		A			
Approach: Delay (s/veh)	10.5		12.0		9.9			
LOS	B		B		A			
Intersection Delay (s/veh)	11.0							
Intersection LOS	B							

ALL-WAY STOP CONTROL ANALYSIS									
General Information					Site Information				
Analyst	CC				Intersection	Westchester @ Traverse			
Agency/Co.	DEA				Jurisdiction	Westchester			
Date Performed	2/11/2016				Analysis Year	2017			
Analysis Time Period	Sat Build								
Project ID <i>Westchester Retail</i>									
East/West Street: <i>Westchester Avenue</i>					North/South Street: <i>Traverse Avenue</i>				
Volume Adjustments and Site Characteristics									
Approach	Eastbound				Westbound				
Movement	L	T	R		L	T	R		
Volume (veh/h)	0	95	409		88	414	0		
%Thrus Left Lane									
Approach	Northbound				Southbound				
Movement	L	T	R		L	T	R		
Volume (veh/h)	109	0	96		0	0	0		
%Thrus Left Lane									
	Eastbound		Westbound		Northbound		Southbound		
	L1	L2	L1	L2	L1	L2	L1	L2	
Configuration	TR		LT		LR				
PHF	0.92		0.92		0.90				
Flow Rate (veh/h)	547		544		227				
% Heavy Vehicles	0		0		0				
No. Lanes	1		1		1		0		
Geometry Group	1		1		1				
Duration, T	0.25								
Saturation Headway Adjustment Worksheet									
Prop. Left-Turns	0.0		0.2		0.5				
Prop. Right-Turns	0.8		0.0		0.5				
Prop. Heavy Vehicle	0.0		0.0		0.0				
hLT-adj	0.2	0.2	0.2	0.2	0.2	0.2			
hRT-adj	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6			
hHV-adj	1.7	1.7	1.7	1.7	1.7	1.7			
hadj, computed	-0.5		0.0		-0.2				
Departure Headway and Service Time									
hd, initial value (s)	3.20		3.20		3.20				
x, initial	0.49		0.48		0.20				
hd, final value (s)	5.03		5.49		6.39				
x, final value	0.764		0.830		0.403				
Move-up time, m (s)	2.0		2.0		2.0				
Service Time, t _s (s)	3.0		3.5		4.4				
Capacity and Level of Service									
	Eastbound		Westbound		Northbound		Southbound		
	L1	L2	L1	L2	L1	L2	L1	L2	
Capacity (veh/h)	720		655		568				
Delay (s/veh)	22.4		29.5		13.6				
LOS	C		D		B				
Approach: Delay (s/veh)	22.4		29.5		13.6				
LOS	C		D		B				
Intersection Delay (s/veh)	23.8								
Intersection LOS	C								



VILLAGE OF
PORT CHESTER

222 Grace Church Street, Port Chester, New York 10573

RES - 08
BOT 9-6-2016

AGENDA MEMO

Department: Planning and Development Department

BOT Meeting Date: 9/6/2016

Item Type: Resolution

Sponsor's Name: Eric Zamft, Director of Planning & Economic Development

Description	Yes	No	Description	Yes	No
Fiscal Impact	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Public Hearing Required	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Funding Source:			BID #		
Account #:			Strategic Plan Priority Area		
			Many		
	Yes	No			
Agreement	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Manager Priorities		
Strategic Plan Related	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Planning & Zoning		

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

Finding the Broad Street and North Main Street from Westchester Avenue to Willett Avenue Sewer Replacement Project Exempt from Environmental Review under the New York State Environmental Quality Review Act and the National Environmental Policy Act

Summary

Earlier this year, the New York State Office of Community Renewal (“OCR”) awarded the Village of Port Chester \$750,000 in Community Development Block Grant (“CDBG”) funds to use for sewer replacements, specifically to replace the damaged sewer pipes located on Broad Street and on North Main Street between Westchester Avenue and Willett Avenue (the “Project”).

As part of the CDBG grant and prior to any release of funds, the Village is required to determine the environmental impact of the project under the New York State Environmental Quality Review Act (“SEQRA”), as well as the National Environmental Policy Act (“NEPA”).

Pursuant to SEQRA guidelines 6 NYCRR Part 617.5(c)(2), this Project is a Type II Action, requiring no further review under SEQRA. Pursuant to NEPA guidelines 24 CFR Part 58.35(a)(1), the Project qualifies as a Categorically Excluded Activity and requires no further review under NEPA.

The attached resolution memorializes this determination by the Board.

Proposed Action
Board adopt the resolution

Attachments
None

RESOLUTION

FINDING THE BROAD STREET AND NORTH MAIN STREET FROM WESTCHESTER AVENUE TO WILLETT AVENUE CDBG SEWER REPLACEMENT PROJECT EXEMPT FROM ENVIRONMENTAL REVIEW UNDER THE NEW YORK STATE ENVIRONMENTAL QUALITY REVIEW ACT AND THE NATIONAL ENVIRONMENTAL POLICY ACT

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 New York State Office of Community Renewal (“OCR”) awarded the Village of Port Chester \$750,000 in Community Development Block Grant (“CDBG”) funds to use for sewer replacements; and

WHEREAS, the Village of Port Chester’s engineer determined that the best use of the funds was to replace the damaged sewer pipes located on Broad Street and on North Main Street between Westchester Avenue and Willett Avenue (the “Project”); and

WHEREAS, the New York State Environmental Quality Review Act (“SEQRA”) states that most projects or activities proposed by a State agency or unit of local government require environmental review, as prescribed by 6 NYCRR Part 617 State Environmental Quality Review; and

WHEREAS, the National Environmental Policy Act (42 U.S.C. 4321 et seq, herein after “NEPA”), requires the evaluation of the environmental effects of an undertaking because the project is CDBG funded and qualifies as a Categorical Excluded Activity pursuant to 24 CFR Part 58.35(a)(1) as “acquisition, repair, construction, reconstruction, rehabilitation, or installation of public facilities and improvements (other than buildings) when the facilities and improvements are in place and will be retained in the same use without change in size or capacity of more than 20 percent”; and

WHEREAS, the Project is a project under SEQRA and NEPA; and

WHEREAS, pursuant to SEQRA guidelines 6 NYCRR Part 617.5(c)(2) the Project is a Type II Action; and

WHEREAS, pursuant to NEPA guidelines 24 CFR Part 58.35(a)(1) the Project qualifies as a Categorical Excluded Activity.

NOW, THEREFORE, be it

RESOLVED, that the Board of Trustees hereby finds and determines that the Project is a Type II Action under SEQRA requiring no further review; and be it further

RESOLVED, that the Board of Trustees hereby finds and determines that the Project is a Categorically Excluded Activity under NEPA requiring no further review.

Approved to form:

Village Attorney



VILLAGE OF
PORT CHESTER

222 Grace Church Street, Port Chester, New York 10573

RES - 09
 BOT 9-6-2016

AGENDA MEMO

Department: Office of the Village Attorney

BOT Meeting Date: 9/6/2016

Item Type: Resolution

Sponsor's Name: Select Sponsor's Name.

	Yes	No	Description	Yes	No
Fiscal Impact	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Public Hearing Required	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Funding Source:			BID #		
Account #:			Strategic Plan Priority Area		
	Yes	No	Quality of Life & Village Image		
Agreement	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Manager Priorities		
Strategic Plan Related	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A		

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

RESOLUTION
 SETTING A PUBLIC HEARING TO CONSIDER A LOCAL LAW AMENDING THE
 CODE OF THE VILLAGE OF PORT CHESTER, CHAPTER 136 "ANIMALS", WITH
 REGARD TO PROHIBITION ON SALE OF COMMERCIALY BRED DOGS AND CATS
 IN PET STORES

Summary

Background:

The Board of Trustees has found that the sale of commercially bred dogs and cats in pet stores can lead to the mistreatment, abuse and even slaughter of unsold dogs and cats.

The Board in recognition of similar local laws being adopted in nearby municipalities, such as the Village of Mamaroneck, and the related State Legislation that was enacted in 2014, (L.2013, c.21, § 2, eff. Jan.27, 2014), asked staff to draft a local law for the Village of Port Chester, that would address the issue of "puppy mills," and "kitten factories."

Please refer to the Purpose and Intent section of the local law for more information regarding this local law, and the problems associated with “puppy mills.”

Proposed Action

Adopt the Resolution

Attachments
Resolution

RESOLUTION

SETTING A PUBLIC HEARING TO CONSIDER A LOCAL LAW AMENDING THE CODE OF THE VILLAGE OF PORT CHESTER, CHAPTER 136 "ANIMALS", WITH REGARD TO PROHIBITION ON SALE OF COMMERCIALY BRED DOGS AND CATS IN PET STORES

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:

NOW, THEREFORE BE IT,

RESOLVED, that the Board of Trustees hereby schedules a public hearing on September 19, 2016 at 7:00 p.m. at the Police Headquarters/Justice Court, 2nd Floor Courtroom, 350 North Main Street, Port Chester, to consider the advisability of adopting a local law amending the code of the Village of Port Chester, chapter 136 "Animals", with regard to prohibition on sale of commercially bred dogs and cats in pet stores.

Approved as to Form:

Anthony M. Cerreto, Village Attorney

ROLL CALL

AYES:

NOES:

ABSENT:

DATE:

Village of Port Chester, New York

Local Law No. I-7 of the year 2016

Be it enacted by the Board of Trustees of the Village of Port Chester, New York

**A LOCAL LAW AMENDING THE CODE OF THE VILLAGE OF PORT CHESTER,
CHAPTER 136 "ANIMALS", WITH REGARD TO PROHIBITION ON SALE OF
COMMERCIALY BRED DOGS AND CATS IN PET STORES**

SECTION 1: Purpose and Intent

The Board of Trustees hereby finds that the sale of commercially bred dogs and cats in pet stores can lead to the mistreatment, abuse and even slaughter of unsold dogs and cats. According to The Humane Society of the United States ("The Humane Society"), American consumers purchase dogs and cats from pet stores that the consumers believe to be healthy and genetically sound, but in reality, the animals often face an array of health problems including communicable diseases or genetic disorders that present immediately after sale or that do not surface until several years later, all of which lead to costly veterinary bills and distress to consumers. The Humane Society, reports that hundreds of thousands of dogs and cats across the nation have been housed and bred at substandard breeding facilities known as "puppy mills," or "kitten factories," that mass-produce animals for sale to the public, with many of these animals being sold in pet stores.

According to the USDA inspection reports, some additional documented problems found at puppy mills include: (1) sanitation problems leading to infectious disease; (2) large numbers of animals overcrowded in cages; (3) lack of proper veterinary care for severe illnesses and injuries; (4) lack of protection from harsh weather conditions; and (5) lack of adequate food and water. Across the country, thousands of independent pet stores as well as large chains operate profitably with a business model focused on the sale of pet services and supplies and not on the sale of dogs and cats. Many of these same stores collaborate with local animal shelter and rescue organizations to offer space and support for showcasing adoptable homeless pets on their premises.

While the Board recognizes that not all dogs and cats retailed in pet stores are products of inhumane breeding conditions and would not classify every commercial breeder selling dogs and cats to pet stores as a "puppy mill" or " kitten factory," it is the Board's belief that regulations are needed to regulate the sale of dogs and cats in pet stores. The Board also finds that existing State law does not sufficiently address the issue of "puppy mills," or "kitten factories" and further the Board takes notice of the legislation that has been enacted by the State

Legislature to amend the Agricultural and Markets Law and General Business Law on this subject, to authorize local governments enact more stringent regulations on pet stores. (L.2013, c.21, § 2, eff. Jan.27, 2014). Acting under the authority of Municipal Home Rule Law, Section 10, subd.1(i) and (ii)a(12), the Board finds and determines that reasonable restrictions at the local level are therefore necessary and appropriate to protect the well-being of persons and property in the Village.

SECTION 2: The Code of the Village of Port Chester, Chapter 136, is hereby amended to include a new article, Article V entitled “Prohibition on sale of commercially bred dogs and cats in pet stores”, to read as follows:

§136-33 Prohibitions.

A. It shall be unlawful for any person to sell any live dog or cat in any pet store, retail business or other commercial establishment located in the Village of Port Chester, unless the dog or cat was obtained from an animal shelter or a humane society located in the County of Westchester, or a nonprofit rescue and humane organization registered with the New York State Department of Agriculture.

B. For purposes of this section, a "rescue and humane organization" is defined as a New York State nonprofit corporation that is exempt from taxation under Internal Revenue Code Section 501 (c)(3), participates in early age spay/neuter of animals, complies with state and local laws regarding the humane treatment of animals, and whose mission and practice is, in whole or in significant part, the rescue and placement of dogs and/or cats.

§136-34 Enforcement

(A) Any person who violates the provisions of this section or any of the rules promulgated thereunder shall, for a first offense, be guilty of a violation punishable by a fine no more than \$250. For a second offence, within a continuous twelve-month period, be guilty of a violation punishable by a fine no more than \$500. For a third, or any subsequent offense, within a continuous twelve-month period starting from the first offense, such person shall be guilty of a class B misdemeanor punishable by a fine no more than \$500 or by imprisonment of no more than three months, or both.

(B) In the alternative to such criminal penalties, any person who violates this section may be liable for a civil penalty of no more than \$250 for the first offence and \$500 for any subsequent offence.

(C) The Village Attorney shall be authorized to bring a proceeding, against a responsible party(ies), in court of competent jurisdiction to enforce this law.

SECTION 3: Severability

If any provision of this local law is held to be invalid or unenforceable in whole or in part, such invalidity or unenforceability shall attach only to such provision or part thereof and the remaining part of such provision and all other provisions shall continue in full force and effect.

SECTION 4: Effective Date

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



VILLAGE OF
PORT CHESTER

222 Grace Church Street, Port Chester, New York 10573

AGENDA MEMO

Department: Office of the Village Attorney

BOT Meeting Date: 9/6/2016

Item Type: Resolution

Sponsor's Name: Anthony (Tony) Cerreto, Village Attorney

Description	Yes	No	Description	Yes	No
Fiscal Impact	X		Public Hearing Required	<input type="checkbox"/>	X
Funding Source:			RFP # 2016-04		
Account #:			Strategic Plan Priority Area		
	Yes	No	Revitalizing Waterfront		
Agreement	X		Manager Priorities		
Strategic Plan Related	X		Planning & Zoning		

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

AWARDING RFP # 2016-04 LAND RECORDS AND TITLE SEARCH SERVICES:
 FOX ISLAND PENINSULA & WATERFRONT ACCESS AREAS

Summary

Background:

The Village of Port Chester is interested in promoting public access to the waterfront. As part of its goal in promoting public access to the waterfront the Village has advertised a request for proposals seeking title search services to investigate particular areas of interest that may provide public access to the waterfront.

Such areas are:

The end of Fox Island Road;

The end of Shore Drive;

The end of Purdy Avenue;

The end of Mill Street;

The end of Highland Street;

The end of Willet Avenue; and,

The end of Harbor Drive;

Of the two proposals received staff recommends East Coast Abstract Inc., 100 Quentin Roosevelt Boulevard, Suite 101, Garden City, NY 11530, be selected.

Its proposal totaled at \$28,725.00 with the searches to be completed in separate stages, and contingent upon satisfactory completion of previous stages.

Proposed Action

That the Board of Trustees adopt the Resolution

Attachments

Resolution

Addendum to Response (Phases of Work Schedule)

RESOLUTION

AWARDING RFP # 2016-04 LAND RECORDS AND TITLE SEARCH SERVICES:
FOX ISLAND PENINSULA & WATERFRONT ACCESS AREAS

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

WHEREAS, the Village of Port Chester has been looking to promote public access to its
waterfront; and

WHEREAS, the Village as part of its strategic goal of promoting public access to the
waterfront wishes to utilize any and all public access rights it may have; and

WHEREAS, the Village advertised a request for proposals seeking proposals for title
search services, to investigate particular areas of interest that may provide public access rights to
the waterfront in various locations in the Village, (RFP 2016-04); and

WHEREAS, the Village received two proposals for this work; and

WHEREAS, in order to expedite certain aspects of this project, the Village requested
both proposers to provide an addendum to their responses with a phased approach to the work;
and

WHEREAS, Ensuring that the work will be completed in separate stages, will allow the
Village will be able to take immediate action on the information as it becomes available; and

WHEREAS, The Village has found East Coast Abstract, Inc., of Garden City, New York,
to have complied with all pertinent information sought in the RFP, and to be most qualified
bidder at \$28,725.00.

NOW THEREFORE, BE IT

RESOLVED, that the Board of Trustees hereby awards the proposal for RFP 2016-04
Land Records and Title Search Services: Fox Island Peninsula & Waterfront Access Areas to,
and authorizes the Village Manager to enter into an agreement with, East Coast Abstract, Inc.,
with offices located at 100 Quentin Roosevelt Boulevard, Suite 101, Garden City, NY 11530;
and be it,

FURTHER RESOLVED, that the Board of Trustees hereby authorizes the Village
Treasurer to transfer \$28,725 from the General Fund Contingency contractual line 1.1990.400 to
Planning Contractual line 1.8020.400 for said work to be appropriated from.

Approved as to Form:

Anthony M. Cerreto, Village Attorney

ROLL CALL

AYES:

NOES:

ABSENT:

DATE:

**Addendum to Response To RFP 2016-04-Land Records and Title Search Services:
Fox Island Peninsula and Waterfront Access Areas (“Response”)
Village of Port Chester (“Client”)
Fox Island Peninsula and Waterfront Access Areas (collectively,
“Subject Area”)**

As an alternative to the “Completion Schedule” and “Proposed Fee and Payment Terms” in ECA’s Response dated July 13, 2016, ECA is pleased to offer the following option to the Client for the completion and payment of the Work, as defined in the Response. In the event of a conflict between the terms and conditions of the initial Response and this Addendum, the terms and conditions of this Addendum shall govern.

The Completion Schedule:

ECA proposes to perform the Work in phases in consecutive order from first to last within the below noted time frames. Each property below is listed by section block and lot number as they appear on the tax map of the Town of Rye. While all the above listed properties within the subject area are to be searched, ECA shall also search the ends of the streets themselves (where they meet the water). The Work shall include a search of the ownership of the subject road, ownership of the properties adjoining such road, and easements and restrictions affecting such road.

Phases of Work for Properties Within the Subject Area

Phase:	Completion Time:
1. The end of Fox Island Road: a. 142.63-1-33 b. 142.64-1-1	15 business days
2. The end of Shore Drive: a. 142.71-1-4 b. 142.71-1-5 c. 142.71-1-3 d. 142.71-1-1	30 business days
3. The end of Purdy Avenue: a. 142.47-1-31 b. 142.47-1-30	15 business days
4. The end of Mill Street: a. 142.23-2-10 b. 142.79-2-45	21 business days

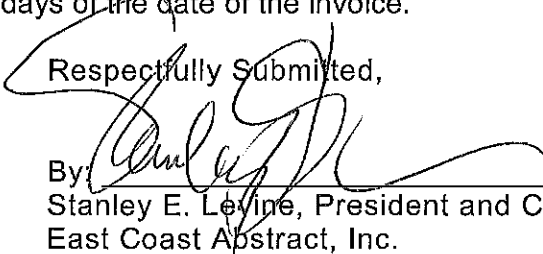
- c. 142.79-2-46
- 5. The end of Highland Street: 15 business days
 - a. 142.23-2-14
 - b. 142.23-2-12
- 6. The end of Willet Avenue: 21 business days
 - a. 142.23-2-16
 - b. 142.31-1-39
 - c. 142.23-2-47
- 7. The end of Harbor Drive: 15 business days
 - a. 142.63-1-21
 - b. 142.55-1-3

Proposed Fee and Payment Terms by Phase:

Phase:	Fee:
1	\$ 3,447.00
2	\$ 5,745.00
3	\$ 3,447.00
4	\$ 4,596.00
5	\$ 3,447.00
6	\$ 4,596.00
7	\$ 3,447.00
TOTAL:	<u>\$28,725.00</u>

ECA's expected total fee is \$28,725.00 (exclusive of applicable taxes). Payment is net 30 days of the date of the invoice.

Respectfully Submitted,

By: 
 Stanley E. Levine, President and CEO of
 East Coast Abstract, Inc.

Dated: August 9, 2016



VILLAGE OF
PORT CHESTER

222 Grace Church Street, Port Chester, New York 10573

AGENDA MEMO

Department: Office of the Village Attorney

BOT Meeting Date: 9/6/2016

Item Type: Resolution

Sponsor's Name: Anthony (Tony) Cerreto, Village Attorney

	Yes	No	Description	Yes	No
Fiscal Impact	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Public Hearing Required	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Funding Source:			BID #		
Account #:			Strategic Plan Priority Area		
	Yes	No	N/A		
Agreement	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Manager Priorities		
Strategic Plan Related	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A		

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

AUTHORIZING STIPULATION OF SETTLEMENT IN THE MATTER OF
AN EMPLOYMENT GRIEVANCE

Summary

Background:

The Board was presented with this stipulation in executive session at its last meeting. This item is now on this meeting's agenda for Board action. Labor Counsel is in attendance of tonight's meeting and can answer any further questions of the Board.

Proposed Action

That the Board of Trustees adopt the Resolution

Attachments

Resolution

[AM-V20140930](#)

RESOLUTION

AUTHORIZING STIPULATION OF SETTLEMENT IN THE MATTER OF
AN EMPLOYMENT GRIEVANCE

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 and the Civil Service Employees Association, Local 1000, AFSCME, AFL-CIO (“Union”) were parties to a collective bargaining agreement covering the period of June 1, 2011 through May 31, 2015 (“CBA”), the terms of which are continued pursuant to Section 209-a.1(e) of the Civil Service Law; and,

WHEREAS, on or about December 1, 2015, Deputy Clerk, Vita Sileo submitted a step one(1) grievance to her supervisor, Village Clerk Dave Thomas, relating to Article XVI, Sections 1-2, and Article XXI of the CBA; and

WHEREAS, on or about December 29, 2015, Vita Sileo, after receiving a denial from Mr. Thomas, appealed her grievance to the Village Manager, Chris Steers.

WHEREAS, on or about January 4, 2016 the Village Manager denied Vita Sileo’s grievance; and

WHEREAS, on or about January 13, 2016 the Union informed the Village of its intent to move the matter forward to arbitration; and

WHEREAS, the parties desire to avoid the time, expense and accompanying distractions of litigating this matter. Now, therefore, be it

RESOLVED, that the Village Manager is hereby authorized to enter into a Stipulation of Settlement in the matter of Vita Sileo’s grievance in connection with Article XVI, Sections 1-2, and Article XXI of the CBA, and in connection with pay Vita Sileo in the amount of twenty-five hundred dollars (\$2,500), less applicable deduction.

Approved as to Form:

Anthony M. Cerreto, Village Attorney

ROLL CALL

AYES:

NOES:

ABSENT:

DATE:



VILLAGE OF
PORT CHESTER

222 Grace Church Street, Port Chester, New York 10573

AGENDA MEMO

Department: Office of the Village Attorney

BOT Meeting Date: 9/6/2016

Item Type: Resolution

Sponsor's Name: Anthony (Tony) Cerreto, Village Attorney

	Yes	No	Description	Yes	No
Fiscal Impact	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Public Hearing Required	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Funding Source:			BID #		
Account #:			Strategic Plan Priority Area		
	Yes	No	Business & Economic Development		
Agreement	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Manager Priorities		
Strategic Plan Related	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A		

Agenda Heading Title

(Will appear on the Agenda as indicated below)

RESOLUTION
CO-SPONSORING THE "FIRST PAWSIVERSARY" OF
THE PORT CHESTER DOG PARK

Summary

Background:

The Port Chester Dog Park Group ("Group") was instrumental in the establishment of a dog park at Abendroth Park which opened in September 2015.

The Group has asked the Board of Trustees to co-sponsor the "First Pawsiversary" to commemorate the first anniversary of the dog park. The "First Pawsiversary" will have a microchip clinic, t-shirts and other items to incentivize donations, raffle, food, games, music and more.

At a meeting on July 13, 2016, the Park Commission conditionally approved the use of the park for this event.

