



VILLAGE OF
PORT CHESTER

222 Grace Church Street, Port Chester, New York 10573

RES - 01 A-C
 BOT 9-19-2016

AGENDA MEMO

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

BOT Meeting Date: 9/19/2016

Item Type: Resolution

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)

Micro-Alcohol Establishments Proposed Zoning Text Amendments: SEQRA Determination of Significance and Adoption of Zoning Text Amendments

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, the Board must provide a determination of significance. Per the Board's direction at the September 6, 2016 meeting, staff has prepared a FEAF Part 3, which functions as a Negative Declaration.

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.

On September 6, 2016, the Board held a public hearing on the question of enactment of Local Law No. _ of 2016, being a Local Law amending the text of Chapter 345, Article XVI of the Village Code (Zoning) to define and include BREW PUB, BREWERY, DISTILLERY, MICROBREWERY, MICRODISTILLERY, MICROWINERY, NANOBREWERY, TASTING ROOM, and WINERY as permitted and specially permitted uses within specific zoning districts and establish special exception and supplementary criteria for such uses.

At the September 6, 2016 meeting it was requested from the public that the amendments be amended so that some uses be permitted in the MUR Marina Redevelopment Project Urban Renewal District. After much discussion by the Board and Village Staff, the Board determined that the MUR Zoning District would not be included, but that it would be studied at a later time.

Given that, there are three separate matters that need to be resolved, in order that they need to be heard:

1. **SEQRA Determination of Significance** – The Board is the Lead Agency under SEQRA. Staff has reviewed the provided material and has prepared a Full Environmental Assessment Form (“EAF”) Part 3, which includes a suggested determination of significance – i.e., a Negative Declaration. This would complete the SEQRA process.
2. **Zoning** – Once the SEQRA process is completed, the Board has the ability to make a determination on the actual zoning text amendments, as formulated in Local Law No. I-_ of 2016.
3. **Amend to Include MUR Zoning District** – Should the Board decide that it would like to evaluate the permitting of some uses within the MUR Zoning District, the Board could direct Village Staff to draft such text amendments and guide the Board through the process.

Therefore, should the Board wish to proceed, the attached resolutions undertake the following actions:

1. Adopts the SEQRA Determination of Significance
2. Adopts the Local Law
3. Directs Village Staff to Prepare Draft Zoning Text Amendments and Associated Documentation to include particular uses within the MUR Zoning District.

Proposed Actions
<ul style="list-style-type: none"> • SEQRA Determination of Significance • Adoption of Local Law • Direct Staff to Prepare Draft Zoning Text Amendments for MUR Zoning District

Attachments
<ul style="list-style-type: none"> • Full Environmental Assessment Form (FEAF) Parts 1 and 2 • Westchester County Letter • FEAF Part 3 (Negative Declaration) • Proposed Local Law

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:

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		
i. Coastal Resources. <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 <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 <i>iii.</i> 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):

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: _____
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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? Yes No

If Yes:

i. Nature of historic/archaeological resource: Archaeological Site Historic Building or District

ii. Name: _____

iii. 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? Yes No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? Yes No

If Yes:

i. Describe possible resource(s): _____

ii. 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? Yes No

If Yes:

i. Identify resource: _____

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____

iii. 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? Yes No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? Yes 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.)
 If “Yes”, answer questions a - h. If “No”, go to Section 18.

NO 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)
 If “Yes”, answer questions a - g. If “No”, proceed to Part 3.

