

MEETING HELD MAY 4, 2015

A meeting of the Board of Trustees of the Village of Port Chester, New York, was held on Monday, May 4, 2015, in the Court Room of the Police Headquarters Building, 350 North Main Street, Port Chester, New York, with Mayor Dennis G. Pilla presiding.

Present in addition to Mayor Pilla, were Trustees Gregory Adams, Daniel Brakewood, Saverio Terenzi, Luis Marino, Joseph Kenner and Gene Ceccarelli.

It should be noted that Trustee Brakewood arrived at 6:16 p.m.

It should be noted that Trustee Marino left the meeting at 8:18 p.m.

Also present were: Village Clerk, Janusz R. Richards; Village Manager, Christopher Steers; Village Attorney, Anthony Cerreto; Village Treasurer, Leonie Douglas (Arrived at 6:29 p.m.); Judge, Matthew Troy III; Judge, Peter Sisca; Prosecutor, Max DiFabio; Prosecutor, Frank Cervinka; Chief of Police, Richard Conway and Christopher Ameigh Administrative Aide to the Village Manager.

On motion of TRUSTEE TERENCE, seconded by TRUSTEE MARINO the meeting was declared opened at 6:02 p.m.

ROLL CALL

AYES: Trustees Adams, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pilla

NOES: None.

ABSENT: Trustee Brakewood.

DATE: May 4, 2015.

MOTION FOR EXECUTIVE SESSION

At 6:04 p.m., on motion of TRUSTEE CECCARELLI, seconded by TRUSTEE MARINO, the Board adjourned into an executive session regarding an appointment of particular person as Police Officer to Port Chester Police Department.

ROLL CALL

AYES: Trustees Adams, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pilla

NOES: None.

ABSENT: Trustee Brakewood.

DATE: May 4, 2015.

Also present were: Village Manager, Christopher Steers; Village Attorney, Anthony Cerreto and Chief of Police, Richard Conway.

No action was taken in executive session.

At 6:19 p.m., a motion to come out of executive session was made by TRUSTEE ADAMS, seconded by TRUSTEE MARINO, the Board of Trustees closed the executive session.

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Kenner, Marino, Ceccarelli and Mayor Pilla

NOES: None.

ABSENT: None.

DATE: May 4, 2015.

WORKSHOP

The Board met with Judge, Matthew Troy III; Judge, Peter Sisca; Prosecutor, Max DiFabio and Prosecutor, Frank Cervinka to discuss the court calendar and the addition of new Judge.

CORRESPONDENCES

From Bryan Diaz regarding Port Chester Fest to be held on June 13, 2015.

The Board duly noted the correspondence.

From Fire Patrol & Rescue #1 on the resignation of Michael Sarlo.

The Board duly noted the correspondence.

From The American Legion regarding parking on Pearl Street.

The Board referred the correspondence to staff without objection.

From Rosa I. Taylor, Principal of Park Avenue School requesting Park Avenue be closed for part of the day on both Friday, June 12, 2015 and Monday, June 22, 2015.

The Board referred the correspondence to staff without objection.

From Bob Roth, Logistics Coordinator for BRAKING AIDS® Ride request permission to travel through your jurisdiction on Sunday, September 27, 2015.

The Board referred the correspondence to staff without objection.

From the Beautification Commission regarding the 2nd Annual Essay Contest.

The Board duly noted the correspondence.

From the Traffic Commission regarding the fire zone in front of Fire Headquarters.

The Board referred the correspondence to staff without objection.

From the Park Commission regarding the use of Lyon Park by the Council of Community Services.

The Board referred the correspondence to staff without objection.

RESOLUTIONS

Prior to taking action on the resolution below Mayor Pilla asked Mike DiVitorio, 1st Assistant Fire Chief, comment on the Good Samaritan law. It would cover any volunteer firefighter because they come under the UFDL. If they were out of town and came upon an accident or fire before local personnel come upon the scene, it would basically cover them with benefits if something should happen to them while utilizing their professional experience and training. This is strictly coverage for before the local authority arrives on scene. This is a state-wide law.

RESOLUTION #1

ELECTING TO PROVIDE COVERAGE UNDER THE VOLUNTEER FIREFIGHTERS BENEFITS LAW FOR VILLAGE VOLUNTEER FIREFIGHTERS INJURED OUTSIDE THE SERVICE AREA

On motion of TRUSTEE MARINO, seconded by TRUSTEE ADAMS the following resolution was adopted by the Board of Trustees of the Village of Port Chester, New York:

WHEREAS, State General Municipal Law, Section 209-i, was most recently amended to make available the coverage of the Volunteer Firefighter Benefits Law to volunteer firefighters who are injured at an accident scene outside the area regularly served before an officer in charge accepts their services; and

WHEREAS, a municipality may provide for such coverage by the adoption of a resolution of the governing body; and

WHEREAS, without such coverage volunteer firefighters acting in the capacity of a Good Samaritan would be acting at his or her own risk; and

WHEREAS, the Fire Chief has recommended that the Board of Trustees protect Village volunteer firefighters by taking advantage of the new changes to state law. Now, therefore, be it

RESOLVED, that the Board of Trustees hereby intends by this resolution to elect coverage provided by General Municipal Law, Section 209-I 1-b to protect village

volunteer firefighters who may be injured when he or she volunteers at an out-of-district accident scene before an officer in charge accepts their services; and be it further

RESOLVED, that the Village Manager notify the Village's carrier for benefits under the Volunteer Firefighters Law of such election.