Proposed Action

That the Board of Trustees adopt the Resolution

[AM-V20140930](#)

Attachments
Resolution

RESOLUTION

CO-SPONSORING THE “FIRST PAWSIVERSARY” OF THE PORT CHESTER DOG PARK

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

WHEREAS, the Port Chester Dog Park Group (“Group”) was instrumental in the establishment of a dog park at Abendroth Park which opened in September 2015; and

WHEREAS, the Group has since taken a strong advocacy role in other related matters leading to local laws involving dog leashing in the parks, dog tethering and “puppy mills”; and

WHEREAS, the Group has asked the Board of Trustees to co-sponsor the “First Pawsiversary” to commemorate the first anniversary of the dog park; and

WHEREAS, such event will include a microchip clinic, t-shirts and other items to incentivize donations, raffle, food, games, music and more; and

WHEREAS, at a meeting on July 13, 2016, the Park Commission conditionally approved the use of the park for this event; and

WHEREAS the Group has made a further presentation at this meeting, to this Board. Now, therefore, be it

RESOLVED, that the Board of Trustees lauds the Port Chester Dog Park Group for their continued volunteer efforts; and be it further

RESOLVED, that the Board accepts the presentation made by the Group, on the “First Pawsiversary” commemorating the first anniversary of the dog park at Abendroth Park; and be it further,

RESOLVED, that the Board is pleased to permit and co-sponsor the “First Pawsiversary” commemorating the first anniversary of the dog park at Abendroth Park as proposed; and be it further

RESOLVED, that the Board hereby accepts as a gift from the Group any of the proceeds from this event to be used for the promotion and maintenance of the dog park and related activities.

Approved as to Form:

Anthony M. Cerreto, Village Attorney

PARK COMMISSION MEETING

July 13, 2016

Members Present: Chairman Jerry Terranova, Virginia Corbia, Gerald Donahue, Heather Paul,
Concettina Thalheimer
Absent: Ernest Tigani
Excused: Marie Martin

The meeting was called to order by Chairman Terranova on Tuesday, July 13 at 7:05 p.m.

1. **Minutes of the June 8, 2016 meeting:** Connie Thalheimer made a correction in that she did not second the motion for the bouncy house. Jerry Donahue made a motion, seconded by Connie Thalheimer, that we accept the minutes with the correction. The minutes were accepted with the correction.
2. **Revised Request from Life of God Christian Ministry for Columbus Park:** Their Deacon lives in Port Chester. The ST-119 is perfectly logical but the Certificate of Liability still has the old Mamaroneck address. The insurance company has not been notified of the new address. Their dates are July 23rd and August 6th at Columbus. They need to get a port-a-potty. Our approval from last month stands.
3. **Correspondence from the Port Chester Dog Park Group and**
5. **Request from Port Chester Dog Park Group for use of Abendroth Park for a Birthday Party for the Dog Park:**

We already approved the Community Bulletin Board. They requested Abendroth Park on September 24th from 11:00 a.m. to 3:00 p.m. with food vendors in the circle. (The food vendors will need a permit from the Village.)

Dina Goren commented they had a vendor at the opening celebration. The vendors will be on the street. The DPW will install the bulletin board. Dina commented on selling T-Shirts but this was rejected by the Park Commission. Nothing can be sold in the park.

Clinics for dogs to receive shots would not be allowed in the Park. They need a sterile environment in trucks on the street.

A motion was made by Gerald Donahue, seconded Heather Paul, that as long as the vendors are in the circle with necessary permits and tables for info only in the Park the application was unanimously approved.

6. **Discuss placement of bathrooms in Edgewood Park:** The Park Commission is requested to the next Board meeting to discuss the placement of the bathrooms. Heather commented we should go to Edgewood.

OLD BUSINESS

Jerry Terranova attended the last Board meeting to discuss trees in the parks. Trustee Brakewood commented they approved the tree locations specified by the Park Commission. We have to come up with a plan and work with the DPW to get them planted.

At the last Board meeting Jerry also discussed that the bathrooms at Columbus and Rec Parks are in dire need of repair. The Trustees asked for something in writing to discuss at the next meeting. Jerry commented he also asked for four “No Dogs in Park” signs to be put up in Lyon Park. We should put the bathroom upgrade issues in writing. Priority is the bathroom in Rec Park.

NEW BUSINESS:

The Park Commission should visit Edgewood Park to view where the new Bathroom will be placed. A drawing should be taken to the Board meeting to show where the Commission would like to place the bathroom.

The entire Park Commission will try to attend the Board meeting on Monday.

Connie commented on not receiving an answer to the letters sent to the DPW and the Police Chief.

The “No Dogs in Park” signs were referred to staff by the Board. It is up to staff to have them put in the Park.

Jerry Donahue commented that traditionally July, August and September are the busiest times in the Parks. It seems logical to have a meeting in August. Logically, we should not have a meeting in February. A motion was made by Heather Paul, seconded by Jerry Donahue that we meet in August and eliminate the February meeting. Three were in favor, two opposed. The motion did not pass.

At the last BOT meeting Heather asked everyone to take a walk on the memorial walk at Lyon Park. A letter should be sent to the DPW praising them for the beautiful flowers at King and Regent Streets.

On motion by Jerry Donahue, seconded by Jerry Terranova, the meeting was adjourned at 8:31 p.m.



VILLAGE OF
PORT CHESTER

222 Grace Church Street, Port Chester, New York 10573

AGENDA MEMO

Department: Office of the Village Attorney

BOT Meeting Date: 9/6/2016

Item Type: Resolution

Sponsor's Name: Anthony (Tony) Cerreto, Village Attorney

	Yes	No	Description	Yes	No
Fiscal Impact	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Public Hearing Required	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Funding Source:			BID #		
Account #:			Strategic Plan Priority Area		
	Yes	No	Business & Economic Development		
Agreement	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Manager Priorities		
Strategic Plan Related	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A		

Agenda Heading Title

(Will appear on the Agenda as indicated below)

AUTHORIZING BOND, SCHOENECK & KING TO DEFEND A CROSS APPEAL
AND TO PURSUE AND PERFECT THE VILLAGE'S APPEAL

Summary

Background:

As you recall the Village has recently received a decision from Westchester County Supreme Court.

Labor Counsel has strongly advised that the Board adopt this resolution to authorize Labor Counsel to represent the Village in all issues connected with these matters.

Time is of the essence.

Proposed Action

That the Board of Trustees adopt the Resolution

Attachments
Resolution August 22, 2016 Decision

RESOLUTION

AUTHORIZING BOND, SCHOENECK & KING TO DEFEND A CROSS APPEAL AND TO PURSUE AND PERFECT THE VILLAGE'S APPEAL

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:

NOW, THEREFORE BE IT,

RESOLVED, that, the Village's Labor Counsel, Bond, Schoeneck & King, ("Counsel"), are hereby authorized to defend the cross-appeal brought by Port Chester Professional Firefighter's Association Local 1971, IAFF, AFL-CIO, and to pursue and perfect the Village's appeal in the Matter of the Application of Dennis Pilla, et al v. Sahnjai Karnsomtob, et al; and be it further, RESOLVED, that Counsel, are further authorized to defend, pursue and perfect, commence any necessary proceedings, and bring any further appeals in connection with the above captioned matters, in order to protect the Village's interests.

Approved as to Form:

Anthony M. Cerreto, Village Attorney

ROLL CALL

AYES:

NOES:

ABSENT:

DATE:

FILED AND ENTERED
August 22, 2016
WESTCHESTER COUNTY CLERK

To commence the statutory time period for appeals as of right (CPLR 5513[a]), you are advised to serve a copy of this order, with notice of entry, upon all parties.

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF WESTCHESTER

P R E S E N T: HON. J. EMMETT MURPHY
 SUPREME COURT JUSTICE

In The Matter Of The Application of

DENNIS PILLA, as MAYOR OF THE VILLAGE OF PORT CHESTER, the BOARD OF TRUSTEES OF THE VILLAGE OF PORT CHESTER, and the VILLAGE OF PORT CHESTER,
Petitioners,

For a Declaratory Judgment, or alternatively, for an Order Declaring Petitions for a Permissive Referendum Void and Invalid Pursuant to Village Law Section 9-902 and Election Law Section 16-116

– against –

SAHNJAI KARNSOMTOB and PORT CHESTER
PROFESSIONAL FIREFIGHTERS ASSOCIATION, LOCAL 1971, IAFF, AFL-CIO,
Respondents.

DECISION & ORDER

Index No. 2245/16

The following papers numbered 1 to 11 have been read on this Petition brought by Dennis Pilla, as Mayor of the Village of Port Chester, the Board of Trustees of the Village of Port Chester (hereinafter 'Board of Trustees' or 'Board'), and the Village of Port Chester under Index Number 2245/16 pursuant to Village Law § 9-902 and Election Law §16-116 seeking a judgment declaring that the permissive referendum requirement set forth in Village Law § 10-

1020 does not apply to the Board of Trustees' decision to eliminate eight paid firefighter positions, or, in the alternative, a judgement declaring that the petitions submitted in support of the request for a permissive referendum are invalid and a nullity.

- (1) *Order to Show Cause, Verified Petition dated June 22, 2016 & Exhibits 1-7;*
- (2) *Petitioner's Memorandum of Law dated June 22, 2016;*
- (3) *Verified Answer and Cross Petition, dated July 29, 2016;*
- (4) *Verified Answer to Cross Petition dated August 3, 2016;*
- (5) *Affirmation in Opposition to Cross Petition dated August 3, 2016 & Exhibit 8;*
- (6) *Petitioners' Reply Memorandum of Law dated August 3, 2016;*
- (7) *Affirmation in Reply to Cross Petition dated August 16, 2016;*
- (8) *Reply Affirmation of Guy T. Parisi August 16, 2016 & Exhibits A-I;*
- (9) *Memorandum of Law in Reply to Petitioners' Verified Answer to Respondent's Cross Petition (incorrectly identified as Memorandum of Law in Reply to Petitioners' Verified Answer to Cross Motion) dated August 16, 2016;*
- (10) *Amended Answer and Cross Petition dated August 16, 2016;*
- (11) *Answer to Amended Cross Petition dated August 18, 2016.*

Upon the foregoing papers and following oral argument held on the record before the Court on August 18, 2016, in this proceeding brought pursuant to Village Law §9-902 and Article 16 of the Election Law, it is hereby

ADJUDGED ORDERED AND DECREED that the act of the Board of Trustees of the Village of Port Chester eliminating all of the paid fire fighter positions of the Port Chester Fire Department is subject to a permissive referendum pursuant to Village Law § 10-1020; and it is further

ADJUDGED ORDERED AND DECREED that that the petitions submitted by Respondents in support of the request for a permissive referendum are invalid and void for failure to comply with the mandatory requirements of Village Law § 9-902(8).

This is a proceeding pursuant Village Law § 9-902 and Election Law §16-116 seeking a judgment declaring that the permissive referendum requirement set forth in Village Law § 10-1020 does not apply to the Board of Trustees' budgetary decision to eliminate eight paid firefighter positions, or, in the alternative, a judgement declaring that the petitions submitted in support of the request for a permissive referendum are invalid and a nullity.

This special proceeding arises from a determination by the Board of Trustees of the Village of Port Chester, on or about May 2, 2016, to adopt a budget eliminating all eight paid firefighter positions in the village Fire Department. On June 1, 2016, the Respondents Sahnjai Karnsomtob and Port Chester Professional Firefighters Association, Local 1971, IAFF, AFL-CIO, filed petitions with the Port Chester Village Clerk protesting the Board's decision and requested that it be submitted to the electors of the Village of Port Chester to approve or disapprove. On June 2, 2016, the Village Clerk returned the petitions on the advice of counsel stating that the petitions had no relevance to the Board's actions. On June 6, 2016, objections to the petitions were filed with the Village Clerk. Thereafter, this special proceeding was commenced by the Petitioners in accordance with Election Law § 16-116¹.

The issues before this Court are: (1) whether the resolution of the Board of Trustees of the Village of Port Chester eliminating all of the eight paid fire fighter positions of the Port Chester Fire Department is subject to a permissive referendum pursuant to Village Law § 10-

¹ Respondents' motion to dismiss the Petition had been previously denied in a decision on the record on July 15, 2016, and an order dated August 22, 2016.

1020; and if so (2) whether the petitions filed by the Respondents for a permissive referendum are valid².

The Board of Trustees Decision to Eliminate All Paid Firefighter Positions is Subject to a Permissive Referendum

The Port Chester Fire Department consists of seven volunteer companies identified as Putnam Engine and Hose Company No. 2, Inc.; Reliance Engine and Hose Company No. 1, Inc.; Harry Howard Hook and Ladder Company No. 1, Inc.; Mellor Engine and Hose Company No. 3, Inc.; Washington Engine and Hose Company No. 4, Inc.; Brooksville Engine and Hose Company No. 5, Inc.; and Fire Patrol and Rescue Company No. 1, Inc. The Chief and assistant chiefs are volunteers. See Port Chester Village Code § 57-1. Prior to May 2, 2016, and as relevant to this proceeding, the Fire Department had also consisted of eight paid fire fighters employed by the Village of Port Chester.

Due to budgetary concerns, i.e. to avoid piercing the tax cap, the Board of Trustees voted to eliminate all of the paid fire fighter positions within the Port Chester Fire Department. The question before this Court is whether that act of the Board of Trustees is subject to a permissive referendum. Inasmuch as the elimination of all eight paid firefighter positions is an abolishment, in part, of the Port Chester Fire Department, the act of the Board of Trustees is subject to a permissive referendum pursuant to Village Law § 10-1020.

Village Law § 10-1020 provides:

The board of trustees of any village may, by resolution, abolish, in whole or in part, the fire department in such village, which action of the board of trustees shall be subject to a permissive referendum as defined in this chapter; if such fire department is abolished, all the

² At oral argument, Respondents withdrew the affirmative defense of failure to join the Port Chester Village Clerk as a necessary party based upon Petitioners' assurance that if the Respondents were successful, Petitioners would direct the Village Clerk to comply with this order.

money and property of such department shall be turned over by the officers of such department or by the fire commissioners to the board of trustees within ten days after service of notice on such officers or commissioners of the action of the board of trustees. Or, the board of trustees may, by resolution, determine that one or more firemen shall be employed to act with such voluntary department and may fix the salary of such firemen; the board of trustees may also determine that such paid firemen shall have charge of all apparatus and other equipment and that the voluntary department shall act under the orders of such paid fireman or firemen (emphasis supplied).

Petitioners argue that the Board's elimination of the paid fire fighter positions did not abolish the Fire Department, in whole or in part. Petitioners point to Village Law §§ 10-1006 and 10-1008 to support their proposition that the seven companies make up the Fire Department; that such companies are made up of members; and the members include the chief, assistant chief and volunteers, not the paid fire fighters. Thus, Petitioners allege, when the paid positions were eliminated, the Port Chester Fire Department remained intact – and was not abolished in whole or in part – as it still consisted of the members of the seven volunteer companies, the volunteer chief, and the two volunteer assistant chiefs.

Contrary to Petitioner's contention, the Port Chester Fire Department was abolished in part by the Board's decision to eliminate all of the paid fire fighter positions. The Port Chester Fire Department was a combination fire department, one element or part of which consisted of volunteer company members and the other part of which consisted of professional paid members. The Collective Bargaining Agreement between the Village of Port Chester and the Port Chester Professional Fire Fighters Association refers to the employed professional fire fighters as members of the Fire Department. The paid professional fire fighters were employees of the Village and were provided for in the Fire Department budget prior to the Board's decision to abolish that part of the Fire Department. This was not a layoff of one or more members; all paid positions were abolished *in toto*.

Relying on the latter part of Village Law § 10-1020, Petitioners contend that the Board's actions relating to the employment of paid firefighters are subject to a resolution only. While Petitioner is correct that if the Board of Trustees decided to hire one or more paid firefighters such hiring would only be subject to a resolution (see Village Law 10-1020), the issue here is not about increasing or adding to the Fire Department by hiring paid fire fighters. C.f. *Sweeney v. Feld*, Westchester County Supreme Court, Index No. 9480/07, June 20, 2007 (Bellantoni, J.); *Benton v. Feld*, Westchester County Supreme Court, Index No. 20860/07 (Loehr, J.). Rather, the statute requires that the electors have an opportunity to be heard when a village reduces its fire protection by abolishing its fire department in whole or in part. Here, the Board of Trustees acted to abolish part of the Port Chester Fire Department by eliminating the paid fire fighter component of such department. Thus, in accordance with Village Law § 10-1020, such act of the Board of Trustees reducing the Village's fire protection is subject to a permissive referendum.

The Petitions Submitted by Respondents in Support of a Permissive Referendum Failed to Comply with Village Law 9-902(8)

The petitions filed by Respondents failed to comply with the requirements of Village Law § 9-902(8) by failing to include the election district in which the signatories reside. The Village of Port Chester consists of sixteen election districts: 5-19; and 25. Petitioners allege that there were 4,254 signatures submitted in the petitions filed by Respondents and only five of those signatures include the election district.

Village Law § 9-902(8) provides:

Petition shall be made upon white paper containing the signatures of qualified electors of the village. The sheets of such a petition shall be numbered consecutively beginning with number one at the foot of each sheet. *Such petition must set forth in every instance the correct date of signing, the full name of the signer, his present residence, the ward if any and the village election district if any.* A signer need not

himself fill in the date, residence, ward, or election district (emphasis supplied).

Village Law § 9-902(8) clearly sets forth that the petitions “must set forth in every instance ... the ward if any and the village election district if any”. In fact, this provision also provides a statutory form for petitions which includes a column for the village election district. Accordingly, the petitions are invalid and void for failure to comply with the mandatory requirements of Village Law § 9-902(8).

Respondents argue that the Legislature, by enacting the Election Reform Act of 1996, amended Election Law § 6-130 by deleting the requirement to include the signer’s election district in a designating petition. This, Respondents argue, has evidenced an intent by the Legislature to remove technicalities that deprive citizens of ballot access. Respondents contend that the “failure to amend Village Law § 9-902(8) was merely an oversight by the Legislature in view of the fact that the legislature made conforming changes to the Election Law governing village elections.” Petitioners point out, however, that there were subsequent unsuccessful attempts to amend that section of law. Further, there is good reason to treat designating petitions and petitions for referenda differently: candidate access is encouraged; public referenda are not a favored form of relief in New York.

Respondents’ argument must fail. It is not this Court’s function to engage in surmise and conjecture as to whether the Legislature’s failure to amend Village Law § 9-902(8) to correspond with the amendment to Election Law § 6-130 was a mere oversight. Pursuant to Village Law § 9-902, a petition protesting against an act or resolution of the board of trustees and requesting that it be submitted to the electors of the village for approval or disapproval, inter alia, “must set forth in every instance the correct date of signing, the full name of the signer, his present residence, the ward if any and the village election district if any.” Village Law § 9-902(8). The petitions

submitted by Respondents protesting against the Board of Trustees act in eliminating all of the eight paid fire fighter positions of the Port Chester Fire Department fail to set forth in every instance the village election district. Where this is required, failure to do so is fatal. See *Gomberg v. Gorman*, 117 A.D.2d 583 (2nd Dept. 1986). Accordingly, the petitions are null and void.

The foregoing constitutes the Decision and Order of this Court.

Dated: White Plains, New York
August 22, 2016



HON. J. EMMETT MURPHY, J.S.C.

TO: Bond, Schoeneck & King, PLLC
Richard Finkel, Esq.
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SPECIAL MEETING HELD JUNE 15, 2016

A Special Meeting of the Board of Trustees of the Village of Port Chester, New York, was held on Wednesday, June 15, 2016 at 6:00 p.m. in the Senior Community Center at 222 Grace Church Street, Port Chester, New York

Present in addition to Mayor Pilla were Trustees Bart Didden, Francis Ferrara, Gene Ceccarelli and Gregory Adams.

Also present were Deputy Village Clerk Vita Sileo, Village Attorney Anthony Cerreto, Legal Assistant to the Village Attorney David Kenny, Village Manager Christopher Steers, Human Resources Consultant Ed Brancati and Planning Director Eric Zamft.

On motion of TRUSTEE FERRARA, seconded by TRUSTEE DIDDEN, the meeting was declared opened at 6:07 p.m.

ROLL CALL

AYES: Trustees Didden, Ferrara, Ceccarelli, Adams and Mayor Pilla

NOTES: None

ABSENT: Trustees Brakewood and Marino

PROPOSED MOTION FOR EXECUTIVE SESSION

On motion of TRUSTEE CECCARELLI, seconded by TRUSTEE FERRARA, the Board combined the sessions to discuss:

- 1. with Labor Counsel with regard to pending litigation with Village of Rye Brook on fire protection services. (HR Brancati, Village Manager Steers, Terry O'Neill, Village Attorney staff, Village Deputy Clerk Sileo)*
- 2. with Special Counsel with regard to consent decree options for oath of office issue. (Village Attorney Staff, Village Manager Steers, Attorney Sokoloff, Village Deputy Clerk Sileo)*
- 3. with Special Counsel and Village Attorney with regard to a community benefits agreement and Starwood Project. (Village Manager Steers, Eric Zamft, Village Attorney staff, Mark Chertok, Village Deputy Clerk Sileo)*
- 4. with Village Attorney with regard to response to G&S request to change the status of the Marina parking lot to a paid lot. (Village Manager Steers, Village Attorney staff, Deputy Clerk Sileo)*

ROLL CALL

AYES: Trustees Ferrara, Ceccarelli, Adams and Mayor Pilla

NOES: Trustee Didden

ABSENT: Trustees Brakewood and Marino

On motion of TRUSTEE CECCARELLI, seconded by TRUSTEE ADAMS, the Board went into Executive Session rescinding the combined issues; to discuss separately the four items scheduled.

ROLL CALL

AYES: Trustees Ferrara, Ceccarelli, Adams and Mayor Pilla

NOES: Trustee Didden

ABSENT: Trustees Brakewood and Marino

At 6:15 p.m. the Entire Board went into Executive Session

At 9:23 p.m. the Board came out of Executive Session. Three items were covered. Item #4 was not covered

On motion of TRUSTEE CECCARELLI, seconded by TRUSTEE DIDDEN, the Board moved to proceed to Resolutions.

RESOLUTIONS

ADD ON RESOLUTION

THAT THE BOARD OF TRUSTEES OF THE VILLAGE OF PORT CHESTER CONSENT TO A FURTHER ADDENDUM TO THE CONSENT DECREE IN THE MATTER OF THE UNITED STATES VS. THE VILLAGE OF PORT CHESTER PROVIDED FOR ALL DULY ELECTED TRUSTEES TO BE SWORN IN AND SERVE OUT THEIR TERMS FOR WHICH THEY WERE ELECTED ON MARCH 15, 2016 REGARDLESS OF WHETHER THEY TIMELY SIGNED AN OATH OF OFFICE AS REQUIRED BY THE NEW YORK PUBLIC OFFICERS LAW SECTION 10 AND ARTICLE 13 OF THE NEW YORK STATE CONSTITUTION

On motion by TRUSTEE DIDDEN, seconded by TRUSTEE FERRARA, the Add-On Resolution was discussed by the Board of Trustees of the Village of Port Chester, NY

Trustee Didden commented he is in favor of the proposition generally. He wants to void his support tonight because he wants to see the Resolution in its final form.

Trustee Ceccarelli commented the U.S. Attorney is reacting to information about the statement that certain Trustees got special treatment.

Trustee Ferrara commented he got a letter from the Clerk and he signed the Oath within two days. The people of this Village need apologies. He would like to table the motion until the June 20th meeting.

ROLL CALL

AYES: Mayor Pilla

NOES: Trustees Didden, Ferrara, Ceccarelli

ABSENT: Trustees Brakewood and Marino

RECUSED: Trustee Adams

The Add-On Resolution did not pass. This will be on the Agenda on June 2th.