NO 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: The Proposed Action may have a beneficial impact on the economic development of the Village. _____ _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>

Robert P. Astorino
County Executive

County Planning Board

August 2, 2016

Eric Zamft, AICP, Director
Department of Planning & Economic Development
Village of Port Chester
222 Grace Church Street
Port Chester, NY 10573

Subject: Referral File No. PCH 16-007 — Zoning Text Amendment: Brewery and Micro-Alcohol Uses

Dear Mr. Zamft:

The Westchester County Planning Board has received a copy of a proposed amendment to the text of the Village Zoning Ordinance that would permit and regulate brewery and micro-alcohol uses within the village. Specifically the amendment provides new definitions in the ordinance for: “brewery”, “brewpub”, “distillery”, “microbrewery”, “microdistillery”, “microwinery”, “nanobrewery”, “tasting room” and “winery”. The amendment also would modify the Schedule of Regulations for Nonresidence Districts to add these uses:

- Brewery, distillery and winery uses would be principal permitted uses in the M1 and M2 Districts,
- Microbrewery, microdistillery, microwinery and nanobrewery uses would be principal permitted uses in the C2, C5 and C5T Districts,
- Microbrewery, microdistillery, microwinery and nanobrewery uses would be special exception uses in the DW and DW2 Districts and
- Brewpubs would be grouped with table-service restaurants and permitted and regulated accordingly.

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. We find it appropriate that the Village take steps to update its zoning ordinance to reflect and to address emerging economic development trends

Thank you for the opportunity to comment on this matter.

Respectfully,
WESTCHESTER COUNTY PLANNING BOARD

For:
By:



Edward Buroughs, AICP
Commissioner

EEB/LH

Project : Date :

Full Environmental Assessment Form
Part 3 - Evaluation of the Magnitude and Importance of Project Impacts
and
Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

The Proposed Action consists of: amending the Village Code Chapter 345, to create define and include BREW PUB, BREWERY, DISTILLERY, MICROBREWERY, MICRODISTILLERY, MICROWINERY, NANOBREWERY, TASTING ROOM, and WINERY as permitted and specially permitted uses within specific zoning districts and establish special exception and supplementary criteria for such uses. The Board of Trustees has been established as the Lead Agency for this matter.

Given that the petition is for zoning text amendments and based on the Board's review of the Full Environmental Assessment Form ("FEAF") Parts 1 and 2, comments from the Planning Commission, a letter from Westchester County Planning Board, and the public's comments, the Proposed Action is not expected to result in any significant adverse environmental impacts that would rise to the level of significance required for a Positive Declaration.

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: Type 1 Unlisted

Identify portions of EAF completed for this Project: Part 1 Part 2 Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information

Discussion at the Village of Port Chester Planning Commission August 29, 2016 meeting: Discussion at the September 6, 2016 Board of Trustees Public Hearing

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the Village of Port Chester Board of Trustees _____ as lead agency that:

A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.d).

C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action: Micro-Alcohol Establishments Zoning Text Amendments

Name of Lead Agency: Village of Port Chester Board of Trustees

Name of Responsible Officer in Lead Agency: Dennis Pilla

Title of Responsible Officer: Mayor

Signature of Responsible Officer in Lead Agency:

Date:

Signature of Preparer (if different from Responsible Officer)

Date:

For Further Information:

Contact Person: Eric Zamft, AICP, Director of Planning & Economic Development

Address: 222 Grace Church Street, Port Chester, NY 10753

Telephone Number: (914) 481-8037

E-mail: ezamft@portchesterny.com

For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)

Other involved agencies (if any)

Applicant (if any)

Environmental Notice Bulletin: <http://www.dec.ny.gov/enb/enb.html>

LOCAL LAW NO. _ of 2016

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

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

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:

Retail store or personal service shop, services clearly incidental to retail sales on the premises or to personal services	P	P	P	P	X	P	P	SE	X	SE	SE	X	X	P
Veterinary hospital or board and care of small animals	X	SE	X	SE	SE	X	X	X	X	SE	SE	X	X	SE
Wholesale business, storage building or warehouse	P	X	X	P	P	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	X	X	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	X	X
Creamery, ice cream plant or bakery plant	X	X	X	X	P	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	X	P	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	P	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	SE	X	X	X	X	SE	SE	P	P	X
Accessory Uses														
CD Accessory garden center	X	X	X	X	X	X	X	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	X	SE	P	X	P	X	X	X	X	SE
Ground-floor office as accessory use to multifamily development	X	SE	X	X	X	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.