APPROVED AS TO FORM:

Anthony M. Cerreto, Village Attorney

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Marino, Kenner, Ceccarelli and Mayor Pilla.

NOES: None.

ABSENT: None.

DATE: May 4, 2015

AWARD PRESENTATION

Village of Port Chester Mayor's Annual Award for Excellence in Cheerleading Presented to Brianna Bunjaporte.

Mayor Pilla presented an Award for Excellence in Cheerleading to Brianna Bunjaporte.

PUBLIC COMMENTS

Mayor Pilla asked if there was anyone from the audience who would like to make any public comments on the Resolutions on the agenda

Comments were made by:

Board

Trustee Adams recognized Rev. Wimbley of St. Francis in the audience.

Mayor Pilla welcomed all the people from 999 High Street.

Public

Ms. Goldie Solomon thanked the fire department, police and DPW and EMT for all the work they do for us. She mentioned the death of Bea Conetta's brother. Our taxes have to come down, we should try for city status. Mayor Pilla responded that we will be hearing more about that in the future.

Mr. John Colangelo commented on lot line readjustments without having to go through a costly subdivision process. Just to get in the door it now costs \$5,000. Attorney Cerreto commented there was a draft local law that was presented to the Board. There were a few questions and the Board at that time was skeptical. We can make changes and bring it back to the Board.

The way it was drafted it gave the Building Inspector the authority to grant that assessment. Mayor Pilla suggested we take this off line and Attorney Cerreto can draft something to say where we are. This should also include the C1 medical changes.

Ms. Heather Paul commented on her comments last summer about the Copacabana restaurant having a bikini contest. If people want to see a bikini go to Rye Beach. Since last summer there was an incident at the restaurant where a policeman was shoved. This week the Copacabana was fined \$17,500. We all know the only way to close a club is to take away their liquor license. The police chief has kept documentation on what is going on and informed the State Liquor Authority. We have spent years taking away the title of "Sin City". Mayor Pilla noted that Chief Conway has had a conversation with the owner of the Copacabana and has been given assurance that the restaurant is not moving in that direction. Ms. Paul also commented on the Memory Walk at Lyon Park. This is a beautiful walkway in our park. People in Port Chester need to walk down the brick walkway and read the names of those who gave their lives.

Rev. Bruce Baker commented as part of Westchester United, the organization that has been working with the residents of 999 High Street. This past week these people received their 30-day notice. There are still people living at 999 High Street. There are 134 units of affordable housing that will be lost if that building is torn down and there is nothing to replace them. This Board has the power to do something about. On behalf of the residents, he asked that affordable housing be built for the current tenants.

Ms. Audrey Moore, representing the tenants at 999 High Street, commented when they met with Starwood for a preliminary conversation we were told Starwood were interested in our best interest and they would assist us with some kind of a movement process. One of our stipulations was to remain in Port Chester. There is a three year wait on Senior Housing. We went to Section 8 and to apartments and complexes. We joined with Westchester United and presented a proposal to Starwood. Starwood guaranteed they would review this proposal. After five weeks Starwood said they would not review the proposal. We then asked the Village Board to review this proposal. Unfortunately we never received a response. Now we are facing a 30-day notice. Starwood advised in a second meeting they would cover relocation costs and give us money to move. We walked away feeling some hope. Then their representative met with us and stated they may not be able to help us. Everyone in that building lives as a family and we all need to be taken care of. We expect to be taken care of collectively. Now Starwood is only going to take care of those who need it. We are asking the Village to keep your word.

Mr. Richard Hyman commented on the responsibility of the Board that the people of 999 High Street be taken care of. The zoning petition filed by Starwood is at your discretion. It is up to you if you want to consider it. Starwood's presentation shows 999 remaining. It does not interfere with any part of the building. The building is sound and houses close to 50 families. The review of the Starwood petition should be put on hold until the people housed at 999 are assured they are treated fairly. Mayor Pilla commented that 999

High Street comes under Mitchell-Lama. It has some financial constraints on the rents. Because it was redone in 2006 there is some ambiguity around the status and the rules of the HCR. Trustee Adams commented the Board never took an option on 999 High Street.

Mr. Jim Black of the dog park group asked where we stand in the plan of having the dog park open by springtime of this year. There was a revised plan being worked on and we have not heard anything on it. We would like to know the plans moving forward. Mayor Pilla noted the issues at hand and we expect the new plans for the dog park by Wednesday. We will then review the plans and have a meeting with the dog park group and the Park Commission on the revisions.

