



VILLAGE OF
PORT CHESTER

222 Grace Church Street, Port Chester, New York 10573

AGENDA MEMO

Department: Office of the Village Attorney

BOT Meeting Date: 12/5/2016

Item Type: Resolution

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

	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:					
Account #:					
	Yes	No	Strategic Plan Priority Area	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)

RESOLUTION

FREE PARKING FOR THE 2016 HOLIDAY SEASON

Summary

Background:

The Port Chester- Rye Brook- Rye Town Chamber of Commerce has made their annual request that there be free parking on North Main Street, South Main Street, Abendroth Avenue, the lower portion of Willett Avenue from North Main Street to Abendroth Avenue and Westchester Avenue from December 19, 2016 to December 28, 2016 to celebrate the Holiday Season.

This practice has been an annual tradition in the Village of Port Chester for many years as this practice not only encourages consumers to visit the Village, the "Restaurant Capital of Westchester County", but also increases property values and the Village's tax base.

Proposed Action
Adopt the resolution
Attachments
Resolution Correspondence from Chamber of Commerce

RESOLUTION

FREE PARKING FOR THE 2016 HOLIDAY SEASON

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, by letter from the President of the Chamber of Commerce dated November 15, 2016 request has been made that there be free parking on North Main Street, South Main Street, Abendroth Avenue, the lower portion of Willett Avenue from North Main Street to Abendroth Avenue and Westchester Avenue from December 19, 2016 to December 28, 2016 for the Holiday Season; and

WHEREAS, this practice has been an annual tradition in the Village of Port Chester for many years; and

WHEREAS, this practice not only encourages consumers to visit the Village, the “Restaurant Capital of Westchester County”, but also increases property values and the Village’s tax base. Now, therefore, be

RESOLVED, that enforcement be suspended so that there will be free parking for up to the maximum two hours of parking in a space on North Main Street, South Main Street, Abendroth Avenue, the lower portion of Willett Avenue from North Main Street to Abendroth Avenue and Westchester Avenue for the 2016 Holiday Season from December 19, 2016 to December 28, 2016.

APPROVED AS TO FORM:

Village Attorney

www.perbchamber.com
perbchamber@gmail.com
Tel 914-939-1900 Fax 914-437-7779

222 Grace Church Street
Suite 301A
Port Chester, NY 10573



Chairman
Frank Madonia

Vice Chairman
Pat Sestito

President
Ken Manning

Treasurer
Dan Colangelo

Chairman Emeritus
Michael Borrelli

Ex Officio Members
Christopher Bradbury
Christopher Steers

Secretaries
Donna Mead
Toni Rovello

Board of Directors

Richard Abel
Michael Borrelli
Roman Ciosek
Dan Colangelo
George S. Latimer
Frank Madonia
Ken Manning
Scott Moore
Dennis G. Pilla
Richard Reidy
Martin Rogowsky
Chris Sanchez
Pat Sestito
James Wright

November, 15, 2016

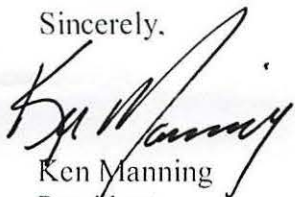
Mayor Dennis Pilla and
Board of Trustees
Village of Port Chester
222 Grace Church Street
Port Chester, NY 10573

Gentlemen:

On behalf of the Port Chester/Rye Brook/Rye Town Chamber of Commerce, I am making our annual request for the Village of Port Chester to allow free street parking (with a two-hour limit) on North Main Street, South Main Street, Abendroth Avenue, the lower portion of Willett Avenue from North Main Street to Abendroth Avenue, and Westchester Avenue from December 19 through and including December 28, 2016.

Thank you for your consideration.

Sincerely,


Ken Manning
President

FREE PARKING

PORT CHESTER – DEC 19-28

IN THESE SPECIFIED AREAS

**N.MAIN ST.-BETWEEN RAILROAD BRIDGE &
WESTCHESTER AVE.**

S. MAIN ST. – ABENDROTH AVE.

**WILLETT AVE BETWEEN ABENDROTH AVE &
MARVIN PLACE**

**ADEE ST. - MARVIN PLACE - WESTCHESTER
AVE.**

LOWER KING ST. TO RAILROAD BRIDGE

**HIGHLAND-ADEE-WILLETT AVE BROADWAY
LOTS**

2 HOUR LIMIT

SEASONS GREETINGS

FROM THE VILLAGE OF PORT CHESTER

THE CHAMBER OF COMMERCE



VILLAGE OF
PORT CHESTER

222 Grace Church Street, Port Chester, New York 10573

AGENDA MEMO

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

BOT Meeting Date: 12/5/2016

Item Type: Resolution

Sponsor's Name:	Eric Zamft, Director of Planning & Economic Development
Sponsor's Name:	Vincent Masucci, Village Engineer
Sponsor's Name:	Tony Cerreto, Village Attorney

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: Setting a Public Hearing

Summary

G&S Port Chester LLC (the "Applicant") has requested a public hearing for January 17, 2017 and has agreed to extend the 90-day determination period to that date, unless further on agreement. At that time, the Board must make a decision regarding the approval or disapproval of the "Restaurant Pad" application. The action before the Board is to schedule a public hearing for January 17, 2017.

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 approximately 5,500 square-foot restaurant (the “Application”), which is slightly smaller footprint and re-oriented from what 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.

Unique Zoning

The MUR Zoning District contains specific and unique 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). Further, § 345-67D(4) states that *“[t]he Board of Trustees shall not disapprove a site plan submitted under this Subsection D or require that such site plan be revised or amended, by reason of or with respect to general location and disposition of uses, buildings, parking areas and open space, density and height of structures and site access and circulation...”* However, the Board does have the ability to render an approval or disapproval decision, as it typically would under the Village Site Plan Review Procedure and Standards (§ 345-23), for any other specific resource or impact not listed above. Finally, § 345-67D(4) states that *“[s]ubsequent to site plan approval the developer shall submit detailed construction plans and specifications...”*

Review Process

Village staff, including the Department of Planning & Economic Development, Village Engineer, and Building Department, reviewed the submitted plans, met a number of times informally with the Applicant, provided comments, and worked with the Applicant on a short-list of items required for 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 recommended that the application is complete, thereby enabling the Board to consider the Application.

At the September 6, 2016 Board of Trustees meeting, the Board acknowledged receipt of the Application as complete, referred it to the Planning Commission, Waterfront Commission, and Westchester County Planning Board for review. While the 90-day period concludes on December 5, 2016, the Applicant has provided a letter (see attached) that extends the review period through a requested public hearing on January 17, 2017. The Board would then have to make a determination at that meeting. Absent scheduling the public hearing, the Board must make a determination on December 5, 2016.

On-Going Technical Engineering Coordination

During the 90-day review period a review of the plans and comments from the Board of Trustees has shown that some of the infrastructure (i.e., the deadmen) of the 2002 bulkhead that is adjacent to the Property is within the perimeter of the proposed restaurant footprint. As a result, the Village Engineer has been coordinating with Boswell Engineering (Boswell) and both have been working with the Applicant's engineer (Langan), and their bulkhead consultant (McLaren) on the engineering issues related to the bulkhead and the site design. Attached please find a memorandum from Boswell discussing that coordination and their technical concerns. As a safety issue – an issue not listed in § 345-67D(4) – the Board has the responsibility to render a site plan decision based on this issue and is not constrained by the limited review authority of § 345-67D(4).

The Applicant and its consultants have been working with the Village and Boswell on providing additional documentation and that technical engineering coordination will continue. Since Boswell is the Village's consultant on the bulkhead reconstruction project, the Applicant has to satisfy Boswell that the safety concerns of the bulkhead infrastructure adjacent to the Property are addressed – both the extent of site plan considerations (per § 345-67D(4) and § 345-23) and the more detailed construction plans and specifications (per § 345-67D(4) and Chapter 151) that would be part of the building permit process. To that end, Boswell is fully engaged with the Applicant in the site plan review process and would continue to review the design as part of the building permit process towards a solution that will protect the Village's infrastructure while also allowing the Application to proceed.

Planning Commission Favorable Recommendation

The Planning Commission held a public meeting on the Application on September 26, 2016 and scheduled a public hearing for October 24, 2016. The public hearing was held on October 24, 2016 and provided comments, as encapsulated in the October 24, 2016 Planning Commission meeting minutes and November 28, 2016 memorandum. The Planning Commission's comments are attached.

