

MEETING HELD SEPTEMBER 8, 2015

A meeting of the Board of Trustees of the Village of Port Chester, New York, was held on Tuesday, September 8, 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, Saverio Terenzi, Joseph Kenner, Daniel Brakewood, Luis Marino and Gregory Adams.

Also present were: Deputy Village Clerk, Vita Sileo; Village Manager, Christopher Steers; Village Attorney, Anthony Cerreto; Chief of Police, Richard Conway; Christopher Ameigh Administrative Aide to the Village Manager; Human Resources Manager, Ed Brancati; Law Student Intern, David Kenny; Attorney Terry O'Neil; Attorney Emily E. Harper and Edward Quinn, Village Fire Chief - Chief Engineer.

On motion of TRUSTEE BRAKEWOOD, seconded by TRUSTEE MARINO the meeting was declared opened at 6:04 p.m.

ROLL CALL

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

NOES: None.

ABSENT: Trustee Ceccarelli.

DATE: September 8, 2015

MOTION FOR EXECUTIVE SESSION

At 6:06 p.m., on motion of TRUSTEE BRAKEWOOD, seconded by TRUSTEE MARINO, the Board adjourned into an executive session regarding:

- **Consultation with Labor Council regarding fire department negotiations**
- **Legal consultation with Village Attorney regarding the Towing and Booting law proposal**
- **A particular person within the Police Department**
- **Architectural Board of Review position interview.**

ROLL CALL

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

NOES: None.

ABSENT: Trustee Ceccarelli.

DATE: September 8, 2015

Also present were: Village Deputy Clerk, Vita Sileo; Village Manager, Christopher Steers; Village Attorney, Anthony Cerreto; Chief of Police, Richard Conway; Christopher Ameigh Administrative Aide to the Village Manager; Ed Brancati, Human Resources; Attorney Emily Harper and Attorney Terry O'Neill.

No action was taken in executive session.

At 7:15 p.m., a motion to come out of executive session was made by TRUSTEE TERENZI, seconded by TRUSTEE BRAKEWOOD, the Board of Trustees closed the executive session.

ROLL CALL

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

NOES: None.

ABSENT: None.

DATE: September 8, 2015

AFFIDAVIT OF PUBLICATION AND NOTICE OF PUBLICATION RE:

A Joint Public Hearing 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.

The following Public Notices were duly published in the Journal News and the Westmore News on June 19, certified by 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 40-408 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, Block 1, Lot 2, Section 142.45, Block 1, Lots 1, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 4.18.9, 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. The 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 www.portchesterny.com/Pages/PortChesterNY.Webdocs/projects.

Date: August 14, 2015

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

On motion of TRUSTEE ADAMS, seconded by TRUSTEE BRAKEWOOD, the public hearing was declared open.

ROLL CALL

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

NOES: None.

ABSENT: Trustee Ceccarelli

DATE: September 8, 2015

The Court Stenographers notes (including **Public Comments on the Hearing**) are attached verbatim as part of these minutes.

On motion of TRUSTEE KENNER, seconded by TRUSTEE MARINO, the public hearing was closed.

ROLL CALL

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

NOES: None.

ABSENT: Trustee Ceccarelli.

DATE: September 8, 2015

PUBLIC COMMENTS not related to the Public Hearing:

Ms. Rosia Guerrero spoke on behalf of the Westchester/Putnam Council of the Boy Scouts of America. She announced that on October 9th they will be having a time capsule ceremony. This is to extend the program to the Latino community. The ceremony will be held at the Crown Plaza Hotel in White Plains. The event begins at 7:45 A.M. We will be honoring the Carver Center. Boy Scouts will be part of the after school program in the Port Chester schools.

Ms .Dina Goren and other members of the Dog Park Group said they believe the dog park is near to being finished. They will be scheduling a celebration. The group presented the trustees with \$50,000 (\$25,000 from dog park donations and \$25,000 from PetSafe) for a portion of the costs of the dog park construction. The opening will tentatively be set for Sunday, September 20th.

Mr. Richard Abel commented on the I.D.A. appointment. The IDA has total control of the financing for the Starwood project. He commented on the curfew for BOT meetings. You don't really need a curfew because any four members can just walk out and then it is over. The Trustees have the power to end the meeting at any time.

PRESENTATIONS

Presentation 1: Police and Courts Project

By NDC to the Village Board of Trustees



National Development Council

Partners In Community Development Since 1969

TO: Christopher Steers, Village Manager, Village of Port Chester FROM:

Daniel Marsh III

DATE: September 2, 2015

RE: Police and Courts Project

At the direction of the Village, NDC has worked with STV and Whiting Turner to develop preliminary cost estimates for the renovation of the existing police and courts building at North Main Street, as well as the construction of a new police and courts building on the adjacent Steilmann property. The quick answer is that **the renovation is estimated to cost \$29.5 million**, which includes acquisition of the Steilmann site for parking. **The new construction is estimated at \$25.1 million** with the acquisition of Steilmann for development and the demolition of the existing police and courts building for use as parking. Below we explain the process for making these two scenarios comparable.



To compare the two options – renovation vs. new construction – it was important to have the program, building square footage and parking requirements be the same for both scenarios. Our team had to make a number of adjustments to ensure that the two scenarios would be comparable.

From earlier work on the building program, we determined that 43,600 square feet (not including basement storage) would be required to accommodate modern police and court functions. This space requirement is the same in both the renovation and new construction scenarios.

The new construction scenario envisions a three-story building at this size on the Steilmann site, with police functions on the first two floors and the courts and associated space on the third floor. The three floors are equal in size, at approximately 14,500 square feet. In addition, we included sub-grade basement space to be used for building mechanical equipment and for some limited storage. The layout on each floor is to be determined, but the floor plates are sufficiently large and open to enable an efficient use of space.

The existing police and courts building is only 17,000 square feet (not including roughly 8,000 square feet in the basement), and would require the addition of a 5-story tower at the rear of the existing building to increase the square footage to 43,600. The floor plates for the tower



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addition are 5,760 square feet. At this size, there will be limited options for laying out the space, and the tower will be far less efficient than the 3-story new building.

To create parking scenarios that are equivalent, and follow programmatic needs we have made assumptions about demolition and development of surface parking. With the new construction, the existing police and courts functions would remain in the existing building and move to the new building once it is ready. The Steilmann site would have 30 parking spaces.

The existing building would then be demolished, to create an additional 80 spaces, for a total of 110 spaces.