Mr. Richard Abel commented about the Port Chester Fest. It seems that Port Chester Day does lean toward one demographic in the Village and Port Chester Fest is another demographic. Could we put them together as opposed to having them at separate times? Mayor Pilla commented that we talked about that previously.

Ms. Andrea Granada asked if Mr. Terenzi's donation. She made a phone call to the police department because she needed some information. She got a nasty attitude because she made three calls because nobody returned her original call. Ms. Granada does not think it is appropriate for a public servant to get nasty and tell me that they did not get back to me because there was a death. We have come a long way and it would have been nice to just receive a voice mail saying there is a problem and we will get back to you in a few days. Nasty attitude is unacceptable when you are in a public service position. Trustee Marino commented the police department and the fire department are working so hard and it is hard for him to believe that.

Michelle of 999 High Street commented that we have disabled and veterans living in our building. Whatever you decide to do please do it from the heart. We want to live in Port Chester.

RESOLUTIONS - Continue

RESOLUTION #2

CAPITAL PROJECT PLAN FOR FY 2015-2016

On motion of TRUSTEE KENNER, seconded by TRUSTEE MARINO, 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 adopts the modify Tentative Capital Project Plan for FY 2015-16 as reflected in the attached schedule.

APPROVED AS TO FORM:

Anthony M. Cerreto, Village Attorney

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Marino, Kenner, Ceccarelli and Mayor Pilla.

NOES: None.

ABSENT: None.

DATE: May 4, 2015

**VILLAGE OF PORT CHESTER
FY 2015-16 CAPITAL PROJECT PLAN
ADOPTED BUDGET**

PROJECT:	PROJECT NAME	G/L Code	PROJECT COST FY 2015-16	FUNDING SOURCE FY 2015-16	FUNDING AMOUNT	BOND RESOLUTION DATE	MAXIMUM MATURITY (PPU)
1)	DPW TRAILER	501C.400.2015#	\$50,000	B.A.N.	\$50,000		15 YEARS
2)	LASERFICHE AVANTE SYSTEM-V. CLERK	141C.200.2015.#	\$27,000	B.A.N.	\$27,000		5 YEARS
3)	P/R CONVERSION/TIME CLOCK SYSTEM	132C.200.2015#	\$75,000	B.A.N.	\$75,000		5 YEARS
4)	POLICE EQUIPMENT: RADIO UPGRADE BASE & REPEATER RECORDING SYSTEM COPIER	312C.200.2015.#	\$26,000 \$12,000 \$10,000	B.A.N. B.A.N. TRANSFER TO GF	\$26,000 \$12,000 \$10,000		10 YEARS 10 YEARS 5 YEARS
5)	2016 FORD EXPLORER-POLICE	312C.203.2015.#	\$47,000	B.A.N.	\$47,000		5 YEARS
6)	FIRE EQUIPMENT: SCOTTMASK SCOTT PACKS (100@ \$4,000)	341C.200.2015.#	\$37,500 \$400,000	B.A.N. B.A.N.	\$37,500 \$400,000		10 YEARS 10 YEARS
7)	FIRE BUILDINGS IMPROVEMENT	341C.200.2015.#	\$100,000	B.A.N.	\$100,000		25 YEARS
8)	PAYSTATION IMPROVEMENT	332C.200.2015.#	\$100,000	B.A.N.	\$100,000		5 YEARS
9)	DPW VEHICLES (HIGHWAY): 2016 FORD F250 PICK-UP 2016 FORD F350 PICK-UP	511C.203.2015.#	\$34,000 \$50,000	B.A.N. B.A.N.	\$34,000 \$50,000		5 YEARS 5 YEARS
10)	DPW EQUIPMENT (HIGHWAY): WAUSAU AT 4211 PLOW BRINE MAKER BP 200 20 YRD DUMPSTER 40 YRD DUMPSTER	511C.200.2015.#	\$9,000 \$38,000 \$8,000 \$10,000	TRANSFER FR. GF B.A.N. TRANSFER FR. GF TRANSFER FR. GF	\$9,000 \$38,000 \$8,000 \$10,000		15 YEARS 15 YEARS