Waterfront Commission Favorable Determination

A Coastal Assessment Form (CAF) was provided to the Waterfront Commission for their review. At the October 27, 2016 Waterfront Commission meeting, the Application was discussed and the Waterfront Commission issued a determination that the Application was consistent with the LWRP, adopted in 1992 and amended in 1999.

No Objection from Westchester County

In a September 20, 2016 letter, Westchester County stated that they reviewed the rezoning petition under the provisions of Section 239 L, M and N of the General Municipal Law and Section 277.61 of the County Administrative Code and found the proposed zoning amendment to be a matter for local determination.

Staff Recommendation

Based upon these reviews and the on-going detailed engineering work, Village staff recommends that the Board schedule a public hearing for January 17, 2017. Should the Board choose not to schedule the public hearing, it would be required to provide a determination on the Application at the December 5, 2016 meeting.

Between now and then, the level of engineering issues necessary for site plan approval should be resolved and the public should be provided an opportunity to comment on the Application. As requested by the Applicant, the staff recommends scheduling a public hearing so that a complete record may be made. Village staff will make Boswell available at the January 17, 2017 public hearing to answer any questions related to the Application and the Village's bulkhead infrastructure.

Proposed Action
<ul style="list-style-type: none">• Scheduling Public Hearing for January 17, 2017

Attachments
<ul style="list-style-type: none">• December 2, 2016 Letter from G&S• December 2, 2016 Memorandum from Boswell Engineering• Planning Commission minutes from October 24, 2016• November 28, 2016 Planning Commission memorandum• Waterfront Commission LWRP Determination from October 27, 2016• September 20, 2016 Letter from Westchester County

RESOLUTION

SETTING A PUBLIC HEARING ON THE PROPOSED COLONY GRILL

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, in 1999, the Board of Trustees (hereinafter referred to as the “Board”) approved the Modified Marina Redevelopment Project (MMRP”); and

WHEREAS, a component of that overall approval was the development of the Property as a ±6,258 square foot restaurant; and

WHEREAS, the bulkhead that is adjacent to the Property was constructed on or about 2002; and

WHEREAS, the Applicant now seeks to develop the Property as a smaller footprint and slightly re-oriented ±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 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, a review of the site plans show that the 2002 bulkhead deadmen are within the perimeter of the proposed restaurant footprint; and

WHEREAS, the Village retained Boswell Engineering (“Boswell”) to evaluate and design the reconstruction of the entire vinyl bulkhead, including the portion that is adjacent to the Property; and

WHEREAS, in 2016 the Village retained Boswell to do an additional review the proposed design of the Application and its relation to the 2002 bulkhead infrastructure; and

WHEREAS, on September 6, 2016, the Board of Trustees accepted the Application as complete, referred the matter to the Port Chester Planning Commission for their study and report, referred the matter to the Waterfront Commission pursuant to §332-6D for review and comment, and referred the matter 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

WHEREAS, as a safety issue – an issue not listed in § 345-67D(4) – the Board has the responsibility to render a site plan decision based on this issue and is not constrained by the limited review authority of § 345-67D(4); and

WHEREAS, based upon staff review and comments at the September 6, 2016 Board of Trustees meeting, for the requirements of the site plan review process, the Applicant would need to supply additional documentation to protect the Village’s 2002 bulkhead infrastructure in order to assure that there would be no public safety issues; and

WHEREAS, further detail in the form of construction drawings and specifications is appropriate post approval as part of the building permit process (§ 345-67D(4); Chapter 151); and

WHEREAS, Village staff and Boswell have been coordinating with the Applicant on providing that additional documentation, as detailed in a December 1, 2016 memorandum from Boswell; and

WHEREAS, at its September 26, 2016 meeting, the Planning Commission held a public meeting Application and scheduled a public hearing for October 24, 2016; and

WHEREAS, at its October 24, 2016 meeting, the Planning Commission held a public hearing on the Application and provided comments, as encapsulated in the October 24, 2016 Planning Commission meeting minutes and November 28, 2016 memorandum; and

WHEREAS, at the October 27, 2016 Waterfront Commission meeting, the Waterfront Commission issued a determination that the Amended Petition was consistent with the LWRP, adopted in 1992 and amended in 1999; and

WHEREAS, in a September 20, 2016 letter, Westchester County stated that they reviewed the rezoning petition under the provisions of Section 239 L, M and N of the General Municipal Law and Section 277.61 of the County Administrative Code and found the proposed zoning amendment to be a matter for local determination; and

WHEREAS, the Applicant has requested a public hearing for January 17, 2017 and has agreed to extend the 90-day determination period to that date, unless further on agreement.

NOW, THEREFORE, be it

RESOLVED, that the Board of Trustees sets a public hearing on the Application on January 17, 2017 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



December 2, 2016

Via Email tonyc@portchesterny.com

Anthony Cerreto, Esq.
Village Attorney
Village of Port Chester
222 Grace Church Street
Port Chester, NY 10573

Re: G&S Colony Grill Site Plan Application
Premises: Abendroth Avenue – Section 142.31-1-39 (Official Tax Map Town of Rye)

Dear Mr. Cerreto:

In connection with the site plan application pending for the referenced Premises, please be advised that G&S Port Chester LLC consents to the Village's request to extend the 90-day time requirement for approval by the Village Board of Trustees set forth in §345-67 D (4) until January 17, 2017 to provide ample opportunity for the Board to schedule and hold a Public Hearing on said date.

Very truly yours,
Tartaglia Law Group, LLC

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

Daniel D. Tartaglia, Esq.



MEMORANDUM

To: Vincent Masucci, P.E.
From: John Valentin, P.E. *JV*
Date: December 2, 2016
Re: **Byram River Marina Bulkhead
Review of Proposed Foundation for
Colony Grill Restaurant**
Village of Port Chester, New York
Our File No.: 15-192X

We have received the following submittal for the above referenced:

- Copy of Plan titled “Floor Plan –Pile/Pile Cap Location Layout”, prepared by McLaren Engineering Group.
- Copy of Plan showing partial building section at bulkhead and connection details.
- Structural Calculation titled” Checking of Impact of the New Building to the Existing Dead man”, prepared by McLaren Engineering Group, dated 11/11/2016.
- Calculations titled” Byram River Marina Bulkhead Rehabilitation Project Phase II, IIA and III- Design Computations for Typical Bulkhead Sections using PVC Sheet Piling”, prepared by Vachris Engineering, dated 1999-2002.

We have reviewed the above submittals as requested by the Village to assess whether there are any concerns regarding the proposed construction of the Colony Grill foundation with respect to the existing bulkhead infrastructure. The submittal was also reviewed by our geotechnical subconsultant. We have the following comments:

- The floor plan shows the layout of the proposed Colony Grill pile foundations with respect to the existing ties and deadmen from the adjacent bulkhead on the cove and Byram River sides. The deadmen on both sides extend beneath the proposed structure; and the proposed piles are shown immediately adjacent to the bulkhead ties and deadmen at numerous locations.
- The building section plan shows a partial view of the proposed Colony Grill foundation with respect to the vinyl sheeting bulkhead along the cove. The section depicts the proposed pile foundations straddling the existing bulkhead deadman. This section also depicts a physical connection of the proposed building slab to the existing deadman with

a structural steel member. Two (2) details are also provided on this sheet which shows the manner in which this steel member will be connected to the floor slab and the deadman. At the deadman, the connection detail shows the use of expansion anchors that are drilled into the deadman. This connection is fixed and will not allow movement. The connection at the slab appears to allow for vertical movement via a vertically slotted hole that is part of the connection detail.

- The one page calculation prepared by McLaren presents that the active pressure from the proposed applied loads (lateral load from building and surcharge load from additional fill material) is less than the available passive resistance at the deadman. This calculation refers to information obtained from the original design calculations for the vinyl bulkhead prepared by Vachris Engineering.
- Based on a telephone conversation with McLaren's engineer on 11/30/16, the following additional information was provided concerning the proposed construction of the foundation:
 - The purpose of connecting to the deadmen is to prevent the application of pressure on the bulkhead from the passive resistance of the soil due to the lateral loads transmitted through the piles.
 - The type of piles to be used is friction timber piles.
 - The deadmen will be monitored during pile driving utilizing the Federal Transit Authority Criteria for piling work standard.
 - Intermittent surveying will be performed to monitor the deadmen for settlement. More frequent surveying will be performed for pile driving near the deadmen.
- We question the ability of the deadman to withstand additional applied loads without impacting the structural integrity of the bulkhead. A deadman relies on passive resistance of the soil to develop its load-carrying capacity. To develop the passive resistance, some movement of the soil needs to occur. It can be stated that a movement occurred when the tierods were post-tension for the bulkhead. If additional load is imposed on the deadman, it is anticipated that additional movement will occur to resist the additional load. This movement will eventually be transferred to the tierod which will in turn develop a slack in the tierod. The slack in the tierod will affect the structural integrity of the bulkhead.
- The detail showing the connection to the deadman implies that the connection to the deadman will involve exposing and drilling into it. These construction activities may compromise the ability of the deadman to perform its intended function.