RESOLUTION #1

On motion of TRUSTEE FERRARA, seconded by TRUSTEE CECCARELLI, 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 group. 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
- BiJoux Music Group, compensation to be \$500.00 for Lyon Park Concert
- McClean Avenue Band, compensation to be \$1,000.00 for Lyon Park Concert
- Avalon- Rose, compensation to be \$500.00 for Lyon Park Concert
- The Maestro Men, compensation to be \$900.00 for Lyon Park Concert
- The Harvest Band, compensation to be \$700.00 for Lyon Concert
- Outside Chance, compensation to be \$650.00 for Downtown Concert
- Na Ballada, compensation to be \$650.00 for Port Chester Day
- Jennifer Grace, compensation to be \$750.00 for Port Chester Day
- Mass-Conn-Fusion, compensation to be \$750.00 for Port Chester Day
- The IceFire Band, compensation to be \$800.00 for Port Chester Day
- Mark Rudzinski -Sound System, compensation to be \$1,100.00 for Port Chester Day

Approved as to form:

Anthony M. Cerreto
Village Attorney

ROLL CALL

AYES: Trustee Didden, Ferrara, Ceccarelli, Adams and Mayor Pilla

NOES: None

ABSENT: Trustee Brakewood and Marino

DATE: June 15, 2016

RESOLUTION #2

RETAINING PUBLIC RELATIONS SERVICES WITH REGARD TO CAREER FIREFIGHTERS

On motion of TRUSTEE DIDDEN, seconded by TRUSTEE FERRARA, this resolution was discussed by the Board of Trustees of the Village of Port Chester, NY

Trustee Ceccarelli commented he wanted to show that the Board is not going against any kind of process. Do we have to go out to bid on something like this?

Attorney Cerreto commented this would require a solicitation by an RFP since it would be in excess of \$3,000. It would require a public notice in the *Westmore News*.

Trustee Ferrara commented that a number of people in the Village are completely in the dark about fire issues.

Trustee Didden commented that a political consultant could communicate best with the public. We must start by changing the image of the Fire Department.

On motion of TRUSTEE DIDDEN, seconded by TRUSTEE FERRARA, the resolution was amended to include the proposal from DIGI Works in the amount of \$10,100.

ROLL CALL on the Amended Resolution

AYES: Trustees Didden, Ferrara and Mayor Pilla

NOES: Trustees Ceccarelli and Adams

ABSENT: Trustees Brakewood and Marino

The Amended Resolution was voted down. The Resolution will be put on the next Agenda.

On motion of TRUSTEE DIDDEN, seconded by TRUSTEE ADAMS, the Board closed the regular meeting at 9:59 and went into Executive Session to discuss

the G&S' request to change the status of the Marina parking lot to a paid lot (with the Attorneys)

Respectfully submitted,

Vita Sileo
Deputy Clerk

MEETING HELD JUNE 6, 2016

A meeting of the Board of Trustees of the Village of Port Chester, New York, was held on Monday, June 6, 2016, in the Court Room of the Police headquarters Building, 350 North Main Street, Port Chester, New York, with Mayor Dennis Pilla presiding.

Present in addition to Mayor Pilla were Trustees, Gregory Adams, Daniel Brakewood, Gene Ceccarelli, Bart Didden, Frank Ferrara and Luis Marino.

Also present were: Deputy Village Clerk, Vita Sileo; Village Attorney, Anthony Cerreto; Director of Finance Leonie Douglas; Chief of Police, Richard Conway; Intern Assistant to Village Attorney David Kenny; Edward Quinn, Village Fire Chief ; Chief Engineer Vince Masucci and Outside Counsel _____

On motion of TRUSTEE ADAMS, seconded by TRUSTEE MARINO, the meeting was declared opened at 7:09 p.m.

ROLL CALL

AYES: Trustees Didden, Ferrara, Brakewood, Ceccarelli, Adams, Marino, Mayor Pilla

NOES: None

ABSENT: None

Date: June 6, 2016

PUBLIC COMMENTS

Mrs. Goldie Solomon spoke in support of the Port Chester Paid Fire Fighters, stating that our taxes are to pay for the Police, Fire, DPW and EMT. Asked that the Board and Mayor represent the people of Port Chester otherwise, they'll vote you out.

John Reavis, President of NAACP Branch. Spoke regarding Resolution to reinstate the paid firefighters. Hopes that it will be passed tonight. Concerned about safety of the entire community. Important to community that we have people on call who are professionals. Expressed concern about the Community Benefits Agreement. He understands that the Board will be receiving a draft from the Sustainable Housing Incorporated an org which reps community and other groups. Hopes we make a commitment to ensure people from our community will be given opportunities to hav necessary job training to work during construction programs. All past developers are employing a large number of people from outside the of Port Chester area. We should look at development process that is affordable for people in our community. We should identify with Community Benefits Agreement. Nyack and New Rochelle have taken some info from the Benefits agreement. We should also make the document available for people.

Mr. Joseph Rende commented on displeasure of specific Board members use of Face Book regarding the paid fire fighters. Especially those participating in an antagonistic way, should cease

immediately. He also questioned the ad in the Westmore News, regarding the fire fighters, calling it propaganda. Noted that 4,000 residents have signed petition and that we should see that the ad is foolish. He asked if tax dollars were used to fund the ad, feels Board is wasting money if it continues with these ads. He will continue to be present at Board meetings until Board realizes it has made a mistake. Board would be respected more for acknowledging it made a mistake and reinstate paid firefighters

Barry McGoey, President of Yonkers Fire Fighters. Feels Board made a decision on bad advice. Own up to the fact Board made a mistake and received bad advice for Chief Quinn. He had filed a foil request to document the data provided by Chief Quinn and said no one was able to provide. Suggested that lawsuits will be forthcoming. NYS Public Offices Law, objected to the small venue in a letter to Mayor and Village Clerk. Also stated that the 4,200 signatures were returned by the Village Clerk as irrelevant because it wasn't 20 percent, was a slap in the face to the community.

Mayor Pilla acknowledged the letter from Mr. McGoey and stated that there would be another meeting in a larger venue.

Lou Demitri, Secretary of Uniformed Professional Fire Fighters Association of Connecticut and on behalf of State President Peter Carosa, stand behind Port Chester career fire fighters.

Linda Agugliaro spoke to Janine Rose (12 News) praising their coverage of the fire fighters. Lives at 360 Westchester (140 units) and counts on professional fire fighters to save her. Feels the volunteers need the help of the paid professional fire fighters for training. "Don't put a price on my life." Make Port Chester proud.

Adams Bush, Fire fighter New York City Company One. Accused Pilla and Brakewood of speaking in code. The vote was never on the agenda. Said that in a radio interview Mayor Pilla spoke about Government transparency and NYC.

Harold Schaitberger, General President of International Association of Fire Fighters, representing 301,000 members. Suggests he can help with budgetary issues and knows that Sen. Schumer has spoken with you. Has worked in the past with governments to be able to assure health and safety of Willing to work with counsel, self and designated staff to bring resources to the Village of that is the real reason behind Board's decision. He suspects it's not. We need to reinstate the 8 fire fighters. Need to protect a department with a 106 year history. Let's work together to reinstate the paid fire fighters. Let Sen. Schumer and Nita Lowey. Lives of eight people eight families will be out of work. He is extending his hand, but if this is not resolved, promises that this IAFF will see you (the Board) in court, in the court of public opinion, in a referendum that will ultimately be held, if necessary, and in the ballot box next election.

Sean DeNigris New Rochelle Professional Fire Fighters Association. Brought up the fact of Safer Grants, free federal money designed for this situation. Senior grant expert from a large fire department in the County had offered to write the grant but was turned down for political reasons. After 2 hours with representatives fire departments from 3 states and Canada came to explain that this was a terribly dangerous idea. The Board response was that these were outsiders and their opinions didn't

matter. He is here because of his concern for the safety of Port Chester residents. Board's comment to the petitions signed by over 4,000 residents of Port Chester is that the opinions and voices of over 4,000 residents "Have no Relevance". Mr. DeNigris asked Board to take a step back and consider that there is money available, the experts have cautioned that this is terribly dangerous and the residents have demanded it.

Richard Kochanowicz was in support of firemen. Board should resign if they turned down money to help fire fighters.

Jamie Innominato wanted to know when tonight's meeting was scheduled. Asked if the meeting at the King Street School didn't give them an inkling that the meeting tonight would have so many people attended. Not a lot of communication regarding these meetings. Mayor apologized for not having a larger venue. Suggested the Board is stalling for time and the names on the petitions should be respected. Then she addressed the "So-called" chief regarding the audio tape regarding another fire fighters home.

Brian Peterson, a 9 year career fire fighter with the Greenburg Fire Dept, Reminded the Mayor about conversation 3 weeks ago where Mayor said it was not personal. Also brought up the audio tape about damaging another fire fighters house. He said exports have spoken, the residents have spoken. We want our 8 fire men back. He stated that this was personal, it was an attack. Time for Board to hire back the fire fighters.

Mr. Vincent Lyons brought up the fact that the Mayor and Mr. Didden enjoy going on FB and having conversations but when people come to the meetings to ask them questions, they don't talk. He brought up the audio tape on News 12 of Chief Quinn. Quoted the Mayor saying this was investigated and addressed to which Mr. Lyon said "How could this be addressed if this maniac is still sitting here and driving around in a Chief's car". He continued to address other videos related to Quinn. H threatened to release these additional videos and letters unless Board does something. He stated Chief Quinn is a liar.

Tom Kisner, spoke in favor of career fire fighters. He belongs to Sustainable Alliance, specifically hazardous materials. Paid fire firefighters are trained to handle these types of situations, but the volunteers will have to be trained. Two examples are the development of Starwood's ground and water needs to be tested and removed safely. Two expressways, 287 and 95 have high volume of tanker trucks some of which carry toxic chemicals. If there is an accident, these chemicals will have to be handled professionally and quickly.

Chip Nanko, President of Greenburg Fire Fighters, spoke about National Think Tank report and that he was leaving the Board a copy, with specific suggestions on how to run a combined fire department. He also commented on Chief Quinn's comments on the videos. He also mentioned the ad in the Westmore News and the number of the volunteers. Mr. Adams asked if the ad was issued by the Board of Trustees and made it known that he did not approve it.

George Ford wanted to support career fire fighters. Asked that Quinn step down. Read the proposed Budget and stated that it included a tax reduction due to assessments. This Board could have delivered a budget under tax cap while keeping the fire fighter services. Also, under Code Enforcement

and Building Department Overviews, it stated “There are more properties and complaints than there are fire inspectors and Code Enforcement team can reach in adequate timeframes”. Suggested the eight paid fire men participate in fire inspections. He asked Board to please vote to reinstate the fire fighters.

(unnamed) commented there are only 70 trained interior volunteer firefighters. Offered help through IAFF and AGF grants. Rye Brook now has 2 career fire fighters at night. EMS training should be returned.

Vincent Donofrio, President of Pelham Fire Fighters. Addressed the fact that Bart Didden was looking at his phone, instead of listening to speakers. Bart responded that he was reviewing the list of 100% volunteer fire departments in the County and wanted to know when the unions were going to make presentations to them. Everyone he spoke with in Port Chester signed the petitions. The Board is supposed to represent the public. The People want their fire men back.

Linda Aguilara said she’s a concerned citizen . Asked the Board to eat hml pie and unite. We should work together. Bring back fire fighter and don’t put a price on my life.

Ted Kochanowicz Volunteer fire fighters have delivered for almost 200 years. Suggested the IAFF pay the fire fighters until they find other jobs.

Bob Schenfield spoke about Safe Haven Law. Enables young mother to bring a baby under 30 days old to be dropped off at Fire House, if its manned. Addressed Chief Quinn, and suggested he “jump out of the frying pan”.

Bart Didden, commented on Bob Schenfield’s comments. If we had 2 people in each of the four fire houses, 24 hours a day, it would cost us about \$8.8 million, a 38% tax increase on the people of Port Chester. People of Port Chester just can’t afford it.

Jack Anuzi Village of Mamaroneck, retired fire fighter. Referred to 1st Amendment regarding Chief Quinn. Recommended the Board do something about the Chief and the comments that are on the tapes.

Brett Lyons, former paid and volunteer fire fighter suggested the Board was given wrong information as well as bad legal advice. Will FOIL the billable hours the legal counsel is charging the Village and will print it in an ad in the paper. He believes that what we paid for his services could probably staff the fire department for one year. Wants to protect the residence of this Village.

Mr. Rende, returned to speak about the people who have come up to give their opinions from years of experience and expertise of firematics who have come to help Port Chester. If the Board feels they have only come to help restore jobs, shame on you. They have come because they are concerned for the safety of the residence of Port Chester. He also addressed Bart Didden’s comments on volunteer fire departments. He stated that a volunteer and paid combination has worked for years. He is proud of fact that people like Lyons brothers come from a long line of volunteers and have answered the call risking his live to save residents of Port Chester. No one is criticizing the volunteer department. He wants to know

that when his grandchildren are in school they are supported by paid fire fighters that in the event of an emergency there will be a trained professional to attend to their needs. This is an emotional issue that the Board has struck with the Village.

Barry McGoey returned to microphone about the letter he'd sent regarding violation of the Open Meetings Law. He said he never requested that the Board put off the vote. There was a motion made by Mr. Adams seconded by Mr. Marino and it's going to be on the agenda tonight and there is going to be a vote. Because of violations of the Open Meetings Law, there will be litigation challenging every one of the prior meetings as well as Executive Session, especially the one after the budget meeting. Some of the Board will be testifying as to what transpired in that meeting. What he requested is to have a venue that would accommodate the people who remained out on the street. He wants to verify data that the Mayor has given out to the media regarding interior/exterior volunteer fire fighters. He addressed Bart Didden's Face Book comments and how he looks down at the people. He said that in the past we had 30 paid fire fighters. When it was decided to downsize, we lost EMS. Our fire fighters should be trained to provide first response. Representatives from other fire houses on their way to the meeting tonight, responded to a woman down. Incident happened only two blocks from the fire house. There was no one at firehouse trained to provide emergency assistance. He directed his comments to Bart Didden that there should be 32 paid fire fighters and they should be supplemented by volunteers. Volunteers should not be providing the primary service in the Village the size and density of Port Chester.

Mr. Reavis returned to microphone would like to see fire fighter resolution be voted on so we can move on. Asked that the Board listen to concerns of the volunteer fire fighter on the Board.

Mr. Kochanowicz returned to microphone. One way or another we need to get paid fire fighters back.

Mr. Richard Abel, questioned why fire fighter resolution was not on the agenda either on line or in the packet. Would like to hear when and if they were going to vote on the resolution, what it was going to say.

Sean DeNigris returned to microphone. Confirmed that both paid and volunteer fire fighters are essential to Port Chester. Addressed Mr. Didden's comments about all volunteer fire departments. Port Chester is the second most densely populated municipality in Westchester. PC is the only one of the top-five most populated municipality in Westchester that is not primarily protected by professional fire fighters.

Mr. Kochanowicz returned to microphone and was glad his comments spurred others to praise the volunteer fire fighters.

Chip Nanko returned to microphone to say that people like Mr. Jenkowitz are the type of people that need to be reached because they do not have all the information. He works in Greenburg which is surrounded by all volunteer departments (Elmsford, Fairview and Hartsdale). Greenburg goes right to the scene. All volunteer departments are asking for help nationally. Fires are more dangerous and go faster. Port Chester needs well trained men and women.

Mayor Pilla thanked everyone for participating tonight.

Anthony Cerreto asked if anyone wanted to speak about Open Meeting Violation.

Mayor Pilla suggested the Resolution to Reinstate Paid Fire Fighters be tabled to make decision legally binding and would afford the Board to have whatever information they need. This would require a change to the Budget. Village Manager Mr. Steers is not here.

Mr. Reavis returned to microphone said the Board has to make a decision and not continue to table. The Trustees should vote on whether or not they want to reinstate the paid firefighters.

Village Attorney Cerreto commented the Add-On Resolution failed and now needs to be brought up as a motion. Trustee Adams would have to advise that this should move forward. Mr. Adams has indicated his willingness to proceed tonight.

A motion was made by TRUSTEE ADAMS, seconded by TRUSTEE MARINO that the Add-On Resolution be brought to the table.

Trustee Brakewood commented there is no backup to the Resolutions. Trustee Adams proposed the resolution and he should have prepared the Resolution. This was not brought up at the Agenda Meeting.

Trustee Adams made a motion the Add On Resolution should be tabled until the next meeting.

Harold Schaitberger commented the IAFF makes sure that the children of burned members get a full college scholarship. The IAFF takes care of it's members. He gave each of the eight firefighters money to hold them over until they get back to work.

Trustee Brakewood commented that the Board should discuss what the Resolution should actually say. The idea that this was not done for financial reasons is completely inaccurate. He commented we have been negotiating with Rye

Mr. Brett Lyons commented that if it takes two weeks of discussion between the Board members, take the time it needs.

Mayor Pilla explained that this resolution was verbal. This was not discussed so there is nothing to back it up. The staff prepares resolutions when we have a formal discussion first.

Mayor Pilla commented we can't just take \$1,100,000 and add it in. Village Treasurer Leonie Douglas said we would have to eliminate something else.

RESOLUTION #1

REINSTATE PAID FIRE FIGHTERS

On motion of TRUSTEE ADAMS, seconded by TRUSTEE MARINO, the Resolution will be on the agenda for June 20th.

ROLL CALL

AYES: Trustees Didden, Ferrara, Brakewood, Ccccarelli, Adams, Marino and Mayor Pilla

NOES: None

ABSENT:

RESOLUTION #2

SPECIAL HOME RULE LEGISLATION REGARDING TRUSTEE OATHS

At the request of Village Attorney Cerreto the Resolution was postponed to June 20th.

RESOLUTION #3

AUTHORIZING AGREEMENT TO CONTINUE LONG-STANDING PUBLIC-PRIVATE PARTNERSHIP WITH PORT CHESTER COUNCIL FOR THE ARTS, INC.

On motion of TRUSTEE CECCARELLI, seconded by TRUSTEE BRAKEWOOD, the resolution was discussed by the Board of Trustees

On motion of TRUSTEE DIDDEN, seconded by TRUSTEE MARINO, the Resolution was tabled to the meeting of June 20th.

ROLL CALL

AYES: Trustees Didden, and Marino

NOES: Trustees Ferrara, Brakewood, Ceccarelli, Adams and Mayor Pilla

ABSENT: None

WHEREAS, through a long-standing agreement with the Port Chester Council for the Arts, the Village of Port Chester has provided a theater and arts program; and

WHEREAS, such agreement provides a cross-generational opportunity for talented individuals to participate in programming that is given for the benefit of all Village residents; and

WHEREAS, the Council has submitted a budget and programming to renew the program for FY 2016-2017; and

WHEREAS, the expense for such support is the same as in the previous year, and has been budgeted in the Village Budget. Now, therefore, be it

RESOLVED, that the Village Manager be and is hereby authorized to enter into an agreement with the Port Chester Council for the Arts, Inc., P.O. Box 15, 211 South Ridge Street, Rye Brook, New York 10573, to provide theater and arts programming for the benefit of the residents of the Village of Port Chester for FY 2016-2017, compensation to be in the amount of \$32,000.

APPROVED AS TO FORM:

Anthony M. Cerreto
Villager Attorney

ROLL CALL

AYES: Trustees Didden, Ferrara, Brakewood, Ceccarelli, Adams, Marino and Mayor Pilla

NOES: None

ABSENT: None

DATE: June 6, 2016

BOND RESOLUTIONS A-E

RESOLUTION #4-A

Trustee BRAKEWOOD submitted the following bond resolution and moved for its adoption. The motion was seconded by Trustee FERRARA. The Board of Trustees of the Village was polled. The motion was adopted by a vote of seven (7) affirmative votes (being at least two-thirds of the voting strength of the Board of Trustees of the Village) with none (0) negative votes and none (0) votes absent.

BOND RESOLUTION, DATED JUNE 6, 2016, AUTHORIZING THE ISSUANCE OF UP TO \$975,000 AGGREGATE PRINCIPAL AMOUNT SERIAL BONDS OF THE VILLAGE OF PORT CHESTER, COUNTY OF WESTCHESTER, STATE OF NEW YORK, PURSUANT TO THE LOCAL FINANCE LAW, TO FINANCE THE COSTS OF (I) THE ACQUISITION, OF MOTOR VEHICLES AND (II) THE ACQUISITION OF LED STREET LIGHTING.

WHEREAS, the Board of Trustees of the Village of Port Chester (the “Village”), a municipal corporation of the State of New York, located in the County of Westchester, hereby determines that it is in the public interest of the Village to authorize the financing of the costs of (i) the acquisition of motor vehicles (\$195,000) and (ii) the acquisition of LED street lighting (\$780,000), in and for the Village, including the acquisition of any applicable equipment, machinery, apparatus, land or rights-in-land necessary therefore and any preliminary and incidental costs related thereto, at a total estimated cost not to exceed \$975,000, all in accordance with the Local Finance Law;

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of the Village of Port Chester, County of Westchester, State of New York, as follows:

Section 1. There is hereby authorized to be issued serial bonds of the Village, and/or bond anticipation notes issued in anticipation of the issuance of such serial bonds, in the aggregate principal amount not to exceed \$975,000, pursuant to the Local Finance Law, in order to finance the costs of the specific objects or purposes, or classes of objects or purposes, hereinafter described.

Section 2. The specific objects or purposes, or class of objects or purposes, to be financed pursuant to this bond resolution (collectively, the “Project”), the respective estimated maximum cost of such specific objects or purposes, the principal amount of serial bonds, and/or of bond anticipation notes issued in anticipation of the issuance of such serial bonds, authorized for such specific objects or purposes, and the period of probable usefulness of such specific objects or purposes or class of objects or purposes pursuant to the applicable subdivision of paragraph a of Section 11.00 of the Local Finance law, are as follows:

(a) The acquisition of motor vehicles, including the acquisition of any applicable equipment, machinery, apparatus, land or rights-in-land necessary therefore and any preliminary and incidental costs

related thereto, at an estimated maximum cost of \$195,000 for which \$195,000 principal amount of serial bonds, and/or bond anticipation notes issued in anticipation of the issuance of such serial bonds, are authorized herein and appropriated therefore, having a period of probable usefulness of five (5) years pursuant to subdivision 29 of paragraph a of Section 11.00 of the Local Finance Law. Such serial bonds shall have a maximum maturity of five (5) years computed from the earlier of (a) the date of the first issue of such serial bonds or (b) the date of the first issue of bond anticipation notes issued in anticipation of the issuance of such serial bonds; and

(b) The acquisition of LED street lighting, including any preliminary and incidental costs related thereto, at an estimated maximum cost of \$780,000 for which \$780,000 principal amount of serial bonds, and/or bond anticipation notes issued in anticipation of the issuance of such serial bonds, are authorized herein and appropriated therefore, having a period of probable usefulness of five (5) years pursuant to subdivision 32 of paragraph a of Section 11.00 of the Local Finance Law. Such serial bonds shall have a maximum maturity of five (5) years computed from the earlier of (a) the date of the first issue of such serial bonds or (b) the date of the first issue of bond anticipation notes issued in anticipation of the issuance of such serial bonds; and

Section 3. The Board of Trustees of the Village has ascertained and hereby states that (a) the estimated maximum costs of the Project will not exceed \$975,000; (b) no money has heretofore been authorized to be applied to the payment of the costs of the Project; (c) the Board of Trustees of the Village plans to finance the costs of the Project from (i) the proceeds of the serial bonds authorized herein, and/or of bond anticipation notes issued in anticipation of the issuance of such serial bonds; (d) the maximum maturity of the serial bonds authorized herein shall not be in excess of five (5) years; and (e) on or before the expenditure of moneys to pay for any costs in connection with the Project for which the proceeds of any obligations authorized herein are to be applied to reimburse the Village, the Board

of Trustees of the Village took “official action” for federal income tax purposes to authorize the capital financing of such expenditure.