**VILLAGE OF PORT CHESTER
FY 2015-16 CAPITAL PROJECT PLAN
ADOPTED BUDGET**

11)	STREET RESURFACING FY 2015-16	5110.400.2015.#	\$1,700,000	C.H.I.P.S - NYS B.A.N.	\$150,000 \$1,550,000	15 YEARS
12)	SIDEWALK 50/50 PROGRAM	5110.400.2015.#	\$500,000	B.A.N.	\$500,000	15 YEARS
13)	DOG PARK-PARKS	7110.400.2015.#	\$30,000	B.A.N.	\$30,000	15 YEARS
14)	COLLUMBUS PK WATER SPRAY FLOOR RESTORATION	7110.400.2015.#	\$10,000	TRANSFER FR GF	\$10,000	5 YEARS
15)	COLLUMBUS PARK LIGHTING	7110.400.2015.#	\$250,000	B.A.N.	\$250,000	10 YEARS
16)	2015 CHIP PROJECTS (WC):	VARICUS	\$487,500			
	SIDEWALK IMPROVEMENT-(FY 2015-16)	5110.400.2015.#		B.A.N.	\$150,000	15 YEARS
	SIDEWALK IMPROVEMENT-(FY2012-14)	5110.400.2015.#		B.A.N.	\$150,000	15 YEARS
	STREETSCAPE IMPROVEMENTS	5110.400.2015.#		B.A.N.	\$187,500	15 YEARS
		TOTAL	\$4,011,000			
				TOTAL DEBT -	\$3,814,000	
				TRANSFER FR GF	\$47,000	
				TOTAL CHIPS	\$150,000	
					<u>\$4,011,000</u>	
17)	SEWER IMPROVEMENT 3RD YEAR	8120.400.#	\$2,757,000	B.A.N.	\$2,757,000	30 YEARS
		GRAND TOTAL				
				TOTAL DEBT	<u>\$6,571,000</u>	
					<u>\$6,768,000</u>	

DISCUSSIONS

Town of Rye Supervisor, Joe Carvin and Town of Rye Assessor, Denise Knauer, gave a slide presentation on trends in property values by property class.

Town of Rye Assessment Department Service Level

*Is It "Adequate?"
Is It "Real"?*

Overview:

Recently the Village of Port Chester (VPC) claimed that the ~25% reduction of assessed values in the village from 2008 to 2014 is a result of inadequate staffing in the assessment department.

The Town's rebuttal to this inference is:

- Current assessment department staffing is consistent with the International Association of Assessing Officer (IAAO) guidelines
- VPC's annual assessment trends are consistent with the other villages within Rye Town, as well as with other municipalities within the county
- The village's assessments are consistent with market trends and sales data
- The significant decrease in the village's assessment is directly related to the loss in value of the disproportionate number of 2-3 families (39%) within the village
- The 2014 assessment roll (**based on 2013 sales**) increased overall ~.7% from the 2013 assessment roll **due to market conditions**

VPC CHALLENGES TOR ASSESSMENT SERVICE

VPC Village Manager – in a presentation in the context of Town Dissolution - questioned whether TOR’s assessment service level is “real” – later characterizing it as at “best artificial or perhaps contrived”

VM Steers and other member of the VPC Board seem to believe that TOR’s assessment services have led to a decline in VPC’s assessed values and therefore its real estate tax revenue:

VPC Budget Year	2009-10	2015-16	% Change
TOR Assessment Year	2008	2014	
TOR Assessments:			
Homestead	\$ 2,141,735,833	\$ 1,485,274,253	-30.7%
Non-Homestead(commercial)	\$ 969,731,732	\$ 892,046,998	-8.0%
Total Value	\$ 3,111,467,565	\$ 2,377,321,251	-23.6%

VPC concluded that until an independent evaluation of TOR’s assessment services is conducted, it is not certain whether TOR’s assessment department is the cause of a 25.3% decline in the assessed values in VPC since 2008.

IAAO GUIDELINES

Rather than citing IAAO (International Association of Assessing Officials) guidelines, VM Steers cited a devastating 2007 critique of TOR’s assessment department from the previous administration - now 8 years out of date.

Official IAAO Guidance is Clear: Staffing Patterns and the Effect of Computerization
*Although **one full-time employee for every 2,500 parcels** is typical, this proportion varies greatly among jurisdictions. In smaller jurisdictions, the workload averages 1,500 to 1,700 parcels per employee; in larger jurisdictions, about 3,000 to 3,500. Workloads vary depending on the quality of the staff, the complexity of the properties, and so on. A 1986 survey by IAAO has shown that the average number of parcels per employee without computer assistance decreases the mean number of parcels per employee.*

(From IAAO Handbook – Standard on Mass Appraisal of Real Property approved 2013)

TOR ASSESSMENT SERVICES

TOR's assessment services are well within IAAO Guidelines:

- 11,091 parcels divided by 4.5 (# of TOR's assessment employees) = 2,465 parcels per employee (IAAO guideline is 2,500 parcels)
- In addition, TOR has worked very hard to supplement its staff with 3rd party vendors using cutting edge technology – such as Vision Appraisal, GAR Associates, Inc. (Real Estate Appraisers and Consultants), and IncomeWorks.

ARE VPC ASSESSMENTS DOWN BECAUSE OF MARKET CONDITIONS OR INADEQUATE ASSESSMENT SERVICE FROM TOR?

Assessments from 2008-14 for...

All municipalities in Westchester County	- 17.33%
All villages in TOR...	- 19.16%
- VRB	- 12.91%
- VOM (Rye Neck)	- 17.62%
- VPC	- 25.83%

TOR's assessed values for VPC are consistent with what the rest of the municipalities throughout Westchester County are experiencing, as well as within Rye Town.