If the existing building were renovated we assume acquisition of the Steilmann site for the purposes of creating additional parking, creating a total of 110 spaces. In this way, we are creating two scenarios with the same program, same building square footage and same parking spaces.

The cost estimates, shown in a side by side comparison, also set the majority of soft cost items at the same amount for both scenarios, except where the costs are typically calculated as a percentage of the hard costs.

The cost estimate difference between the renovation and new construction is \$4.4 million. This difference consists chiefly of \$3 million associated with the temporary relocation of the police and court functions during renovation. The additional difference is attributed to some greater contingencies associated with the renovation.

Furthermore, the costs associated with the temporary police and court functions cannot be financed as part of a bond issue and would need to be paid from other municipal sources. So, the Village will need to source approximately \$3 million over an 18 month period to pay for relocation, and preparation and rental of temporary space, all of which represents an additional financial burden in the renovation scenario.

If the Village wishes to pursue a development plan which includes only police and court functions, NDC recommends pursuing the new construction scenario based upon the cost differential, and upon the ability to design a modern police and courts building that meets the programmatic needs as described by the user teams from the police and court systems.

Port Chester Police and Courts Complex
 Conceptual Estimate
 3-Sep-15

<u>Description</u>	<u>New Construction</u>	<u>Renovation</u>	<u>Notes</u>
Acquisition	\$ 2,500,000	\$ 2,500,000	Steilmann Site
Construction	\$ 15,458,737	\$ 18,748,933	Includes temporary build out and rental
Design Fee	\$ 966,171	\$ 1,171,808	6.25% of Construction
Design Contingency	\$ 927,524	\$ 1,124,936	6.00% of Construction
Soft Costs	\$ 3,004,155	\$ 3,497,370	Professional Services, FF&E, Legal, Insurance
Capitalized Interest	\$ 1,775,000	\$ 1,900,000	
Underwriter's Discount	<u>\$ 492,632</u>	<u>\$ 578,861</u>	
Total	\$ 25,124,219	\$ 29,521,908	

2015 Program Summary

SUMMARY PROGRAM - PROJECT TOTALS		
	NET	Bldg. Gross
Court Facilities	8,656	13,936
Police Department	17,452	27,094
Shared Resources	1,830	2,525
Subtotal Net	27,938	
TOTAL BUILDING GROSS		43,556

2014 Program Summary

PROJECT TOTALS

Municipal Offices	16,510	25,763	29,627
Court Facilities	6,318	8,845	10,172
<u>Police Department</u>	<u>15,242</u>	<u>20,577</u>	<u>23,663</u>
Subtotal	38,070		
Subtotal		55,185	
TOTAL BUILDING GROSS			63,463 (PCPD exterior program excluded)

NEW BULDNG-SITEUSE

SEPTEMBER 8, 2015

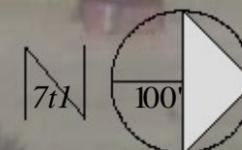
POLICE / COURT COMPLEX

VILLAGE OF PORT CHESIER, NEW YORK

NEW BUILDING - SITE USE

ROLLHAUS PL

25' 50'



V-a!W



**PROPOSED PARKING
80 SPACES
STAFF / PUBLIC**



**PROPOSED POLICE PARKING
30 SPACES**

PROPOSED NEW BUILDING

N MAIN STREET

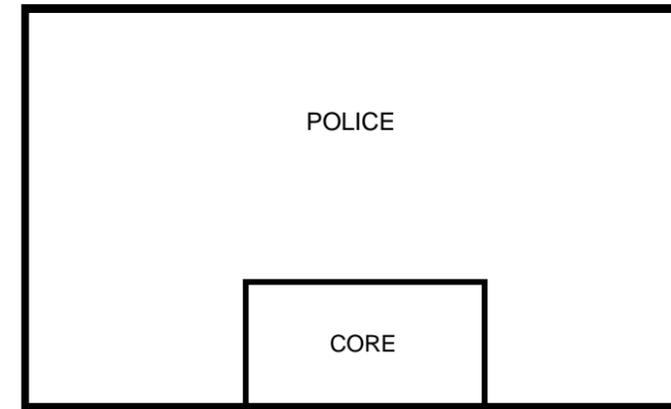
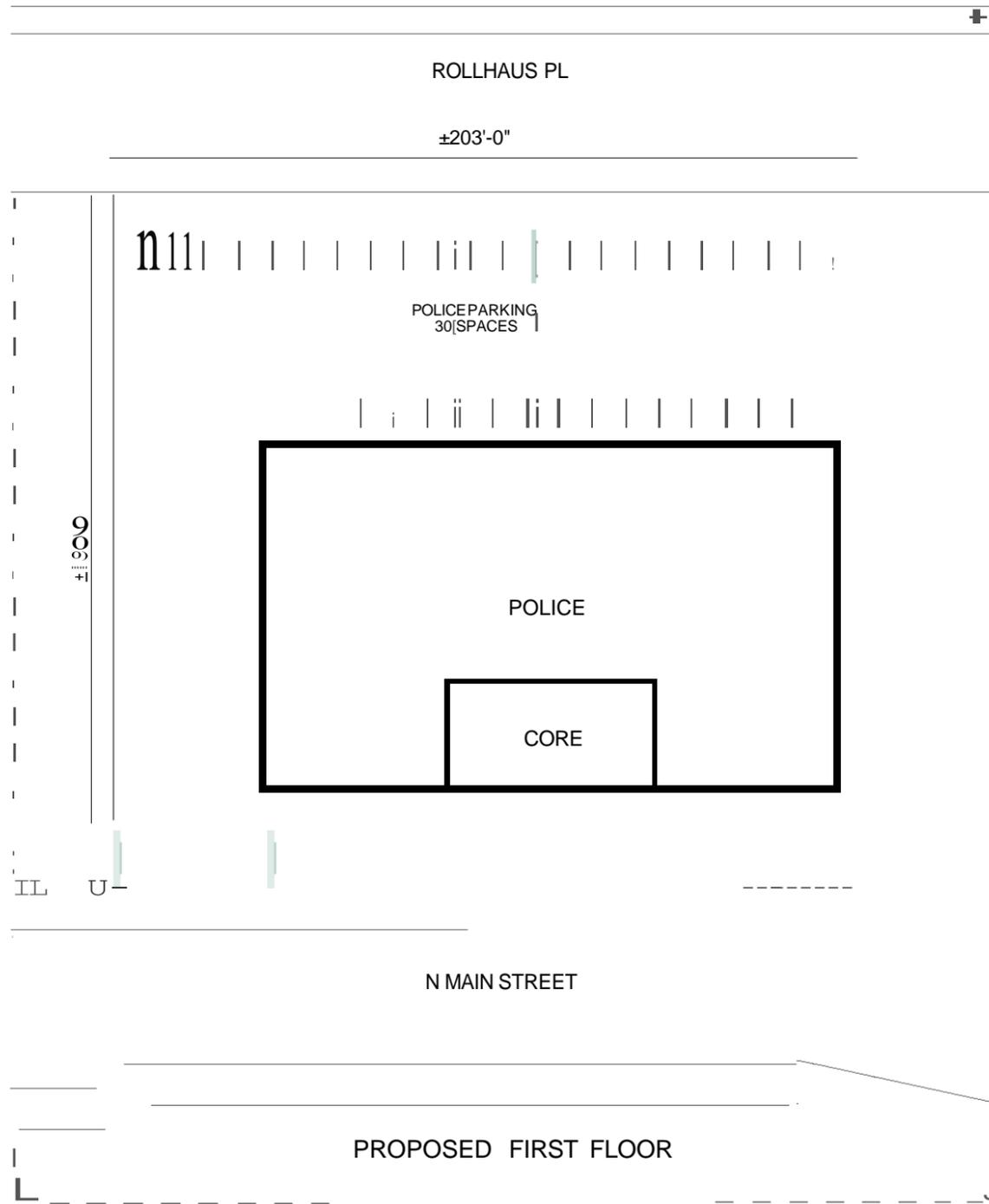
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SCALE: 0'