RESOLUTION

ADOPTING A NEGATIVE DECLARATION UNDER STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQRA) WITH REGARD TO AMENDING THE CODE OF THE VILLAGE OF PORT CHESTER, CHAPTER 345, "ZONING", TO DEFINE AND INCLUDE BREW PUB, BREWERY, DISTILLERY, MICROBREWERY, MICRODISTILLERY, MICROWINERY, NANOBREWERY, TASTING ROOM, AND WINERY AS PERMITTED AND SPECIALLY PERMITTED USES WITHIN SPECIFIC ZONING DISTRICTS AND ESTABLISH SPECIAL EXCEPTION AND SUPPLEMENTARY CRITERIA FOR SUCH USES

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 is committed to the economic revitalization of Port Chester that is sustainable both environmentally and socioeconomically; and

WHEREAS, based upon national trends and local interest, on May 2, 2016 the Board directed staff to draft zoning text amendments to permit alcohol and micro-alcohol establishments within certain portions of the Village (the "Proposed Zoning Text Amendment" or "Proposed Action"); and

WHEREAS, at a duly noticed meeting on July 18, 2016, the Board accepted review of the Proposed Text Amendments, found that the Proposed Action is an Unlisted Action pursuant to the New York State Environmental Quality Review Act ("SEQRA") and the regulations at 6 NYCRR Part 617, noticed its intent to serve as Lead Agency for the purposes of a coordinated review to interested and involved agencies and referred the matter to the Planning Commission and Westchester County Planning Board; and

WHEREAS, all involved agencies advised that they did not object to the Board's designation as Lead Agency; and

WHEREAS, at a duly noticed meeting on August 15, 2016, the Board declared itself Lead Agency under SEQRA and scheduled a public hearing for September 6, 2016; and

WHEREAS, Village Staff has prepared and submitted to the Board and public for review a Full Environmental Assessment Form ("FEAF") Parts 1 and 2, pursuant to SEQRA; and

WHEREAS, the Board held a public hearing on the Proposed Text Amendments on September 6, 2016; and

WHEREAS, staff has recommended that the Board of Trustees adopt a determination that the Proposed Action would not have a significant adverse environmental impact; and

WHEREAS, the Board has reviewed and carefully considered the FEAF Parts 1, 2, and 3, board and public comments, and the recommendations of its staff.

NOW, THEREFORE, be it

RESOLVED, that the Board of Trustees hereby determines that the Proposed Action will not have a significant adverse impact on the environment for the reasons for set forth in the accompanying Negative Declaration, which is incorporated hereto and made a part hereof; and be it further

RESOLVED, that the Village Clerk is directed to undertake all filings and service of this Resolution pursuant to the regulations governing SEQRA at 6 NYCRR 617.12.

Approved as to Form:

Village Attorney, Anthony Cerreto

RESOLUTION

ADOPTING LOCAL LAW NO. _ OF 2016 AMENDING THE CODE OF THE VILLAGE OF PORT CHESTER, CHAPTER 345, "ZONING", TO DEFINE AND INCLUDE BREW PUB, BREWERY, DISTILLERY, MICROBREWERY, MICRODISTILLERY, MICROWINERY, NANOBREWERY, TASTING ROOM, AND WINERY AS PERMITTED AND SPECIALLY PERMITTED USES WITHIN SPECIFIC ZONING DISTRICTS AND ESTABLISH SPECIAL EXCEPTION AND SUPPLEMENTARY CRITERIA FOR SUCH USES

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 is committed to the economic revitalization of Port Chester that is sustainable both environmentally and socioeconomically; and

WHEREAS, based upon national trends and local interest, on May 2, 2016 the Board directed staff to draft zoning text amendments to permit alcohol and micro-alcohol establishments within certain portions of the Village (the "Proposed Zoning Text Amendment"); and

WHEREAS, at the July 18, 2016 Board of Trustees meeting, the Board adopted a resolution considering the Proposed Zoning Text Amendment for review; and