- It should be noted that there are other methods that can be used to withstand the building lateral loads without the use of the deadman. These include battering of piles, increasing the stiffness of the top of the deep foundation where movement is anticipated to occur, etc.
- We suggest the use of deep foundations that do not involve impact or vibrations for their construction such as helical piles, drilled or bored piles, etc. The use of these types of deep foundations will significantly reduce the potential for any loosening of the soil and vibrations which may impact the integrity of the bulkhead.
- The above concerns/comments were discussed with McLaren's engineer during the phone conversation. The request for calculations of the foundation design was also made.
- We have just received a Structural Design Narrative report prepared by McLaren, dated 12/1/16. We will study this report and will continue to communicate with G&S and their engineers to resolve our concerns.

Should you have any questions regarding the above, please do not hesitate to contact me.

Case # 2016-0147 – New Public Hearing

Notice is hereby given that the Planning Commission of the Village of Port Chester, New York will hold a PUBLIC HEARING on October 24, 2016 at 7:00 pm, at the Court Room, Police Headquarters Building, 350 North Main Street, Port Chester, New York to review an application submitted by G&S Port Chester LLC on property located at **The Restaurant Pad located off the Marina Parking Lot adjacent to the Cove and Byram River** Port Chester, NY known and designated as **Section 142.31, Block 1, Lot(s)39** to consider request to: **construct a 5,500 square ft. restaurant (Colony Grill)**

On the motion of Commissioner Coperine, which was seconded by Commissioner Summa, the Public Hearing was opened.

Roll Call:

<u>Member</u>	<u>Motion</u>	<u>Second</u>	<u>Yes</u>	<u>No</u>	<u>Abstain</u>	<u>Absent</u>	
Baxter			x				
Coperine	x		x				
Espinoza						x	
Montesano			x				
Cuono			x				
Scarola						x	
Summa		x	x				

Daniel Tartaglia and Michael Boender represented the application for G&S Port Chester LLC and Colony Grill. Mr. Tartaglia began by saying the matter has been before the Board before and the only thing that has changed was that there was some exploratory excavation that was done and the Village Engineer was present for the purposes of exploring the tie backs and deadman where the bulk heading runs around this point.

Planner Daniel Messplay told the Commission that the application is part of the larger MUR Plan that was originally approved. What the applicant is proposing is not substantially different from what was originally approved. The Board of Trustees is the body that takes the final action on this matter. It was referred to the Commission for input and there is a 90 day window in which the matter is to be reviewed. The window started September 6, 2016 and will end December 6, 2016.

Chairman Coperine said the Commission will hear and review the matter, open the matter for Public Comment and provide comments to staff to give to the Board of Trustees on the Commission's behalf.

Village Engineer Vincent Masucci told the Commission that Langan Engineering G&S had a backhoe at the site and dug sound the perimeter of where the building is proposed trying to locate where the anchors for the tie backs are located. The locations were 33 feet in from the face of the bulkhead which puts it right in the perimeter of where the building is going to be. There were some Engineering concerns that can be dealt with the G&S Engineers and our Engineering Company. There will have to be a meeting to work out the technical details of where the building

is going to be built. There are a number of issues but not enough to stop the process and will be worked out before the permit is issued. All involved parties will be working together.

Michael Boender gave the Commission a brief walkthrough of the proposed project and reviewed the site plan that was submitted to the Commission in their packets. It was noted that 8 ADA parking spaces are included in the plan. An additional conversation ensued regarding the repairing of the bulkhead

No one from the Public spoke for or against the project

On the motion of Commissioner Baxter, which was seconded by Commissioner Summa, the Public Hearing was closed and staff was directed to prepare comment for review and submission to the BOT.

<u>Member</u>	<u>Motion</u>	<u>Second</u>	<u>Yes</u>	<u>No</u>	<u>Abstain</u>	<u>Absent</u>	
Baxter	x		x				
Coperine			x				
Espinoza						x	
Montesano			x				
Cuono			x				
Scarola						x	
Summa		x	x				



VILLAGE OF PORT CHESTER
DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT

222 Grace Church Street, Rm. 202
Port Chester, NY 10573
(P) 914.937.6780
(F) 914.939-2733

Peter Coperine, Chairman
Port Chester Planning Commission
Constance Phillips, Secretary to the Planning Commission
Eric Zamft, AICP, Director of Planning & Economic Development

To: Board of Trustees
From: Port Chester Planning Commission
Re: Colony Grill Site Plan Review
Date: November 2016

Dear Board of Trustees:

This memorandum outlines the recommendations from Planning Commission in regards to the Colony Grill site plan application currently before the Board of Trustees (the "Board"). Planning Commission recommends the Board approve this application with conditions, detailed below.

Project Background

G&S Development (the "Applicant") proposes to develop an approximately 5,500 square foot, 152-seat dine-in restaurant located on the north side of Port Chester Cove and adjacent to the Marina Parking Lot, also known as "The Restaurant Pad" (SBL 142.31-1-39). As the Board is well aware, this application is for one of the remaining components of the Modified Marina Redevelopment Project, first approved in 1999.

The Applicant is now seeking the required site plan approval for this portion of the Marina Redevelopment Project Concept Development Plan. The Board referred the plan to the Waterfront Commission for its consistency determination with Port Chester's Local Waterfront Revitalization Program (LWRP). At its meeting scheduled on Thursday, October 27th, the Port Chester Waterfront Commission voted in favor of the proposal and determined that it is consistent with the LWRP. At the same meeting of the Board, the application was referred to the Planning Commission for its review of the application and development plans.

The Applicant presented its concept and site plan at the August 29, 2016 Planning Commission meeting. At the regularly scheduled September 26, 2016 Planning Commission meeting, the item was discussed again with the Commission and the public. A public hearing was then opened and closed at the next meeting of the Planning Commission on October 24th, 2016.

Project Analysis

Overall, in comparing the original site as shown on the approved Concept Development Plan to the current proposal, the current proposal reflects minor modifications to the originally-approved site. Namely, these changes are as follows:

1. The building footprint has rotated to accommodate interior layout and entrance changes;
and

2. The proposed site incorporates a handicap-accessible lift at the front entrance of the restaurant; and
3. An outdoor seating area has been added to the rear of the property, facing the promenade and waterfront; and
4. Eight handicap spaces have been designated from the Marina Parking Lot for use at the restaurant.

The Planning Commission considered overall site and development plans submitted by the applicants. Concerns were raised primarily in regards to the location of the existing bunker blocks and tie-rods that hold up the bulkhead along a portion of the Cove and further north along the waterfront. Site exploratory work revealed that six tie-rods and the existing bunker blocks lie under the proposed foundation for the restaurant. Planning Commission asserted that the Applicant should continue working with its engineers, the Village's engineers, and the structural engineering consultant for the bulkhead in order to design a means of constructing the restaurant without interfering with the existing bunker blocks and tie rods, or impair the future replacement of the bulkhead.

Recommendations

The Planning Commission recommends that the Board of Trustees approve the proposed Colony Grill site plan application with the following conditions:

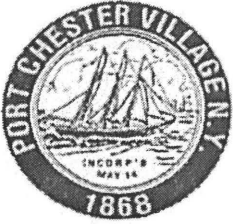
1. The Applicant should move the transformer to the side of the building, landscape around it, and place it 2' above the Base Flood Elevation line; and
2. The Applicant should fully enclose the dumpster, complete with a roof and swinging locking gate; and
3. The Applicant should design and construct the proposed restaurant in a means that will leave the bulkhead, bunker blocks and tie-rods unaffected; and
4. The Applicant should design and construct the proposed restaurant in a means that will not preclude the Village from repairing and/or replacing the bulkhead, bunker blocks and tie-rods at a present or future time, nor shall the design and construction of the proposed restaurant preclude the Village from conducting maintenance, repair and/or reconstruction of the bulkhead, bunker blocks and/or tie-rods; and
5. The Applicant should enter into an indemnification or "hold-harmless" agreement with the Village for any future repair, replacement, or reconstruction of the bulkhead, bunker blocks and/or tie-rods; and

6. The Applicant should enter into a perpetual easement agreement with the Village which allows for uninterrupted servicing, management, repair and/or replacement of the bulkhead, bunker blocks and/or tie-rods.

