

SPECIAL MEETING HELD APRIL 6, 2016

A special meeting of the Board of Trustees of the Village of Port Chester, New York, was held on Tuesday, April 6, 2016 at 6:00 P.M., in the Village Justice Courtroom of the Police Headquarters Building, 350 North Main Street, Port Chester, New York, with Mayor Neil Pagano presiding.

Present in addition to Mayor Pilla, were Trustees Gregory Adams, Daniel Brakewood, Gene Ceccarelli.

Also present were Village Manager, Christopher Steers; Village Clerk, David Thomas; Village Planning Director Eric Zamft, Village Attorney, Anthony Cerreto and Assistant Village Attorney David Kenny.

WORKSHOP REGARDING THE STARWOOD ZONING PETITION/FEIS TRAFFIC ANALYSIS

On motion of Trustee Adams, seconded by Trustee Brakewood, the reorganization meeting was declared opened at 6:20 p.m.

Roll Call

AYES: Trustees Brakewood, Ceccarelli, Adams and Mayor Pilla

NOES: None

ABSENT: Trustees Didden, Ferrara and Marino

ADD- ON EXECUTIVE SESSION

On motion of TRUSTEE BRAKEWOOD, seconded by TRUSTEE ADAMS, the Board went into Executive Session at 6:22 p.m. to consult with Counsel on the Starwood FEIS Traffic Analysis. Village Staff were included in the meeting

Roll Call

AYES: Trustees Brakewood, Ceccarelli, Adams and Mayor Pilla

NOES: None

ABSENT: Trustees Didden, Ferrara and Marino

At 6:59 p.m. the Board came out of Executive Session.

ROLL CALL

AYES: Trustees Brakewood, Ceccarelli, Adams and Mayor Pilla

NOES: None

ABSENT: Trustees Didden, Ferrara and Marino

WORKSHOP

Lucy gave a slide presentation was given by the applicant Starwood Representatives and Mr. O'Rourke from Adler Consulting. Lucy commented it will be mixed use with housing, retail and medical use. It matches what is articulated in the Village's Comprehensive Plan. There will be traffic improvements. It is modeled on other projects they have done around the country. The project includes retail, office, dwelling units with senior housing and market rate apartments. We have refined the plan to make it more cost-efficient. We have made traffic improvements to the former proposal. The access points to the site remain the same.

We think it is important to enhance the connections to the Park.

This will be a substantial job generator.

Regarding 999 High Street, we have been working diligently with the owners to obtain housing vouchers for those who are qualified. Of the 42 units only six remain without new housing.

Mr. Chertok commented this is part of the SEQRA process. There will be a final FEIS that will cover all aspects. Tonight's meeting is about Traffic.

Carlto Holt, project manager for TRC (the applicant's traffic consultant), provided an overview of where we are today. The DEIS was submitted and accepted in July 2015. Since that time there have been multiple hearings. New York State DOT hosted two forums with Rye Brook, Rye and Port Chester traffic consultants. There were 22 areas identified. In the area there is a 1% growth Traffic rate. At 2018 there would be an 8.24% growth.

The walkability to the train stations is approximately ¾ mile. The applicant will provide a jitney service to the train stations during the peak a.m. and p.m. commute. This will insure residents and employees at the site the ability to access to Metro North without using their car.

The trip distributions will be in the modifications based on the City of Rye's Traffic Consultant, who challenged the traffic routes. This was analyzed in the FEIS. One improvement that was added was a traffic signal at Peck Avenue and Boston Post Road which will be fully funded by the applicant. In addition at Purchase Street and Ridge Street and Midland Avenue and Peck Avenue. The applicant has committed to a fair share contribution to the City of Rye to make improvements at these locations. In summary the applicant is committing to over \$4MM toward improvements or contributions. This encompasses the three locations.

He covered the Site Improvement plan modifications on Boston Post Road. We plan to maintain the High Street signal control on the southbound approach. On the northbound the signal would be removed. They are also working on the traffic signal modification for the Boston Post Road and South Regent Street. TRC is aware of the traffic problems on South Regent.

Mr. Holt commented that the curb cuts for McDonald's, Dunkin Donuts, etc. are private driveways and are not accounted for in the model. The accident analysis takes this into consideration.

Any approval of the SEQRA plans needs the DOT approval. That includes provisions in the site plan.

If traffic is using a private road, it should be studied.

The 287 Eastbound Exit on the Post Road is still outstanding. There are proposed changes to the ramp. There is considerable right of way to widen the ramp.

The site generated traffic included in the document is a proposal. The ITE rates we are using are from a McDonalds or Dunkin Donuts. Realistically this would be like a Starbuck's and would not generate as much traffic.

The residential 500 units of low-rise apartments is 163 out in the morning at peak hour.

The applicant is looking at parking strategies. This is going to be part of the discussions and approvals. We have to look at the mass transit credit.

A date of April 28th will be available for the revised document to be reviewed. We will do the FEIS immediately after the workshop. Tuesday, April 26th at 6:00 p.m. is set for the economic and zoning workshop. There would be a public hearing on the Revised FEIS Document.

There is a high accident rate in the area from High Street to Willow Street. There will be signal improvements in this area. The applicant is committed to a Post Implementation Study.

The analysis will be updated. The major issues have all been covered.

Trustee Brakewood commented we want this to work for Starwood and for Port Chester. Regarding the shortfall of the Port Chester Public Schools, Starwood's ad in the Journal News does not fairly describe what they will pay to the schools. It just redistributes how the budget is being paid. It does not add money to the school budget.

At 9:20 p.m., on motion of Trustee Adams, seconded by Trustee Ceccarelli, the meeting was declared closed.

ROLL CALL

AYES: Trustees Brakewood, Ceccarelli, Adams, and Mayor Pilla

NOES: None

ABSENT: Trustees Didden, Ferrara and Marino

DATE: April 5, 2016

Respectfully submitted,

David Thomas
Village Clerk