WHEREAS, the Proposed Zoning Text Amendment is consistent with the Village's 2012 Comprehensive Plan, notably Economic Development Recommendation #1: Strengthen and expand economic opportunity and the Village's tax base by focusing efforts on retaining and expanding existing businesses and attracting new businesses and Economic Development Recommendation #3: Increase Port Chester's retail capture rate by improving the profitability of commercial businesses and recruiting new establishments based on market demand; and

WHEREAS, the matter was discussed at the July 25, 2016 and August 29, 2016 Planning Commission meetings, and the Planning Commission unanimously voiced their support for the proposed local law; and

WHEREAS, 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; and

WHEREAS, the Board held a public hearing on the Proposed Zoning Text Amendment on September 6, 2016 upon, among other things, the question of enactment of Local Law No. _ of 2016, being a Local Law amending the text of Chapter 345, Article XVI of the Village Code (Zoning), which is on file with the Village Clerk's Office of the Village of Port Chester; and

WHEREAS, the Board determined that the Proposed Zoning Text Amendment will not have a significant adverse impact on the environment as described in the Negative Declaration; and

WHEREAS, the Board adopted the Negative Declaration on September 19, 2016.

NOW, THEREFORE, be it

RESOLVED, by the Village of Port Chester Board of Trustees that Local Law No. _ of 2016 is hereby enacted as follows and effective upon its filing with the New York State Department of State:

LOCAL LAW NO. _ of 2016

A local law amending the text of Chapter 345 of the Village Code to define and include BREW PUB, BREWERY, DISTILLERY, MICROBREWERY, MICRODISTILLERY, MICROWINERY, NANOBREWERY, TASTING ROOM, and WINERY as permitted and specially permitted uses within specific zoning districts, and establish special exception and supplementary criteria for such uses.

Approved as to Form:

Village Attorney, Anthony Cerreto

RESOLUTION

DIRECTING VILLAGE STAFF TO PREPARE DRAFT TEXT AMENDMENTS AND ASSOCIATED DOCUMENTATION TO PERMIT MICROBREWERY, MICRODISTILLERY, MICROWINERY, NANOBREWERY, AND TASTING ROOM AS PERMITTED USES WITHIN THE MUR MARINA REDEVELOPMENT PROJECT URBAN RENEWAL DISTRICT

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, on September 19, 2016 the Board adopted a local law

WHEREAS, at the July 18, 2016 Board of Trustees meeting, the Board adopted a resolution considering draft zoning text amendments to permit alcohol and micro-alcohol establishments within certain portions of the Village (the “Micro-Alcohol Zoning Text Amendments”); and

WHEREAS, the Micro-Alcohol Zoning Text Amendments did not include the MUR Marina Redevelopment Project Urban Renewal District (the “MUR Zoning District”); and

WHEREAS, the Micro-Alcohol Zoning Text Amendments were evaluated under the New York State Environmental Review Act (“SEQRA”) process;

WHEREAS, the Board held a public hearing on the Micro-Alcohol Zoning Text Amendments on September 6, 2016; and

WHEREAS, at the September 6, 2016 public hearing a comment from the public was received asking if the MUR Zoning District could be included in the Micro-Alcohol Zoning Text Amendments; and

WHEREAS, after much discussion from the Board, including questions and responses to and from Village Staff, the Board decided not to include the MUR Zoning District in its consideration at that time, but suggested that it be evaluated separately; and

WHEREAS, the Board adopted the Negative Declaration for the Micro-Alcohol Zoning Text Amendments on September 19, 2016; and

WHEREAS, the Board resolved to adopt the Micro-Alcohol Zoning Text Amendments on September 19, 2016.

NOW, THEREFORE, be it

RESOLVED, that Board of Trustees directs staff to prepare draft text amendments and associated documentation to permit the following uses within the MUR Zoning District: MICROBREWERY, MICRODISTILLERY, MICROWINERY, NANOBREWERY, and TASTING ROOM.

