

## MEETING HELD AUGUST 27, 2015

A meeting of the Board of Trustees of the Village of Port Chester, New York, was held on Thursday, August 27, 2015, in the Court Room of the Police Headquarters Building, 350 North Main Street, Port Chester, New York, with Mayor Dennis Pilla presiding.

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

It should be noted that Trustee Saverio Terenzi was absent.

Also present were: Village Clerk, Janusz R. Richards; Village Attorney, Anthony Cerreto; Assistant Director of Planning & Development, Jesica Youngblood; David Kenny Law Student-Intern and Attorney Mark A. Chertok.

On motion of TRUSTEE BRAKEWOOD, seconded by TRUSTEE MARINO the meeting was declared opened at 7:11 p.m.

### ROLL CALL

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

**NOES:** None.

**ABSENT:** Trustee Terenzi.

**DATE:** August 27, 2015

Mayor Pilla read the following statement:

#### “Introduction

- Tonight the Village Board of Trustees is holding a joint public hearing with regard to the proposed redevelopment of the former United Hospital site and the proposed amendments to the Village Zoning Code necessary to facilitate that redevelopment.
- The hearing is a joint public hearing on the Draft Environmental Impact Statement (“DEIS”) that has been prepared with regard to the proposed redevelopment and on the proposed zoning amendments (both those proposed and an alternative put forth by the Applicant).

#### “The Public Hearing on the DEIS

- Notice of the hearing was included in the Notice of Completion of the DEIS, filed with the Village Clerk on July 22, 2015.
- Public Notice was published in the Environmental Notice Bulletin on July 29, 2015.
- Public notice was published in the Westmore News on August 7, 2015
- Read or have read the public notice published in the Westmore News

#### “The Public Hearing on the Proposed Zoning Amendments

- Read the public notice and other typical procedures

#### “Introduce Village staff and consultants who have worked on the DEIS

- Tony Cerreto, Village Counsel
- Jessica Youngblood, Village Planner
- Peter Feroe, AKRF
- Dolph Rotfeld of Rotfeld Engineering
- Bernie Adler of Adler Consulting
- Mark Chertok, Sive, Paget & Riesel (environmental counsel)

#### “The Applications and Status

- PC406 BPR, LLC and PC 999 High Street Corp. (together, the “Applicant”) are the owners of the approximately 15.4-acre site of the former United Hospital (including 999 High Street). The Applicant has petitioned the Village for proposed zoning text and map amendments to the Village Code relating to a proposed Southern Gateway Mixed Use Overlay District or, in the alternative, to a text amendment modifying Article XI of the existing Zoning Regulation.
- The proposed zoning amendments are needed to allow the proposed mixed multi-family residential and commercial use development, consisting of 230 age-restricted housing units, 500 non-age restricted housing units, approximately 90,000 square feet of retail/restaurant uses, approximately 217,000 square feet of office/medical wellness use, and a 135 key limited service hotel. The Project would be supported by approximately 1,380 on-site parking spaces (the redevelopment and proposed zoning amendments are called the “Proposed Action.”)
- The Board of Trustees was designated as lead agency for the Proposed Action.
- The Board of Trustees determined that a DEIS should be prepared for the Proposed Action.
- The Board of Trustees held public scoping with regard to the contents of the DEIS and adopted a Final Scoping Outline for the DEIS on August 18, 2014.
- After multiple iterations of the proposed DEIS submitted by the Applicant, which were reviewed by the Village and its independent consultants, the Board of Trustees accepted the DEIS as adequate and complete for purposes of commencing public review on July 20, 2015.
- The Board of Trustees determined to hold a public hearing on the DEIS.
- Pursuant to SEQRA, environmental review procedures should be coordinated with other reviews connected to a proposal.
- Thus, the Trustees determined to hold a contemporaneous public hearing on the DEIS and the proposed zoning amendments.

