

## **SPECIAL MEETING HELD APRIL 26, 2016**

A special meeting of the Board of Trustees of the Village of Port Chester, New York, was held on Monday, April 26, 2016 at 6:00 p.m. in the Senior Community Center at 222 Grace Church Street, Port Chester, New York, with Mayor Dennis Pilla presiding.

Present in addition to Mayor Pilla were Trustees Bart Didden, Francis Ferrara, Gene Ceccarelli, and Gregory Adams

Also present were: Village Clerk, David Thomas and Director of Planning, Eric Zamft. Village Attorney Anthony Cerreto, Assistant to the Village Attorney David Kenny and Assistant Fire Chief Mike DiVittorio..

On motion by TRUSTEE DIDDEN, seconded by TRUSTEE CECCARELLI, the special meeting was declared opened at 6:05 p.m.

### **ROLL CALL**

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

NOES: None

ABSENT: None

A motion of TRUSTEE DIDDEN, seconded by TRUSTEE CECCARELLI, to Add-On to end the meeting with an Executive Session to consult with counsel to discuss the disposition of a legal matter.

Without Attorneys Cerreto and Kenny in attendance the Add-On was added to the Agenda for April 27<sup>th</sup> at 350 North Main Street.

### **ROLL CALL**

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

NOES: None

ABSENT: None

### **WORKSHOP and DISCUSSION**

Director of Planning Zamft gave a commentary on the Starwood/United Hospital Economic Assessment/Zoning Presentation. He presented an update on the final economic analysis from AKRF and the proposed zoning by the Applicant. Director Zamft reviewed the key points of the economic analysis and how it tied in with Zoning.

Mr. Peter Feroe of gave a presentation on the Analysis Objectives of the project. He described how the feasibility was measured. He said they reviewed similar risk projects. The Pro Forma Model met the reasonable assumptions of industry standards. The assumptions that went into the model fit into the local market. Most of the site costs are the same, even though we are dealing with less density. Demolition will still have to occur.

The question of whether the project needs a pilot. This is an annual payment paid by a property owner in place of property taxes. We have no role in determining what a pilot fee would be for this process. This will occur when the Applicant provides an application to the IDA. The pilot came in at \$72MM, but that could be slightly higher. The density bonus fee is based on the assessed value. The land value is coming in at about \$15MM. If you were to rezone the site it comes to about \$2.45MM at the higher end of the assessed value.

### **BOARD COMMENTS**

Trustee Didden commented on the pilot and density.

Trustee Brakewood commented on the pilot and density being separate. Is one a pilot with no density and the other a pilot with density or does one come after the other? The project is not

feasible without a pilot. He is waiting to see how the density and the pilot relate to producing various reactions.

Trustee Ferrara commented he appreciates the pilot proposal. Assuming the project is completed in a timely manner, what are the pitfalls for the village entering into a 20-year pilot with a 2-1/2% escalation?

Trustee Ceccarelli commented on the overlay zone. There were three parcels in question. Under SEQRA the Village Board is required to look at all impacts. School children are also an impact.

Trustee Didden asked what density is needed to do a pilot? The model does not include the affordable housing.

The parking garages would be open to the public to use. The restaurants will be open to the public but will also make money on the residents.

Trustee Didden commented on putting the \$15MM in the equation as a land value.

Trustee Ceccarelli commented on how soon will we know of the character of the businesses and retail. This is being focused on commercial. Mr. Ceccarelli commented on the taxes being paid now on this property are approximately \$650M/year. So, we are looking at \$3.35MM, an increase of 2.5% per year.

Trustee Marino commented on the \$3.35MM. Has this been discussed with the IDA? This number could change.

Mayor Pilla thanked the applicant for allowing the public in on all their documents.

Trustee Adams commented he is concerned about cost-cutting in excavating. Trustee Didden commented about requiring an elevation.

Attorney Gioffre commented on the two options in the comprehensive plan. The parking on-site are not designated spaces.

Trustee Ceccarelli commented on the setback from the Post Road. Attorney Gioffre commented there are no SEQRA requirements but there are setbacks.

Trustee Ferrara commented on the green building and site plan. How does that impact the overall cost of the project? Lucy replied that some of them are required and some are practical.

Mayor Pilla commented on the density bonus. Mr. Chertok replied that the Trustees can modify this. There will be a public hearing on this. There will be a public hearing on the FEIS.

Trustee Ferrara commented the million dollar density bonus was split equally between open space and desperately needed infrastructure requirements.

Mayor Pilla commented on whether there was any way this project could be implemented without altering the traffic pattern. He thanked Mr. Gioffre and team and the Starwood team for all their work. This project is important to us.

Trustee Ceccarelli commented about the housing program and open space.

Trustee Brakewood commented how will this project will affect our Budget?

Mayor Pilla commented that he is happy with the green development.

On motion of TRUSTEE DIDDEN, seconded by TRUSTEE CECCARELLI, the Board went into Executive Session to consult with counsel to on the Betsy Brown property. The special meeting was declared closed at 8:05 p.m.

**ROLL CALL**

AYES: TRUSTEES DIDDEN, FERRARA, BRAKEWOOD, CECCARELLI, ADAMS AND  
MAYOR PILLA

NOES: NONE

ABSENT: TRUSTEE MARINO

Respectfully submitted,

David Thomas  
Village Clerk