Approved as to Form:

Village Attorney, Anthony Cerreto



VILLAGE OF
PORT CHESTER

222 Grace Church Street, Port Chester, New York 10573

RES - 02
BOT 9-19-2016

AGENDA MEMO

Department: Justice Court

BOT Meeting Date: 9/19/2016

Item Type: Resolution

Sponsor's Name: Regina Hill, Court Clerk

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

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

RESOLUTION

APPLICATION FOR GRANT FUNDING UNDER THE JUSTICE COURT ASSISTANCE PROGRAM FOR 2016-2017

Summary

Background:

JCAP Grant.

Section 849-h of the State Judiciary Law, the Justice Court Assistance Program (JCAP), provides grant opportunities for municipalities to assist in the operation of local justice courts. The Justice Court is submitting an application for the JCAP grant for \$20,916. The Justice Court will be following the Village's procurement policy, and any requirements of the grant, for any purchases with the funds received from the grant. In the preparation for this grant application the Justice Court did a preliminary inquiry and received quotes on the items the funds will be spent on, so as to ascertain the correct

amount for the grant request. Therefore the Village expects the breakdown for the funds will not exceed the following:

1. \$9,616 (two multifunctioning printers 1 for Criminal & 1 for Traffic)
2. \$4,700 for Bullet Proof Window in the Criminal Department
3. \$6,600 Air Conditioning in the Upstairs hallway

Proposed Action

That the Board of Trustees adopt the Resolution

Attachments

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RESOLUTION

APPLICATION FOR GRANT FUNDING UNDER THE JUSTICE COURT ASSISTANCE
PROGRAM FOR 2016-2017

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, pursuant to Section 849-h of the State Judiciary Law, the Justice Court Assistance Program (JCAP), provides grant opportunities for municipalities to assist in the operation of local justice courts; and

WHEREAS, after assessing the Court's needs, the Court Clerk has prepared a grant application seeking \$20,916.00 in funding for enhanced security and office equipment; and

WHEREAS, in accordance with the JCAP grant guidelines, the local legislative body must adopt a resolution authorizing and supporting the municipal grant application. Now, therefore, be it

RESOLVED, that the Board of Trustees hereby supports and authorizes the submission of an application for a Justice Court Assistance Program grant for 2016-2017 to facilitate necessary improvements to the Port Chester Justice Court; and be it further

RESOLVED, pursuant to the terms and conditions of the application process, the Mayor is hereby authorized to sign the grant application in the form annexed and submit same to the New York Office of Court Administration.

Approved as to Form:

Anthony M. Cerreto, Village Attorney



VILLAGE OF
PORT CHESTER

222 Grace Church Street, Port Chester, New York 10573

AGENDA MEMO

Department: Office of the Village Attorney

BOT Meeting Date: 9/19/2016

Item Type: Resolution

Sponsor's Name: Select Sponsor's Name.

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

Agenda Heading Title

(Will appear on the Agenda as indicated below)

RESOLUTION

CHANGING THE FIRST MONTHLY MEETING OF OCTOBER FROM OCTOBER 3, 2016
TO OCTOBER 5, 2016

Summary

Background:

The Board wishes to reschedule its first monthly meeting in October from Monday October 3, 2016 to Wednesday October 5, 2016.

Proposed Action

That the Board of Trustees adopt the Resolution

Attachments

RESOLUTION

CHANGING THE FIRST MONTHLY MEETING OF OCTOBER FROM OCTOBER 3, 2016
TO OCTOBER 5, 2016

On motion of TRUSTEE _____, seconded by TRUSTEE _____

, the following resolution was adopted by the Board of Trustees of the Village of Port
Chester, New York:

NOW, THEREFORE BE IT,

RESOLVED, that the Board of Trustees hereby reschedules its first monthly meeting of the
month of October, from Monday, October 3, 2016 to Wednesday, October 5, 2016.

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: 9/19/2016

Item Type: Resolution

Sponsor's Name: Select Sponsor's Name.