Comparative Taxable Assessment History 2008 to 2014

Year	Town of Rye								Westchester County	
	RYE NECK (VOM in TOR)		VILLAGE OF PORT CHESTER		VILLAGE OF RYE BROOK		TOTAL: TOWN OF RYE		Assessed Value (Full Value)	% Change from Previous Yr
	Taxable Assessed Value	% Change from Previous Yr	Taxable Assessed Value	% Change from Previous Yr	Taxable Assessed Value	% Change from Previous Yr	Taxable Assessed Value	% Change from Previous Yr		
2005	\$1,450,563,383		\$2,699,415,285		\$2,724,488,205		\$6,874,466,873		\$162,857,724,477	
2006	\$1,528,200,906	5.35%	\$2,922,022,854	8.25%	\$2,818,184,182	-3.44%	\$7,268,407,942	5.73%	\$178,569,716,398	9.65%
2007	\$1,622,598,050	6.18%	\$3,151,817,573	7.86%	\$2,993,182,954	6.21%	\$7,767,598,577	6.87%	\$193,572,868,214	8.40%
2008	\$1,622,598,050	0.00%	\$3,151,817,573	0.00%	\$2,971,756,751	-0.72%	\$7,746,172,374	-0.28%	\$188,664,709,508	-2.54%
2009	\$1,561,070,952	-3.79%	\$3,050,566,092	-3.21%	\$2,815,069,391	-5.27%	\$7,426,706,435	-4.12%	\$183,872,292,338	-2.54%
2010	\$1,419,840,375	-9.05%	\$2,763,624,824	-9.41%	\$2,596,224,372	-7.77%	\$6,779,689,571	-8.71%	\$163,646,825,868	-11.00%
2011	\$1,332,436,518	-6.16%	\$2,563,353,476	-7.25%	\$2,478,933,610	-4.52%	\$6,374,723,604	-5.97%	\$154,998,951,612	-5.28%
2012	\$1,335,205,440	0.21%	\$2,339,126,520	-8.75%	\$2,414,669,105	-2.59%	\$6,089,001,065	-4.48%	\$153,740,960,056	-0.81%
2013	\$1,351,217,775	1.20%	\$2,318,931,177	-0.86%	\$2,413,702,050	-0.04%	\$6,083,851,002	-0.08%	\$149,540,079,541	-2.73%
2014	\$1,336,714,281	1.20%	\$2,337,553,023	0.80%	\$2,588,018,846	-0.04%	\$6,262,286,150	2.93%	\$155,963,411,807	4.30%
% Change from High to Low	-17.88%		-26.43%		-19.36%		-21.68%		-22.75%	
% Change 2005 -14	-7.85%		-13.41%		-5.01%		-8.91%		-4.23%	
% Change 2008 -14	-17.62%		-25.83%		-12.91%		-19.16%		-17.33%	

OTHER FACTORS THAT EXPLAIN WHY VPC'S ASSESSED VALUES FELL MORE THAN ITS NEIGHBORS?

- VPC is at full value; therefore, VPC assessed values follow market trends more closely than “non-reval” communities throughout the county. Residential properties are **directly impacted** by change in residential sales prices.
- Commercial (non-homestead) properties were down only 8%.
 - Only 20% of those parcels are non-homestead.
- Residential (homestead) properties were down 30.7%.
 - This residential drop represented 89% of the overall decline.
 - There are 5,451 parcels in VPC, of which 80% are homestead.

IMPACT OF 2- & 3-FAMILY RESIDENCES

- The VPC homestead class that accounted for ~ 89% of the decline in assessed values, was further exacerbated by the disproportionately high % of 2-3 family homes.
- 39% of the homestead class is 2- and 3-family properties that - from 2008 to 2012 - have experienced a greater loss in value than single families.

ASSESSMENT DATA									
	VPC			VRB			VOM		
	210 SFR	220 2Fam	230 3Fam	210 SFR	220 2Fam	230 3Fam	210 SFR	220 2Fam	230 3Fam
2008 Avg	\$ 545,404	\$ 553,871	\$ 627,630	\$ 836,455	\$ 604,142	\$ 635,350	\$ 790,700	\$ 707,465	\$ 773,935
2014 Avg	\$ 433,244	\$ 296,496	\$ 351,058	\$ 745,513	\$ 387,251	\$ 438,933	\$ 691,171	\$ 485,486	\$ 593,172
Change	\$ (112,160)	\$ (257,375)	\$ (276,572)	\$ (90,942)	\$ (216,891)	\$ (196,417)	\$ (99,529)	\$ (221,979)	\$ (180,763)
% Change	-20.56%	-46.47%	-44.07%	-10.87%	-35.90%	-30.91%	-13%	-31%	-23%
Notes	1389 2-3 Family Homes in 2014			224 2-3 Family Homes in 2014			360 2-3 Family Homes in 2014		
	~39% of VPC Market is 2-3 Families in 2014			~10% of VRB Market is 2-3 Families			~21% of VRN Market is 2-3 Families		

HOW DO SALES IN VPC COMPARE TO THE WESTCHESTER COUNTY MEDIAN SALES PRICE?