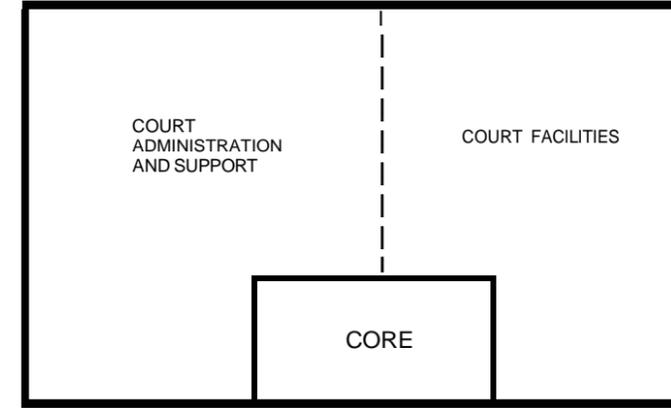
Architectural Consultant

PROPOSED NEW BUILDING

SEPTEMBER 8, 2015



PROPOSED SECOND FLOOR



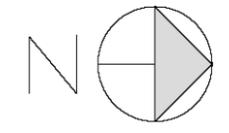
PROPOSED THIRD FLOOR

PROGRAM LEGEND

- COURT
- POLICE
- SHARED RESOURCES
- VEHICLE ACCESS AND PARKING

NEW BUILDING SUMMARY

NEW BUILDING	43,600 GSF
PROPOSED PROGRAM GSF	43,600 GSF
ON-SITE PARKING	30 SPACES
ADJACENT PARKING	80 SPACES
TOTAL PARKING	110 SPACE