Respectfully,

Peter Coperine
Planning Commission Chairman

Cc: Christopher Steers, Village Manager
Anthony Cerreto, Village Attorney
Eric Zamft, Planning & Development Director
Constance Phillips, Secretary of the Planning Commission



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).	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable
Facilitate the siting of water dependent uses on or near coastal waters (Policy 2).	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable
Encourage the development and enhancement of those traditional uses and activities which have provided the Village a unique maritime identity (Policy 4).	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable
Ensure that development occurs where adequate public infrastructure is available (Policy 5).	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Applicable
Streamline development permit procedures (Policy 6).	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable
Protect fish and wildlife resources from hazardous wastes and other contaminating pollutants (Policy 8).	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> 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).	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable
Maintain and expand commercial fishing resources to promote commercial fishing opportunities (Policy 10).	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> 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

10-27-2016
Date

Robert P. Astorino
County Executive

County Planning Board

September 20, 2016

Andrea Sherman
Department of Planning & Economic Development
Village of Port Chester
222 Grace Church Street
Port Chester, NY 10573

Dear Ms. Sherman:

Thank you for the notification concerning the following proposed action:

Project Name/File Number: **Colony Grill — PCH 16-009**

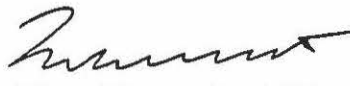
Action: **Site Plan**

Location: **Abendroth Avenue**

We have reviewed this matter under the provisions of Section 239 L, M and N of the General Municipal Law and Section 277.61 of the County Administrative Code and find this to be a matter for local determination in accordance with the City's planning and zoning policies.

Thank you for calling this matter to our attention.

Respectfully,
WESTCHESTER COUNTY PLANNING BOARD

For:
By: 
Edward Burroughs, AICP
Commissioner

EEB/KE




Village of Port Chester

Office of the Village Manager

MEMORANDUM

TO: Mayor and the Board of Trustees

FROM: 
Christopher D. Steers, Village Manager

DATE: December 5th, 2016

RE: Summary Updates

INITIATIVES/PRIORITIES/ACTIONS:

➤ **Parking and Mobility Management Action Plan:** Staff continues to coordinate stakeholder interviews. Reviewed draft memorandum on marina parking lot, which is to be submitted to Marina Parking Lot Sub-Committee; Marina Parking Lot Sub-Committee to meet next week. Update from RBA Group:

- **Task 1: Project Initiation:** Percent Complete: 80%

No activity this period.

Anticipated Completion Date; 11/30/2016

Based upon existing knowledge of the community and on-going conversations between the RBA Group and Village/PCIDA staff, a kick-off meeting was foregone so that the Consultant could begin data collection (Task 2). The Consultant and Village staff continue to refine project goals, the project scope, and the overall schedule.

- **Task 2: Background and Data Collection:** Percent Complete: 60%

Anticipated Completion Date: 12/20/2016

Task 2.1: Plan Review

Ongoing review of past studies. Additional Studies received and under review. Plans and

documents associated with the G&S properties' parking and development have been reviewed and assessed. Village Zoning Code is being reviewed, along with other Transportation and Planning studies.

Task 2.2: Mobility and Parking Inventory

Existing Conditions continues to be identified and summarized.

Task 2.3: Parking Utilization

Parking Data continues to be summarized.

Task 2.4: Mobility Demand

Traffic data received and in process of summarizing peak period conditions.

Task 2.1: Plan Review

- **Task 3: Input from Stakeholders:** Percent Complete: 15%

Anticipated completion Date: 12/15/2016

Coordination with stakeholders to continue this week, specifically regarding personnel and departments responsible for parking management aspects through the Village. Coordination with the Village continues to identify and organize stakeholders for future meetings, interviews, and site visits. Draft Stakeholder Outreach plan reviewed.

- **Task 4: Regulatory Analysis of Parking Requirements:** Percent Complete: 15%

Continued review of existing zoning and regulations

Anticipated completion Date 12/9/2016

- **Task 5: Identification of Future Needs:** Percent Complete: 0%

No activity was performed for Task 5 during this reporting period.

Anticipated Completion Date 1/30/2017

Task 5.1: Current and Future Mobility and Parking Demands

Task 5.2: Suggested New, Additional, or Supplementary Facilities or Services

- **Task 6: Mobility and Parking Management Strategies:** Percent Complete: 0%

No activity was performed for Task 6 during this reporting period.

Anticipated completion Date 2/30/2017.

- **Task 7: Wayfinding Plan:** Percent Complete: 0%

No activity was performed for Task 7 during this reporting period.

Anticipated completion date: 2/30/2017

- **Task 8: Complete Streets:** Percent Complete: 0%

No activity was performed for Task 8 during this reporting period.
Anticipated completion date; 3/30/2017

- **Task 9: Mobility and Parking Management Recommended Plan of Action:** Percent Complete: 0%

No activity was performed for Task 9 during this reporting period.
Anticipated Completion Date: 4/30/17

Task 9.1: Draft Mobility and Parking Management Recommended Plan of Action

Task 9.2: Recommended Plan of Action

- **Police and Court Facility:** The subcommittee has requested a base proforma with cash flows for a better understanding of the affordability of the project. Staff is developing same anticipating discussion with the subcommittee on or before the December 19th BOT Meeting.
 - **Initial Observation:** In sum if we do not have rental income from the retail and office space the debt service (lease payment) becomes proportionally higher. Also the rough order of magnitude does not consider the revenues from the ultimate sale of 350 N. Main (approx. \$1.8 million). Further, the revenues gained by the sale of both buildings (350 N. Main & 222 Grace Church) is not realized (approx. \$9.8 million). Further still, the savings gained by not having the maintenance of the two buildings is also not realized (about \$500K).
- **Bulkhead:** Boswell forwarded the 3 design options to the NYSDOS. NYSDOS has indicated that the third option (the Village's preferred option) would be the easiest to obtain permits for and provided additional suggestions. Next steps are:
 - Boswell is developing detailed design plans (60%) to submit to NYSDOS for review – anticipated by the end of December. NYSDOS would then review/approve for permitting. NYSDOS then distributes to NYSDEC, Army Corps of Engineers, and Connecticut DEEP for permitting review/approval – They have a maximum of 6 months.
 - Boswell is also working on the environmental component of the permitting in advance of that review cycle.
 - We have confirmed that we are on scheduled as originally proposed. (see attached Schedule).

- **Grants:** the Village has been awarded \$47,000 from the Long Island Sound Futures Fund to prepare a green infrastructure design manual. The award involves a \$47,000 match from the Village that will be covered by in-kind staff time and salaries. Planning and engineering staff attended an awards announcement at the Town of Mamaroneck on November 14, 2016. (The award materials have been posted on the website and are attached):
 - New York State Consolidated Funding Application (CFA) announcements are anticipated in mid-December.
 - Staff working with DPW and Millennium Strategies to submit a request to Steve Otis' office for the purchase and replacement of two salters.
 - Staff worked with Fire Department and Millennium Strategies to submit a FEMA AFG grant request on November 21, 2016 for 16 mobile computing devices intended to be used on scene.

- **Strategic Planning:** Management Partners has drafted the survey that will be distributed to the stakeholders. Again, the survey will be distributed to stakeholders including employees, board and commission members and community stakeholders. All are encouraged to complete the survey and submit it. Final review is underway and the surveys are scheduled to be distributed this Monday. Further, we have confirmed the dates for the strategic planning workshop: **Friday February 3rd and Saturday February 4th** (early morning respectively) At the Senior Center. Please place on your calendar.

- **Port Chester Fire Department:**
 - For the month of October we responded to 108 alarms. Of these one (1) was a working structure fire at 14 Summit. This was quickly extinguished and there was no extension. Again, the largest number of calls came from natural gas, false alarms and some vehicular accidents.
 - Training for the month included two (2) county/state classes: Live Fire Class-B Foam with eight (8) completing and Knox Box Ops, with two (2) completing. I also signed up seven (7) to start Basic FF class, which was the old FF1 class.
 - For dept. training we completed: Hurst Tool Ops, with 21; SCBA Safety Ops, with three (3) FEMA IS-700, with one (1) and training on new SCBA with 92.
 - No change in number of FF's.