	WESTCHESTER COUNTY							VILLAGE OF PORT CHESTER								2 to 3-Family % Relation to Co. Median (Above OR Below)
	Total Sales 1 to 4-Family	Single Family # Sales	Single Family % of Total Sales	Single Family Median Sales Price	2 to 4-Family # Sales	2 to 4-Family % of Total Sales	2 to 4-Family Median Sales Price	Total Sales 1 to 4-Family	Single Family # Sales	Single Family % of Total Sales	Single Family Median Sales Price	Single Family % Relation to Co. Median (Below)	2 to 3-Family # Sales	2 to 3-Family % of Total Sales	2 to 3-Family Median Sales Price	
2007	5605	5171	92.3%	\$685,000	434	7.7%	\$546,250	108	78	72.2%	\$525,000	-23.4%	30	27.8%	\$ 555,400	1.7%
2008	4091	3805	93.0%	\$650,000	286	7.0%	\$463,750	55	43	78.2%	\$500,000	-23.1%	12	21.8%	\$ 505,000	8.9%
2009	3735	3353	89.8%	\$580,000	382	10.2%	\$370,000	39	36	92.3%	\$465,000	-19.8%	3	7.7%	\$ 481,000	30.0%
2010	4383	4014	91.6%	\$630,000	369	8.4%	\$348,000	51	41	80.4%	\$490,000	-22.2%	10	19.6%	\$ 389,500	11.9%
2011	4210	3844	91.3%	\$600,000	366	8.7%	\$336,500	35	25	71.4%	\$435,000	-27.5%	10	28.6%	\$ 311,350	-7.5%
2012	4820	4478	92.9%	\$586,500	342	7.1%	\$330,000	74	58	78.4%	\$432,875	-26.2%	16	21.6%	\$ 287,500	-12.9%
2013	5863	5442	92.8%	\$610,000	421	7.2%	\$370,000	103	84	81.6%	\$403,750	-33.8%	19	18.4%	\$ 330,000	-10.8%
2014	5803	5394	93.0%	\$635,000	409	7.0%	\$405,000	104	76	73.1%	\$440,000	-30.7%	28	26.9%	\$ 365,000	-9.9%

Compared to the Westchester County median home values published annually by the Hudson Gateway Association of Realtors ("HGAR," f/k/a Westchester-Putnam MLS), overall VPC's single family sales prices were significantly below the county's median (on average **26% below**).

HOW DO SALES IN **VRB** COMPARE TO THE WESTCHESTER COUNTY MEDIAN SALES PRICE?

	WESTCHESTER COUNTY							VILLAGE OF RYE BROOK							2 to 3-Family % Relation to Co. Median (Above OR Below)	
	Total Sales 1 to 4-Family	Single Family # Sales	Single Family % of Total Sales	Single Family Median Sales Price	2 to 4-Family # Sales	2 to 4-Family % of Total Sales	2 to 4-Family Median Sales Price	Total Sales 1 to 4-Family	Single Family # Sales	Single Family % of Total Sales	Single Family Median Sales Price	Single Family % Relation to Co. Median (Below)	2 to 3-Family # Sales	2 to 3-Family % of Total Sales		2 to 3-Family Median Sales Price
2007	5605	5171	92.3%	\$685,000	434	7.7%	\$546,250	99	97	98.0%	\$850,000	24.1%	2	2.0%	\$ 651,500	19.3%
2008	4091	3805	93.0%	\$650,000	286	7.0%	\$463,750	69	65	94.2%	\$ 775,000	19.2%	4	5.8%	\$ 535,000	15.4%
2009	3735	3353	89.8%	\$580,000	382	10.2%	\$370,000	61	57	93.4%	\$ 690,000	19.0%	4	6.6%	\$ 472,500	27.7%
2010	4383	4014	91.6%	\$630,000	369	8.4%	\$348,000	77	76	98.7%	\$ 745,000	18.3%	1	1.3%	\$ 360,000	3.4%
2011	4210	3844	91.3%	\$600,000	366	8.7%	\$336,500	64	63	98.4%	\$ 775,000	29.2%	1	1.6%	\$ 355,000	5.5%
2012	4820	4478	92.9%	\$586,500	342	7.1%	\$330,000	77	77	100.0%	\$ 714,000	21.7%	0	0.0%	-	N/A
2013	5863	5442	92.8%	\$610,000	421	7.2%	\$370,000	121	120	99.2%	\$ 730,000	19.7%	1	0.8%	\$ 400,000	8.1%
2014	5803	5394	93.0%	\$635,000	409	7.0%	\$405,000	115	106	92.2%	\$ 805,000	26.8%	8	7.0%	\$ 445,000	9.9%

Compared to HGAR's Westchester County median home values, overall VRB's single family sales prices were significantly above the county's median (on average **22% above**).

HOW DO SALES IN **VRN** COMPARE TO THE WESTCHESTER COUNTY MEDIAN SALES PRICE?