Section 4. Subject to the terms and conditions of this bond resolution and the Local Finance Law, including the provisions of Sections 21.00, 30.00, 50.00 and 56.00 to 60.00, inclusive, the power to authorize serial bonds as authorized herein, and/or bond anticipation notes issued in anticipation of the issuance of such serial bonds, including renewals thereof, the power to prescribe the terms, form and contents of such serial bonds and such bond anticipation notes, and the power to issue, sell and deliver such serial bonds and such bond anticipation notes, are hereby delegated to the Village Treasurer, as the chief fiscal officer of the Village. The Village Treasurer is hereby authorized to execute on behalf of the Village all serial bonds issued pursuant to this bond resolution, and all bond anticipation notes issued in anticipation of the issuance of such serial bonds, and the Village Clerk is hereby authorized to impress the seal of the Village (or to have imprinted a facsimile thereof) on all such serial bonds and all such bond anticipation notes and to attest such seal. Each interest coupon, if any, representing interest payable on such serial bonds shall be authenticated by the manual or facsimile signature of the Village Treasurer.

Section 5. The faith and credit of the Village are hereby and shall be irrevocably pledged for the punctual payment of the principal of and interest on all obligations authorized and issued pursuant to this bond resolution as the same shall become due.

Section 6. When this bond resolution takes effect, the Village Clerk shall cause the same, or a summary thereof, to be published, together with a notice in substantially the form prescribed by Section 81.00 of the Local Finance Law, in The Westmore News and The Journal News, newspapers having a general circulation in the Village. The validity of the serial bonds authorized herein, and of bond anticipation notes issued in anticipation of the issuance of such serial bonds, may be contested

only if such obligations are authorized for an object or purpose, or class of object or purpose, for which the Village is not authorized to expend money, or the provisions of law, which should have been complied with as of the date of publication of this bond resolution, or such summary thereof, were not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty (20) days after the date of such publication, or if such obligations were authorized in violation of the provisions of the Constitution of the State of New York.

Section 7. Prior to the issuance of any obligations authorized herein, the Board of Trustees of the Village shall comply with all applicable provisions prescribed in Article 8 of the Environmental Conservation Law, all regulations promulgated thereunder by the New York State Department of Environmental Conservation, and all applicable Federal laws and regulations in connection with environmental quality review relating to the Project (collectively, the “environmental compliance proceedings”). In the event that any of the environmental compliance proceedings are not completed, or require amendment or modification subsequent to the date of adoption of this bond resolution, the Board of Trustees of the Village will re-adopt, amend or modify this bond resolution prior to the issuance of any obligations authorized herein upon the advice of bond counsel. It is hereby determined by the Board of Trustees of the Village that the Project will not have a significant effect on the environment.

Section 8. The Village hereby declares its intention to issue the serial bonds authorized herein, and/or bond anticipation notes issued in anticipation of the issuance of such serial bonds (collectively, the “obligations”), to finance the costs of the Project. The Village covenants for the benefit of the holders of such obligations that it will not make any use of the proceeds of such obligations, any funds reasonably expected to be used to pay the principal of or interest on such obligations or any other funds of the Village, and will not make any use of the Project which would cause the interest on such

obligations to become subject to federal income taxation under the Internal Revenue Code of 1986, as amended (the "Code") (except for the federal alternative minimum tax imposed on corporations by section 55 of the Code), or subject the Village to any penalties under section 148 of the Code, and that it will not take any action or omit to take any action with respect to such obligations, the proceeds thereof or the Project financed thereby, if such action or omission would cause the interest on such obligations to become subject to federal income taxation under the Code (except for the federal alternative minimum tax imposed on corporations by section 55 of the Code), or subject the Village to any penalties under section 148 of the Code. The foregoing covenants shall remain in full force and effect notwithstanding the defeasance of any serial bonds authorized and issued under this bond resolution or any other provisions hereof, until the date which is sixty (60) days after the final maturity date or earlier prior redemption date thereof. The proceeds of any obligations authorized herein may be applied to reimburse expenditures or commitments of the Village made in connection with the Project on or after a date which is not more than sixty (60) days prior to the date of adoption of this bond resolution by the Board of Trustees of the Village.

Section 9. For the benefit of the holders and beneficial owners from time to time of the serial bonds authorized herein, and of bond anticipation notes issued in anticipation of the issuance of such serial bonds, the Village agrees, in accordance with and as an obligated person with respect to such obligations under, Rule 15c2-12 (the "Rule") promulgated by the Securities Exchange Commission pursuant to the Securities Exchange Act of 1934, to provide or cause to be provided such financial information and operating data, financial statements and notices, in such manner as may be required for purposes of the Rule. In order to describe and specify certain terms of the Village's continuing disclosure agreement for that purpose, and thereby to implement that agreement, including provisions for enforcement, amendment and termination, the Village Treasurer is authorized and directed to sign and deliver, in the name and on behalf of the Village, the commitment authorized by subsection 6(c) of

the Rule (the "Commitment") to be placed on file with the Village Clerk, which shall constitute the continuing disclosure agreement made by the Village for the benefit of holders and beneficial owners of such obligations authorized herein in accordance with the Rule, with any changes or amendments that are not inconsistent with this bond resolution and not substantially adverse to the Village and that are approved by the Village Treasurer on behalf of the Village, all of which shall be conclusively evidenced by the signing of the Commitment or amendments thereto. The agreement formed collectively by this paragraph and the Commitment shall be the Village's continuing disclosure agreement for purposes of the Rule, and its performance shall be subject to the availability of funds and their annual appropriation to meet costs the Village would be required to incur to perform thereunder. The Village Treasurer is further authorized and directed to establish procedures in order to ensure compliance by the Village with its continuing disclosure agreement, including the timely provision of information and notices. Prior to making any filing in accordance with the agreement or providing notice of the occurrence of any material event, the Village Treasurer shall consult with, as appropriate, the Village Attorney and bond counsel or other qualified independent special counsel to the Village and shall be entitled to rely upon any legal advice provided by the Village Attorney and such bond counsel or other qualified independent special counsel in determining whether a filing should be made.

Section 10. This resolution shall be effective immediately upon its due adoption by the Board of Trustees of the Village.

RESOLUTION #4-B

Trustee CECCARELLI submitted the following bond resolution and moved for its adoption. The motion was seconded by Trustee MARINO. The Board of Trustees of the Village was polled. The motion was adopted by a vote of seven (7) affirmative votes (being at least two-thirds of the voting strength of the Board of Trustees of the Village) with none (0) negative votes and none (0) votes absent.

BOND RESOLUTION, DATED JUNE 6, 2016, AUTHORIZING THE ISSUANCE OF UP TO \$3,350,000 AGGREGATE PRINCIPAL AMOUNT SERIAL BONDS OF THE VILLAGE OF PORT CHESTER, COUNTY OF WESTCHESTER, STATE OF NEW YORK, PURSUANT TO THE LOCAL FINANCE LAW, TO FINANCE THE COSTS OF (I) THE IMPROVEMENTS TO VILLAGE PARKS, (II) THE ACQUISITION, CONSTRUCTION AND RECONSTRUCTION TO VILLAGE STREETS, INCLUDING IMPROVEMENTS TO SIDEWALKS, LANDSCAPES AND DRAINAGE, AND (III) THE ACQUISITION OF MACHINERY AND APPARATUS FOR CONSTRUCTION AND MAINTENANCE.

WHEREAS, the Board of Trustees of the Village of Port Chester (the "Village"), a municipal corporation of the State of New York, located in the County of Westchester, hereby determines that it is in the public interest of the Village to authorize the financing of the costs of (i) the improvements to village parks (\$250,000); (ii) the acquisition, construction and reconstruction to Village streets, including improvements to sidewalks, landscapes, and drainage (\$2,680,000); and (iii) the acquisition of machinery and apparatus for construction and maintenance (\$420,000), including the acquisition of any applicable equipment, machinery, apparatus, land or rights-in-land necessary therefore and any preliminary and incidental costs related thereto, at a total estimated cost not to exceed \$3,350,000, all in accordance with the Local Finance Law;

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of the Village of Port Chester, County of Westchester, State of New York, as follows:

Section 1. There is hereby authorized to be issued serial bonds of the Village, and/or bond anticipation notes issued in anticipation of the issuance of such serial bonds, in the aggregate principal amount not to exceed \$3,350,000, pursuant to the Local Finance Law, in order to finance the costs of the specific objects or purposes, or classes of objects or purposes, hereinafter described.

Section 2. The specific objects or purposes, or class of objects or purposes, to be financed pursuant to this bond resolution (collectively, the "Project"), the respective estimated maximum cost of

such specific objects or purposes, the principal amount of serial bonds, and/or of bond anticipation notes issued in anticipation of the issuance of such serial bonds, authorized for such specific objects or purposes, and the period of probable usefulness of such specific objects or purposes or class of objects or purposes pursuant to the applicable subdivision of paragraph a of Section 11.00 of the Local Finance law, are as follows:

(a) The improvements to village parks, including the acquisition of any applicable equipment, machinery, apparatus, land or rights-in-land necessary therefore and any preliminary and incidental costs related thereto, at an estimated maximum cost of \$250,000 for which \$250,000 principal amount of serial bonds, and/or bond anticipation notes issued in anticipation of the issuance of such serial bonds, are authorized herein and appropriated therefore, having a period of probable usefulness of fifteen (15) years pursuant to subdivision 19(c) of paragraph a of Section 11.00 of the Local Finance Law. Such serial bonds shall have a maximum maturity of fifteen (15) years computed from the earlier of (a) the date of the first issue of such serial bonds or (b) the date of the first issue of bond anticipation notes issued in anticipation of the issuance of such serial bonds;

(b) The acquisition, construction and reconstruction to Village streets, including improvements to sidewalks, landscapes and drainage, including any preliminary and incidental costs related thereto, at an estimated maximum cost of \$2,680,000 for which \$2,680,000 principal amount of serial bonds, and/or bond anticipation notes issued in anticipation of the issuance of such serial bonds, are authorized herein and appropriated therefore, having a period of probable usefulness of fifteen (15) years pursuant to subdivision 20(c) of paragraph a of Section 11.00 of the Local Finance Law. Such serial bonds shall have a maximum maturity of fifteen (15) years computed from the earlier of (a) the date of the first issue of such serial bonds or (b) the date of the first issue of bond anticipation notes issued in anticipation of the issuance of such serial bonds; and

(c) The acquisition of machinery and apparatus for construction and maintenance, including any preliminary and incidental costs related thereto, at an estimated maximum cost of \$420,000 for which \$420,000 principal amount of serial bonds, and/or bond anticipation notes issued in anticipation of the issuance of such serial bonds, are authorized herein and appropriated therefore, having a period of probable usefulness of fifteen (15) years pursuant to subdivision 28 of paragraph a of Section 11.00 of the Local Finance Law. Such serial bonds shall have a maximum maturity of fifteen (15) years computed from the earlier of (a) the date of the first issue of such serial bonds or (b) the date of the first issue of bond anticipation notes issued in anticipation of the issuance of such serial bonds.

Section 3. The Board of Trustees of the Village has ascertained and hereby states that (a) the estimated maximum costs of the Project will not exceed \$3,350,000; (b) no money has heretofore been authorized to be applied to the payment of the costs of the Project; (c) the Board of Trustees of the Village plans to finance the costs of the Project from the proceeds of the serial bonds authorized herein, and/or of bond anticipation notes issued in anticipation of the issuance of such serial bonds; (d) the maximum maturity of the serial bonds authorized herein shall be in excess of five (5) years; and (e) on or before the expenditure of moneys to pay for any costs in connection with the Project for which the proceeds of any obligations authorized herein are to be applied to reimburse the Village, the Board of Trustees of the Village took "official action" for federal income tax purposes to authorize the capital financing of such expenditure.

Section 4. Subject to the terms and conditions of this bond resolution and the Local Finance Law, including the provisions of Sections 21.00, 30.00, 50.00 and 56.00 to 60.00, inclusive, the power to authorize serial bonds as authorized herein, and/or bond anticipation notes issued in anticipation of the issuance of such serial bonds, including renewals thereof, the power to prescribe the terms, form and contents of such serial bonds and such bond anticipation notes, and the power to issue,

sell and deliver such serial bonds and such bond anticipation notes, are hereby delegated to the Village Treasurer, as the chief fiscal officer of the Village. The Village Treasurer is hereby authorized to execute on behalf of the Village all serial bonds issued pursuant to this bond resolution, and all bond anticipation notes issued in anticipation of the issuance of such serial bonds, and the Village Clerk is hereby authorized to impress the seal of the Village (or to have imprinted a facsimile thereof) on all such serial bonds and all such bond anticipation notes and to attest such seal. Each interest coupon, if any, representing interest payable on such serial bonds shall be authenticated by the manual or facsimile signature of the Village Treasurer.

Section 5. The faith and credit of the Village are hereby and shall be irrevocably pledged for the punctual payment of the principal of and interest on all obligations authorized and issued pursuant to this bond resolution as the same shall become due.

Section 6. When this bond resolution takes effect, the Village Clerk shall cause the same, or a summary thereof, to be published, together with the Westmore News and The Journal News, newspapers having a general circulation in the Village. The validity of the serial bonds authorized herein, and of bond anticipation notes issued in anticipation of the issuance of such serial bonds, may be contested only if such obligations are authorized for an object or purpose, or class of object or purpose, for which the Village is not authorized to expend money, or the provisions of law, which should have been complied with as of the date of publication of this bond resolution, or such summary thereof, were not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty (20) days after the date of such publication, or if such obligations were authorized in violation of the provisions of the Constitution of the State of New York.

Section 7. Prior to the issuance of any obligations authorized herein, the Board of Trustees of the Village shall comply with all applicable provisions prescribed in Article 8 of the Environmental

Conservation Law, all regulations promulgated thereunder by the New York State Department of Environmental Conservation, and all applicable Federal laws and regulations in connection with environmental quality review relating to the Project (collectively, the “environmental compliance proceedings”). In the event that any of the environmental compliance proceedings are not completed, or require amendment or modification subsequent to the date of adoption of this bond resolution, the Board of Trustees of the Village will re-adopt, amend or modify this bond resolution prior to the issuance of any obligations authorized herein upon the advice of bond counsel. It is hereby determined by the Board of Trustees of the Village that the Project will not have a significant effect on the environment.

Section 8. The Village hereby declares its intention to issue the serial bonds authorized herein, and/or bond anticipation notes issued in anticipation of the issuance of such serial bonds (collectively, the “obligations”), to finance the costs of the Project. The Village covenants for the benefit of the holders of such obligations that it will not make any use of the proceeds of such obligations, any funds reasonably expected to be used to pay the principal of or interest on such obligations or any other funds of the Village, and will not make any use of the Project which would cause the interest on such obligations to become subject to federal income taxation under the Internal Revenue Code of 1986, as amended (the “Code”) (except for the federal alternative minimum tax imposed on corporations by section 55 of the Code), or subject the Village to any penalties under section 148 of the Code, and that it will not take any action or omit to take any action with respect to such obligations, the proceeds thereof or the Project financed thereby, if such action or omission would cause the interest on such obligations to become subject to federal income taxation under the Code (except for the federal alternative minimum tax imposed on corporations by section 55 of the Code), or subject the Village to any penalties under section 148 of the Code. The foregoing covenants shall remain in full force and effect notwithstanding the defeasance of any serial bonds authorized and issued under this bond resolution or

any other provisions hereof, until the date which is sixty (60) days after the final maturity date or earlier prior redemption date thereof. The proceeds of any obligations authorized herein may be applied to reimburse expenditures or commitments of the Village made in connection with the Project on or after a date which is not more than sixty (60) days prior to the date of adoption of this bond resolution by the Board of Trustees of the Village.

Section 9. For the benefit of the holders and beneficial owners from time to time of the serial bonds authorized herein, and of bond anticipation notes issued in anticipation of the issuance of such serial bonds, the Village agrees, in accordance with and as an obligated person with respect to such obligations under, Rule 15c2-12 (the "Rule") promulgated by the Securities Exchange Commission pursuant to the Securities Exchange Act of 1934, to provide or cause to be provided such financial information and operating data, financial statements and notices, in such manner as may be required for purposes of the Rule. In order to describe and specify certain terms of the Village's continuing disclosure agreement for that purpose, and thereby to implement that agreement, including provisions for enforcement, amendment and termination, the Village Treasurer is authorized and directed to sign and deliver, in the name and on behalf of the Village, the commitment authorized by subsection 6(c) of the Rule (the "Commitment") to be placed on file with the Village Clerk, which shall constitute the continuing disclosure agreement made by the Village for the benefit of holders and beneficial owners of such obligations authorized herein in accordance with the Rule, with any changes or amendments that are not inconsistent with this bond resolution and not substantially adverse to the Village and that are approved by the Village Treasurer on behalf of the Village, all of which shall be conclusively evidenced by the signing of the Commitment or amendments thereto. The agreement formed collectively by this paragraph and the Commitment shall be the Village's continuing disclosure agreement for purposes of the Rule, and its performance shall be subject to the availability of funds and their annual appropriation to meet costs the Village would be required to incur to perform thereunder. The Village Treasurer is

further authorized and directed to establish procedures in order to ensure compliance by the Village with its continuing disclosure agreement, including the timely provision of information and notices. Prior to making any filing in accordance with the agreement or providing notice of the occurrence of any material event, the Village Treasurer shall consult with, as appropriate, the Village Attorney and bond counsel or other qualified independent special counsel to the Village and shall be entitled to rely upon any legal advice provided by the Village Attorney and such bond counsel or other qualified independent special counsel in determining whether a filing should be made.

Section 10. This bond resolution is subject to a permissive referendum and will take effect upon its adoption by the Board of Trustees of the Village and the expiration of the period prescribed in the Village Law during which petitions for a permissive referendum may be submitted and filed with the Village Clerk.

RESOLUTION #4 C

Trustee BRAKEWOOD submitted the following bond resolution and moved for its adoption. The motion was seconded by Trustee ADAMS. The Board of Trustees of the Village was polled. The motion was adopted by a vote of seven (7) affirmative votes (being at least two-thirds of the voting strength of the Board of Trustees of the Village) with none (0) negative votes and none (0) votes absent.

BOND RESOLUTION, DATED JUNE 6, 2016, AUTHORIZING THE ISSUANCE OF UP TO \$340,000 AGGREGATE PRINCIPAL AMOUNT SERIAL BONDS OF THE VILLAGE OF PORT CHESTER, COUNTY OF WESTCHESTER, STATE OF NEW YORK, PURSUANT TO THE LOCAL FINANCE LAW, TO FINANCE THE COSTS OF THE ACQUISITION OF TRAFFIC SIGNALS OR TRAFFIC SIGNAL SYSTEMS.

WHEREAS, the Board of Trustees of the Village of Port Chester (the "Village"), a municipal corporation of the State of New York, located in the County of Westchester, hereby determines that it is in

the public interest of the Village to authorize the financing of the costs of the acquisition of traffic signals or traffic signal systems, in and for the Village, and including the acquisition of any preliminary and incidental costs related thereto, at a total estimated cost not to exceed \$340,000, all in accordance with the Local Finance Law;

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of the Village of Port Chester, County of Westchester, State of New York, as follows:

Section 1. There is hereby authorized to be issued serial bonds of the Village, and/or bond anticipation notes issued in anticipation of the issuance of such serial bonds, in the aggregate principal amount not to exceed \$340,000, pursuant to the Local Finance Law, in order to finance the costs of the acquisition of traffic signals or traffic signal systems, including the acquisition of any applicable equipment, machinery, apparatus, land or rights-in-land necessary therefor and any preliminary and incidental costs related thereto (the "Project").

Section 2. The Board of Trustees of the Village has ascertained and hereby states that (a) the estimated maximum costs of the Project will not exceed \$340,000; (b) no money has heretofore been authorized to be applied to the payment of the costs of the Project; (c) the Board of Trustees of the Village plans to finance the costs of the Project from the proceeds of the serial bonds authorized herein, and/or of bond anticipation notes issued in anticipation of the issuance of such serial bonds; (d) the maximum maturity of the serial bonds authorized herein shall not be in excess of twenty (20) years; and (e) on or before the expenditure of moneys to pay for any costs in connection with the Project for which the proceeds of any obligations authorized herein are to be applied to reimburse the Village, the Board of Trustees of the Village took "official action" for federal income tax purposes to authorize the capital financing of such expenditure.

Section 3. It is hereby determined that the Project is of a class of object or purpose as described in subdivision 72 of paragraph a of Section 11.00 of the Local Finance Law and that the period of probable usefulness of the Project is twenty (20) years. The serial bonds authorized herein shall have a maximum maturity of twenty (20) years computed from the earlier of (a) the date of the first issue of such serial bonds, or (b) the date of the first issue of bond anticipation notes issued in anticipation of the issuance of such serial bonds.

Section 4. Subject to the terms and conditions of this bond resolution and the Local Finance Law, including the provisions of Sections 21.00, 30.00, 50.00 and 56.00 to 60.00, inclusive, the power to authorize serial bonds as authorized herein, and bond anticipation notes issued in anticipation of the issuance of such serial bonds, including renewals thereof, the power to prescribe the terms, form and contents of such serial bonds and such bond anticipation notes, and the power to issue, sell and deliver such serial bonds and such bond anticipation notes, are hereby delegated to the Village Treasurer, as the chief fiscal officer of the Village. The Village Treasurer is hereby authorized to execute on behalf of the Village all serial bonds issued pursuant to this bond resolution, and all bond anticipation notes issued in anticipation of the issuance of such serial bonds, and the Village Clerk is hereby authorized to impress the seal of the Village (or to have imprinted a facsimile thereof) on all such serial bonds and all such bond anticipation notes and to attest such seal. Each interest coupon, if any, representing interest payable on such serial bonds shall be authenticated by the manual or facsimile signature of the Village Treasurer.

Section 5. The faith and credit of the Village are hereby and shall be irrevocably pledged for the punctual payment of the principal of and interest on all obligations authorized and issued pursuant to this bond resolution as the same shall become due.

Section 6. When this bond resolution takes effect, the Village Clerk shall cause the same, or a summary thereof, to be published together with a notice in substantially the form prescribed by Section 81.00 of the Local Finance Law in the Westmore News and The Journal News, a newspaper having a general circulation in the Village. The validity of the serial bonds authorized herein, and of bond anticipation notes issued in anticipation of the issuance of such serial bonds, may be contested only if such obligations are authorized for an object or purpose, or class of object or purpose, for which the Village is not authorized to expend money, or the provisions of law, which should have been complied with as of the date of publication of this bond resolution, or such summary thereof, were not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty (20) days after the date of such publication, or if such obligations were authorized in violation of the provisions of the Constitution of the State of New York.

Section 7. Prior to the issuance of any obligations authorized herein, the Board of Trustees of the Village shall comply with all applicable provisions prescribed in Article 8 of the Environmental Conservation Law, all regulations promulgated thereunder by the New York State Department of Environmental Conservation, and all applicable Federal laws and regulations in connection with environmental quality review relating to the Project (collectively, the “environmental compliance proceedings”). In the event that any of the environmental compliance proceedings are not completed, or require amendment or modification subsequent to the date of adoption of this bond resolution, the Board of Trustees of the Village will re-adopt, amend or modify this bond resolution prior to the issuance of any obligations authorized herein upon the advice of bond counsel. It is hereby determined by the Board of Trustees of the Village that the Project will not have a significant effect on the environment.

Section 8. The Village hereby declares its intention to issue the serial bonds authorized herein, and/or bond anticipation notes issued in anticipation of the issuance of such serial bonds (collectively, the “obligations”), to finance the costs of the Project. The Village covenants for the benefit of the holders of such obligations that it will not make any use of the proceeds of such obligations, any funds reasonably expected to be used to pay the principal of or interest on such obligations or any other funds of the Village, and will not make any use of the Project which would cause the interest on such obligations to become subject to federal income taxation under the Internal Revenue Code of 1986, as amended (the “Code”) (except for the federal alternative minimum tax imposed on corporations by section 55 of the Code), or subject the Village to any penalties under section 148 of the Code, and that it will not take any action or omit to take any action with respect to such obligations, the proceeds thereof or the Project financed thereby, if such action or omission would cause the interest on such obligations to become subject to federal income taxation under the Code (except for the federal alternative minimum tax imposed on corporations by section 55 of the Code), or subject the Village to any penalties under section 148 of the Code. The foregoing covenants shall remain in full force and effect notwithstanding the defeasance of any serial bonds authorized and issued under this bond resolution, or any other provisions hereof, until the date which is sixty (60) days after the final maturity date or earlier prior redemption date thereof. The proceeds of any obligations authorized herein may be applied to reimburse expenditures or commitments of the Village made in connection with the Project on or after a date which is not more than sixty (60) days prior to the date of adoption of this bond resolution by the Board of Trustees of the Village.