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

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

RESOLUTION

RESETTING A PUBLIC HEARINGS

Summary

Background:

Should the Board of Trustees adopt the resolution to change the first meeting in October from Monday October 3, 2016 to Wednesday October 5, 2016, the Board must also reset and re-notice the public hearings that were set for October 3, 2016. There are three resolutions, one for each public hearing.

The public hearings are as follows:

- a) 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

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

- c) TO CONSIDER A LOCAL LAW AMENDING THE CODE OF THE VILLAGE OF PORT CHESTER, CHAPTER 49 "ENGINEER", ESTABLISHING A GENERAL ENGINEERING PERMIT

Proposed Action

That the Board of Trustees adopt the Resolution Setting a Public Hearing

Attachments

--

RESOLUTION

RESETTING 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 reschedules the public hearing originally set for
Monday, October 3, 2016, to Wednesday, October 5, 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:

RESOLUTION

RESETTING A PUBLIC HEARING TO CONSIDER A LOCAL LAW AMENDING THE
CODE OF THE VILLAGE OF PORT CHESTER, CHAPTER 345 “ZONING”, WITH
REGARD TO 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 reschedules the public hearing originally set for
Monday, October 3, 2016 to Wednesday, October 5, 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:

RESOLUTION

RESETTING 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 reschedules the public hearing originally set for
Monday October 3, 2016, to Wednesday, October 5, 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

222 Grace Church Street, Port Chester, New York 10573

AGENDA MEMO

Department: Office of the Village Attorney

BOT Meeting Date: 9/19/2016

Item Type: Resolution

Sponsor's Name: Select Sponsor's Name.

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

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

RESOLUTION

GIVING APPROVAL TO SAINT PETER'S EPISCOPAL CHURCH "HOLY CROSS DAY"
PROCESSION

Summary

Background:

The Board of Trustees gave approval to Saint Peter's Episcopal Church to hold the "Holy Cross Day" procession on September 17, 2016 and ratifies such approval by and through this resolution.

Proposed Action

That the Board of Trustees adopt the Resolution

Attachments

RESOLUTION

GIVING APPROVAL TO SAINT PETER’S EPISCOPAL CHURCH “HOLY CROSS DAY”
PROCESSION

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 received a request from Saint Peter’s Episcopal Church to hold a
procession celebrating “Holy Cross Day,” on September 17, 2016; and

WHEREAS, such procession will start at 45 North Regent Street, to Irving Street, to
Poningo Street, to Washington Street, and ending at St. Peter’s Episcopal Church; and

Now, therefore, be it,

RESOLVED, that the Board of Trustees hereby gives approval to Saint Peter’s Episcopal
Church to hold the “Holy Cross Day” procession on September 17, 2016 and ratifies such
approval by and through this resolution.

Approved as to Form:

Anthony M. Cerreto, Village Attorney



VILLAGE OF
PORT CHESTER

222 Grace Church Street, Port Chester, New York 1057

RES - 06A
BOT 9-19-2016

AGENDA MEMO

Department

BOT Meeting Date

Item Type

Sponsor's Name

Description	Description
Fiscal Impact <input type="checkbox"/>	Public Hearing Required <input checked="" 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"/>
Stategic Plan Related <input type="checkbox"/>	

Agenda Heading Title

ACCEPTANCE AND APPROVAL OF KAITLIN ROHONCZY AS AN ACTIVE MEMBER OF WASHINGTON ENGINE AND HOSE CO. NO.4

Summary

ACCEPTANCE AND APPROVAL OF KAITLIN ROHONCZY AS AN ACTIVE MEMBER OF WASHINGTON ENGINE AND HOSE CO. NO.4

Proposed Action

That the Board adopt the Resolution

Attachment

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RESOLUTION

**ACCEPTANCE AND APPROVAL OF KAITLIN ROHONCZY AS AN ACTIVE
MEMBER OF WASHINGTON ENGINE AND HOSE CO. NO.4**

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 5, 2016 meeting of Washington Engine & Hose Co. No. 4
the company held an election for a new active member; and

WHEREAS, Kaitlin Rohonczy 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
Kaitlin Rohonczy to the Washington Engine & Hose Co. No. 4, as an active member of the
Port Chester Fire Department