	WESTCHESTER COUNTY							VILLAGE OF MAMARONECK (RYE NECK)							2 to 3-Family % Relation to Co. Median (Above OR Below)	
	Total Sales 1 to 4-Family	Single Family # Sales	Single Family % of Total Sales	Single Family Median Sales Price	2 to 4-Family # Sales	2 to 4-Family % of Total Sales	2 to 4-Family Median Sales Price	Total Sales 1 to 4-Family	Single Family # Sales	Single Family % of Total Sales	Single Family Median Sales Price	Single Family % Relation to Co. Median (Below)	2 to 3-Family # Sales	2 to 3-Family % of Total Sales		2 to 3-Family Median Sales Price
2007	5605	5171	92.3%	\$685,000	434	7.7%	\$546,250	54	47	87.0%	\$660,000	-3.6%	7	13.0%	\$ 650,000	19.0%
2008	4091	3805	93.0%	\$650,000	286	7.0%	\$463,750	46	39	84.8%	\$ 699,000	7.5%	7	15.2%	\$ 650,000	40.2%
2009	3735	3353	89.8%	\$580,000	382	10.2%	\$370,000	26	25	96.2%	\$875,000	50.9%	1	3.8%	\$ 575,500	55.5%
2010	4383	4014	91.6%	\$630,000	369	8.4%	\$348,000	37	33	89.2%	\$ 725,000	15.1%	4	10.8%	\$ 507,250	45.8%
2011	4210	3844	91.3%	\$600,000	366	8.7%	\$336,500	49	42	85.7%	\$ 656,750	9.5%	7	14.3%	\$ 500,000	48.6%
2012	4820	4478	92.9%	\$586,500	342	7.1%	\$330,000	43	38	88.4%	\$ 617,500	5.3%	5	11.6%	\$ 570,000	72.7%
2013	5863	5442	92.8%	\$610,000	421	7.2%	\$370,000	56	50	89.3%	\$ 661,000	8.4%	6	10.7%	\$ 492,500	33.1%
2014	5803	5394	93.0%	\$635,000	409	7.0%	\$405,000	84	74	88.1%	\$ 787,500	24.0%	10	11.9%	\$ 517,500	27.8%

Compared to HGAR's Westchester County median home values, overall VRN's single family sales prices were also above the county's median (on average **15% above**).

CONCLUSION

- The TOR assessment department is following sound assessment practices regarding staffing levels vis-à-vis the supplemental layers of technology being utilized.
- The TOR assessment department is working diligently to monitor sales data used to value residential properties.
- The TOR assessment department is also working diligently to value non-homestead properties utilizing the income approach to value (income & expenses) for the majority of the parcels.
- Any questions?

RESOLUTIONS - Continue

RESOLUTION #3

SEWER RENT LIENS FOR FY 2015-2016

On motion of TRUSTEE CECCARELLI, seconded by TRUSTEE

BRAKEWOOD, 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 authorizing the Village Treasurer to include delinquent sewer rent and charges in the amount of \$267,360.64 to be in the tax warrant for the period beginning June 2015, to May 31, 2016.

APPROVED AS TO FORM:

Anthony M. Cerreto, Village Attorney

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Kenner, Ceccarelli and Mayor Pilla.
NOES: None.

ABSENT: Trustee Marino.

DATE: May 4, 2015

RESOLUTION #4

CONDITIONAL OFFER OF EMPLOYMENT FOR POLICE OFFICER

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

RESOLVED, that the Board of Trustees extends a conditional offer of employment to Jason Behar as police officer of Port Chester, New York, with appointment to be effective May 15, 2015.

APPROVED AS TO FORM:

Anthony M. Cerreto, Village Attorney

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Kenner, Ceccarelli and Mayor Pilla.

NOES: None.

ABSENT: Trustee Marino.

DATE: May 4, 2015

RESOLUTION #5

On motion of TRUSTEE BRAKEWOOD, 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 Recreation Department conducts an outdoor entertainment program; and

WHEREAS, the Village selects groups to perform over the course of the year; and

WHEREAS, an agreement is required to support payment for such groups. Now, therefore, be it

RESOLVED, that the Village Manager be and is hereby authorized to enter into the following agreements to provide entertainment for FY 2015 – 2016 as indicated;

- Angie Rubino & Band, compensation to be \$1,100.00 for Lyon Park Concert
- Bookends, compensation to be \$900.00 for Lyon Park Concert
- Tim Curry Motown Band, compensation to be \$800.00 for Lyon Park Concert
- Rich Bobinski Orchestra, compensation to be \$720.00 for Lyon Park Concert
- The Harvest Band, compensation to be \$700.00 for Lyon Park Concert
- Markx Laiko Bolivian, compensation to be \$850.00 for Downtown Concert
- Billy and the Showmen, compensation to be \$1,000.00 for Downtown Concert
- Juarez-Show Mariachi, compensation to be \$675.00 for Port Chester Day
- Suit Ty Thursty, compensation to be \$450.00 for Port Chester Day
- A to Z Band, compensation to be \$500.00 for Port Chester Day
- Island Soul, compensation to be \$800.00 for Port Chester Day
- Curtis Winchester Band, compensation to be \$750.00 for Port Chester Day.
- Kathy Thompson Band, compensation to be \$800.00 for Port Chester Day.
- Mark Rudzinski –Sound System, compensation to be \$1,100.00 for Port Chester Day.