Section 9. For the benefit of the holders and beneficial owners from time to time of the serial bonds authorized herein, and of bond anticipation notes issued in anticipation of the issuance of such serial bonds, the Village agrees, in accordance with and as an obligated person with respect to such obligations under, Rule 15c2-12 (the “Rule”) promulgated by the Securities Exchange Commission

pursuant to the Securities Exchange Act of 1934, to provide or cause to be provided such financial information and operating data, financial statements and notices, in such manner as may be required for purposes of the Rule. In order to describe and specify certain terms of the Village's continuing disclosure agreement for that purpose, and thereby to implement that agreement, including provisions for enforcement, amendment and termination, the Village Treasurer is authorized and directed to sign and deliver, in the name and on behalf of the Village, the commitment authorized by subsection 6(c) of the Rule (the "Commitment") to be placed on file with the Village Clerk, which shall constitute the continuing disclosure agreement made by the Village for the benefit of holders and beneficial owners of such obligations authorized herein in accordance with the Rule, with any changes or amendments that are not inconsistent with this bond resolution and not substantially adverse to the Village and that are approved by the Village Treasurer on behalf of the Village, all of which shall be conclusively evidenced by the signing of the Commitment or amendments thereto. The agreement formed collectively by this paragraph and the Commitment shall be the Village's continuing disclosure agreement for purposes of the Rule, and its performance shall be subject to the availability of funds and their annual appropriation to meet costs the Village would be required to incur to perform thereunder. The Village Treasurer is further authorized and directed to establish procedures in order to ensure compliance by the Village with its continuing disclosure agreement, including the timely provision of information and notices. Prior to making any filing in accordance with the agreement or providing notice of the occurrence of any material event, the Village Treasurer shall consult with, as appropriate, the Village Attorney and bond counsel or other qualified independent special counsel to the Village and shall be entitled to rely upon any legal advice provided by the Village Attorney and such bond counsel or other qualified independent special counsel in determining whether a filing should be made.

Section 10. This bond resolution is subject to a permissive referendum and will take effect upon its adoption by the Board of Trustees of the Village and the expiration of the period prescribed in

the Village Law during which petitions for a permissive referendum may be submitted and filed with the Village Clerk.

RESOLUTION #4-D

Trustee MARINO submitted the following bond resolution and moved for its adoption. The motion was seconded by Trustee BRAKEWOOD. The Board of Trustees of the Village was polled. The motion was adopted by a vote of seven (7) affirmative votes (being at least two-thirds of the voting strength of the Board of Trustees of the Village) with none (0) negative votes and none (0) votes absent.

BOND RESOLUTION, DATED JUNE 6, 2016, AUTHORIZING THE ISSUANCE OF UP TO \$300,000 AGGREGATE PRINCIPAL AMOUNT SERIAL BONDS OF THE VILLAGE OF PORT CHESTER, COUNTY OF WESTCHESTER, STATE OF NEW YORK, PURSUANT TO THE LOCAL FINANCE LAW, TO FINANCE THE COSTS OF THE CONSTRUCTION OF AN ADDITION OR ADDITIONS TO OR THE RECONSTRUCTION OF CLASS "A" BUILDINGS.

WHEREAS, the Board of Trustees of the Village of Port Chester (the "Village"), a municipal corporation of the State of New York, located in the County of Westchester, hereby determines that it is in the public interest of the Village to authorize the financing of the costs of the construction of an addition or additions to or the reconstruction of (i) a class "A" fire department building (\$150,000) and (ii) a class "A" police department building (\$150,000), in and for the Village, and including the acquisition of any preliminary and incidental costs related thereto, at a total estimated cost not to exceed \$300,000, all in accordance with the Local Finance Law;

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of the Village of Port Chester, County of Westchester, State of New York, as follows:

Section 1. There is hereby authorized to be issued serial bonds of the Village, and/or bond anticipation notes issued in anticipation of the issuance of such serial bonds, in the aggregate principal

amount not to exceed \$300,000, pursuant to the Local Finance Law, in order to finance the costs of the construction of an addition or additions to or the reconstruction of (i) a class "A" fire department building (\$150,000) and (ii) a class "A" police department building (\$150,000), including the acquisition of any applicable equipment, machinery, apparatus, land or rights-in-land necessary therefor and any preliminary and incidental costs related thereto (the "Project").

Section 2. The Board of Trustees of the Village has ascertained and hereby states that (a) the estimated maximum costs of the Project will not exceed \$300,000; (b) no money has heretofore been authorized to be applied to the payment of the costs of the Project; (c) the Board of Trustees of the Village plans to finance the costs of the Project from the proceeds of the serial bonds authorized herein, and/or of bond anticipation notes issued in anticipation of the issuance of such serial bonds; (d) the maximum maturity of the serial bonds authorized herein shall not be in excess of twenty five (25) years; and (e) on or before the expenditure of moneys to pay for any costs in connection with the Project for which the proceeds of any obligations authorized herein are to be applied to reimburse the Village, the Board of Trustees of the Village took "official action" for federal income tax purposes to authorize the capital financing of such expenditure.

Section 3. It is hereby determined that the Project is of a class of object or purpose as described in subdivision 12(a)(1) of paragraph a of Section 11.00 of the Local Finance Law and that the period of probable usefulness of the Project is twenty five (25) years. The serial bonds authorized herein shall have a maximum maturity of twenty five (25) years computed from the earlier of (a) the date of the first issue of such serial bonds, or (b) the date of the first issue of bond anticipation notes issued in anticipation of the issuance of such serial bonds.

Section 4. Subject to the terms and conditions of this bond resolution and the Local Finance Law, including the provisions of Sections 21.00, 30.00, 50.00 and 56.00 to 60.00, inclusive, the

power to authorize serial bonds as authorized herein, and bond anticipation notes issued in anticipation of the issuance of such serial bonds, including renewals thereof, the power to prescribe the terms, form and contents of such serial bonds and such bond anticipation notes, and the power to issue, sell and deliver such serial bonds and such bond anticipation notes, are hereby delegated to the Village Treasurer, as the chief fiscal officer of the Village. The Village Treasurer is hereby authorized to execute on behalf of the Village all serial bonds issued pursuant to this bond resolution, and all bond anticipation notes issued in anticipation of the issuance of such serial bonds, and the Village Clerk is hereby authorized to impress the seal of the Village (or to have imprinted a facsimile thereof) on all such serial bonds and all such bond anticipation notes and to attest such seal. Each interest coupon, if any, representing interest payable on such serial bonds shall be authenticated by the manual or facsimile signature of the Village Treasurer.

Section 5. The faith and credit of the Village are hereby and shall be irrevocably pledged for the punctual payment of the principal of and interest on all obligations authorized and issued pursuant to this bond resolution as the same shall become due.

Section 6. When this bond resolution takes effect, the Village Clerk shall cause the same, or a summary thereof, to be published together with a notice in substantially the form prescribed by Section 81.00 of the Local Finance Law in the Westmore News and The Journal News, newspapers having a general circulation in the Village. The validity of the serial bonds authorized herein, and of bond anticipation notes issued in anticipation of the issuance of such serial bonds, may be contested only if such obligations are authorized for an object or purpose, or class of object or purpose, for which the Village is not authorized to expend money, or the provisions of law, which should have been complied with as of the date of publication of this bond resolution, or such summary thereof, were not substantially complied with, and an action, suit or proceeding contesting such validity is commenced

within twenty (20) days after the date of such publication, or if such obligations were authorized in violation of the provisions of the Constitution of the State of New York.

Section 7. Prior to the issuance of any obligations authorized herein, the Board of Trustees of the Village shall comply with all applicable provisions prescribed in Article 8 of the Environmental Conservation Law, all regulations promulgated thereunder by the New York State Department of Environmental Conservation, and all applicable Federal laws and regulations in connection with environmental quality review relating to the Project (collectively, the “environmental compliance proceedings”). In the event that any of the environmental compliance proceedings are not completed, or require amendment or modification subsequent to the date of adoption of this bond resolution, the Board of Trustees of the Village will re-adopt, amend or modify this bond resolution prior to the issuance of any obligations authorized herein upon the advice of bond counsel. It is hereby determined by the Board of Trustees of the Village that the Project will not have a significant effect on the environment.

Section 8. The Village hereby declares its intention to issue the serial bonds authorized herein, and/or bond anticipation notes issued in anticipation of the issuance of such serial bonds (collectively, the “obligations”), to finance the costs of the Project. The Village covenants for the benefit of the holders of such obligations that it will not make any use of the proceeds of such obligations, any funds reasonably expected to be used to pay the principal of or interest on such obligations or any other funds of the Village, and will not make any use of the Project which would cause the interest on such obligations to become subject to federal income taxation under the Internal Revenue Code of 1986, as amended (the “Code”) (except for the federal alternative minimum tax imposed on corporations by section 55 of the Code), or subject the Village to any penalties under section 148 of the Code, and that it will not take any action or omit to take any action with respect to such obligations, the proceeds thereof

or the Project financed thereby, if such action or omission would cause the interest on such obligations to become subject to federal income taxation under the Code (except for the federal alternative minimum tax imposed on corporations by section 55 of the Code), or subject the Village to any penalties under section 148 of the Code. The foregoing covenants shall remain in full force and effect notwithstanding the defeasance of any serial bonds authorized and issued under this bond resolution, or any other provisions hereof, until the date which is sixty (60) days after the final maturity date or earlier prior redemption date thereof. The proceeds of any obligations authorized herein may be applied to reimburse expenditures or commitments of the Village made in connection with the Project on or after a date which is not more than sixty (60) days prior to the date of adoption of this bond resolution by the Board of Trustees of the Village.

Section 9. For the benefit of the holders and beneficial owners from time to time of the serial bonds authorized herein, and of bond anticipation notes issued in anticipation of the issuance of such serial bonds, the Village agrees, in accordance with and as an obligated person with respect to such obligations under, Rule 15c2-12 (the "Rule") promulgated by the Securities Exchange Commission pursuant to the Securities Exchange Act of 1934, to provide or cause to be provided such financial information and operating data, financial statements and notices, in such manner as may be required for purposes of the Rule. In order to describe and specify certain terms of the Village's continuing disclosure agreement for that purpose, and thereby to implement that agreement, including provisions for enforcement, amendment and termination, the Village Treasurer is authorized and directed to sign and deliver, in the name and on behalf of the Village, the commitment authorized by subsection 6(c) of the Rule (the "Commitment") to be placed on file with the Village Clerk, which shall constitute the continuing disclosure agreement made by the Village for the benefit of holders and beneficial owners of such obligations authorized herein in accordance with the Rule, with any changes or amendments that are not inconsistent with this bond resolution and not substantially adverse to the Village and that are

approved by the Village Treasurer on behalf of the Village, all of which shall be conclusively evidenced by the signing of the Commitment or amendments thereto. The agreement formed collectively by this paragraph and the Commitment shall be the Village's continuing disclosure agreement for purposes of the Rule, and its performance shall be subject to the availability of funds and their annual appropriation to meet costs the Village would be required to incur to perform thereunder. The Village Treasurer is further authorized and directed to establish procedures in order to ensure compliance by the Village with its continuing disclosure agreement, including the timely provision of information and notices. Prior to making any filing in accordance with the agreement or providing notice of the occurrence of any material event, the Village Treasurer shall consult with, as appropriate, the Village Attorney and bond counsel or other qualified independent special counsel to the Village and shall be entitled to rely upon any legal advice provided by the Village Attorney and such bond counsel or other qualified independent special counsel in determining whether a filing should be made.

Section 10. This bond resolution is subject to a permissive referendum and will take effect upon its adoption by the Board of Trustees of the Village and the expiration of the period prescribed in the Village Law during which petitions for a permissive referendum may be submitted and filed with the Village Clerk.

RESOLUTION #4-E

Trustee FERRARA submitted the following bond resolution and moved for its adoption. The motion was seconded by Trustee MARINO. The Board of Trustees of the Village was polled. The motion was adopted by a vote of seven (7) affirmative votes (being at least two-thirds of the voting strength of the Board of Trustees of the Village) with none (0) negative votes and none (0) votes absent.

BOND RESOLUTION, DATED JUNE 6, 2016, AUTHORIZING THE ISSUANCE OF UP TO \$2,000,000 AGGREGATE PRINCIPAL AMOUNT SERIAL BONDS OF THE VILLAGE OF PORT

CHESTER, COUNTY OF WESTCHESTER, STATE OF NEW YORK, PURSUANT TO THE LOCAL FINANCE LAW, TO FINANCE THE COSTS OF THE RECONSTRUCTION OF OR ADDITION TO A SEWER SYSTEM.

WHEREAS, the Board of Trustees of the Village of Port Chester (the "Village"), a municipal corporation of the State of New York, located in the County of Westchester, hereby determines that it is in the public interest of the Village to authorize the financing of the costs of the reconstruction of or addition to a sewer system, in and for the Village, and including the acquisition of any preliminary and incidental costs related thereto, at a total estimated cost not to exceed \$2,000,000, all in accordance with the Local Finance Law;

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of the Village of Port Chester, County of Westchester, State of New York, as follows:

Section 1. There is hereby authorized to be issued serial bonds of the Village, and/or bond anticipation notes issued in anticipation of the issuance of such serial bonds, in the aggregate principal amount not to exceed \$2,000,000, pursuant to the Local Finance Law, in order to finance the costs of the reconstruction of or addition to a sewer system, including the acquisition of any applicable equipment, machinery, apparatus, land or rights-in-land necessary therefor and any preliminary and incidental costs related thereto (the "Project").

Section 2. The Board of Trustees of the Village has ascertained and hereby states that (a) the estimated maximum costs of the Project will not exceed \$2,000,000; (b) no money has heretofore been authorized to be applied to the payment of the costs of the Project; (c) the Board of Trustees of the Village plans to finance the costs of the Project from the proceeds of the serial bonds authorized herein, and/or of bond anticipation notes issued in anticipation of the issuance of such serial bonds; (d) the maximum maturity of the serial bonds authorized herein shall not be in excess of thirty (30) years;

and (e) on or before the expenditure of moneys to pay for any costs in connection with the Project for which the proceeds of any obligations authorized herein are to be applied to reimburse the Village, the Board of Trustees of the Village took "official action" for federal income tax purposes to authorize the capital financing of such expenditure.

Section 3. It is hereby determined that the Project is of a class of object or purpose as described in subdivision 4 of paragraph a of Section 11.00 of the Local Finance Law and that the period of probable usefulness of the Project is thirty (30) years. The serial bonds authorized herein shall have a maximum maturity of thirty (30) years computed from the earlier of (a) the date of the first issue of such serial bonds, or (b) the date of the first issue of bond anticipation notes issued in anticipation of the issuance of such serial bonds.

Section 4. Subject to the terms and conditions of this bond resolution and the Local Finance Law, including the provisions of Sections 21.00, 30.00, 50.00 and 56.00 to 60.00, inclusive, the power to authorize serial bonds as authorized herein, and bond anticipation notes issued in anticipation of the issuance of such serial bonds, including renewals thereof, the power to prescribe the terms, form and contents of such serial bonds and such bond anticipation notes, and the power to issue, sell and deliver such serial bonds and such bond anticipation notes, are hereby delegated to the Village Treasurer, as the chief fiscal officer of the Village. The Village Treasurer is hereby authorized to execute on behalf of the Village all serial bonds issued pursuant to this bond resolution, and all bond anticipation notes issued in anticipation of the issuance of such serial bonds, and the Village Clerk is hereby authorized to impress the seal of the Village (or to have imprinted a facsimile thereof) on all such serial bonds and all such bond anticipation notes and to attest such seal. Each interest coupon, if any, representing interest payable on such serial bonds shall be authenticated by the manual or facsimile signature of the Village Treasurer.

Section 5. The faith and credit of the Village are hereby and shall be irrevocably pledged for the punctual payment of the principal of and interest on all obligations authorized and issued pursuant to this bond resolution as the same shall become due.

Section 6. When this bond resolution takes effect, the Village Clerk shall cause the same, or a summary thereof, to be published together with a notice in substantially the form prescribed by Section 81.00 of the Local Finance Law in the Westmore News and The Journal News, newspapers having a general circulation in the Village. The validity of the serial bonds authorized herein, and of bond anticipation notes issued in anticipation of the issuance of such serial bonds, may be contested only if such obligations are authorized for an object or purpose, or class of object or purpose, for which the Village is not authorized to expend money, or the provisions of law, which should have been complied with as of the date of publication of this bond resolution, or such summary thereof, were not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty (20) days after the date of such publication, or if such obligations were authorized in violation of the provisions of the Constitution of the State of New York.

Section 7. Prior to the issuance of any obligations authorized herein, the Board of Trustees of the Village shall comply with all applicable provisions prescribed in Article 8 of the Environmental Conservation Law, all regulations promulgated thereunder by the New York State Department of Environmental Conservation, and all applicable Federal laws and regulations in connection with environmental quality review relating to the Project (collectively, the “environmental compliance proceedings”). In the event that any of the environmental compliance proceedings are not completed, or require amendment or modification subsequent to the date of adoption of this bond resolution, the Board of Trustees of the Village will re-adopt, amend or modify this bond resolution prior to the issuance of any obligations authorized herein upon the advice of bond counsel. It is hereby determined

by the Board of Trustees of the Village that the Project will not have a significant effect on the environment.

Section 8. The Village hereby declares its intention to issue the serial bonds authorized herein, and/or bond anticipation notes issued in anticipation of the issuance of such serial bonds (collectively, the "obligations"), to finance the costs of the Project. The Village covenants for the benefit of the holders of such obligations that it will not make any use of the proceeds of such obligations, any funds reasonably expected to be used to pay the principal of or interest on such obligations or any other funds of the Village, and will not make any use of the Project which would cause the interest on such obligations to become subject to federal income taxation under the Internal Revenue Code of 1986, as amended (the "Code") (except for the federal alternative minimum tax imposed on corporations by section 55 of the Code), or subject the Village to any penalties under section 148 of the Code, and that it will not take any action or omit to take any action with respect to such obligations, the proceeds thereof or the Project financed thereby, if such action or omission would cause the interest on such obligations to become subject to federal income taxation under the Code (except for the federal alternative minimum tax imposed on corporations by section 55 of the Code), or subject the Village to any penalties under section 148 of the Code. The foregoing covenants shall remain in full force and effect notwithstanding the defeasance of any serial bonds authorized and issued under this bond resolution, or any other provisions hereof, until the date which is sixty (60) days after the final maturity date or earlier prior redemption date thereof. The proceeds of any obligations authorized herein may be applied to reimburse expenditures or commitments of the Village made in connection with the Project on or after a date which is not more than sixty (60) days prior to the date of adoption of this bond resolution by the Board of Trustees of the Village.

Section 9. For the benefit of the holders and beneficial owners from time to time of the serial bonds authorized herein, and of bond anticipation notes issued in anticipation of the issuance of such serial bonds, the Village agrees, in accordance with and as an obligated person with respect to such obligations under, Rule 15c2-12 (the "Rule") promulgated by the Securities Exchange Commission pursuant to the Securities Exchange Act of 1934, to provide or cause to be provided such financial information and operating data, financial statements and notices, in such manner as may be required for purposes of the Rule. In order to describe and specify certain terms of the Village's continuing disclosure agreement for that purpose, and thereby to implement that agreement, including provisions for enforcement, amendment and termination, the Village Treasurer is authorized and directed to sign and deliver, in the name and on behalf of the Village, the commitment authorized by subsection 6(c) of the Rule (the "Commitment") to be placed on file with the Village Clerk, which shall constitute the continuing disclosure agreement made by the Village for the benefit of holders and beneficial owners of such obligations authorized herein in accordance with the Rule, with any changes or amendments that are not inconsistent with this bond resolution and not substantially adverse to the Village and that are approved by the Village Treasurer on behalf of the Village, all of which shall be conclusively evidenced by the signing of the Commitment or amendments thereto. The agreement formed collectively by this paragraph and the Commitment shall be the Village's continuing disclosure agreement for purposes of the Rule, and its performance shall be subject to the availability of funds and their annual appropriation to meet costs the Village would be required to incur to perform thereunder. The Village Treasurer is further authorized and directed to establish procedures in order to ensure compliance by the Village with its continuing disclosure agreement, including the timely provision of information and notices. Prior to making any filing in accordance with the agreement or providing notice of the occurrence of any material event, the Village Treasurer shall consult with, as appropriate, the Village Attorney and bond counsel or other qualified independent special counsel to the Village and shall be entitled to rely upon

any legal advice provided by the Village Attorney and such bond counsel or other qualified independent special counsel in determining whether a filing should be made.

Section 10. This bond resolution is subject to a permissive referendum and will take effect upon its adoption by the Board of Trustees of the Village and the expiration of the period prescribed in the Village Law during which petitions for a permissive referendum may be submitted and filed with the Village Clerk

RESOLUTION #5

AUTHORIZING AGREEMENT SUMMER ENTERTAINERS TO PROVIDE ENTERTAINMENT FOR LYON PARK, CONCERT SERIES AND PORT CHESTER DAY 2016

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

On motion of TRUSTEE MARINO, seconded by TRUSTEE FERRARA, the motion was tabled to June 20th.

ROLL CALL

AYES: Trustees Didden, Ferrara, Brakewood, Ceccarelli, Adams, Marino and Mayor Pilla

NOES: None

ABSENT: None

RESOLUTION #6

REQUEST TO PREPARE A FORMAL COMMUNICATION TO THE DEPARTMENT OF JUSTICE FROM THE ATTORNEY OF RECORD, BRIAN SOKOLOV FOR THE SCHEDULED MEETING ON FRIDAY, JUNE 3, 2016 AND TO RESCIND THE RESOLUTION THAT WAS ENTERTAINED ON MAY 23, 2016

This Resolution was withdrawn at the request of TRUSTEE CECCARELLI.

DISCUSSIONS

Report back to the Board of Trustees re: Department of Justice Meeting

Mayor Pilla explained his meeting with the DOJ and the Election and members of the Board not signing their oath.

False alarms fines/fees

Mayor Pilla is watching the fire department's activities. One location had seven false alarms in four days. There is an alarm review board that is called together when someone has a high amount of false alarms.

CORRESPONDENCE

From Washington Engine & Hose Co. #4 Inc. on the resignation of Brian Sury.

We thank Brian for his service.

Petition from Fire Fighter's Union

So noted.

Donation request from Independence Day Committee

\$5,500 is budgeted for this event.

PUBLIC COMMENTS AND BOARD COMMENTS

PUBLIC COMMENTS

Mr. Richard Abel commented on the DOJ and voting. Only a federal judge can make a decision. He spoke on the first amendment. Tonight the room was too small for the number of people who came to express their opinions.

Ted Richards commented on the signature discussion. The DOJ has these rules and you should comply. Regarding the paid firefighters and volunteers, think before you make any decision. The Board was elected by the residents to make the Village successful. The volunteers have served for over 175 years. He spoke about police cars being dispatched to be used at development sites, the car is left running and gas is paid for by residents.

Mr. Abel commented that any four trustees can vote to fill a vacant seat.

Brian Kerr commented on the firefighters. Is it possible to reinstate all eight and when they retire do not fill the position.

BOARD COMMENTS

Trustee Didden commented that when Rye Brook went to Rural Metro they may have defaulted on their contract with Port Chester in the amount of \$250,000. He and Mayor Pilla have visited the different departments on their meeting nights. The only thing we asked of the Chief was whether the volunteers could handle the load should the paid firefighters be eliminated.

Trustee Ferrara commented on meeting rules of procedure. Let's bring back the Agenda Meeting. Regarding the Elections, trustees made suggestions of special treatment. Regarding the firefighters, we need to attend the best interests of the Village. Trustee Ferrara endorses the Volunteer Fire Department.

Trustee Brakewood agrees with Trustee Didden. He hopes the DOJ steps in. The Oath Book should be signed on the night the Trustees are sworn in.