POLICE / COURT COMPLEX
VILLAGE OF PORT CHESTER, NEW YORK

PROPOSED NEW BUILDING PLAN

346 NORTH MAIN STREET



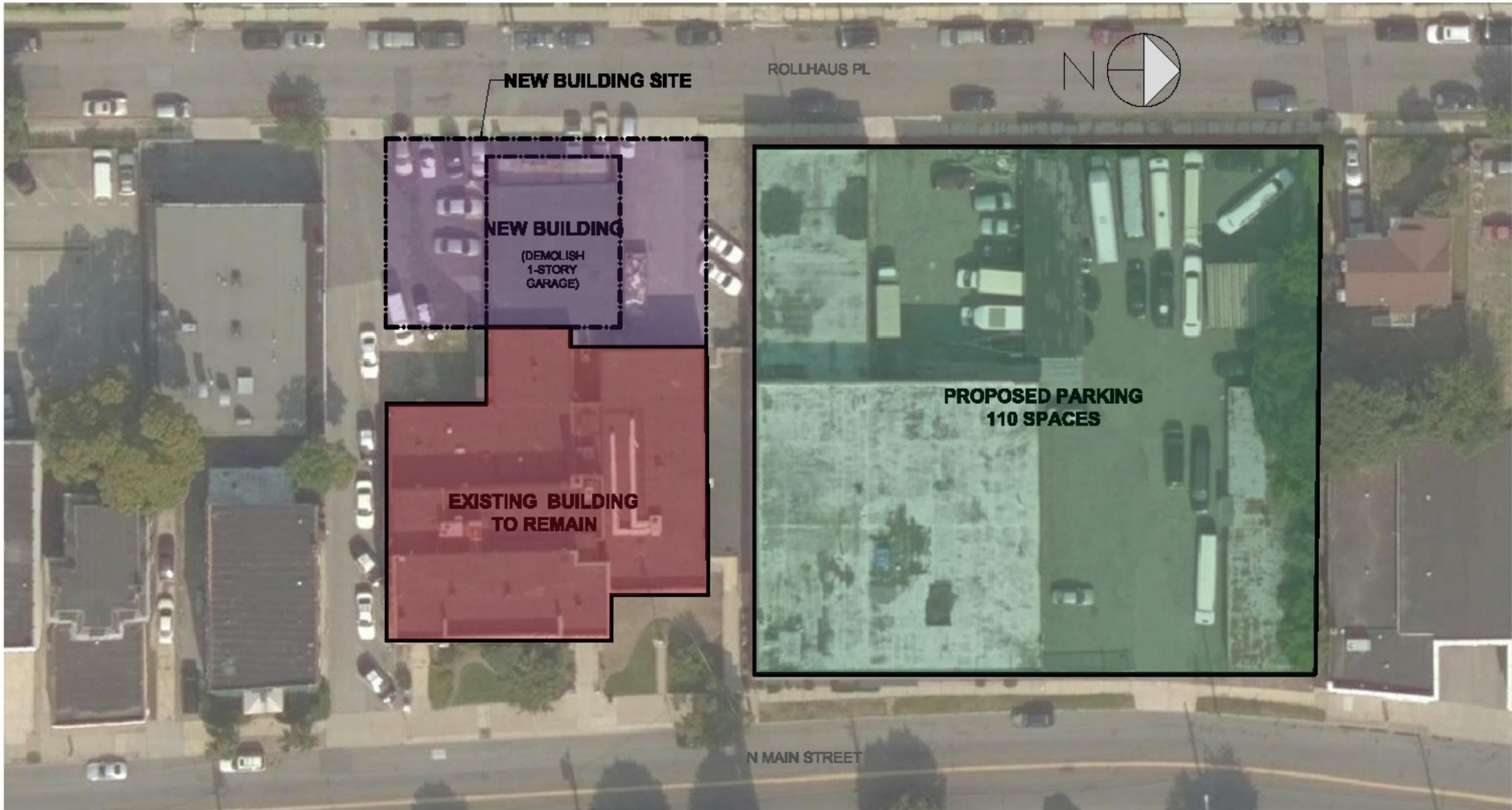
Architectural Consultant



225 Park Ave South
New York, NY 10003

PROPOSED ADDITION / RENOVATION - SITE USE

SEPTEMBER 8, 2015



POLICE COURT COMPLEX

VILLAGE OF PORT CHESIER, NEW YORK

PROPOSED ADDITION / RENOVATION - SITE USE

ADDRESS 350 - 346 NORTH MAIN STREET

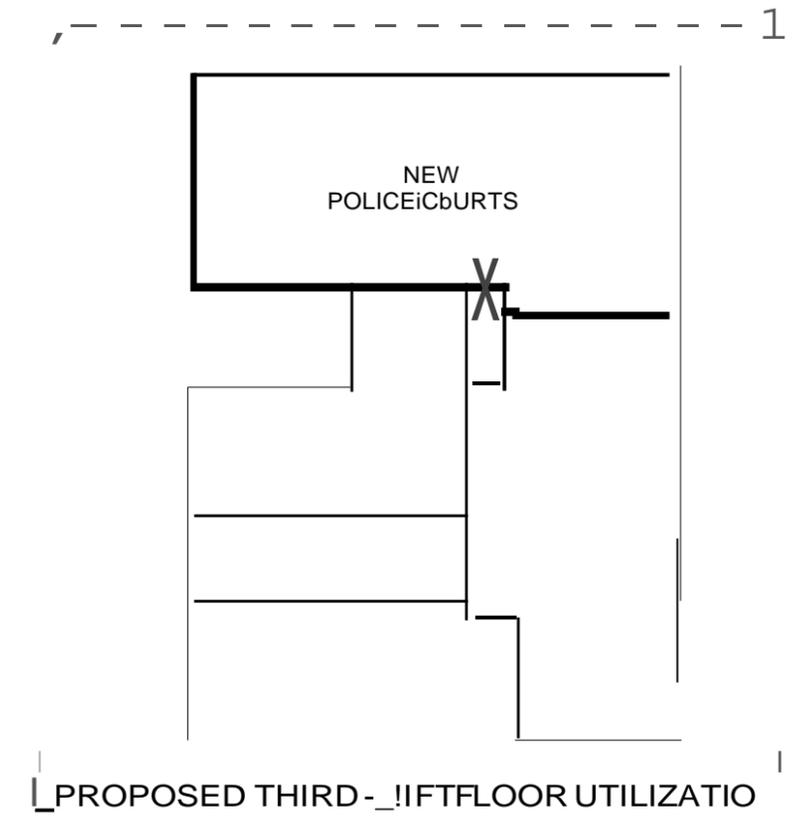
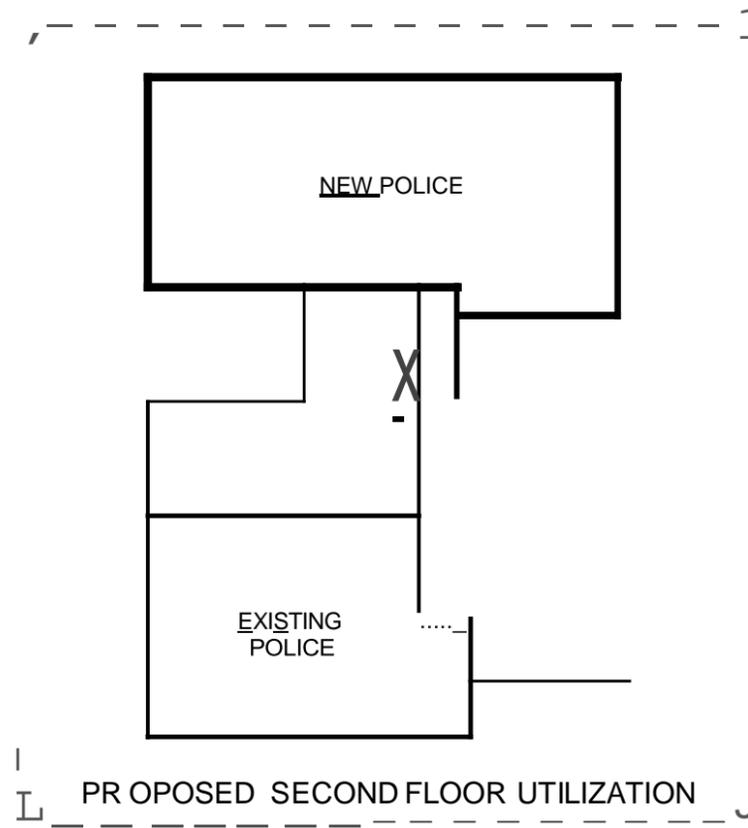
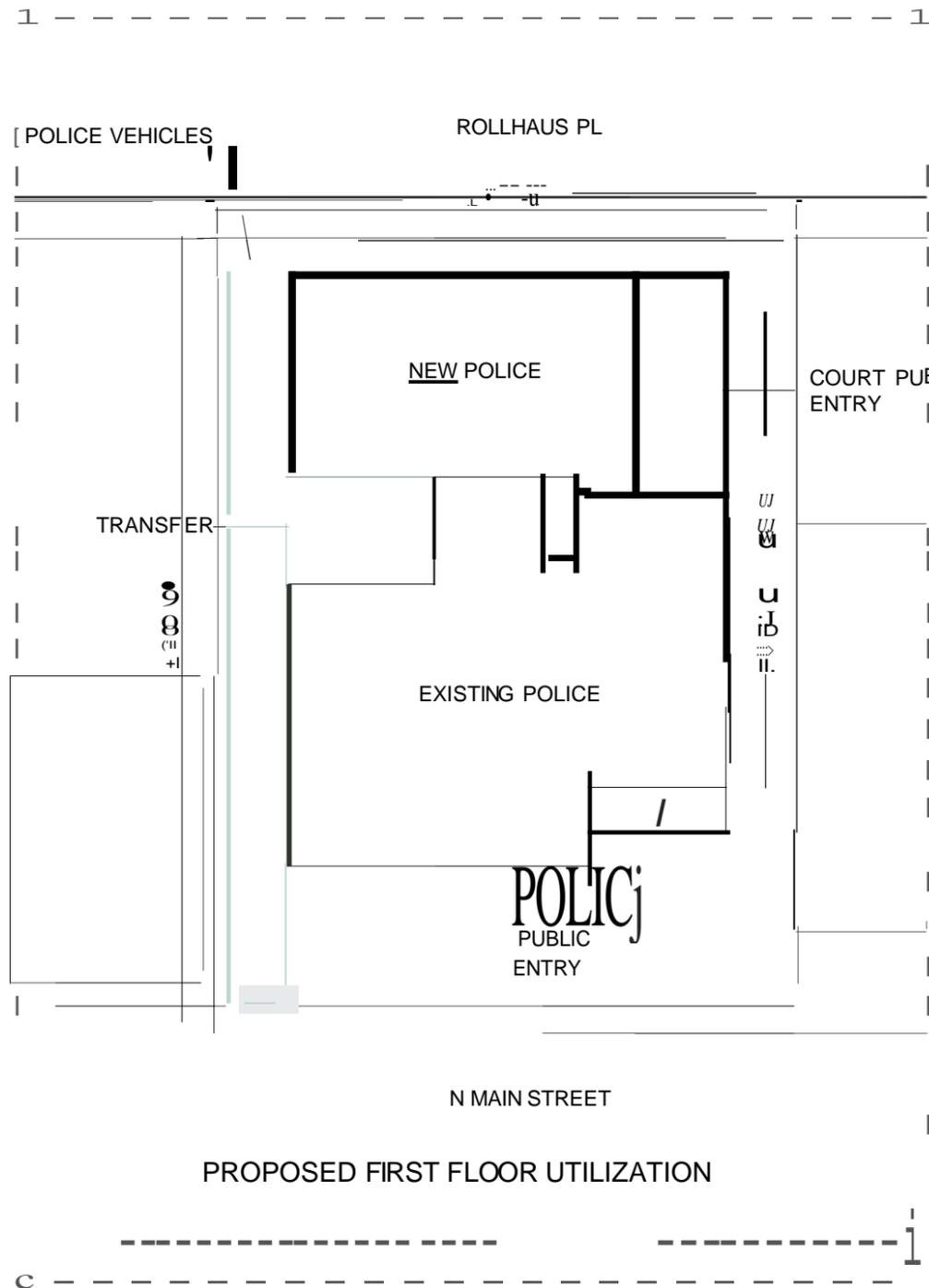
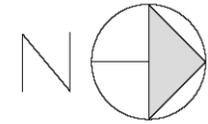
SCALE 0' 25' 50' 75' 100'