- **LED Lighting Project:** The Inventory / field verification process is underway and each light has been mapped and documented. We received the report this Friday and it is being reviewed. Installations will begin on Westchester Ave beginning this Monday. Next steps:

NTP Executed	August 12, 2016
Inventory/Audit (Mapping, Field Verification) per contract - commences within 10 days of NTP (by Aug 22 in this case) and completed within two months	October 22, 2016 (due)
Meeting to present inventory/Audit presentation and (as noted in NTP)	This occurred on November 22. (Based on Oct 22 nd Audit completion this should have occurred in October pending municipal availability. As previously advised, field verification was delayed due to a GIS system update issue that needed to be resolved.)
Review by Village - per contract 30 days	Oct 22 - Nov 22 (due) As discussed, Lumen's standard process is to review the inventory mapping light-by-light with the municipality - a practice that is part of the competitive advantage of our unique turn-key system. Detailed review Occurred on Nov 28/9. Audit Report received on 12/2.
Installation Commences - per Contract & NTP - upon approval of the Inventory/Audit and Installation Plan (which are one document) <i>"without delay upon receipt of fixtures"</i>	Presuming the original schedule, installations would begin in mid/late December as soon as fixtures arrived. Lights have a 6-8 week lead time from release to delivery - Lumen strives to minimize this through timing of the order as the inventory/field verification progresses as follows: Based on the above per-contract schedule fixtures would be ordered late September, with a percentage released early October for receipt in mid-December, and the remainder of the order released in mid-November which would be received in mid-January - thus installation would be late December (conflicting with Christmas/New Years' holiday). Thus, we were working to a beginning of January install start. Due to the delay due to the GIS system update, Lumen released Port Chester's fixtures early so they would be on hand in early December to keep installations on schedule. Westchester Ave and Grace Church Street installation will begin December 5th. Rob has coordinated with Rocco to advise crews will be on the streets. Remaining installation will be scheduled after Port Chester's Approval of plan.

Attachments.

CC: Senior / Executive Staff
Maryanne Veltri, Office Assistant
File

Act ID	Description	Orig Dur	Rem Dur	Early Start	Early Finish	%	2016												2017						2018					
							OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN			
1000	Alternatives Studies Completed	0	0	20OCT16		100	◆ Alternatives Studies Completed																							
1030	Preliminary Design	30d	0	20OCT16	30NOV16	100	■ Preliminary Design																							
1035	Permitting	65d	65d	30NOV16	28FEB17	0	■ Permitting																							
1040	Final Design	60d	60d	30NOV16	21FEB17	0	■ Final Design																							
1042	DOS Review of Draft Final Design	14d	14d	30DEC16	18JAN17	0	■ DOS Review of Draft Final Design																							
1043	DOS Review of Final Design	14d	14d	22FEB17	13MAR17	0	■ DOS Review of Final Design																							
1045	Bidding, Selection, and Approval	45d	45d	14MAR17	15MAY17	0	■ Bidding, Selection, and Approval																							
1060	Construct Bulkhead Replacement	60d	60d	16MAY17	08AUG17	0	■ Construct Bulkhead Replacement																							
1065	Construct Revetment Section	82d	82d	09AUG17	30NOV17	0	■ Construct Revetment Section																							
1070	Pedestrian Bridge Installation	30d	30d	01DEC17	15JAN18	0	■ Pedestrian Bridge Installation																							
1080	Hardscaping/Landscaping/Lighting	45d	45d	01DEC17	05FEB18	0	■ Hardscaping/Landscaping/L																							
1090	Re-Open Bulkhead Waterfront	0	0		05FEB18	0	◆ Re-Open Bulkhead Waterfr																							

Start date	20OCT16
Finish date	05FEB18
Data date	30NOV16
Run date	30NOV16
Page number	1A
© Primavera Systems, Inc.	

Boswell Engineering
Repair of Collapsed Bulkhead Section
Village of Port Chester

- Early bar
- Progress bar
- Critical bar
- Summary bar
- ◆ Start milestone point
- ◆ Finish milestone point



Long Island Sound Futures Fund

NFWF CONTACT

Lynn Dwyer
Program Director,
Northeast, Coastal
lynn.dwyer@nfwf.org
631-627-3488

DETAILS

To learn more, please go to
www.nfwf.org/lisff

PARTNERS

- U.S. Environmental Protection Agency
- Long Island Sound Study
- U.S. Fish and Wildlife Service
- Long Island Sound Funders Collaborative

ABOUT NFWF

The National Fish and Wildlife Foundation (NFWF) protects and restores our nation's fish and wildlife and their habitats. Created by Congress in 1984, NFWF directs public conservation dollars to the most pressing environmental needs and matches those investments with private funds. Learn more at www.nfwf.org

NATIONAL HEADQUARTERS

1133 15th Street, NW
Suite 1100
Washington, D.C., 20005
202-857-0166



Long Island Sound

BACKGROUND

The Futures Fund invests in on-the-ground, community-based projects focused on:

- *Urban Waters* to empower communities, especially under-served and distressed communities, to access, improve and benefit Long Island Sound and its urban tributaries and surrounding land.
- *Clean Waters and Healthy Watersheds* to improve water quality by reducing nitrogen and other pollutants into ground and surface waters.
- *Thriving Habitats and Abundant Wildlife* to reconnect, and restore rivers and their riparian buffers, restore coastal habitat to maintain resiliency and function, and foster diverse, balanced and abundant populations of wildlife.
- *Sustainable and Resilient Communities* that use, appreciate, support vibrant, informed, and engaged communities that use, appreciate, and help protect Long Island Sound.

The Futures Fund grant program is managed by the National Fish and Wildlife Foundation, partnering with the U.S. Environmental Protection Agency, Long Island Sound Study, U.S. Fish and Wildlife Service and Long Island Sound Funders Collaborative.

RESULTS

Since 2005, the Sound Futures Fund has invested \$15 million in 352 projects. With grantee match of \$30 million, the program has generated \$45 million for locally based conservation. The projects have opened up 157 river miles for fish passage, restored 1,051 acres of critical fish and wildlife habitat and open space; treated 101 million gallons of pollution, and educated and engaged 2.1 million people from communities surrounding the sound.

Long Island Sound Futures Fund 2016 Grants





Date: November 14, 2016

Pay to the Order of: Long Island Sound Communities \$ 1,300,000.00
One million three-hundred thousand dollars and 00/100 Dollars

1133 15th St. NW, Suite 1100
Washington, D.C. 20005
P 202-857-0166 F 202-857-0162
nfwf.org

Memo: 25 Conservation Projects

LI Sound Futures Fund



NFWF

NEWS RELEASE

FOR IMMEDIATE RELEASE: Nov. 14, 2016

CONTACTS: Mike Smith, for NFWF,
703-623-3834,
mike@greensmithpr.com

\$1.3 Million Awarded for Community-Based Projects To Improve Health and Ecosystem of Long Island Sound

Town of Mamaroneck, N.Y. – Today, top federal and state environmental officials from New York and Connecticut announced 25 grants totaling \$1.3 million to local government and community groups to improve the health and ecosystem of Long Island Sound.

The projects, which are funded through the *Long Island Sound Futures Fund*, will restore 27 acres of habitat, including coastal forest, dunes, and salt marshes for fish and wildlife. This grant program combines funds from the U.S. Environmental Protection Agency (EPA), the National Fish and Wildlife Foundation, and the U.S. Fish and Wildlife Service.

“Protecting Long Island Sound is a top priority for the EPA,” said **EPA regional administrator Judith A. Enck**. “These projects will support vital and diverse initiatives throughout the region. We must all work to improve water quality and reduce pollution in the Long Island Sound watershed, while involving the public in protecting one of our nation's most important natural treasures.”

“A healthy Long Island Sound stimulates the economy of the region and these grants will help achieve tangible results on water quality improvements and habitat restoration in the Sound,” said **EPA regional administrator Curt Spalding**. “By showcasing local solutions, these grants also help strengthen and expand partnerships working towards ecosystem restoration throughout the watershed.”

The Long Island Sound Futures Fund 2016 grants will reach more than 395,000 residents through environmental and conservation education programs and treat one million gallons of water pollution with water quality improvement projects, including more than 700 pounds of nitrogen reduced, and 6,000 pounds of floating trash collected. The grant funds will be matched by \$1.3 million from the grantees, resulting in \$2.6 million in funding for on-the-ground conservation projects in both states.