Trustee Ceccarelli commented on the Fire Department. The volunteers go out in full force 24 hours a day. He thanked the career and volunteer firefighters for all they do. He thanked the Beautification Committee for Clean Up Day last Saturday. The PTA, Kohl's employees, the Water Company and individuals came out for the day.

Trustee Adams thanked all Veterans.

Mayor Pilla commented we will get in a meeting on rules and procedures. He thanked Chief Quinn, Mike DiVittorio and Rick Casterella for their leadership.

A motion was made by TRUSTEE DIDDEN, seconded by TRUSTEE FERRARA, that the Board go into Executive Session with Outside Counsel, Village Attorney Cerreto, Legal Intern David Kenny and Village Deputy Clerk Vita Sileo

ROLL CALL

AYES; Trustees Didden, Ferrara, Brakewood, Ceccarelli, Adams, Marino and Mayor Pilla
NOES: None

The regular meeting was adjourned at 11:22 p.m.

Respectfully submitted,

David Thomas
Village Clerk

MEETING HELD JUNE 20, 2016

A meeting of the Board of Trustees of the Village of Port Chester, New York, was held on Monday, June 20, 2016 in the Senior Community Center at 222 Grace Church Street, Port Chester, New York, with Mayor Dennis Pilla presiding.

Present in addition to Mayor Pilla were Trustees Bart Didden, Francis Ferrara, Daniel Brakewood, Gene Ceccarelli, Gregory Adams and Luis Marino.

Also present were: Village Clerk, David Thomas; Chief of Police, Richard Conway; Director of Planning, Eric Zamft; Village Attorney Anthony Cerreto, Village Treasurer Leonie Douglas, Legal Intern, David Kenny; Human Director Consultant Ed Brancati and Fire Chief, Edward Quinn

On motion of TRUSTEE BRAKEWOOD, seconded by TRUSTEE MARINO, the meeting was declared opened at 6:25 p.m.

ROLL CALL

AYES: Trustees Didden, Ferrara, Brakewood, Ceccarelli, Adams, Marino and Mayor Pilla

NOES: None

ABSENT: None

On motion of TRUSTEE BRAKEWOOD, seconded by TRUSTEE CECCARELLI, THE Board added on the following for Executive Session:

1. *Discuss with Counsel Port Chester Fire Contract with Rye Brook litigation*
2. *Request from PESH*
3. *Different matters of the Fire Litigation.*

ROLL CALL

AYES: Trustees Didden, Ferrara, Brakewood, Ceccarelli, Marino Adams and Mayor Pilla

NOES: None

ABSENT: None

On motion of TRUSTEE DIDDEN, seconded by TRUSTEE MARINO, the Board went into Executive Session with Attorneys Cerreto and Kenny, Village Manager Steers, Mr. Brancati and Counsel Terry O'Neil on:

1. The PESH Report received from New York State
2. The Rye Brook Litigation
3. Different matters of the Fire Litigation

ROLL CALL

AYES: Trustees Didden, Ferrara, Brakewood, Ceccarelli, Marino Adams and Mayor Pilla
NOES: None
ABSENT: None

At 7:34 p.m. the Board came out of Executive Session and called the public meeting to order.

PUBLIC COMMENTS

Mr. Jerry Terranova, Chairman of the Parks Commission, commented on the trees in the parks. This has been postponed several times. We need approximately 30 trees in the parks. We would like to proceed with this request. The Board gave approval for the trees. The Park Commission should let DPW know where they should be planted. He commented that Port Chester has the finest fire and police department in the County.

Ms. Linda Tortorino commented that the Port Chester Independence Committee will be having the ceremony at the high school on July 9th. The Entertainment Committee has bands signed for Fridays in Lyon Park, the Dog Park is going well.

Ms. Goldie Solomon commented on her saviors. The fire department is the first organized in the United States. We need the fire department.

Ms. Linda Augilara commented that the firefighters are here because they selflessly give of themselves. I don't mind paying more taxes to keep the paid firemen.

Mr. James Smith, a former Port Chester firefighter, commented the Trustees asked if the Volunteers could handle the work. Traffic is horrendous in this town and volunteers, not sitting in the firehouse, will take longer to get to the scene. The career firefighters manned the firehouse 24/7 365 days a year. Thousands of people in this Village have signed a petition for a combination fire department.

Ms. J. Vallero commented we should not fire the firefighters.

Mr. John Reavis commented we need to recognize the future, i.e. the Starwood Project. We have the smallest police department in the County. We need to take a look at providing support services. The paid firemen help build a better operation.

Mr. J. Vallero commented he is worried about the community. The professional firefighters have devoted their lives to keeping us safe. The United Hospital project is the largest project this Village has had. This development will bring jobs. We need to keep our firemen.

Mr. Joseph Rende commented about the justice of eliminating the paid firemen. We must recognize the ability of our volunteer and paid fire department to work together. Port Chester residents are blessed with the cooperation of the combination department. The decision to eliminate the paid department was ill-conceived. We are a densely populated Village.

Ms. Flo McQue, Secretary/Treasurer of the CSEA commented on the money thought to be saved. They are organized labor. This is unprecedented. We know you are not saving money. To think of a fire at the Capitol Theatre is scary. At minimum, bring back the career firefighters.

Mr. Richard Kochanowicz commented the firefighters need to be reinstated.

Mr. Vincent Lyons commented on two letters, both sent from the volunteer companies to the Mayor and Board of Trustees. They support fully the career firefighters. The PESH report is not good. The cost to the taxpayers of the Village of career firefighters is virtually nothing. The savings from eliminating the firefighters is overstated.

Ms. Jamie Inamanato questioned who the professional staff was in making the decision to eliminate the career firefighters.

Mr. P. Gerardi, a former Port Chester career firefighter, commented that even if you are the lone firefighter on duty you can make a difference in getting to the fire site. No career firefighters were asked for their opinion in making this decision. The combination has worked for 100 years.

Mr. P. Kellogg commented that you would save the cost of the firefighters' salary and benefits. The financial loss is going to cost the Village.

Mr. J. Kowalski, a Danbury professional firefighter, commented the career firefighters have over 400 hours of training. You cannot replace professional with volunteer. The volunteers make the department better.

Mr. Sean Denimous of the New Rochelle Fire Department commented that Port Chester has gotten some bad advice. You should sit down with the professional firefighters and go over money.

Ms. L. Torlarricci commented the cost of the firefighters was \$1,044,000. You received from Rye Brook \$990,000. When you calculated your budget you did not calculate losing \$990,000. The cost of the fire department in my taxes was approximately \$7.

Ms. Aguilara commented we want to feel respected and want the BOT to do the right thing.

Ms. Inaminato asked why Mr. Quinn is still the chief.

Ms. Melissa Brady, a special firefighter and volunteer in Rockland County, commented on the needs in a community. The job of trustees is to recognize the needs of the community and you should reinstate the firefighters..

Ms. Kathy Bush commented she had never seen a municipality of this size not have a plan. You made a serious mistake in cutting this out of your budget. Tonight you should give this the time it deserves and get the firefighters back.

Mr. Kochanowicz commented Mr. Adams and Mr. Marino are very brave.

Mr. Flynn commented that the union officials have received many messages from firefighters. We now have more evidence of your mistakes. You have time to rethink your decision. A key is the time it takes to get water on a fire.

Mr. J. McGowen commented on the length of time between when the career firefighter gets to the fire and how long he waits for a volunteer to arrive. This is serious.

Mr. Rende commented that we are not just blowing off steam. We will make our message heard. The residents are going to stand up and voice their concern. You can correct this injustice. When you make a mistake, admit it, and correct it.

Mr. Brett Lyons commented on growing up in Port Chester and how happy he was on becoming a firefighter. He wished the BOT the best of luck going forward.

Mr. T. Kamisa, District Commissioner of the New York State Professional Firefighters, commented you are going to lose \$1 million from Rye Brook. Port Chester needs to hire professional firefighters because when water is dumped on a building, it is destroyed and becomes a blight on the community and taxes cannot be collected on it.

Jim Ramacca of International Association of Fire Fighters commented they are trying to help Port Chester find money. We can save money with the AFG (Assistance Fire Fighting Grant) opens up July and August to help buy equipment. Safer Grants open up in October Wants to make sure that the decision the Board makes is not about money.

K Perrano-Sabia asked the Board why they didn't get the information before making their decision to eliminate the paid firefighters. The Board was misinformed. She suggested the Board needs more time before making a decision. It's about feeling safe and secure. In her opinion the Board needs to get rid of Quinn.

J Reavis hopes the Board will act on the resolution restoring the 8 paid fire fighters. It's a very emotional decision. The Board and Village Manager need to reorganization firefighters. If accusations in the paper are correct we have another issue to address and it should be handled in an honest and public a way.

B McGooley asked for the return of the 8 paid fire fighters. This has been going on since May 2nd. There's been a lot of talk. A decision in the best interest of the Village of Port Chester should be made. . Chief Quinn does not represent the opinions of the volunteer firefighters. The volunteers give back to their community, not to be made to feel like scabs or to replace the paid firefighters. We should be proud of our police department because of their professionalism and dedication as a result of it's the leadership. Volunteers should be able to vote on their leadership as he feels they are not properly represented. The close proximity of the multi dwelling homes and over-crowded home, especially with the increase in electrical usage these homes were not designed to handle. It's a disaster waiting to happen, we need to put public safety first. The Board should have the courage to admit it made a mistake and reinstate the paid firefighters.

J Nielsen commented who on the Board voted yes and no. She told them that the Trustees who voted no will not be reelected even if she has to go door to door-to-door to campaign against them.

Timothy Hill asked the Board where they got the information about the firefighters, the Village Manager and where did he get that information? He asked by show of hands, which of them back the leadership of Mr. Quinn..

Mayor Pilla wanted to clarify that the PESH report didn't speak about a lie and it doesn't speak about a fine.

FIRE DEPARTMENT

RESOLUTION

REINSTATE THE PAID FIREFIGHTERS

On motion of TRUSTEE ADAMS seconded by TRUSTEE MARINO, this resolution was brought up for discussion by the Board of Trustees of the Village of Port Chester, NY

Mr. Adams prepared a Resolution to reinstate the paid firefighters. We need to put these paid firefighters back to work.

Trustee Ferrara commented this was done poorly because we did not give reasons. In 2013 we were down to three career firefighters.

Trustee Marino thanked Jimmy Smith for his comments.

Trustee Brakewood commented he is listening to what people have to say. This was done for budgetary reasons. We are in negotiations with Rye Brook regarding the contract. He suggested people write to the Governor or Senators to change the Tax Gap. Port Chester is improving the Village but is not getting the recognition for improvements. We need to resolve the PESH issue.

Trustee Didden commented that he gives Jimmy Smith a lot of credit. A lot of the discussion is about back-up resources. Also people who talked are oblivious to the tax increases. The Village has not had an opportunity to speak to the PESH report.

Mayor Pilla commented the Volunteers are doing a fantastic job. There is sometimes a delay. Safety is job number 1. You cannot underplay the importance of them. We will take Mr. Schaefer at his word about additional funding. We take the PESH report seriously.

ROLL CALL

AYES: Trustees Adams, Marino and Mayor Pilla

NOES: Trustees Didden, Ferrara, Brakewood and Ceccarelli

DISCUSSION

Hiring a Communications Firm

Trustee Didden commented that on May 2nd we took the initial decision. Members of the public have only heard one side of the story that went into our decisions. We need to get out our reasons and to thank the volunteer fire department for what they do. The public needs to understand that at a fire with 20 firemen, only one of them is a paid professional. The public deserves to know who their fire department is. The CSEA has called on Village residents and told them not to respond.

Trustee Adams commented on a level playing field. The paid department is gone.

Trustee Brakewood commented that there is a lot of misinformation. Residents don't understand about how the Village actually works.

Trustee Ferrara commented this is about getting the story out. People don't understand how the fire department operates. The word that is not getting out is that our paid department is supplemental.

Mayor Pilla commented that we don't want to divide the Village. This will be on the next meeting agenda. We will vote at our next meeting whether to put out a communication.

RESOLUTIONS

RESOLUTION #3

CONSENTING TO A FURTHER ADDENDUM TO THE CONSENT DECREE IN THE MATTER OF UNITED STATES, ET AL. v. VILLAGE OF PORT CHESTER THAT WOULD PROVIDE FOR ALL DULY ELECTED TRUSTEES FROM THE 2016 VILLAGE ELECTIONS TO SERVE OUT THE TERMS TO WHICH THEY WERE ELECTED

On motion of TRUSTEE CECCARELLI, seconded by TRUSTEE FERRARA, 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 consents to a further addendum to the Consent Decree in the matter of United States, et al. v. Village of Port Chester providing for all duly elected trustees to be sworn in and serve out their terms to which they were elected on March 15, 2016 regardless of whether they timely signed and filed the official oath as required by Public Officers Law, Section 10 and Article 13 of the New York State Constitution.

Approved as to Form:

Anthony M. Cerreto, Village Attorney

ROLL CALL

AYES: Trustees Didden, Ferrara, Ceccarelli, and Mayor Pilla

NOES: None

ABSENT: None

Recused: Trustees Brakewood, Adams and Marino

DATE: June 20, 2016

DISCUSSION

Transfer Elections to the County

Mayor Pilla commented we are no longer under a Consent Decree. We must figure out what our next Trustee Election looks like. We will bring this to the table for the Board to discuss whether we want to move the operation of the elections to a group that specializes in doing this, the County Board of Elections.

Trustee Brakewood would like to get something in writing from the Staff on what is the Consent Decree. We need to know what the election system will be.

Mayor Pilla commented we don't have an acceptable election system to the DOJ.

RESOLUTION #5

PETITIONING FOR SPECIAL STATE LEGISLATION THAT WOULD PROVIDE FOR ALL DULY ELECTED TRUSTEES FROM THE 2016 ELECTION TO SERVE OUT THE TERMS FOR WHICH THEY WERE ELECTED

On motion of TRUSTEE CECCARELLI, seconded by TRUSTEE DIDDEN, the resolution was discussed by the Board of Trustees of the Village of Port Chester, NY

On motion of TRUSTEE DIDDEN, seconded by TRUSTEE FERRARA, the following Resolution was substituted by the Board of Trustees of the Village of Port Chester, NY

SUBSTITUTE RESOLUTION #5

URGING THE GOVERNOR TO SIGN INTO LAW A RECENTLY-PASSED BILL THAT WOULD EXTEND THE TIME-FRAME FOR RECENTLY-ELECTED OFFICIALS TO SIGN AND FILE THEIR OATH OF OFFICE

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

RESOLVED, that on the behalf of the Board of Trustees, the Mayor is hereby authorized to forward a letter urging the Governor to sign legislation (A1059A/S.8062), extending the timeframe for newly elected officials to sign and file their oath of office.

Approved as to Form:

Anthony M. Cerreto, Village Attorney

ROLL CALL

AYES: Trustees Didden, Ferrara, Ceccarelli, and Mayor Pilla

NOES: None

ABSENT: None

Recused: Trustees Brakewood, Adams and Marino

DATE: June 20, 2016

RESOLUTION #6

RECONSTITUTING THE SUB-COMMITTEE WITH REGARD TO MATTERS INVOLVING THE MODIFIED MARINA REDEVELOPMENT PROJECT

On motion of TRUSTEE FERRARA, seconded by TRUSTEE DIDDEN, this resolution was discussed by the Board of Trustees of the Village of Port Chester, NY

The Board had a workshop to discuss the G&S Marina Parking Lot. Members would include Trustees Brakewood, Ferrara and Mayor Pilla. Trustee Didden said we should swap out all three and see how things progress.

A motion was made by TRUSTEE BRAKEWOOD, seconded by TRUSTEE CECCARELLI, that Trustee Didden replace him on the Marina Sub-committee

ROLL CALL

AYES: Trustees Didden, Ferrara, Brakewood, Ceccarelli, Adams, Marino and Mayor Pilla

NOES: None

ABSENT: None

The Board of Trustees will reconstitute the Sub Committee with regards to matters involved in the modified Marina Redevelopment project and G&S Subcommittee. Members would include Trustees Didden, Ferrara and Mayor Pilla.

ROLL CALL

AYES: Trustees Didden, Ferrara, Brakewood, Ceccarelli, Adams, Marino and Mayor Pilla

NOES: None

ABSENT: None

POLICE RESOLUTION

RESOLUTION

BUDGET AMENDMENT – DEA FUNDS TO PURCHASE AND REPLACE PORTABLES AND BATTERIES FOR POLICE OFFICERS

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

WHEREAS, the Police Chief is recommending the use of DEA Asset Forfeiture Funds to purchase and replace 10 portable radios for \$8,897.53 and 10 batteries for \$810, (a total of \$9,707.53) from Motorola Metrocom 31 Plainfield Avenue, Bedford Hills, NY 10507, NYS vendor bid PT62495 & PS62496. 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 2016-17 General Fund Budget as follows:

GENERAL FUND

Balance Sheet:

001-001-0695 Deferred Revenue Police DEA \$(9,707.53)

Revenues:

001-0001-2613 Use of Deferred DEA Revenue \$9,707.53

Appropriations:

001-3120-0220 Police Service Equipment \$9,707.53

Approved as to Form:

Anthony M. Cerreto, Village Attorney

ROLL CALL

AYES: Trustees Didden, Brakewood, Ceccarelli, Adams, Marino and Mayor Pilla

NOES: None

ABSENT: Trustee Ferrara

DATE: June 20, 2016

RESOLUTION

**AUTHORIZING RENEWAL AGREEMENT WITH PMA MANAGEMENT CORP. FOR
THIRD PARTY ADMINISTRATION OF VILLAGE'S RUNOFF CLAIMS WITH REGARD
TO FORMER WORKERS COMPENSATION PROGRAM**

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

WHEREAS, several years ago the Village of Port Chester elected to change from a self-insured to a fully-funded workers compensation program with PERMA; and

WHEREAS, as a result of the change, there remained a run-off or number of "tail" claims that would not be accepted by the carrier and required administration by a third-party administrator; and

WHEREAS, these claims have been managed by PMA Management Corp acting as third-party administrator on contract with the Village; and

WHEREAS, over the years the number of claims has been reduced by agreements with the claimants, but there still remain a number of outstanding claims; and

WHEREAS, the Village had sought a quote from PERMA to manage these claims, but it was not as competitive to PMA's proposal; and

WHEREAS, the proposal from PMA has not increased from last year and the expense is provided for in the FY 2016-2017 Village Budget; and

WHEREAS, Village staff will undertake a complete review of its workers compensation program next year when the Village's multi-year agreement with PERMA expires. Now, therefore, be it

RESOLVED, that the Village Manager be and is hereby authorized to enter into a renewal agreement with PMA Management Corp. for third-party administration of the Village's run-off claims with regard to the former self-insured workers' compensation program, with a term of June 1, 2016 to May 31, 2017, compensation to be in the amount of \$12,000.

Approved as to Form:

Anthony M. Cerreto, Village Attorney

ROLL CALL

AYES: Trustees Didden, Ferrara, Brakewood Ceccarelli, Adams, Marino and Mayor Pilla

NOES: None

ABSENT: None

DATE: June 20, 2016

RESOLUTION

**AUTHORIZING RENEWAL AGREEMENT WITH PMA MANAGEMENT CORP. FOR
THIRD PARTY ADMINISTRATION OF VILLAGE'S RUNOFF CLAIMS WITH REGARD
TO FORMER WORKERS COMPENSATION PROGRAM**

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

WHEREAS, several years ago the Village of Port Chester elected to change from a self-insured to a fully-funded workers compensation program with PERMA; and

WHEREAS, as a result of the change, there remained a run-off or number of “tail” claims that would not be accepted by the carrier and required administration by a third-party administrator; and

WHEREAS, these claims have been managed by PMA Management Corp acting as third-party administrator on contract with the Village; and

WHEREAS, over the years the number of claims has been reduced by agreements with the claimants, but there still remain a number of outstanding claims; and

WHEREAS, the Village had sought a quote from PERMA to manage these claims, but it was not as competitive to PMA’s proposal; and

WHEREAS, the proposal from PMA has not increased from last year and the expense is provided for in the FY 2016-2017 Village Budget; and

WHEREAS, Village staff will undertake a complete review of its workers compensation program next year when the Village’s multi-year agreement with PERMA expires. Now, therefore, be it

RESOLVED, that the Village Manager be and is hereby authorized to enter into a renewal agreement with PMA Management Corp. for third-party administration of the Village’s run-off claims with regard to the former self-insured workers’ compensation program, with a term of June 1, 2016 to May 31, 2017, compensation to be in the amount of \$12,000.

Approved as to Form:

Anthony M. Cerreto, Village Attorney

ROLL CALL

AYES: Trustees Didden, Ferrara, Brakewood, Ceccarelli, Adams, Marino and Mayor Pilla

NOES: None

ABSENT:

DATE: June 20, 2016

RESOLUTION

RESOLUTION TO SET A PUBLIC HEARING TO CONSIDER A LOCAL LAW AMENDING THE VILLAGE ZONING REGULATION, CHAPTER 345, WITH REGARD TO WIRELESS TELECOMMUNICATION FACILITIES SO AS TO ESTABLISH AN ADMINISTRATIVE PROCESS FOR ELIGIBLE FACILITIES REQUESTS

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

RESOLVED, that a public hearing be and is hereby scheduled on July 18, 2016 at 7:00 p.m. or as soon thereafter as counsel can be heard, to consider the advisability of adopting a local law amending the Code of the Village of Port Chester, Chapter 345, "Zoning:", Article XVII "Wireless Telecommunications Facilities", so as to establish an administrative process for Eligible facilities Requests.

Approved as to Form:

Anthony M. Cerreto, Village Attorney

ROLL CALL

AYES: Trustees Didden, Ferrara, Brakewood, Ceccarelli, Adams, Marino and Mayor Pilla

NOES: None

ABSENT:

DATE: June 20, 2016

DISCUSSION

Village Planning Director Eric Zamft discussed the New York State Consolidated Funding Application. July 29th is the deadline. There are eight grants which the Grant Writing Team is working on.

ADD-ON RESOLUTION #11

URGING THE GOVERNOR TO SIGN INTO LAW RECENTLY- PASSED BILLS FROM THE 2016 LEGISLATIVE SESSION THAT BENEFIT THE VILLAGE OF PORT CHESTER

On motion of TRUSTEE DIDDEN, seconded by TRUSTEE FERRARA, the following resolution was added-on and adopted by the Board of Trustees of the Village of Port Chester, NY

WHEREAS, with the 2016 Legislation Session brought to a close, the State Legislature has most recently passed a flurry of bills, including several bills that the Village of Port Chester sought to advance; and

WHEREAS, these bills are being presented to the Governor for his signature; and

WHEREAS, the Board desires to go on record that the Governor sign such legislation so that they be enacted into law. Now, therefore, be it

RESOLVED, that on behalf of the Board of Trustees, the Mayor is hereby authorized to forward a letter urging the Governor to sign legislation with regard to the following items that would benefit the Village of Port Chester:

1. A.9534/S.6578 Authorizing Port Chester Justice Court court attendants to be classified as peace officers
2. A.9694/S.7152 Authorizing Port Chester and other Westchester municipalities to enact a hotel occupancy tax
3. A.8159/S.10741 Abandoned and Vacant Property Relief Act (“Zombie Properties)
4. A.10421/S.8037 Repealing grant to the Metropolitan Transportation Authority to develop its property without regard to local zoning regulations or taxation.