Architectural Consultants

V-a!W

PROPOSED ADDITION/ RENOVATION

SEPTEMBER 8, 2015



- PROGRAM LEGEND
- O COURT
 - D POLICE
 - D SHARED RESOURCES
 - VEHICLE ACCESS AND PARKING
 - D ROOF

EXISTING BUILDING AND ADDITION SUMMARY	
APPROXIMATE EXISTING BUILDING W/O BASEMENT	17,000 GSF
APPROXIMATE PROPOSED DEMOLITION OF GARAGE	-2,200 GSF
APPROXIMATE PROPOSED FIVE STORY ADDITION	28,800 GSF
APPROXIMATE TOTAL AVAILABLE GSF W/O BASEMENT	43,600 GSF
PROPOSED PROGRAM GSF	43,600 GSF
ON-SITE PARKING	0 SPACES
ADJACENT SITE PARKING	110 SPACES

POLICE / COURT COMPLEX
VILLAGE OF PORT CHESTER, NEW YORK

PROPOSED PLAN

Presentation 2 from Joe Gianfrancesco, Chairman of the Traffic Commission establishing a one-way street on Parkway Drive was postponed to the next meeting.

Presentation 3 from Francis A. Cervinka, Village Prosecutor regarding Village Court dispositions was postponed to the next meeting.

RESOLUTIONS:

ADD ON RESOLUTION

APPOINTMENT OF MEMBER TO THE PORT CHESTER ARCHITECTURAL BOARD OF REVIEW.

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

The following was reviewed by the Board of Trustees of the Village of Port Chester New York during Executive Session.

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

NOES: None.

ABSENT: None.

On motion of TRUSTEE CECCARELLI, seconded by TRUSTEE BRAKEWOOD to appoint Ms. Karen Gomez to the Architectural Board of Review.

RESOLVED THAT Karen Gomez is hereby appointed as a member of the Port Chester Architectural Board of Review.

Approved as to Form:

Anthony M. Cerreto, Village Attorney

ROLL CALL

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

NOES: None.

ABSENT: None.

DATE: September 8, 2015

RESOLUTION #1

SETTING A PUBLIC HEARING TO CONSIDER A LOCAL LAW REGULATING TOWING AND BOOTING

On motion of TRUSTEE BRAKEWOOD, seconded by TRUSTEE CECCARELLI, 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 October 19, 2015 at 7:00 at the Village Justice Court Courtroom, 350 North Main Street, 2nd Floor, Port Chester, New York to consider the advisability of adopting a local law to amend the Code of the Village of Port Chester, by adding a new chapter, previously reserved, Chapter 302, Towing and Booting.

On motion of TRUSTEE BRAKEWOOD, seconded by TRUSTEE MARINO, to set a public hearing to amend the Local Law on Towing on Booting will be set for October 19th.

Approved as to Form:

Village Attorney, Anthony Cerreto

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

NOES: None.

ABSENT: None.

DATE: September 8, 2015

RESOLUTION #9

AWARDING BID FOR 2015 SANITARY SIDEWALKS AND HANDICAP RAMPS PROJECT

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

WHEREAS, the Village of Port Chester has advertised for bids for the 2015 Sidewalks and Handicap Ramps Project (Bid No. 2015-10); and

WHEREAS, the Village received three bids for this work; and

WHEREAS, the Village's consulting engineer, Dolph Rotfeld Engineering, P.C., recommends that the Board accept the low bid of Paladino Concrete Creations, Mount Vernon, New York in the amount of \$572,735.00 which meets all the specifications as set forth in the bid documents. Now, therefore, be it

RESOLVED, that the Board of Trustees hereby awards the bid for the 2015 Sidewalks and Handicap Ramps Projects to Paladino Concrete Creations, Mount Vernon, New York; and be it

FURTHER RESOLVED, that the Village Manager is hereby authorized to enter into an agreement with the contractor, and be it

FURTHER RESOLVED, that the Board of Trustees authorizes THE Village Treasurer to make payment from the following accounts in the Capital Fund as follows:

5.5110.400.2015.162 Village Owned Sidewalk Improvement

5.5110.400.2014.141 Street Resurfacing 14/15

Approved as to Form:

Anthony M. Cerreto, Village Attorney

ROLL CALL

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

NOES: None.