Approved as to Form:

Anthony M. Cerreto, Village Attorney

ROLL CALL

AYES:

NOES:

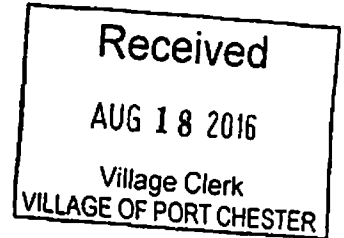
ABSENT:

DATE: SEPTEMBER 19, 2016

Washington Engine & Hose Co. #4, Inc.
PORT CHESTER FIRE DEPARTMENT
PORT CHESTER, NEW YORK

August 10, 2016

Village Clerk
Village of Port Chester
222 Grace Church St
Port Chester NY 10573



Dear Village Clerk:

Washington E&H Co #4 has elected a new member at its August meeting:

Kaitlin Rohonczy
46 Leicester St
Port Chester, NY 10573

Please add this communication to the Board's agenda for approval.

Sincerely,



Paul Cregan
Secretary



VILLAGE OF
PORT CHESTER

222 Grace Church Street, Port Chester, New York 1057

RES - 06B
BOT 9-19-2016

AGENDA MEMO

Department

BOT Meeting Date

Item Type

Sponsor's Name

Description	Description
Fiscal Impact <input type="checkbox"/>	Public Hearing Required <input checked="" 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"/>
Stategic Plan Related <input type="checkbox"/>	

Agenda Heading Title

ACCEPTANCE AND APPROVAL OF GUSTAVO PALTIN AS AN ACTIVE MEMBER OF RELIANCE ENGINE & HOSE CO. NO.1

Summary

ACCEPTANCE AND APPROVAL OF GUSTAVO PALTIN AS AN ACTIVE MEMBER OF RELIANCE ENGINE & HOSE CO. NO.1

Proposed Action

That the Board adopt the Resolution

Attachment

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RESOLUTION

**ACCEPTANCE AND APPROVAL OF GUSTAVO PALTIN AS AN ACTIVE
MEMBER OF RELIANCE ENGINE & HOSE 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 September 2, 2016 meeting of Reliance Engine & Hose Co. No. 1
the company held an election for a new active member; and

WHEREAS, Gustavo Paltin 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
Gustavo Paltin to Reliance Engine & Hose 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: SEPTEMBER 19, 2016



Companies:

Reliance Chemical & Hose
No. 1

Putnam Steamer & Hose
No. 2

Fire Department
Village of Port Chester

WESTCHESTER COUNTY, N. Y.



Headquarters: Westchester Avenue and Vaninga Street

Harry Howard Hook &
Ladder No. 1

Fire Police No. 1

Mellor Hose No. 1

Washington Engine & Hose
No. 4

Brooksville Hose No. 5

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

The Reliance Eng & Hose Co. No. 1 respectfully reports that at a meeting held on Sept. 2nd 2016 favorable action was taken on the following:
Elected active members Paltin, Gustavo Of 172 Highland St PC, NY 10573

Elected honorary members _____

Members resigned _____

Members expelled _____

Members suspended _____

Members died _____

Badges returned (numbers) _____

Remarks _____

Bryan A. Santucci

Secretary.

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 9-19-2016



M. Ravikoff Assoc. Inc.

33 New Broad Street
Port Chester, NY 10573

Phone 914-934-2424
Fax 914-937-5186

Mayor and Board of Trustees
c/o Village Clerk
Village of Port Chester
222 Grace Church Street
Port Chester, NY 10573

Re: zoning changes to C1 Neighborhood retail to include medical

September 1, 2016

Dear Mr. Mayor and Board of Trustees,

Recently I noticed several sign boards posted in location in the C1 neighbor Retail zone near 3 properties we have owned for considerable time.


The signboards note a public meeting (at an unknown date as the rain has clearly washed the date away) for proposed changes to this zone to include Medical Uses.

We have not received any notice of said meeting.