Approved as to Form:

Anthony M. Cerreto, Village Attorney

ROLL CALL

AYES: Trustees Didden, Ferrara, Brakewood, Ceccarelli, Adams, Marino and Mayor Pilla

NOES: None

ABSENT:

DATE: June 20, 2016

ADD ON RESOLUTION

ADD-ON RESOLUTION #11

AUTHORIZING THE MAYOR TO WRITE URGING THE GOVERNOR TO SIGN INTO LAW RECENTLY- PASSED BILLS FROM THE 2016 LEGISLATIVE SESSION THAT BENEFIT THE VILLAGE OF PORT CHESTER

On motion of TRUSTEE FERRARA, seconded by TRUSTEE DIDDEN, the following resolution was added-on and adopted by the Board of Trustees of the Village of Port Chester, NY

WHEREAS, with the 2016 Legislation Session brought to a close, the State Legislature has most recently passed a flurry of bills, including several bills that the Village of Port Chester sought to advance; and

WHEREAS, these bills are being presented to the Governor for his signature; and

WHEREAS, the Board desires to go on record that the Governor sign such legislation so that they be enacted into law. Now, therefore, be it

RESOLVED, that on behalf of the Board of Trustees, the Mayor is hereby authorized to forward a letter urging the Governor to sign legislation with regard to the following items that would benefit the Village of Port Chester:

- 1.A.9534/S.6578 Authorizing Port Chester Justice Court court attendants to be classified as peace officers
2. A.9694/S.7152 Authorizing Port Chester and other Westchester municipalities to enact a hotel occupancy tax
3. A.8159/S.10741 Abandoned and Vacant Property Relief Act (“Zombie Properties)
4. A.10421/S.8037 Repealing grant to the Metropolitan Transportation Authority to develop its property without regard to local zoning regulations or taxation.

Approved as to Form:

Anthony M. Cerreto, Village Attorney

ROLL CALL

AYES: Trustees Didden, Ferrara, Brakewood, Ceccarelli, Adams, Marino and Mayor Pilla

NOES: None

ABSENT:

DATE: June 20, 2016

ADD-ON RESOLUTION

TO AUTHORIZE OUR ATTORNEY TO FILE ACTION WITH THE COURT FOR THE REFERENDUM ISSUE FOR THE FIRE DEPARTMENT

On motion of TRUSTEE DIDDEN, seconded by TRUSTEE BRAKEWOOD, this Resolution was adopted by the Board of Trustees of the Village of Port Chester, NY

To authorize our attorney to file an action with the court regarding the permissive referendum issue for the Fire Department.

ROLL CALL

AYES: Trustees Didden, Ferrara, Brakewood, Ceccarelli, Adams, Marino and Mayor Pilla

NOES: None

ABSENT:

DATE: June 20, 2016

ADD-ON RESOLUTION

TO INVALIDATE ALL THE SIGNATURES ON THE PETITION BECAUSE OF ERRORS

To authorize the Mayor on behalf of the Board of Trustees of the Village of Port Chester to commence a hybrid proceeding in the Westchester County Supreme Court declaring that the Board's termination of the Firefighters position is not subject to a permissive referendum and for an order finding the petitions invalid for failure to comply with the Village law.

On motion of TRUSTEE DIDDEN, seconded by TRUSTEE FERRARA, this Resolution was adopted by the Board of Trustees of the Village of Port Chester, NY

ROLL CALL

AYES: Trustees Didden, Ferrara, Brakewood, Ceccarelli, Adams, Marino and Mayor Pilla

NOES: None

ABSENT:

DATE: June 20, 2016

An amendment was made by TRUSTEE MARINO, seconded by TRUSTEE DIDDEN, to remove the challenge on the petition..

ROLL CALL

AYES: Trustees Adams, Marino and Mayor Pilla

NOES: Trustees Didden, Ferrara, Brakewood, Ceccarelli,

ABSENT:

A vote on the original resolution to authorize the Attorney to file action with the Court for the Referendum Issue for the Fire Department and to Challenge the Signatures on the Petition because of Errors.

ROLL CALL

AYES Trustees Didden, Ferrara, Brakewood, Ceccarelli,

NOES: Trustees Adams, Marino and Mayor Pilla

ABSENT:

DATE: June 20, 2016

REPORT OF THE VILLAGE MANAGER

Village Manager Steers commented on the appointments and staff changes. David Kenny has been appointed Assistant to the Village Attorney. Mr. Chiulli is the acting Code Enforcement Director, Doreen Clement as Office Assistant (Automated Systems), from eligible list, to

Code. Vincent Camera and Elsa Rosario-Salmon as Court Attendants, and Gary Turner, Andreacarol Davila and Andrea Santoro as School Crossing Guards.

CORRESPONDENCE:

From Putnam Engine & Hose Co. No. 2 on the election of Alan Novoa, Alexis Martinez and Michael J. DeFonce to membership

Noted.

From Laura Waldman re parking on Irving Avenue.

This was referred to Staff

Jeff Kotin re his endorsement of the Starwood plan.

This was referred to Staff.

From Harry Howard Hook & Ladder Co. No. 1 on the election of Edwin A. Villa-Muntz to active membership

Noted.

From Harry Howard Hook & Ladder Co. No. 1 on the resignation of Peter Gospodinov, Marcos E. de Melo and Ronald Georgio.

We thank them for their service.

From Steve Hopkins of Rye, NY re the Starwood Plan.

This was referred to Staff

From Reliance Engine & Hose Co. No. 1 on the election to active membership of Edson Darosa.

Noted.

From Reliance Engine & Hose Co., No. 1 on the resignation of Joseph Mazzela.

We thank him for their service.

From Reliance Engine & Hose Co., No. 1 mourning the passing of Robert Mortensen, Sr..

Noted

PUBLIC COMMENTS AND BOARD COMMENTS AT THE END OF THE MEETING

PUBLIC COMMENTS

K Bush (firefighter instructor since 1996) commented that he does not agree with the Board decision regarding fire fighters but wants to move forward. He told the Board about a Fire Chief that was charged with criminally negligent homicide. Spoke about reviewing Cottage Street video and how Chief Quinn had no command presence of the situation and no accountability of who was going in and out. Because the Board continues to back Chief Quinn, if something happens in the Village, they are also responsible. Mr. Bush suggested they remove Quinn and install Mike.

J. Rende was disappointed that the Board spent more time reconstituting a committee resolution than they spent discussing public safety service. Government needs to take place in an open forum where people can get up and speak their mind. Mr. Rende asked why isn't there back up documentation for the agenda prior to the meeting, especially the add-on resolution regarding the petition. He feels the Board abuses the right of Executive Session. By disregarding the petitions the Board took away the residents right to discuss and right to voice their opinions.

M. McManus, President of NYS Firefighters Association. He commented the way the paid firefighters were terminated was deplorable. At three Board meetings expert testimony was presented in favor of paid fire fighters. The Board said it was financially stressed but he claimed that this was not the case and there are ways to pay for the public safety, but the Board refuses to do it. Because he represents 18,000 people, they are going to continue to do whatever they can to rectify this terrible mistake.

B. Ramacko (NAFF) Board should become familiar with **Kanedy Purve???** Decision, where they had to rehire everyone with back pay and interest. It is a president that the Board chose to ignore. They plan to continue to fight for the paid fire fighters.

M. Bush commented on hiring a communications firm. She asked that the Board not spend her tax dollars to clean up the mess they made.

B. McGooey wanted the Board to know that this issue was not going away and that going forward it's going to be in litigation. The Board has generated misrepresentation and lies. He brought up the fact that the Board took a vote that was in violations of the Open Meetings Law. The item should have been on Agenda, in advance, for a declarative judge match. He mentioned the firefighter's union submitted a petition with 4,200 names which the Village Clerk sent back. The Village should expect to pay hundreds of thousands of dollars in legal fees going forward. They haven't heard the last of the firefighters.

Dena Goren commented on the contract Port Chester has with Stamen Animal Hospital for homeless/lost animals. It's a unique arrangement as Stamen isn't a rescue shelter, but a for profit full service medical facility. The Police Department has burden of finding a home for lost animals, while Stamen is responsible for food and shelter. She proceeded to tell story of Pepper found in Columbus Park and kept at Stamen, Dog Park was informed of Pepper's situation, and posted on social media. Stamen didn't have time or resources or help find a home for Pepper

Officer Krempa commented she was also trying to find Pepper a home. Pepper was euthanized due to a medical issue. Medical workup on the animals is not part of arrangement with Port Chester. She would like to modify procedure. Mayor Pilla and Village Manager Steers offered to speak with her.

S. Garcia Barrado stated she was the wife of the man that was told by Ed Quinn to change facts on a report. She feels the Board made a horrible mistake leaving Port Chester without a fire safety net.

BOARD COMMENTS

Trustee Ferrara – Thanked everyone for coming and making comments. He objected to Mr. McGoey's comments/threats. He mentioned memorial service ceremony on Saturday at the African American Cemetery, which had been desecrated. He commented Dave Thomas did an exemplary job leading the ceremony.

Trustee Adams commented he will continue to fight for those firefighters.

Trustee Marino thanked the Trustees and the Mayor for their vote to get the policy to pass, if not he's going to go for reelection to make a difference.

Mayor Pilla thanked everyone for coming out. He assured that even though he changed his perspective on the combination department, the Village is safe. Response time is at acceptable levels despite changes. Will continue to improve the Village.

On motion of TRUSTEE DIDDEN, seconded by TRUSTEE MARINO, the Board went into Executive Session to discuss a personnel issue in the Village Attorney's office, inviting Mr. Steers and Mr. Cerrato.

ROLL CALL

AYES: Trustees Didden, Ferrara, Brakewood, Ceccarelli, Adams, Marino and Mayor Pilla

NOES: None

ABSENT:

The regular meeting was adjourned at 11:40 p.m.

Respectfully submitted,

David Thomas
Village Clerk

SPECIAL MEETING HELD JUNE 21, 2016

A Special Meeting of the Board of Trustees of the Village of Port Chester, New York, was held on Tuesday, June 21, 2016 at 4:00 p.m. in the Senior Community Center at 222 Grace Church Street, Port Chester, New York

Present in addition to Mayor Pilla were Trustees Bart Didden, Gene Ceccarelli and Gregory Adams.

Also present were Deputy Village Clerk Vita Sileo, Village Manager Christopher Steers, Village Attorney Anthony Cerreto and Assistant to the Village Attorney David Kenny.

On motion of TRUSTEE DIDDEN, seconded by TRUSTEE ADAMS, the meeting was declared opened at 4:15 a.m.

ROLL CALL

AYES: Trustees Didden, Ceccarelli, Adams and Mayor Pilla

NOES: None

ABSENT: Trustees Ferrara, Brakewood and Marino

RESOLUTION

RESOLUTION

**TO AMEND THE VILLAGE MANAGEMENT BENEFITS POLICY WITH REGARD TO
THE APPOINTED AND NON-UNION BENEFITS PLAN**

On motion of TRUSTEE CECCARELLI, second by TRUSTEE DIDDEN, the following resolution was discussed by the Board of Trustees of the Village of Port Chester, New York:

Trustee Adams commented that he is for this Resolution. Staff has done its part for this Village.

Mayor Pilla commented this is putting this back to the tenured and non-tenured employees. By having this while the employee is working for the Village it will help to avoid large payouts when an employee separates.

On motion of TRUSTEE ADAMS, seconded by TRUSTEE DIDDEN, the resolution was amended and adopted to include "fiscal year" in the RESOLVE.

WHEREAS, by Resolution dated November 1, 2004, the Board of Trustees adopted a revised "Appointed and Non-Union Benefit Plan" (hereinafter "Plan") which set forth terms and conditions of employment for certain appointed employees of the Village; and

WHEREAS, by Resolution dated May 19, 2014 the Board of Trustees revised the Plan with regards to certain vacation buyout aspects; and

WHEREAS, the current Board of Trustees has reviewed the Plan and desires to revise the Plan with respect to certain vacation benefits and procedures in order to create a total compensation package for its key employees that is competitive and fair, in order to attract and retain the best people to serve the Village; and

WHEREAS, the Village has limited management and appointed personnel resources that are essential to the ongoing vital operations of the Village, and they are very dedicated to their positions, and to serving the Village; and

WHEREAS, often the Village's management and appointed personnel are unable to schedule and utilize all of their vacation time due to the intense demands of their positions; and

WHEREAS, since the time that the Village rescinded certain vacation buyout benefits in the Plan in 2014 for budgetary reasons, the workload has not diminished, and rather, increasing demands are placed on our key management and appointed personnel; and

WHEREAS, the Board seeks to be fair and adequately reward the key employees that serve the village in these vital management and appointed positions for their dedication and consistent hard work that is demanded of their positions, to serve as an hiring and retention incentive; and

NOW, THEREFORE, BE IT RESOLVED that the Board Of Trustees hereby amends the Village Management Benefit Policy for management personnel and appointed officials to permit the accrual and buy out of up to 2 weeks of vacation time per fiscal year at the employee's then current salary rate, and permit the buyout of more than 2 weeks of accrued vacation time only for employees with more than 15 years of service in the Village and in a higher amount, up to 5 weeks, as authorized by the Village Manager or appointing authority.

Approved as to form:

Anthony Cerreto, Village Attorney

ROLL CALL

AYES: Trustees Didden, Ceccarelli, Adams and Mayor Pilla
NOES: None
ABSENT: Trustees, Ferrara, Brakewood and Marino

DATE: June 21, 2016

PUBLIC COMMENTS AND BOARD COMMENTS

There were no Public Comments

There were no Board Comments

On motion of TRUSTEE DIDDEN, seconded by TRUSTEE ADAMS, the Special Meeting was adjourned at 4:30 p.m.

Respectfully submitted,

David Thomas
Village Clerk

MEETING HELD JULY 5, 2016

A meeting of the Board of Trustees of the Village of Port Chester, New York, was held on Tuesday, July 5, 2016 in the Court Room of the Police Headquarters Building, 350 North Main Street, Port Chester, New York, with Deputy Mayor Luis Marino presiding.

Present in addition to Deputy Mayor Marino were Trustees Francis Ferrara, Gene Ceccarelli, and Gregory Adams.

Also present were: Village Clerk, David Thomas; Chief of Police, Richard Conway; Director of Planning, Eric Zamft; Village Attorney Anthony Cerreto, Village Treasurer Leonie Douglas, Legal Assistant, David Kenny; Human Director Consultant Ed Brancati and Fire Chief, Edward Quinn

On motion of TRUSTEE FERRARA, seconded by TRUSTEE ADAMS, the meeting was declared opened at 6:05 p.m.

ROLL CALL

AYES: Trustees Ferrara, Ceccarelli, Adams and Deputy Mayor Marino

NOES: None

ABSENT: Trustees Didden and Brakewood and Mayor Pilla

On motion of TRUSTEE CECCARELLI, seconded by TRUSTEE ADAMS, the Board went into Executive Session with Village Manager Steers, Village Attorney Cerreto and Human Resources Consultant Ed Brancati to discuss

- 1. Consultation with Labor Counsel regarding Litigation with the Village of Rye Brook involving fire protection agreement and matters related to career firefighters.*
- 2. Port Chester-Rye-Rye Brook Emergency Medical Services contract*
- 3. Interview with candidates for possible appointment to Zoning Board of Appeals or Planning Commission*
- 4. Consultation with Village Attorney with regard to Public Officers.*

ROLL CALL

AYES: Trustees Ferrara, Ceccarelli, Adams and Deputy Mayor Marino

NOES: None

ABSENT: Trustees Didden Brakewood and Mayor Pilla

There was no action taken in the Executive Session.

On motion by TRUSTEE FERRARA, seconded by TRUSTEE ADAMS, the Board came out of Executive Session at 6:59 p.m.

ROLL CALL

AYES: Trustees Ferrara, Ceccarelli, Adams and Deputy Mayor Marino

NOES: None

ABSENT: Trustees Didden, Brakewood and Mayor Pilla

PUBLIC COMMENTS

Ms. Goldie Solomon commented she is unhappy that the July 4th Celebration should be held on that day and not on July 9th. She is not happy about the fire department.

Mr. Richard Heiman commented on a developer in Ossining who opened up a complex and set aside 10% for affordable housing. The developer on the Good Counsel property in White Plains has set aside 10% for affordable housing. Avalon Developers in Greenburgh has 10% affordable. Port Chester has a 10% set aside in its ordinance. But it is only applicable to the residential multi-family district. All this Village has to do is to add its zoning to include just add the few extra districts to make it applicable to the other districts. Regarding the Bulkhead, if all we are going to do is rebuild the walkway, it is a waste of money.

Ms. Heather Paul commented on the Memory Walk at Lyon Park. This is beautiful with plaques commemorating the lives of those who have given their lives for this country.

Mr. John Reavis, President of the local NAACP, commented on spending money on the Bulkhead. It is important that you look at the needs of the residents in terms of taxes. The Community Benefits Agreement needs to be read by each of the Trustees to see what is available to support the community. He hopes that the resignation of four firefighters is not political.

Mr. Bruce Baker commented on the moderate housing in the Village of Port Chester and insufficient housing for service workers. It is time to revisit and increase the 10% set-aside.

Ms. Doris Bailey-Reavis commented on the Village Post Office and how it is literally falling down. If you can beautify all the parks in Port Chester you should be able to beautify the Post Office. The train station has no facilities for the disabled. It could also use a grass-cutting. The Public Library could use some facelifting. Let's do something about our downtown. Metro North approved \$9MM to the City of Rye to upgrade the train station. Port Chester was approved for \$3MM.

Village Attorney Cerreto commented that Metro North committed for an elevator being built for the northbound side.

Ms. Bea Conetta commented on the firefighter situation. This came as a surprise to the public. The three Trustees who didn't sign the Oath should have been reminded. Neri's have been generous to Port Chester. She commented on recycling waxed containers. They have to be put in with bottles, cans and plastics..

Mr. Richard Abel commented on an agenda item regarding Setting a Public Hearing to Consider the Advisability of Adopting a Local Law Amending the Village Code with Regard to Public Officers. This has to do with Code Enforcement personnel and if they have to live within Port Chester. Village Attorney Cerreto commented that it is on the agenda tonight whether the Public Officers would not have to be Village residents or could live anywhere within New York States. The Village Clerk, Deputy Clerk and Village Treasurer are all allowed to live in New York State. Mr. Abel commented it is a good idea to continue the Amnesty Program.

Mr. Reavis commented that the national NAACP will be receiving a resolution about the Community Benefits Agreement. It is important for job opportunities to get a copy of the document.

RESOLUTIONS

RESOLUTION #1

APPOINTMENT OF MICHAEL O'CONNOR AS CHAIRMAN OF
THE WATERFRONT COMMISSION

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

RESOLVED, that Michael O'Connor, residing in Port Chester, New York, hereby is appointed as Chairman of the Port Chester WATERFRONT COMMISSION, effective immediately, and to expire December 2, 2017.

Approved as to Form:

Anthony M. Cerreto, Village Attorney

ROLL CALL

AYES: Trustees Ferrara, Ceccarelli, Adams and Deputy Mayor Marino

NOES: None

ABSENT: Trustees Didden, Brakewood and Mayor Pilla

DATE: July 5, 2016

On motion of TRUSTEE FERRARA, seconded by TRUSTEE MARINO, Resolutions 2A through 2E were combined

ROLL CALL

AYES: Trustees Ferrara, Ceccarelli, Adams and Deputy Mayor Marino

NOES: None

ABSENT: Trustees Didden, Brakewood and Mayor Pilla

DATE: July 5, 2016

RESOLUTION #2A

ACCEPTANCE OF ALAN NOVOA AS AN ACTIVE MEMBER OF PUTNAM ENGINE & HOSE COMPANY NO. 2

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

WHEREAS, as of the June 2016, meeting of the Putnam Engine & Hose Company No. 2, the company held an election for a new active member; and

WHEREAS, Alan Nova was elected to be a new active member. Now, therefore, be it

RESOLVED, that the Board of Trustees hereby accepts the election of Alan Nova to Putnam Engine & Hose Company No. 2

Approved as to Form:

Anthony M. Cerreto, Village Attorney

ROLL CALL

AYES: Trustees Ferrara, Ceccarelli, Adams and Deputy Mayor Marino

NOES: None

ABSENT: Trustees Didden, Brakewood and Mayor Pilla

DATE: July 5, 2016

RESOLUTION #2B

ACCEPTANCE OF ALEXIS MARTINEZ AS AN ACTIVE MEMBER OF PUTNAM ENGINE
& HOSE COMPANY NO. 2

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

WHEREAS, as of the June 2016, meeting of the Putnam Engine & Hose Company No. 2, the company held an election for a new active member; and

WHEREAS, Alexis Martinez was elected to be a new active member. Now, therefore, be it

RESOLVED, that the Board of Trustees hereby accepts the election of Alexis Martinez to Putnam Engine & Hose Company No. 2

Approved as to Form:

Anthony M. Cerreto, Village Attorney

ROLL CALL

AYES: Trustees Ferrara, Ceccarelli, Adams and Deputy Mayor Marino
NOES: None
ABSENT: Trustees Didden, Brakewood and Mayor Pilla

DATE: July 5, 2016

RESOLUTION #2C

ACCEPTANCE OF EDSON DAROSA AS AN ACTIVE MEMBER OF RELIANCE ENGINE
& HOSE COMPANY NO. 1

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

WHEREAS, on June 10, 2016, the Reliance Engine & Hose Company No. 1, held an election for a new active member; and

WHEREAS, Edson Darosa was elected to be a new active member. Now, therefore, be it

RESOLVED, that the Board of Trustees hereby accepts the election of Edson Darosa to Reliance Engine & Hose Company No. 1

Approved as to Form:

Anthony M. Cerreto, Village Attorney

ROLL CALL

AYES: Trustees Ferrara, Ceccarelli, Adams and Deputy Mayor Marino
NOES: None
ABSENT: Trustees Didden, Brakewood and Mayor Pilla

DATE: July 5, 2016

RESOLUTION #2D

ACCEPTANCE OF EDWIN A. VILLA-MUNIZ AS AN ACTIVE MEMBER OF HARRY
HOWARD HOOK & LADDER COMPANY NO. 1

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

WHEREAS, on June 7, 2016, the Harry Howard Hook & Ladder Company No. 1, held an election for a new active member; and

WHEREAS, Edwin A. Villa-Muniz was elected to be a new active member. Now, therefore, be it

RESOLVED, that the Board of Trustees hereby accepts the election of Edwin A. Villa-Muniz to Harry Howard Hook & Ladder Company No. 1

Approved as to Form:

Anthony M. Cerreto, Village Attorney

ROLL CALL

AYES: Trustees Ferrara, Ceccarelli, Adams and Deputy Mayor Marino

NOES: None

ABSENT: Trustees Didden, Brakewood and Mayor Pilla

DATE: July 5, 2016

RESOLUTION #2E

ACCEPTANCE OF MICHAEL J. DEFONCE AS AN ACTIVE MEMBER OF PUTNAM ENGINE & HOSE COMPANY NO. 2

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

WHEREAS, as of the June 2016, meeting of the Putnam Engine & Hose Company No. 2, the company held an election for a new active member; and

WHEREAS, Michael J. DeFonce was elected to be a new active member. Now, therefore, be it

RESOLVED, that the Board of Trustees hereby accepts the election of Michael J. DeFonce to Putnam Engine & Hose Company No. 2

Approved as to Form:

Anthony M. Cerreto, Village Attorney

ROLL CALL

AYES: Trustees Ferrara, Ceccarelli, Adams and Deputy Mayor Marino

NOES: None

ABSENT: Trustees Didden, Brakewood and Mayor Pilla

DATE: July 5, 2016

RESOLUTION #3

**TRANSFERRING THE CONDUCT OF THE VILLAGE ELECTIONS TO THE
WESTCHESTER COUNTY BOARD OF ELECTIONS**

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

WHEREAS, Elections Law, Section 15-124, provides that the village clerk shall be the elections officer of the village and shall have the responsibility for the general conduct of all village elections; and

WHEREAS, pursuant to New York State Election Law, Section 15-104(c), however, the board of trustees of a village may adopt a resolution, subject to permissive referendum as provided in Article 9 of the Village Law, providing that village elections shall be conducted by the board of elections; and

WHEREAS, the consent decree in the matter of the United States, et al. v. Village of Port Chester with regard to the Voting Rights Act has expired; and

WHEREAS, the Board of Trustees believes it is in the best interest of the Village of Port Chester for the County of Westchester Board of Elections to conduct the Village elections. Now, therefore, be it

RESOLVED, that pursuant to New York State Election Law, Section 15-104(c), the Board of Trustees of the Village of Port Chester hereby transfers the conduct of the Village elections to the County of Westchester Board of Elections, subject to a permissive referendum pursuant to the provisions of Article 9 of the Village Law of the State of New York; and be it further

RESOLVED, that the Village Clerk shall provide notice of this resolution by publication and posting as required by law.