ABSENT: None.

DATE: September 8, 2015

RESOLUTION #10

AWARDING BID 2015-11 – 2015 SANITARY SEWER CLEANING AND TELEVISION INSPECTION PHASE 2

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

WHEREAS, the Village of Port Chester has advertised for bids for the 2015 Sanitary Sewer Cleaning and Television Inspection Plan Phase 1 Project (Bid No. 2015-11); and

WHEREAS, the Village received bids for this work; and

WHEREAS, the Village's consulting engineer, Dolph Rotfeld Engineering, P.C., recommends that the Board accept the low bid of National Water Main Cleaning Co., Kearney, New Jersey in the amount of \$85,750.00 which meets all the specifications as set forth in the bid documents. Now, therefore, be it

RESOLVED, THAT THE Board of Trustees hereby awards the bid for the 2015 Sanitary Sewer Cleaning and Television Inspection Phase 2 Project to National Water Main Cleaning Co., Kearney, New Jersey; and be it

FURTHER RESOLVED, that the Village Manager is hereby authorized to enter into an agreement with the contractor, and be it

FURTHER RESOLVED, that the Board of Trustees authorizes the Village Treasurer to make payment from the following account as follows: 5.8120.400.2013.132 Sewer Improvements 3rd Year.

Approved as to Form:

Anthony M. Cerreto, Village Attorney

ROLL CALL

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

NOES: None.

ABSENT: None.

DATE: September 8, 2015

RESOLUTION #2

SETTING A PUBLIC HEARING TO CONSIDER THE ADVISABILITY OF ADOPTING A LOCAL LAW AMENDING THE CODE OF THE VILLAGE OF PORT CHESTER, CHAPTER 53, ETHICS, WITH REGARD TO DEFINITIONS, GIFTS AND NEPOTISM.

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

TRUSTEE BRAKEWOOD made an amendment to modify the public hearing for October 19th, seconded by TRUSTEE MARINO.

ROLL CALL

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

NOES: None.

ABSENT: None.

DATE: September 08, 2015

RESOLVED, that the Board of Trustees hereby sets a public hearing on October 19, 2015 at 7:00 p.m., or as soon thereafter, at the Police Headquarters/Justice Court Courtroom, 350 North Main Street, Port Chester, to consider the advisability of adopting a local law to amend the Code of the Village of Port Chester, Chapter 53, Ethics, with regard to definitions, gifts and nepotism.

Approved as to Form:

Anthony M. Cerreto, Village Attorney

ROLL CALL

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

DATE: September 08, 2015

RESOLUTION #3

VILLAGE OF PORT CHESTER SEEKING FUNDING FROM THE NEW YORK STATE OFFICE OF COMMUNITY RENEWAL FOR COMMUNITY DEVELOPMENT BLOCK GROUP GRANTS

On motion of TRUSTEE ADAMS seconded by TRUSTEE BRAKEWOOD, the Resolution was brought before the Board of Trustees of the Village of Port Chester, New York

On motion of TRUSTEE BRAKEWOOD, seconded by TRUSTEE MARINO, the Resolution be amended to include specific projects and tabled to a Public Hearing at the next Board of Trustees meeting on October 5th.

ROLL CALL

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

DATE: September 08, 2015

RESOLUTION #4

REQUESTING THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT TO PROVIDE EXPLANATION FOR APPROVED COMMUNITY DEVELOPMENT BLOCK GRANT FUNDING ALLOCATED TO THE VILLAGE OF PORT CHESTER

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, as a member of the Westchester Urban County Consortium, the Village of Port Chester participated in the Community Development Block Grant (CDBG) program administered by the Westchester County Department of Planning; and

WHEREAS, through the Consortium, the Village was one of the largest recipients of CDBG funding in the County; and

WHEREAS, Westchester County has been in litigation over its' implementation of the affordable housing settlement in the matter of United States of America ex rel. Anti-Discrimination Center of Metro New York, Inc., v. Westchester County, New York; and

WHEREAS, as a result of the impasse presented by this litigation, communities in need and not-for-profits and local social services agencies aiding low and moderate income residents were denied previously allocated CDBG funding; and

WHEREAS, in 2011, the Urban County Council in Westchester County, which includes representatives from each of the municipalities in the Consortium, had requested that the United States Department of Housing and Urban Development (HUD) resolve the impasse in an expeditious manner; and

WHEREAS, such impasse resulted in significant adverse impacts on the residents of the Village of Port Chester; and

WHEREAS, for 2011 through 2013, the Village of Port Chester and not-for-profits and local social service agencies were awarded \$1,673,750.00 in CDBG funds for vital social service programs and municipal infrastructure projects, related to homeless prevention; sidewalk, sewer, and streetscape improvements; and youth development, but these funds were subsequently reallocated to other jurisdictions; and

WHEREAS, in correspondence from the Deputy County Executive dated May 9,2014, the County Executive determined that the County should forgo participating in a new qualification period for future CDBG funding; and

WHEREAS, although a substantial recipient of CDBG funding from the inception of the program, the determination to reallocate the funding was made without affording the Village or community organizations notice and an opportunity to be heard. Now, therefore, be it

RESOLVED, that the Board of Trustees authorizes the Mayor to make written request on HUD Secretary Shaun Donovan to provide an explanation to the Village of Port Chester as to the reallocation of CDBG funds previously allocated to the Village for the period 2011 through 2014, and be it further

RESOLVED, that a copy of such correspondence and this resolution be provided to United States Senators Chuck Schumer and Kristen Gillibrand and Congresswoman Nita Lowey, County Executive Robert Astorino and County Legislator David Gelfarb.

Approved as to Form:

Anthony M. Cerreto, Village Attorney

ROLL CALL

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

ABSENT: None.

DATE: September 8, 2015

RESOLUTION #5

ESTABLISHING LIMITED PARKING REGULATIONS IN BROOKSVILLE AREA

On motion of TRUSTEE BRAKEWOOD, seconded by TRUSTEE MARINO, the resolution was tabled by the Board of Trustees of the Village of Port Chester, New York until the September 21st meeting.