Enclosed you will find a copy of a letter I sent on the same topic some time ago. This is an ongoing issue with serving proper legal notice.

Additionally, I believe the signboard lists all properties that are affected but said proposed changes. I believe this list is incomplete.

Sincerely,



Howie Ravikoff
M. Ravikoff Assoc.
Managing Agent
Port Chester, NY 10573

Cc: Anthony Cerreta, Village Attorney; Eric Zamft, Planning Director.

M. Ravikoff Associates, Inc.

33 New Broad Street
Port Chester, NY 10573

Phone 914-934-2424
Fax 914-937-5186

June 5, 2015

Mr. Anthony Cerreto, Village Attorney
Board of Trustees
Planning & Zoning Department
Village Hall
222 Grace Church Street
Port Chester, NY 10573

Reference: Attached Notice

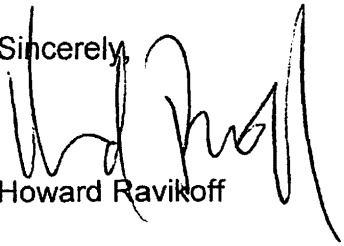
These notices keep getting mailed to the property, not the address of the owner's office, not the address at which we receive all of our tax bills. How is this possible?

We were not properly notified. I can only imagine how many others will go without ever receiving this information. I suggest a thorough revamping of your process before you continue on to a public meeting.

Additionally, your drawing literally eliminates some properties which you describe as parcels being potentially impacted. I suggest you resend the notice; you can then clarify this drawing.

All of our tax bills are received at 235 Holding Co., LLC, c/o Mr. Ravikoff Associates, 33 New Broad Street, Port Chester, NY 10573. By the way, H & H Property Corp., owner of 211 Irving Avenue, has not received any notices.

Sincerely,



Howard Ravikoff

Attachment

CORR - 02
BOT 9-19-2016

Washington Engine & Hose Co. #4, Inc.
PORT CHESTER FIRE DEPARTMENT
PORT CHESTER, NEW YORK

August 10, 2016

Village Clerk
Village of Port Chester
222 Grace Church St
Port Chester NY 10573

Received
AUG 18 2016
Village Clerk
VILLAGE OF PORT CHESTER


Dear Village Clerk:

Washington E&H Co #4 has elected a new member at its August meeting:

Kaitlin Rohonczy
46 Leicester St
Port Chester, NY 10573

Please add this communication to the Board's agenda for approval.

Sincerely,


Paul Cregan
Secretary



Companies:
Reliance Chemical & Hose
No. 1
Putnam Steamer & Hose
No. 2

Fire Department
Village of Port Chester

WESTCHESTER COUNTY, N. Y.



Headquarters: Westchester Avenue and Vaninga Street

Harry Howard Hook &
Ladder No. 1

Fire Police No. 1

Mellor Hose No. 1

Washington Engine & Hose
No. 4

Brooksville Hose No. 5

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

The Reliance Eng & Hose Co. No. 1 respectfully reports that at a meeting held on Sept. 2nd 2016 favorable action was taken on the following:
Elected active members Paltin, Gustavo Of 172 Highland St PC, NY 10573

Elected honorary members _____

Members resigned _____

Members expelled _____

Members suspended _____

Members died _____

Badges returned (numbers) _____

Remarks _____

Bryan A. Santucci

Secretary.

**PARK COMMISSION
Village of Port Chester**

September 15, 2016

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

Dear Mayor and Board of Trustees:

At our meeting held September 14, 2016, Chris Swallen of the Port Chester Youth Baseball League spoke about extending the major baseball field at Lyon Park to meet the Little League field requirements.

The changes include extending the left and right field fences thirteen (13) feet and the center field fence seventeen (17) feet. The work will be done by a reliable local company who will also replace the posts and add approximately 30 feet of fence to the existing fence.

The Park Commission unanimously approves these changes to this field.

Sincerely,

Jerry Terranova

Jerry Terranova
Chairman

cc: T. Cerreto
C. Steers
C. Swallen