“We are incredibly fortunate here in the Lower Hudson Valley to be home to some of our nation’s most beautiful coastal habitats, including the Long Island Sound. We must continue working to preserve and improve its scenic beauty, and protect the fish and wildlife that



rely on the Sound for survival. Maintaining and preserving our estuaries and waterways has always been a top priority of mine as a Member of the House Energy & Commerce Committee, and one of the best ways to do that is through robust funding for local projects aimed at conservation. I am pleased these federal funds from the Environmental Protection Agency, the National Fish and Wildlife Foundation, and the U.S. Fish and Wildlife Service will be made available to local groups working to keep our Sound beautiful for future generations," said **Congressman Eliot Engel, NY**.

"Estuaries like the Long Island Sound are among our nation's most precious natural resources," said **Congresswoman Nita M. Lowey, NY**. "Since 2005, the Long Island Sound Futures Fund has provided millions of dollars for projects to protect the Sound, restoring valuable habitats, and cleaning polluted waters. I commend the Long Island Sound Futures Fund for their dedicated efforts, and as Ranking Member of the House Appropriations Committee, I will keep working to increase federal investments that conserve the Sound and other critical aquatic ecosystems."

"One of the greatest environmental challenges facing our nation and its communities is the protection and restoration of highly productive estuaries," said **Jeff Trandahl, executive director and CEO, NFWF**. "The funding awarded today represents the Foundation's and U.S. EPA's continuing commitment, as well as the commitment of the U.S. Fish and Wildlife Service and other federal and state partners, to restoration efforts aimed at improving the overall health of Long Island Sound."

The Long Island Sound Study initiated the *Long Island Sound Futures Fund* in 2005 through the EPA's Long Island Sound Office and the National Fish and Wildlife Foundation (NFWF). To date the Futures Fund has invested \$15 million in 352 projects. With grantee match of \$30 million, the program has generated \$45 million for locally based conservation. The projects have opened up 157 river miles for fish passage, restored 1,051 acres of critical fish and wildlife habitat and open space, treated 101 million gallons of pollution, and educated and engaged 2.1 million people from communities surrounding the sound.

"We are pleased to support our conservation partners through this collaborative funding effort," said **U.S. Fish and Wildlife Service, northeast regional director, Wendi Weber**. "This year, funded projects will help youth and adults become active stewards of the outdoors and introduce them to wildlife around them. Additionally, work will help restore the health of our rivers, coastal marshes, and forests for the benefit of fish, wildlife and coastal communities."

"Long Island Sound is an essential economic and environmental treasure in need of careful stewardship to protect its integrity," said **New York State Department of Environmental conservation commissioner Basil Seggos**. "This funding from the Long Island Sound Futures Fund builds on New York's increased support for restoration of this vital ecosystem by advancing valuable projects to conserve habitats, improve water quality, and



promote public awareness. DEC congratulates the successful applicants and looks forward to seeing the success of their projects.”

"We appreciate the continued support of the Long Island Sound Future's Fund and all of its partners in helping to protect and enhance Long Island Sound because the Sound is so important to Connecticut's ecology, scenic beauty, the economy, and outdoor recreation opportunities," said **Connecticut's Department of Energy and Environmental Protection, director land and water resources division, Brian Thompson**. "We also appreciate the thoughtfulness and ingenuity behind the grants we are announcing today, as these projects will address many issues critical to the health of Long Island Sound in new and innovative ways."

Long Island Sound is an estuary that provides economic and recreational benefits to millions of people while also providing habitat for more than 1,200 invertebrates, 170 species of fish, and dozens of species of migratory birds.

Each of the grant projects contribute to a healthier Long Island Sound for everyone, from nearby area residents to those at the furthest reaches of the Sound. All nine million people who live, work and play in the watershed impacting the Sound can benefit from and help build on the progress that has already been made.

The **Long Island Sound Study**, developed under the EPA's National Estuary Program, is a cooperative effort between the EPA and the states of Connecticut and New York to protect and restore the sound and its ecosystem. To learn more about the LISS, visit www.longislandsoundstudy.net.

Chartered by Congress in 1984, the **National Fish and Wildlife Foundation** protects and restores the nation's fish, wildlife, plants and habitats. Working with federal, corporate and individual partners, NFWF has funded more than 4,500 organizations and committed more than \$3.5 billion to conservation projects. Learn more at www.nfwf.org.

Long Island Sound Futures Fund 2016 Project Descriptions

Clean Waters and Healthy Watersheds

Title: Green Infrastructure Planning Initiative

Grantee: Village of Port Chester

LISFF Grant: \$47,000

Grantee Matching Funds: \$47,000

Area: Village of Port Chester, New York

Scope: The project will develop a green infrastructure operations manual and prepare conceptual designs and costs for green infrastructure projects in Port Chester, New



NFWF

York. The project will enhance the ability of the community to reduce urban stormwater runoff and flooding and advance environmental green infrastructure projects village-wide.

Title: Green Infrastructure Planning Initiative

Grantee: City of New Rochelle

LISFF Grant: \$55,000

Grantee Matching Funds: \$64,232

Area: City of New Rochelle, New York

Scope: The project will prepare a green infrastructure program plan for the City of New Rochelle, New York. The project will fully integrate green infrastructure into the work practices and policies of the City to reduce urban stormwater runoff and nonpoint source pollution to improve water quality in Long Island Sound.

Title: Water Quality Monitoring Initiative for Long Island Sound Embayments

Grantee: Connecticut Fund for the Environment/Save the Sound

LISFF Funds: \$58,937

Grantee Matching Funds: \$44,485

Area: Mamaroneck Harbor and Manhasset Bay, New York

Scope: The project will pilot common standards and methods and produce guidance to inform water quality monitoring of ecological and eutrophic conditions by citizen-science groups working in Long Island Sound embayments and harbors in Connecticut and New York. The project will help citizen-based water quality monitoring groups collect information in a common way which will help improve regional management of water quality in local waterways in the Long Island Sound Watershed.

Title: Cultivating Champions for Healthy Soil and Clean Water for Long Island Sound

Grantee: American Farmland Trust

LISFF Funds: \$83,941

Grantee Matching Funds: \$63,786

Area: Town of Southold, Suffolk County, New York

Scope: The project will conduct five on-farm pilots of soil health practices, document the crop, economic and environmental results, and share information about the practices and results farmer-to-farmer in the Town of Southold, New York. The project will promote the use of soil health practices among Suffolk County's 140 vegetable farms and reduce nitrogen from farms in the Long Island Sound drainage.

Title: Demonstrating Onsite Wastewater Treatment Systems for Clean Water at Uplands Farm Sanctuary

Grantee: The Nature Conservancy, Long Island

LISFF Funds: \$100,075

Grantee Matching Funds: \$157,630

Area: Cold Spring Harbor, Suffolk County, New York



NFWF

Scope: The project will construct and publicize the results of the first nitrogen-reducing vegetated wastewater treatment system in Cold Spring Harbor, New York. The project demonstrates a system that treats wastewater in a natural manner, reduces nitrogen discharges, and safely removes pathogens providing an alternative to traditional waste treatment in cesspools which contributes nitrogen and other pollutants into Long Island Sound. The project will reduce nitrogen in effluent to nearly zero, and by at least 90% resulting in a reduction of at least 150 pounds of nitrogen annually.

Title: Onsite Wastewater Treatment Systems for Clean Water R.E. Read Sr. Recreation Center

Grantee: Peconic Green Growth

LISFF Funds: \$86,430

Grantee Matching Funds: \$48,303

Area: Shoreham, New York

Scope: The project will design and pilot a soil-based wastewater treatment system in Shoreham, New York. The project will reduce nitrogen by 85-90% as well as treat other emerging contaminants such as pharmaceuticals in Long Island Sound.

Title: Green Infrastructure for Beardsley Zoo

Recipient: Connecticut Fund for the Environment/Save the Sound

LISFF Grant: \$149,834

Grantee Matching Funds: \$75,880

Area: Bridgeport, Connecticut

Scope: The project will install green infrastructure including enhancing existing lawn areas with 2,000 square feet of bioretention gardens and tree pits; and replacing 4,000 square feet of impervious pavement with pervious pavers in Bridgeport, Connecticut. The project will capture and treat 1,000,000 gallons of urban stormwater runoff annually.