ROLL CALL

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

NOES: None.

ABSENT: None.

DATE: September 8, 2015

RESOLUTION #6

STANDARDIZATION OF VILLAGE SANITATION VEHICLES

A motion was made by TRUSTEE CECCARELLI, seconded by TRUSTEE MARINO, the following resolution was adopted by the Board of Trustees of the Village of Port Chester, New York

WHEREAS, General Municipal Law, Section 103(5) authorizes a governing board on a resolution adopted by a three-fifths vote to determine that for reasons of efficiency or economy, that there is a need to standardize purchase contracts for a particular type or kind of equipment, material or supplies and

WHEREAS, the Department of Public Works has a fleet of sanitation vehicles which consists of a chassis made by Mack and a body made by Leach; and

WHEREAS, the General Foreman has recommended that the Village standardize the specifications for sanitation vehicles for future procurement needs; and

WHEREAS, standardization would provide uniformity in the fleet, enable staff to more efficiently operate, inspect and maintain the vehicles and reduce the need of the department to maintain a large inventory of replacement parts. Now, therefore, be it

RESOLVED, the Board of Trustees hereby determines that for reasons of efficiency and economy there is a need for standardization of the Village's sanitation vehicles; and be it further

RESOLVED, that future sanitation vehicles that are to be acquired shall consist of a Mack chassis and Leach body.

Approved as to Form:

Anthony M. Cerreto, Village Attorney

ROLL CALL

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

NOES: None.

ABSENT: None.

DATE: September 8, 2015

RESOLUTION #7

AWARDING BID FOR 2016 MACK MODEL MRU613 TANDEM AXLE CHASSIS

A motion was made by TRUSTEE MARINO, seconded by TRUSTEE TERENZI, the following resolution was adopted by the Board of Trustees of the Village of Port Chester, New York

WHEREAS, the Village of Port Chester has advertised for bids for a 2016 Mack Model MRU613 Tandem Axle Chassis for a new sanitation vehicle (Bid No. 2015-07); and

WHEREAS, the 2016 Capital Plan provided for the purchase of a new sanitation vehicle; and

WHEREAS, the Village received one bid, from Gabrielli Truck Sales Ltd, 153-20 South Columbus Avenue, Jamaica, New York 11434; and

WHEREAS, the General Foreman recommends that this bid be accepted. Now therefore, be it

RESOLVED, that the Board of Trustees hereby awards the bid for a 2016 Mack Model MRY613 Tandem, Axle Chassis to Gabrielli Truck Sales Ltd, 153-20 South Conduit Avenue, Jamaica, New York 11434 in the amount of \$146,969.74 and be it further

RESOLVED, that the appropriation be made FROM THE 31 Yard Sanitation Truck Project A/c 5.8160203.2014.145 in the Capital Fund; and be it further

RESOLVED, that the Village Manager be authorized to enter into an agreement with the vendor for same.

Approved as to Form:

Anthony M. Cerreto, Village Attorney

ROLL CALL

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

NOES: None.

ABSENT: None.

DATE: September 8, 2015

RESOLUTION #08

**AWARDING BID FOR 29 CUBIC YARD HIGH COMPACTION HEAVY DUTY REAR
LOADING BODY**

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

WHEREAS, the Village of Port Chester has advertised for bids for a 29 cubic yard high compaction heavy duty rear loading body for a new sanitation vehicle (Bid No. 2015-08); and

WHEREAS, such body is to be included with the chassis for the new sanitation vehicle which is included in the 2015-2016 Capital Plan; and

WHEREAS, the Village received one bid, from Sanitation Equipment Corp., South 122 Route 17 North, Paramus, New Jersey 07652; and

WHEREAS, the General Foreman recommends that this bid be accepted. Now therefore, be it

RESOLVED, that the Board of Trustees hereby awards the bid for a 29 Cubic Yard High Compaction Heavy Duty Rear Loading Body to Sanitation Equipment Corp., South 122 Route 17 North, Paramus, New Jersey 07652 in the amount of \$81,990.00; and be it further

RESOLVED, that the appropriation be made from the 31 Yard Sanitation Truck proect a/c 5.8160.203.2014 in the Capital Fund; and be it further

RESOLVED, that the Village Manager be authorized to enter into an agreement with the vendor for same.

Approved as to Form:

Anthony M. Cerreto, Village Attorney

ROLL CALL

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

NOES: None.

ABSENT: None.

DATE: September 8, 2015

RESOLUTION #11

RETAINING HUGGINS ACTUARIAL SERVICES, INC. TO PERFORM ACTUARIAL SERVICES WITH REGARD TO THE VILLAGE'S WORKERS' COMPENSATION RESERVE FUND

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

WHEREAS, the Workers' Compensation Reserve Fund was established when the Village changed from a self-insured to a first dollar workers' compensation program several years ago; and

WHEREAS, the fund pays for the expense of the "run -off or "tail" self-insured claims that were open at the time of the change-over; and

WHEREAS, several claims were settled and closed under Section 32 of the Workers' Compensation Law; and

WHEREAS, the remainder of the claims are administered by a third-party administrator which the Village retains on an annual basis; and

WHEREAS, the Board of Trustees has discussed the potential transfer of this fund for other uses; and

WHEREAS, due diligence requires the Village to retain an actuary to review the fund. Now, therefore, be it

RESOLVED, that Huggins Actuarial Services, Inc., 111 Veterans Square, 2nd Floor, Media, Pennsylvania 19603, be retained to perform actuarial services with regard to the Village's workers compensation reserve fund, compensation to be in the amount of \$6,500, payable from .workers comp line 1.9040.803 in the General Fund.

Approved as to Form:

Anthony M. Cerreto, Village Attorney

ROLL CALL

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

NOES: None

ABSENT: None

DATE: September 8, 2015

RESOLUTION #12

TAX CERTIORARI SETTLEMENT

13 & 23 RIVERDALE AVENUE

On motion of TRUSTEE ADAMS, seconded by TRUSTEE KENNER, the resolution was not carried.

ROLL CALL

AYES: Trustees, Kenner, Adams.

NOES: Trustees Terenzi, , Brakewood, Ceccarelli, Marino, and Mayor Pilla

ABSENT: None.