#### “Purpose of the Joint Hearing

- Purpose of a public hearing is to afford the public an opportunity to comment on the Proposed Action – both the proposed redevelopment and the proposed amendments to the Village Zoning Code.
- Note that the Trustees’ resolution specifically states that the joint public hearing will continue on September 8, 2015.
- The Board of Trustees will determine whether to close the public hearing on the DEIS and the proposed zoning amendments at the September 8 hearing and whether to allow additional time, beyond that already provided (to September 25, 2015) to submit written comments on the DEIS and/or proposed zoning amendments.
- After the hearings closed and the comment period expires, a FEIS will be prepared.

- The FEIS will address any changes in the Proposed Action and respond to all substantive comments – oral and written.
- To ensure that all comments are considered, this hearing is being transcribed and the FEIS will have a copy of the transcript of the hearing as an appendix.
- The Board of Trustees is here to listen to the public and will not be answering questions or engaging in any debate. All substantive questions will be answered in the FEIS. If there are questions about procedure, we will try to answer those.

“Directions for Hearing

- The Applicant will make a brief presentation.
- Will first hear from any public officials.
- Then will call on those who have indicated a desire to speak by placing the names and addresses on the index cards that are on the table in the front of the room. I will call two names at a time, so people know when they are to speak.
- After those persons have been exhausted, we will call on any persons who did not complete a card but wish to speak.
- In order that as many persons as possible get to speak, please limit your remarks to five minutes; after all persons who want to speak have spoken, we will call on those who want to expand upon their earlier remarks.
- Please try to speak slowly and clearly, so that the reporter can be sure to get your full statement. If you have a written version of your oral statement, it would be helpful to submit it to the Village Clerk.

“Brief presentation by the applicant – No more than 15-20 minutes

“Reminder that hearing continues on September 8 and at this point written comments due to Village Clerk by September 25. They can be submitted by US Mail, Fax, or e-mail.

**AFFIDAVIT OF PUBLICATION AND NOTICE OF PUBLICATION**  
**RE:**

The following Public Notices were duly published in the Journal News and the Westmore News on August 14, 2015 and Journal News on August 8, 2015, certified by Cecilia Hernandez, Principal Clerk of the Journal News and Angelina Brescia, Office Manager of the Westmore News

**PUBLIC NOTICE**

A JOINT PUBLIC HEARING WILL BE HELD BY THE BOARD OF TRUSTEES OF THE VILLAGE OF PORT CHESTER ON AUGUST 27, 2015 AT 7:00 P.M. AND SEPTEMBER 8, 2015 AT 7:00 P.M. AT THE VILLAGE JUSTICE COURTROOM, 350 N. MAIN STREET, PORT CHESTER, NY TO CONSIDER A DRAFT ENVIRONMENTAL IMPACT STATEMENT PURSUANT TO THE STATE ENVIRONMENTAL QUALITY REVIEW ACT REGARDING THE PROPOSED REDEVELOPMENT OF 406-408 BOSTON POST ROAD AND 999 HIGH STREET AND TO CONSIDER PROPOSED AMENDMENTS TO THE VILLAGE ZONING

CODE AND ZONING MAP FOR A PROPOSED OVERLAY DISTRICT ENCOMPASSING THE EXISTING CD AND PMU ZONING DISTRICTS (SECTION 142.37, BLOCK1, LOT 2; SECTION 142.45, BLOCK 1, LOTS 1,10,11,12,13,14,15,16,17,18,19,4,8,9; SECTION 142.53 BLOCK, 1, LOTS 1 AND 2; SECTION 142.61, BLOCK 1, LOT 2; SECTION 141.52, BLOCK 1, LOTS 2, 2.1 AND 2.4 ON THE TAX MAP OF THE TOWN OF RYE) AND THE ALTERNATIVE ZONING PROPOSAL TO AMEND THE EXISTING PMU ZONING DISTRICT (CHAPTER 345-62). APPLICANT, PC406 BPR LLC AND PC 999 HIGH STREET CORP., SEEKS REDEVELOPMENT OF THE FORMER UNITED HOSPITAL SITE AT 406-408 BOSTON POST ROAD AND 999 HIGH ST. AS A MIXED, MULTI-FAMILY RESIDENTIAL AND COMMERCIAL PROJECT ON PROPERTY KNOWN AS SECTION 141.52, BLOCK 1, LOTS 2, 2.1 AND 2.4. THE PUBLIC COMMENT PERIOD IS SCHEDULED TO CLOSE ON SEPTEMBER 25, 2015. CONTACT THE VILLAGE OF PORT CHESTER BUILDING DEPT. FOR INFORMATION, 939-5203.