Title: Stonington Harbor and Coastline Water Quality Monitoring and Education Initiative

Recipient: Sea Research Foundation (Mystic Aquarium)

LISFF Grant: \$24,672

Grantee Matching Funds: \$24,710

Area: Stonington, Connecticut coastline

Scope: The project will monitor and identify local pollution sources in near-shore areas and conduct a public education program along the coastline of Stonington, Connecticut. The project will reduce sources of nitrogen pollution into the Stonington coast and Long Island Sound.



NFWF

Thriving Habitats and Abundant Wildlife

Title: Alley Creek Shoreline and Coastal Forest Restoration

Grantee: City of New York, Department of Parks and Recreation

LISFF Grant: \$150,000

Grantee Matching Funds: \$150,000

Area: Alley Pond Park, Douglaston, New York

Scope: The project will construct 200 to 400 linear feet of living shoreline to restore approximately one acre of degraded salt marsh, and enhance 13 acres of coastal grassland, forest and upland in Alley Pond Park in Douglaston, New York. The project will stop the continued loss of urban salt marsh.

Title: Restoring Coastal Forest at Otter Creek Preserve

Grantee: Westchester Land Trust

LISFF Grant: \$55,393

Grantee Matching Funds: \$33,347

Area: Village of Mamaroneck, New York

Scope: The project will restore a 12 acre coastal forest in the Village of Mamaroneck, New York. The project will result in a forest with increased structural complexity and improved wildlife habitat for 100 species of migratory and forest birds including warblers, vireos, thrush, flycatchers, and raptors.

Title: Coastal Dune Restoration at Stratford Point

Recipient: Sacred Heart University

LISFF Grant: \$115,198

Grantee Matching Funds: \$200,000

Area: Stratford Point, Stratford, Connecticut

Scope: The project will restore 1.5 acres of coastal dune habitat in Stratford Point, Connecticut. The project will provide breeding habitat for shorebirds and tiger beetle.

Title: Village Creek Salt Marsh Restoration Demonstration

Recipient: Norwalk Land Trust

LISFF Grant: \$20,000

Grantee Matching Funds: \$20,000

Area: Norwalk, Connecticut

Scope: The project will develop the planning and design to support restoration of approximately eight acres of degraded intertidal salt meadows in Norwalk, Connecticut. The project will provide the foundation for a salt marsh restoration program with a focused project plan to improve restoration success in an important wildlife area.

Title: Planning for Restoring Fish Passage on the Falls River

Recipient: The Nature Conservancy, Connecticut



NFWF

LISFF Funds: \$59,983

Grantee Matching Funds: \$40,960

Area: Centerbrook, Connecticut

Scope: The project will develop designs for fish passage at two dams on the Falls River a tributary to the lower Connecticut River in Centerbrook, Connecticut. The project will set the stage for access to over 45 acres and a mile and a half of stream habitat for alewife and blueback herring; and raise community awareness of these projects, river health, and the critical connection between freshwater habitats and Long Island Sound.

Educating to Engage Sustainable and Resilient Communities

Title: SOUNDoff Event! Creating Long Island Sound Stewards - II

Grantee: The Whaling Museum & Education Center of Cold Spring Harbor

LISFF Grant: \$7,398

Grantee Matching Funds: \$3,700

Area: Cold Spring Harbor, New York

Scope: The project will host a one-day event to engage and inform children and adults about how to play an active role in preserving the Long Island Sound through hands-on activities in Cold Spring Harbor, New York. The project will reach 400 visitors who will leave the event with a stronger understanding of their relationship to the Sound and with practical ways to contribute to a cleaner Sound.

Title: Reducing Floatable Litter and Debris Pollution in the Bronx River and Long Island Sound

Grantee: Bronx River Alliance

LISFF Grant: \$10,000

Grantee Matching Funds: \$10,760

Area: Bronx River, Bronx, New York

Scope: The project will collect floating trash through ten paddle and pickup canoe trips, one on-shore litter collection at a trash collection boom site, and one on-shore coastal cleanup event in the Bronx, New York. The project will prevent 4,420 pounds of floating debris and trash from entering Long Island Sound waters.

Title: Student Scientist Monitoring of American Eel and River Herring on the Bronx River - II

Grantee: Rocking the Boat

LISFF Grant: \$35,000

Grantee Matching Funds: \$38,242

Area: Bronx River, Bronx, New York

Scope: The project will engage 265 middle and high school students in monitoring river herring and American eel in Bronx, New York. The program will increase local community awareness of the Bronx River as a habitat for river herring and American eels and contribute to the development of a management



NFWF

plan for these Long Island Sound species.

Title: Share the Shore and Be a Good Egg

Grantee: National Audubon Society, Audubon New York

LISFF Grant: \$34,988

Grantee Matching Funds: \$35,000.00

Area: Oyster Bay, Centre Island, Stehli Beach, Sands City/Hobart, and Caumsett and Sunken Meadow State Parks, New York

Scope: The project will provide a multifaceted environmental education program which includes public and school programming, direct on- the-beach public outreach, delivering stewardship projects on the coast for birds, and securing pledges from people committing to share the shore with shorebirds on the North Shore of Long Island, New York. The project will reduce threats to coastal habitats and shorebirds including Piping Plover, Least Tern, Common Tern, American Oystercatcher, and Black Skimmer.

Title: My Yard, Our Sound: Planting for Clean Water and Wildlife

Grantee: The Maritime Explorium at Port Jeff Harbor

LISFF Grant: \$25,366

Grantee Matching Funds: \$69,216

Area: Port Jefferson, New York

Scope: The project will engage 1,600 people in a program that delivers an exhibit, and workshops for families to transform their yards and gardens with native plants in Port Jefferson, New York. The project will provide natural landscaping guidance to homeowners to encourage the use of alternatives to chemical and nutrient-intensive landscaping to benefit water quality and living resources of Long Island Sound.

Title: Long Island Sound Water Education for Elementary School Students

Grantee: North Shore Land Alliance

LISFF Grant: \$30,500

Grantee Matching Funds: \$18,000

Area: Nassau and Suffolk Counties, New York

Scope: The project will deliver three educational sessions on water quality to 1,850 elementary school students in Nassau and Suffolk Counties, New York. The project will educate students about Long Island's ground water quality, the connection to Long Island Sound and how students can protect local water resources.

Title: Coastal Youth Stewards

Recipient: North American Marine Environment Protection Association

LISFF Grant: \$6,918

Grantee Matching Funds: \$5,236

Area: Bridgeport, Stamford, Ridgefield and Southport/Fairfield, Connecticut



NFWF

Scope: The project will educate and engage 150 K-12 youth in 10 beach cleanups and in an educational program about the marine environment and marine debris in the Southwest Coast Watershed, Connecticut. The project will prevent over 1,500 pounds of debris from entering Long Island Sound waters and encourage students to become environmental stewards through hands-on education about the impact of marine debris on the Sound as well as other waterways.

Title: Sound Engagement for Families

Recipient: Sea Research Foundation (Mystic Aquarium)

LISFF Grant: \$9,300

Grantee Matching Funds: \$11,895

Area: Mystic Aquarium, Mystic, Barn Island Wildlife Management Area, Pawcatuck, and Bluff Point State Park, Groton, Connecticut

Scope: The project will conduct six hands-on Long Island Sound-based conservation field programs, and a Long Island Sound Day celebration for 4,000 community members and 300 families in Mystic, Connecticut. The project will immerse families in hands-on learning and conservation activities that foster appreciation and stewardship of Long Island Sound.

Title: Audubon WildLife Guards – A Coastal Stewardship and Youth Conservation Training Program

Recipient: National Audubon Society, Audubon Connecticut

LISFF Grant: \$35,000

Grantee Matching Funds: \$35,100

Area: Pleasure Beach, Bridgeport, Connecticut

Scope: The project will employ 10 students to encourage 3,000 members of the public to share 9.85 acres of coast with beach-nesting coastal waterbirds; and provide coastal stewardship training to 25 municipal employees to add to student stewardship efforts at Pleasure Beach in Bridgeport, Connecticut. The project will allow residents to enjoy the beach and allow Piping Plover and Least Terns to nest successfully.