Approved as to Form:

Anthony M. Cerreto, Village Attorney

ROLL CALL

AYES: Trustees Ferrara, Ceccarelli, Adams and Deputy Mayor Marino

NOES: None

ABSENT: Trustees Didden, Brakewood and Mayor Pilla

DATE: July 5, 2016

DISCUSSION

4. Adding a Third Meeting to the Board of Trustees Monthly Calendar.

Trustee Adams stated that if we were more efficient we could get more done. We need less talk and more action.

Trustee Ferrara commented we do not need a third meeting.

Trustee Ceccarelli commented we get things done with four votes. We need to move instead of talk. We need a Board that comes together. We should invite the public to come to our Agenda Meeting.

Trustee Adams commented that Staff does enough and we should not have them sit through another meeting.

Trustee Marino commented we put committees together to get things done but we don't go anywhere.

This will be discussed at the next meeting.

Village Manager Steers commented that in the past the Board set the Agenda Meeting and that would go a long way in aligning the public meetings.

Trustee Ferrara commented on #6 discussion that we should have a workshop to go over the rules of procedure.

On motion of TRUSTEE FERRARA, seconded by TRUSTEE CECCARELLI, a workshop was set for 6:00 before the next Board Meeting. If the mayor's Tuesday meeting falls through we will have a rules of procedure meeting planned.

No action was taken on the motion.

On motion of TRUSTEE CECCARELLI, seconded by TRUSTEE FERRARA, Discussion Item #4 was tabled to a definite time.

ROLL CALL

AYES: Trustees Ferrara, Ceccarelli, Adams and Deputy Mayor Marino

NOES: None

ABSENT: Trustees Didden, Brakewood and Mayor Pilla

DATE: July 5, 2016

5. Discussion: Letter from Deputy Mayor to Mayor regarding the acknowledgment of findings of special counsel investigation adopted by Board of Trustees.

Trustee Ceccarelli commented regarding the investigation that started in October 2015. This gives the Mayor the opportunity to review and acknowledge the letter written by the Attorney investigating the matter.

On Motion of TRUSTEE CECCARELLI, seconded by TRUSTEE FERRARA, this was tabled until the September meeting..

ROLL CALL

AYES: Trustees Ferrara, Ceccarelli, Adams and Deputy Mayor Marino

NOES: None

ABSENT: Trustees Didden, Brakewood and Mayor Pilla

6. Discussion: Review of Board Rules of Procedure

On motion of TRUSTEE FERRARA, seconded by TRUSTEE CECCARELLI, this item was put on the agenda for a workshop at the next meeting.

ROLL CALL

AYES: Trustees Ferrara, Ceccarelli, Adams and Deputy Mayor Marino

NOES: None

ABSENT: Trustees Didden, Brakewood and Mayor Pilla

7. Discussion: Review of Strategic Plan

Trustee Ferrara commented we need to define what we want to do. There is no time like the present to put a workshop together to review the Strategic Plan. We should work on Starwood, the Police Station, the Bulkhead, Fox Island Road.

Village Manager Steers commented we now have a new Board so it is a good time to review our priorities.

8. Discussion: Corenthal Correspondence to Village Attorney

Trustee Adams commented this involves a Trustee and a member of the Fire Department.

On motion of TRUSTEE ADAMS, seconded by TRUSTEE CECCARELLI, this was tabled until the next meeting.

ROLL CALL

AYES: Trustees Ferrara, Ceccarelli, Adams and Deputy Mayor Marino

NOES: None

ABSENT: Trustees Didden, Brakewood and Mayor Pilla

SENIOR CENTER

RESOLUTION

AGREEMENTS FOR SENIOR CITIZENS PROGRAMS

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

WHEREAS, the Village of Port Chester Senior Citizen Program requires instructors; and

WHEREAS, such services have been appropriated in the 2016 to 2017 Village Budget; and

WHEREAS, the Director of the Senior Program 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 Senior Citizens Programs;

- Susan Sabato, 26 Linden Street, Port Chester, NY. 10573 Arts & Crafts/Bingo Instructor \$25.00 per session, (4 classes a month)
- Domingo Colon, Tai Chi School of Westchester, 40 Crestview St. Bronxville, NY 10801 \$75 per class (classes twice a month)
- Kathleen Pasquale, Art Instructor, 2946 Quinlan Street, Yorktown Heights, NY 10598 \$75. per class. (classes are 1 ½ hrs. once a week 4x a month).
- Judith A. Cascio, Zumba Instructor, 377 Westchester Avenue Apt. 2-L, Port Chester, NY 10573.

APPROVED AS TO FORM:

Village Attorney, Anthony Cerreto

ROLL CALL

AYES: TRUSTEES FERRARA, CECCARELLI, ADAMS AND MARINO
NOES: NONE
ABSENT: TRUSTEES DIDDEN, BRAKEWOOD AND MAYOR PILLA

DATE: JULY 5, 2016

PLANNING AND ZONING

1. Discussion: Microbrewery Zoning Changes

Planning Director Zamft commented on Breweries within certain districts within the Village. We have engaged staff in the Attorney's office to make sure that if they come into the Village they are properly regulated. He would like to bring it before the next Board meeting with the full Local Law. We will then start the SEQRA process. A public hearing could be held after Labor Day.

Trustee Ceccarelli commented on the water impact.

2. Discussion: Grants Update

Planning Director Zamft commented on the grant team and consulting firm Millennium Strategy. We have applied for about \$15MM over the last year. We have applied for the Clean Water grant, the Green Infrastructure Design grant, the Farmers Market grant, Downtown Revitalization grant and Keep America Beautiful grant for the parks, and Tablets for the Fire Vehicles. We also have a chance with the LWRP to improve the Waterfront. The CDBG program would target economic development.

Trustee Ceccarelli would like to look at grants for the Police Courthouse and to recruit and retain Volunteer Firefighters.

3. Discussion: Statement regarding Community Benefits Agreements

Attorney Cerreto commented this was requested from a previous meeting. Mr. Chertok has prepared a statement for the public. We should defer this item until the Mayor is present.

On motion of TRUSTEE FERRARA, seconded by TRUSTEE CECCARELLI, Mr. Chertok's prepared statement was tabled until the next meeting.

ROLL CALL

AYES: Trustees Ferrara, Ceccarelli, Adams and Deputy Mayor Marino
NOES: None
ABSENT: Trustees Didden, Brakewood and Mayor Pilla

PUBLIC WORKS

RESOLUTION #1

DECLARING VILLAGE-OWNED VEHICLES SURPLUS TO VILLAGE NEEDS AND AUTHORIZING
SALE BY AUCTION

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

WHEREAS, the Village General Foreman has identified a number of Village-owned vehicles that are beyond their useful life with high mileage and/or in need of extensive repair.

WHEREAS, Board action is required to dispose of these vehicles. Now, therefore, be it RESOLVED, that the following Village-owned vehicles are hereby declared surplus to Village needs to be disposed of in the best interest of the Village of Port Chester.

<u>Vehicle</u>	<u>Year</u>	<u>Vehicle Identification Number (VIN)</u>
Chevrolet K-3500	1998	1GBJG31J8W1042996
Chevrolet Caprice	1995	1G1BL52P7SR170001
Chevrolet Lumina	1999	2G1WL52JY1329240
Lexus GS300	1999	JT8BBD68S8X0053172
Cadillac Catera	2000	W06VR54R5YR008566
Chevrolet Lumina	2000	2G1WL52J1y1322529
Chevrolet Lumina	2000	2G1WL52JOY1322280
Chevrolet Impala	2001	2G1WF55K119336868
Chevrolet Impala	2004	2G1WF55K149418104
Chevrolet Impala	2005	2G1WF55K059382293
Chevrolet Impala	2005	2G1WF55K45938632
Mack (recycling truck)	2001	1M2ACO7CX1M004722
Mack (sanitation truck)	1996	1M2K195C6TM007735
Elgin (sweeper)	1997	P2622S,

Approved as to Form:

Anthony M. Cerreto, Village Attorney

ROLL CALL

AYES: TRUSTEES FERRARA, CECCARELLI, ADAMS AND MARINO

NOES: NONE

ABSENT: TRUSTEES DIDDEN, BRAKEWOOD AND MAYOR PILLA

DATE: JULY 5, 2016

RESOLUTION #2

AUTHORIZING RENEWAL INTERMUNICIPAL AGREEMENT WITH WESTCHESTER COUNTY
FOR SNOW AND ICE REMOVAL FROM COUNTY ROADS

On motion by TRUSTEE ADAMS, seconded by TRUSTEE FERRARA, the resolution was adopted by the Board of Trustees of the Village of Port Chester, NY

ROLL CALL

AYES: TRUSTEES FERRARA, CECCARELLI, ADAMS AND MARINO

NOES: NONE

ABSENT: TRUSTEES DIDDEN, BRAKEWOOD AND MAYOR PILLA

DATE: JULY 5, 2016

Discussion: Status of LED Lighting Conversion

This is an update request by the Mayor. Village Manager Steers commented this is a difference in price for straight bonding versus lease. The saving is \$90,000.

BUILDING AND CODE

1. Discussion: New state legislation addressing vacant (“zombie”) properties

Village Assistant Attorney Kenny commented this law allows the Village to charge the Banks with the responsibility of maintaining abandoned properties once it is in foreclosure.

Trustee Ceccarelli commented that zombie properties lessen the value of neighboring houses. Do we have to wait for the court to act on these properties?

2. Discussion: Future of amnesty program.

Trustee Checcherelli commented we are past the expiration date on this. The program as to whether to end it is a never-ending debate. He is not in favor of an extension.

Trustee Marino commented we should extend it six months for a single-family home owner occupied.

Village Manager Steers commented we have a number of people who have applied who have done nothing. We should make it a permanent part of our Zoning Code.

LEGAL

RESOLUTION

SETTING A PUBLIC HEARING TO CONSIDER ADVISABILITY OF ADOPTING A LOCAL LAW AMENDING THE VILLAGE CODE WITH REGARD TO PUBLIC OFFICERS

On motion of TRUSTEE FERRARA, seconded by TRUSTEE ADAMS, this resolution will be amended to include a public hearing on August 1st.

ROLL CALL

AYES: Trustees Ferrara, Ceccarelli, Adams and Deputy Mayor Marino

NOES: None

ABSENT: Trustees Didden, Brakewood and Mayor Pilla

On motion of TRUSTEE FERRARA, 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 Board of Trustees hereby sets a public hearing on August 1st, 2016 at 7:00 p.m., or as soon thereafter, at the Port Chester Justice Court Courtroom, 350 North Main Street, Port Chester to consider the advisability of adopting a local law amending the Code of the Village of Port Chester with regard to the residency of public officers.

Approved as to Form:

Anthony M. Cerreto, Village Attorney

ROLL CALL

AYES: TRUSTEES FERRARA, CECCARELLI, ADAMS AND MARINO

NOES: NONE

ABSENT: TRUSTEES DIDDEN, BRAKEWOOD AND MAYOR PILLA

DATE: JULY 5, 2016

CORRESPONDENCE:

From Mark Merker, Che Things, LLC. Regarding a proposal for an outdoor food festival and craft market in September 2016.

We will have them make a presentation before the Board.

From Fire Patrol & Rescue Co. No. 1 on the resignations of John Giordano, Jason Green, Antonin Salov and Heriberto Virello.

We thank them for their service.

PUBLIC COMMENTS AND BOARD COMMENTS AT THE END OF THE MEETING

PUBLIC COMMENTS

Mr. Richard Abel commented on the LED lighting. Rye Brook has three different lights they are testing for color. We don't need an Amnesty Program when the economy is in great shape.

BOARD COMMENTS

Trustee Ferrara commented on the development, especially on downtown, and when we will see a reflection in the taxes. We have to wait for finished construction.

Trustee Ceccarelli commented on the Agenda format. There were agenda items on for tonight that were past the agenda for Trustees. He thanked the Volunteer Firefighters for their service to the Village. He and Dan Brakewood organized a river clean-up day and pulled out trash. We need to look to have somewhere to launch self-propelled boats in Port Chester. .

Trustee Adams thanked the Volunteer Firefighters for what they do. July 9th are the fireworks.

Trustee Marino thanked the fire department and police department for the good job done at the recent fire. He would like to get a new bike for the one totaled in a police accident. He commented on the timeline for the fire department ramps.

Fire Chief Quinn commented on a call for a child stuck in a pipe. It turned out to be a false call but we received aid quickly from the Police, EMS, mutual aid from Rye mutual aid from Greenwich PD.

On motion of TRUSTEE FERRARA, seconded by TRUSTEE ADAMS, the regular meeting was adjourned at 9:12 p.m

ROLL CALL

AYES: Trustees Ferrara, Ceccarelli, Adams, and Deputy Mayor Marino

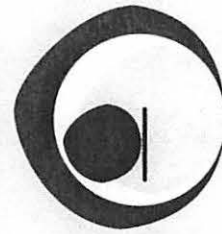
NOES: None

ABSENT: Trustees Didden, Brakewood and Mayor Pilla

Respectfully submitted,

David Thomas
Village Clerk

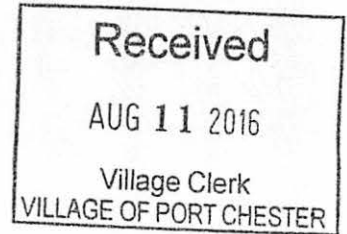
CORR - 01
BOT 9-6-2016



CLAY
ART CENTER

August 8, 2016

Hon. Dennis Pilla, Mayor
Village of Port Chester
222 Grace Church Street
Port Chester, NY 10573



Dear Mayor Pilla, and the Port Chester Board of Trustees:

Thank you for your generous grant of \$5,000 from the Village of Port Chester General Fund. We are absolutely thrilled with this continued support and the additional programming we will be able to continue to provide! Ongoing support from the Village, which is so important to us as our home for 59 years, only solidifies how much a part of this community we represent. We appreciate your continuing to aid our ongoing efforts to expose disadvantaged youth, and the entire Port Chester community, to the arts and arts education.

We are proud to be part of the Port Chester community and to be contributing to its history and its success, and we are honored that Port Chester recognizes our deep ties to the community. Your support for the arts makes it possible for the nonprofit sector to offer exceptional programming to Port Chester residents!

Sincerely,

Leigh Taylor Mickelson
Executive Director
leigh@clayartcenter.org

Wendy Weinstein
Development Manager
wendy@clayartcenter.org

cc: Village of Port Chester Board of Trustees

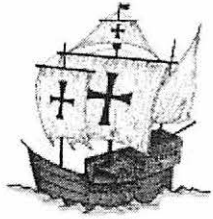
Your support for our
work means so much
to us! Thanks again

CORR - 02
BOT 9-6-2016

Received

AUG 15 2016

Village Clerk
VILLAGE OF PORT CHESTER



Columbus Day Celebration Committee

*P.O. Box 1048
Port Chester NY 10573*

Founded 1906



Edward T. Sexton
General Chairman

Toni Ganim
Vice Chairman

July 25, 2016

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

Re: 2016 Columbus Day Parade

Dear Mayor Pilla & Board Members:

The Columbus Day Celebration Committee held their first meeting in preparation for this year's parade and festivities. Our biggest challenge this year is to raise money to cover the cost for the bands and expenses for the parade, which is scheduled for Sunday, October 09, 2016 (Rain Date October 16, 2016).

The Committee appreciates the generosity from the Village of Port Chester for their donations in the past years. Once again we come to you requesting your financial assistance for this year's parade and hope you will be able to increase your donation.

Thank you in also advance for your favorable response.

Very truly yours,

Edward T. Sexton
Chairman

CORR - 03
BOT 9-6-2016

Received

AUG 15 2016

Village Clerk
VILLAGE OF PORT CHESTER



Columbus Day Celebration Committee

*P.O. Box 1048
Port Chester NY 10573*

Founded 1906



**Edward T. Sexton
General Chairman**

**Toni Ganim
Vice Chairman**

July 25, 2016

Dear Board Of Trustees,

The Columbus Day Parade Committee wants to extend a warm welcome to you, as we are proud to invite you to be part of our parade celebration in Port Chester and Rye Brook on Sunday, October 09, 2016 (Rain Date October 16, 2016) to honor Christopher Columbus.

Once again as in the past, we would like to ask for permission for the use of the Show Mobile to serve as our Reviewing Stand. It would be placed on the corner of Westchester Ave and Poningo Street. As you told us that that would be a suitable Location.

Thanking you in advance, we hope to see you at our Columbus Day Parade on the 09th of October.

Very truly yours,

A handwritten signature in cursive script that reads "Edward T. Sexton". The signature is written in dark ink and is positioned above the printed name.

Edward T. Sexton
Chairman

CORR - 04
BOT 9-6-2016

Received

AUG 15 2016

Village Clerk
VILLAGE OF PORT CHESTER



Columbus Day Celebration Committee

*P.O. Box 1048
Port Chester NY 10573*

Founded 1906



Edward T. Sexton
General Chairman

Toni Ganim
Vice Chairman

Honorable Dennis Pilla &
Members of the Board or Trustees
Village of Port Chester
222 Grace Church Street
Port Chester, New York 10573

July 25, 2016

Re: 2016 Columbus Day Parade

Dear Mayor Pilla & Board Members:

The Columbus Day Celebration Committee, which has met numerous times since first announcing the date. We do need to confirm that our event is scheduled for Sunday, October 09, 2016 with a rain date of October 16, 2016.

We Ask that Westchester Avenue be closed from Ridge Street to Broad Street from 1:30 PM to 3:30 PM on October 09th or on October 16th, the Rain Date.

Thank you in also advance for a favorable response.

Very truly yours,

A handwritten signature in black ink, appearing to read 'E. Sexton', written over a white background.

Edward T. Sexton
Chairman

CC:Port Chester Police Department

August 15, 2016

Mayor Dennis Pilla and
Board of Trustees
222 Grace Church St.
Port Chester, NY 10573

Dear All,

It is with regret that I resign from the Planning Commission as I have moved from Port Chester. It has been my absolute pleasure to have served for the past 16 years, the last 1 ½ years as Chairman. I will continue to serve the Village as I am President of Mellor Engine and Hose, and have been a member of the PCFD for 42 years.

Wishing you all continued success as you work towards making the Village the best it can be. Please keep up the great work!

Sincerely,

Gregg Gregory

August 11, 2016

Dennis G. Pilla, Mayor
Village of Port Chester, New York
222 Grace Church St.
Port Chester, NY 10573

Dear Mayor Pilla,

I hereby resign my position as board member on the Zoning Board of Appeals for the Village of Port Chester, State of New York.

It has been a great honor and a privilege to serve the ZBA commission as a board member, and I look forward to contributing in equal measure to our Planning Commission, pending approval by the Board of Trustees.

Please notify the Board of Trustees that the effective date of my resignation is August 15, 2016.

Sincerely yours,

/s/

Gerardo Espinoza

Emailed VC to add to 9/6/16
BOT Agenda



Segunda Iglesia Pentecostal Juan 3:16

58 54 Poningo St. Port Chester NY 10573

Church (914) 305-1391 Cell (914) 837-4239

Senior Pastor; Rev. Eliezer Quintana

CORR - 07
BOT 9-6-2016

August 19, 2016

VILLAGE OF PORT CHESTER

To: The Village of Port Chester

Subject: Church Event

Date: September 18, 2016

Hour: 11:30

AUG 22 2016

RECEIVED M \$BOT

We are requesting permission for a (Church Event) in which we celebrate our culture through our food and also an outreach to our neighborhood.

Our request is to close part of Bush Ave. directly in front of our parking lot on Bush Ave., to the end at Poningo St. We would like to rent a stage for instruments and to sing to set it on Bush Ave. in front of our parking lot and set tables in our lot and street to give out food for everyone that attends.

We would like to start at 11:30am and end at 2:30pm, approximately 3 hours. Thank you in advance for your consideration.

God Bless You;

Rev. Eliezer Quintana

Senior Pastor

From: [Cataldo, Lorraine](#)
To: [Thomas, David](#)
Cc: [Chiulli, Lawrence](#)
Subject: PCCE Complaint #16-7703 - Parking IFO 19 Browndale Place
Date: Friday, August 12, 2016 3:31:43 PM

Hi David,

Can you please add the following complaint to the BOT Agenda:

Complaint – Parking IFO 19 Browndale Pl.

8/10/16 - PCCE Received a complaint on the Hotline from Audrey Cotrona, owner of 19 Browndale Place. She is requesting NO OVERNIGHT PARKING signs IFO her house due to cars parked 2 ft off the curb. Also, it's hazardous driving around the bend with the parked vehicles.

Thank you.

Lorraine Cataldo

Sr. Office Assistant

Department of Code Enforcement
222 Grace Church St.
Port Chester, NY 10573

From: [Cataldo, Lorraine](#)
To: [Thomas, David](#)
Cc: [Sileo, Vita](#); [Chiulli, Lawrence](#)
Subject: PCCE Referral: Complaint #16-7674
Date: Thursday, August 11, 2016 10:17:10 AM

Hi David,

Can you please add the following complaint to the BOT Agenda:

Complaint – Beech Street

-

I received a complaint from a party who would like to remain anonymous. Complainant states "One of the problems with this being a one way commercial street is that we have alternating side of the street parking 2 days a week for street cleaning and no parking evenings on one side. People use this and Purdy street as a shortcut to Ryan to go up to the ball field and around to Fox Island. People come racing around from Purdy and the cars blocking the corner always create a blind spot making it very dangerous to leave this street. Ryan should be changed to a one way in the direction away from Fox Island into Purdy, by doing this it will increase safety for the children and families who use the park in the evening, there is always congestion up there with people parking every which way, it's quite dangerous for the children."

Thank you.

Lorraine Cataldo

Sr. Office Assistant

Department of Code Enforcement
222 Grace Church St.
Port Chester, NY 10573

From: [Veltri, Maryanne](#)
To: [Thomas, David](#)
Cc: [Sileo, Vita](#); [Kenny, David](#); [Cerreto, Tony](#)
Subject: FW: Park Ave. PTO Fall Festival Request for Road Closure October 15, 2016
Date: Wednesday, August 31, 2016 9:15:29 AM

David T.,

Can you please add the request below to the upcoming BOT Meeting Agenda on September 6, 2016?

Thank you,
Mary Anne

From: Park Avenue PTO [mailto:parkavepto@gmail.com]
Sent: Wednesday, August 31, 2016 12:13 AM
To: Veltri, Maryanne <mveltri@PortChesterNY.com>
Subject: Park Ave. PTO Fall Festival Request for Road Closure October 15, 2016

Good Morning Honorable Mayor Pilla, Village Trustees and Mr. Steers,

We hope all is well and you enjoyed your summer.

Park Ave. PTO will be hosting a Fall Festival on October 15, 2016 from 9am-5pm (which includes set up and clean up hours). The Fall Festival is a community event that will raise money for Park Ave PTO sponsored student activities. The PAS PTO strives to provide low cost and/or free assemblies, class trip/ bus cost offsets, graduation celebrations, school community building activities, et al. There will be face painting, a pumpkin patch, bounce castles and other fun family events. This event will be open to the public as a means to include and engage the Port Chester School District community and surrounding areas.

As of today, we have received verbal permission from Port Chester School District to use Park Ave facility on the day of the event. We are waiting for the approval in writing. Once we receive it, we will forward to the board immediately. We will add additional insurance once we receive the completed form, as we did with our Color a Thon event which we hosted April 17, 2016.

We respectfully request a street closure for Saturday, October 15, 2016 between 9am-5pm. The street requested is Park Avenue (the school block only).

This fundraiser is an exciting opportunity to get children and their families up and out of their homes, unplugged from technology, and have fun while doing so. Not to mention a great way to engage the community with the school district in a excitingly fun way.

Sorry to give you such short notice but your approval would be greatly appreciated. Maybe you and your families can join in the fun as well!

Hope to hear from you soon.

--

Warm regards,

Park Ave PTO

WE CAN DO IT WORKING TOGETHER!

Become a fan of ours and Like us on Facebook: Park Ave PTO