INTERESTED PERSONS ARE INVITED TO ATTEND AND WILL BE AFFORDED THE OPPORTUNITY TO BE HEARD AT THIS TIME. A COPY OF THE DRAFT ENVIRONMENTAL IMPACT STATEMENT AND PROPOSED ZONING AMENDMENTS ARE AVAILABLE AT THE VILLAGE CLERK'S OFFICE, PORT CHESTER-RYE BROOK PUBLIC LIBRARY, AND ON THE VILLAGE WEBSITE: [http://www.portchesterny.com/Pages/PortChesterNY\\_Webdocs/projects](http://www.portchesterny.com/Pages/PortChesterNY_Webdocs/projects).

Date: August 8, 2015

/s/ JANUSZ R. RICHARDS  
JANUSZ R. RICHARDS  
Village Clerk  
Village of Port Chester, New York

On motion of TRUSTEE MARINO, seconded by TRUSTEE CECCARELLI, the public hearing was declared open.

## **ROLL CALL**

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

**NOES:** None.

**ABSENT:** Trustee Terenzi.

**DATE:** August 27, 2015

## ***Public Comments***

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

***Please see attached transcript of the Public Hearing and Comment at the end of the minutes.***

On motion of TRUSTEE KENNER, seconded by TRUSTEE BRAKEWOOD, the public hearing was adjourned to the next meeting on September 8, 20105.

**ROLL CALL**

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

**NOES:** None.

**ABSENT:** Trustee Terenzi.

**DATE:** August 27, 2015

**Motion to Add-On an Executive Session**

Mayor Pilla asked for a motion to add-on an Executive Session regarding:

- 1) Consultation with special council regarding United Hospital Redevelopment.
- 2) Consultation with Village Attorney regarding Port Chester Housing Authority.

On motion of TRUSTEE BRAKEWOOD, seconded by TRUSTEE ADAMS, the motion received a unanimous vote of those present.

**ROLL CALL**

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

**NOES:** None.

**ABSENT:** None.

**DATE:** July 6, 2015

**MOTION FOR EXECUTIVE SESSION**

At 9:28 p.m., on motion of TRUSTEE CECCARELLI, seconded by TRUSTEE MARINO, the Board adjourned into an executive session regarding:

- 3) Consultation with special council regarding United Hospital Redevelopment.
- 4) Consultation with Village Attorney regarding Port Chester Housing Authority.

**ROLL CALL**

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

**NOES:** None.

**ABSENT:** Trustee Terenzi.

**DATE:** August 27, 2015

Also present were: Village Clerk, Janusz R. Richards; Village Attorney, Anthony Cerreto; Assistant Director of Planning & Development, Jesica Youngblood; David Kenny Law Student-Intern and Attorney Mark A. Chertok.

No action was taken in executive session.

At 10:03 p.m., a motion to come out of executive session was made by TRUSTEE CECCARELLI, seconded by TRUSTEE BRAKEWOOD, the Board of Trustees closed the executive session.

## **ROLL CALL**

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

**NOES:** None.

**ABSENT:** Trustee Terenzi.

**DATE:** August 27, 2015

## **MINUTES**

### ***Minutes from August 17, 2015.***

Mayor Pilla asked for a motion to accept the minutes of August 17, 2015.

On motion of TRUSTEE MARINO, seconded by TRUSTEE BRAKEWOOD, The Board of Trustees accepted the minutes of August 17, 2015.

## **ROLL CALL**

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

**NOES:** None.

**ABSENT:** Trustee Terenzi.

**DATE:** August 27, 2015

At 10:03 p.m., on motion of TRUSTEE BRAKEWOOD, seconded by TRUSTEE MARINO, the meeting was closed.

## **ROLL CALL**

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

**NOES:** None.

**ABSENT:** Trustee Terenzi.

**DATE:** August 27, 2015

Respectfully submitted,

Janusz R. Richards  
Village Clerk