Title: Engaging Student Scientists for Long Island Sound

Recipient: Earthplace - The Nature Discovery Center

LISFF Grant: \$32,829

Grantee Matching Funds: \$34,050

Area: Fairfield County, Connecticut

Scope: The project will engage 46 high school and undergraduate citizen scientists in four experiential learning programs about water quality and Long Island Sound ecology using rivers, harbors, and the Sound as the classroom and make public presentations about their research at public events in Fairfield County, Connecticut. The project will train student participants for careers in



NFWF

conservation science and improve public knowledge and understanding of the Sound

Title: River Smart Community Stormwater Education in the Farmington River Watershed for Long Island Sound

Recipient: Farmington River Watershed Association

LISFF Grant: \$31,174

Grantee Matching Funds: \$32,810

Area: Towns on the Pequabuck and Still Rivers such as Simsbury, Farmington, Avon, Barkhamsted, Winsted, and Bristol, Connecticut

Scope: The project will deliver River Smart CT an education and outreach program focused on personal actions to reduce polluted stormwater to 4,000 people in the Farmington Valley, Connecticut. The project will increase the number and variety of citizens who understand the value of rivers that feed Long Island Sound and take a local action to protect its water quality.

Title: A Blue “Marine” Plan for Long Island Sound

Grantee: University of Connecticut

LISFF Grant: \$34,997

Grantee Matching Funds: \$37,466

Area: Long Island Sound Watershed, New York and Connecticut

Scope: The project will engage scientists, government, industry, and the public in development of maps and information on natural resources and human use to become part of an online resource for the Long Island Sound Watershed of Connecticut and New York. The project will support the public process needed for development of a Blue Plan which looks at human activities in the marine environment to achieve ecological, economic, and social objectives with an aim of protecting and restoring the sound.

###

SPECIAL MEETING HELD AUGUST 2, 2016

A Special Meeting of the Board of Trustees of the Village of Port Chester, New York, was held on Tuesday, August 2, 2016 at 7:00 p.m. in the Village Hall Conference Room at 222 Grace Church Street, Port Chester, New York.

Present were Trustees Bart Didden, Francis Ferrara, Daniel Brakewood, Gene Ceccarelli, and Luis Marino.

Also present were Village Clerk David Thomas, Village Manager Christopher Steers, Village Attorney Anthony Cerreto and Assistant to the Village Attorney David Kenny.

On motion of TRUSTEE BRAKEWOOD, seconded by TRUSTEE DIDDEN, the meeting was declared opened at 7:00 p.m.

ROLL CALL

AYES: Trustees Didden, Ferrara, Brakewood, Ceccarelli, Marino

NOES: None

ABSENT: Trustee Adams and Mayor Pilla

PROPOSED MOTION FOR EXECUTIVE SESSION

On motion of TRUSTEE BRAKEWOOD, seconded by TRUSTEE FERRARA, the Board went into Executive Session for

1. *Consultation with Special Counsel regarding Starwood Development* (with Staff).

ROLL CALL

AYES: Trustees Didden, Ferrara, Brakewood, Ceccarelli, Marino

NOES: None

ABSENT: Trustee Adams and Mayor Pilla

Mayor Pilla arrived in time for Executive Session.

On motion of TRUSTEE ADAMS, seconded by TRUSTEE CECCARELLI, the Board closed the Executive Session.

ROLL CALL

AYES: Trustees Didden, Ferrara, Brakewood, Ceccarelli, Marino and Mayor Pilla

NOES: None

ABSENT: Trustee Adams

PUBLIC COMMENTS ON STARWOOD DEVELOPMENT

Mr. John Reavis commented on tonight's Resolution. We are not sure what the Resolution really says. It is general and not specific. People in our community should be afforded the opportunity for the jobs created by the Starwood development, and this should be included in their specs. What services do we have to give to insure that the developers who come into the community are benefiting the community?

Mr. Didden commented that the information on this Resolution is available on the website.

Ms. Blanca (?) commented that we should be assured that there are going to be jobs, training and housing for residents.

Mrs. Doris Bailey-Reavis commented her main concern is with the housing and the number of housing units. The location of the project and the traffic are not good and the Board needs to propose some kind of alternative. You are not taking into consideration the effect on our community.

Mrs. Joan Thomas commented we have given the Board the opportunity. We are the people who elected you and we are the people responsible for giving a head's up. You should re-read the document and get the people of the Village involved in negotiations.

Mr. Stiglione of Yonkers commented to beware of policy from the developers. The developer promised a new firehouse when they built a new shopping center, and when the project was sold to a new developer the firehouse did not carry over.

Mrs. Bailey-Reavis commented you are now talking about changing zoning. If they sell the property to the Marriott Corporation they will make a lot of money.

RESOLUTIONS

RESOLUTION

RESOLUTION REGARDING BENEFIT AGREEMENTS PERTAINING TO THE PROPOSED REZONING AND REDEVELOPMENT OF THE FORMER UNITED HOSPITAL SITE BY PC406 BPR, LLC AND PC 999 HIGH STREET CORP.

On motion of TRUSTEE FERRARA, seconded by TRUSTEE CECCARELLI, this motion was tabled by the Board of Trustees of the Village of Port Chester, New York

ROLL CALL

AYES: Trustees Didden, Ferrara and Ceccarelli
NOES: Trustees Brakewood and Marino and Mayor Pilla
ABSENT: Trustee Adams

Mr. Reavis commented that you need a citizen's organization that the Board can fall back on in order to better negotiate.

DISCUSSIONS

1. BOT Rules and Procedures.

Village Attorney Cerreto said the rules determine how effective the Board wants to be.

Trustee Ceccarelli commented that at the end of the night it is counter-productive. Once we identify high priority items we should get them cleared up and let the other things wait. We need to come to the meetings prepared. You should stick to a meeting schedule.

Trustee Brakewood commented the root cause of the problem is that we don't give the Mayor the authority to control the agenda.

Trustee Didden commented we have discussions because they lead to resolutions.

Trustee Marino commented we don't follow the agenda. We jump all over the place.

Trustee Ferrara suggested we change the way we do business. We don't need a third meeting each month. We need to have an agenda meeting and then follow that agenda at the second meeting of the month.

Village Manager Steers commented there is a lot of discussion and interaction with staff. If an issue comes up we should discuss it rather than waiting for the Board meeting.

Mayor Pilla commented that things that come up would be left undone if we only had one Board meeting a month.

2. Strategic Plan

We have budgeted two new fire trucks.

3. Adding a third Board of Trustees Public Meeting

Mayor Pilla commented it would help a lot to have a consent agenda like they use in White Plains. If we need to have a discussion for every Resolution it takes a lot of time.

Trustee Brakewood commented resolutions do not take that long. We can pass 20 resolutions in about 20 minutes. What takes long are public hearings and public comments.

Trustee Didden commented we should have, after the Pledge to the Flag, an adoption of the consent agenda.

4. *Acceptance of offer to visit project site from Streetworks*

Mayor Pilla commented you don't need Board authorization if people want to go.

Trustee Brakewood commented height and usage are important. West Hartford would be a three hour ride. Village Manager Steers will arrange a site visit. This could be done on a weekend.

5. *Starwood/United Hospital Development Final Environmental Impact Statement and Related Items.*

Planning Director Zamft commented this is on the website for everybody to look at. It will take one month to go through the document for completeness. Once the Board notes the document as complete, it will refer it to the Planning Commission and the Westchester County Planning Board for their review and for publication. Once the document is declared complete the Board can hold a Public Hearing.

The different traffic analyses are included in the document. The DOT has received a copy.

6. *Correspondence from Gramatan Management.*

The correspondence was referred to Staff.

Trustee Ceccarelli commented he liked the idea of a consent meeting.

Mayor Pilla commented he will work with staff to come up with changes to the rules and procedures. The second meeting of the month should be for discussions. Public hearings will be at a third meeting.

Village Attorney Cerreto added on a resolution to go into Executive Session for consultation with Counsel, Human Resources Director Ed Brancati and Village Manager Steers regarding the Professional Firefighters.

On motion of TRUSTEE DIDDEN, seconded by TRUSTEE MARINO, the Board of Trustees of the Village of Port Chester, New York went into executive discussion.

ROLL CALL:

AYES: Trustees Didden, Ferrara, Brakewood, Ceccarelli, Marino and Mayor Pilla

NOES: None

ABSENT: Trustee Adams

A motion was made by TRUSTEE DIDDEN, seconded by TRUSTEE CECCARELLI, that the Board go into Executive Session to discuss the appointment of a particular person.

ROLL CALL:

AYES: Trustees Didden, Ferrara, Brakewood, Ceccarelli, Marino and Mayor Pilla

NOES: None

ABSENT: Trustee Adams

The meeting was adjourned at 9:05 p.m.

Respectfully submitted,

David Thomas
Village Clerk

^