APPROVED AS TO FORM:

Anthony M. Cerreto, Village Attorney

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Kenner, Ceccarelli and Mayor Pilla.

NOES: None.

ABSENT: Trustee Marino.

DATE: May 4, 2015

RESOLUTION #6

CO-SPONSORSHIP TO SUPPORT 7th ANNUAL “PORT CHESTER FEST”

On motion of TRUSTEE CECCARELLI, seconded by TRUSTEE

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

WHEREAS, by correspondence dated April 17, 2015 from Bryan Diaz, Council of Community Services, request has been made on the Board of Trustees to co-sponsor the 7th Annual “Port Chester Fest,” and

WHEREAS, the Council has requested the use of Lyon Park, support from the Police Department, Department of Public Works and Recreation Department as well as the Showmobile and generator; and

WHEREAS, by memo dated April 24, 2015, the Park Commission has provided the Board with a favorable determination subject to certain conditions. Now, therefore, be it

RESOLVED, that the Board of Trustees hereby co-sponsors the 7th Annual “Port Chester Fest” subject to the conditions stated by the Park Commission.

APPROVED AS TO FORM:

Anthony M. Cerreto, Village Attorney

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Kenner, Ceccarelli and Mayor Pilla.

NOES: None.

ABSENT: Trustee Marino.

DATE: May 4, 2015

RESOLUTION #7

ASSIGNING TRUSTEE SEATS

On motion of TRUSTEE ADAMS, seconded by TRUSTEE BRAKEWOOD, the following resolution was adopted by the Board of Trustees of the Village of Port Chester, New York:

WHEREAS, Rule 14 of the Board of Trustees Rules of Procedure specifies “the seating arrangement [of the Board of Trustees] may be changed at any time by majority vote (4) of the Board.” Now, therefore, be it

RESOLVED, that the Mayor and Trustees shall sit in the following seats from left to right when one faces the dais: Resolution assigning Trustees to the following seats from left to right when facing the dais: Trustee Terenzi, Trustee Kenner, Trustee

Brakewood, Mayor Pilla, Trustee Adams, Trustee Marino and Trustee Ceccarelli,
effective May 5, 2015.

ROLL CALL

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

NOES: Trustee Terenzi.

ABSENT: Trustee Marino.

DATE: May 4, 2015

PUBLIC COMMENTS AND BOARD COMMENTS

Mayor Pilla asked if there was anyone from the audience who would like to make any public comments.

Comments were made by:

No comments were made by the public.

Board

Trustee Adams commented that the Board is open to assist residents of 999 High Street. The line should be redrawn showing the divide on South Regent Street at the Post Road. It is dangerous. He commented about the grilling in the parks. Port Chester is due \$1.7M.

Trustee Brakewood expressed condolences to Bea Conetta and family on the loss of her brother. He commented on the crossing markers at Park Avenue School. In Lyon Park, the T-Ball field has been moved over by the Girl Scout House. There are three old T-Ball fields that have never been restored.

Trustee Terenzi commented about complaints about the condition of the ball fields. If the DOJ doesn't appeal, we should see the \$1.7M.

Trustee Kenner commented on the 999 High Street issue. We need clarity on what was offered to the residents.

Trustee Ceccarelli commented about the new restaurants in Port Chester and the parking. The parking situation is volatile. He thanked the fire department and other emergency personnel for the great job at the two fires recently.

Mayor Pilla commented that we adopted a sound budget because of the fine works of the staff,

MOTION FOR EXECUTIVE SESSION

At 9:59 p.m., on motion of TRUSTEE CECCARELLI, seconded by TRUSTEE BRAKEWOOD, the Board adjourned into an executive session regarding an appointment of particular person in court.

ROLL CALL

AYES: Trustees Adams, Terenzi, Brakewood, Kenner, Ceccarelli and Mayor Pilla.

NOES: None.

ABSENT: Trustee Marino.

DATE: May 4, 2015

Also present were: Village Manager, Christopher Steers and Village Attorney, Anthony Cerreto.

No action was taken in executive session.

At 10:20 p.m., a motion to come out of executive session was made by TRUSTEE ADAMS, seconded by TRUSTEE BRAKEWOOD, the Board of Trustees closed the executive session.

ROLL CALL

AYES: Trustees Adams, Terenzi, Brakewood, Kenner, Ceccarelli and Mayor Pilla.

NOES: None.

ABSENT: Trustee Marino.

DATE: May 4, 2015

At 10:21 p.m., on motion of TRUSTEE ADAMS, seconded by TRUSTEE BRAKEWOOD, the meeting was closed.

ROLL CALL

AYES: Trustees Adams, Terenzi, Brakewood, Kenner, Ceccarelli and Mayor Pilla.

NOES: None.

ABSENT: Trustee Marino.

DATE: May 4, 2015

Respectfully submitted,

Janusz R. Richards
Village Clerk