DATE: September 8, 2015

RESOLUTION #13

**RESOLUTION BUDGET AMENDMENT - DEA FUNDS TO
PURCHASE ONE SAFE PACE 100 RADAR SPEED SIGN**

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

WHEREAS, the Police Chief is recommending the use of DEA Asset Forfeiture Funds to purchase one (1) Safe Pace 100 Radar Speed Sign with data collection software for \$3,084 from Traffic Logix Inc. 3 Harriet Lane, Spring Valley, NY 10977. Now, therefore be it

RESOLVED, that the Board of Trustees of the Village of Port Chester, New York hereby authorizes the Village Treasurer to modify the 2015-16 General Fund Budget as follows:

GENERAL FUND

Balance Sheet:

001-001-0695	Deferred Revenue Police DEA	
		\$(3,084.00)
<u>Revenues:</u>		
001 -0001 -2613	Use of Deferred DEA Revenue	
		\$3,084.00
<u>Appropriations:</u>		
001 -3120-0200	Police Equipment	
		\$3,084.00
Approved as to Form:		

Anthony M. Cerreto, Village Attorney

ROLL CALL

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

NOES: None

ABSENT: None

DATE: September 8, 2015

RESOLUTION #14

**AWARDING BID #2015-04, RFP FOR GRANT WRITING SERVICES AND AUTHORIZING
MANAGER TO ENTER INTO CONTRACT WITH WINNING BIDDER.**

On motion of TRUSTEE BRAKEWOOD, seconded by TRUSTEE ADAMS, the resolution was opened for discussion.

On motion of TRUSTEE ADAMS, seconded by TRUSTEE BRAKEWOOD, the resolution was tabled to the September 21st meeting.

ROLL CALL

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

NOES: Trustees Terenzi, Kenner

ABSENT: None

DATE: September 8, 2015

RESOLUTION #15

**APPOINTMENT OF MEMBER TO THE PORT CHESTER INDUSTRIAL DEVELOPMENT
AGENCY AND PORT CHESTER LOCAL DEVELOPMENT CORPORATION**

On motion of TRUSTEE BRAKEWOOD, seconded by TRUSTEE ADAMS the resolution was tabled to the September 21st meeting.

ROLL CALL

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

NOES: Trustees Terenzi

ABSENT: None

DATE: September 8, 2015

DISCUSSIONS

Amnesty Program extension – Building code enforcement.

Trustee Ceccarelli commented we should keep the amnesty program rolling. We should not push out anybody who wants to sell their house. There are open permits on houses from before the current owner bought your property.

The Board needs to have Peter Miley go over the program and how it has changed. It is misunderstood.

On motion by TRUSTEE CECCARELLI, seconded by TRUSTEE BRAKEWOOD, the Amnesty Program should be extended for a five year period. Mayor Pilla commented that a workshop will be scheduled.

Consideration of use of Eminent Domain to acquire property located at 23 Washington Street for conveyance to a responsible owner.

The two-family dwelling at 23 Washington Street has been vacant for many years. The out-of-state owner has evidenced no desire to take responsibility for the property which is the subject of a pending mortgage foreclosure proceeding. Policy discussion on the Village's consideration of the power of eminent domain to acquire the property and convey it to a responsible party..

Key position hiring status

Village Manager Steers commented we have advertised the position of Village Planner. The Board needs to set up interviews for the top candidates for the Village Clerk position.

Trustee Brakewood commented we should advertise not just on Career Builder, but use a more municipal advertiser.

Marina G&S Parking Lot

Village Attorney Cerreto has a meeting set for this coming Thursday. Mr. Dan Tartaglia advised he has to work first with his staff and will then submit his amended position. Mayor Pilla reached out to Mr. Wasser both for changes to their retail application and for the Marina Lot. We are waiting for G&S on that to see if it can be turned into a paid lot to pay for the Bulkhead restoration. We should have a consistent parking system in the downtown area.

Bulkhead

Village Manager Steers commented the state is reviewing the final version of the agreement. Village Assistant Planning Director Youngblood commented we should have a contract by the end of the month.

Mayor Pilla suggested having an executive session at the September 21st BOT meeting to discuss personnel on the Bulkhead steering committee (consisting of two Trustees, two Waterfront Commission members, two from Planning and one G&S representative). We want to activate the waterfront.

201 Grace Church Street

Trustee Ceccarelli commented the former Saline property is deteriorating. The DPW did a great job cleaning it up. It now needs to be decided if this is going to be a parking lot or if there is going to be some other arrangement for that property. The Rec Committee commented that we tear it down and build a parking lot. A cost to knock down the house and build a parking lot was priced at \$125,000 three years ago. A motion will be needed for a resolution to knock down the house for a parking lot.

Curfew for BOT Meetings

Trustee Ceccarelli commented on why the Board meetings need to run past 10:00 if there are no urgent issues. We should target for 10:00. We should give ourselves a limitation. Mayor Pilla commented we cannot put a hard stop on the meetings. We only meet twice a month.

CORRESPONDENCES

From Clay Art Center acknowledging financial assistance from the Village.

This correspondence was acknowledged by the Board.

From Port Chester Housing Authority regarding Sewer Rent

The Board gave the attorney a little time and we will give them a little more time to pay their fee. Attorney Cerreto would like to get a letter from them acknowledging their legal obligation.

From Elizabeth Street Residents regarding need for traffic improvements.

The Board referred the correspondence to staff without objection.

From Laureen Taylor regarding Bush-Lyon Homestead

Receipt was acknowledged. No action was taken.

From Robin Smith – interest in a position on the Ethics Board

Mayor Pilla will schedule an interview.

From the Recreation Commission regarding Abendroth Park programming and rec facilities

This will be incorporated into the United Hospital public hearing.

Add-on Correspondence from Mr. Gregg Loomis regarding Sign placement request for Suicide Prevention Walk

This non-profit requested permission to put signs on Village medians advertising this event. This was referred to staff without objection.

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:

Public

There were no Public Comments

Board

Trustee Terenzi commented on the Budget. We actually had a \$600,000 surplus last year which didn't include the allocation in the fund balance. Village Manager Steers will have a conversation with the auditors to verify the logic.

Trustee Brakewood commented he voted against the budget because the levy was too high.

Trustee Ceccarelli thanked the Port Chester Day committee and the committee for the Columbus Day Parade. We are not encouraging business people who have to move their cars every four hours. We need an organized system. On the agenda tonight the public notice was too skimpy.

Mayor Pilla commented that on Friday, September 11th we will have a remembrance at Lyon Park

At 12:35 a.m., on motion of TRUSTEE BRAKEWOOD, seconded by TRUSTEE CECCARELLI, the meeting was adjourned.

ROLL CALL

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

NOES: None.

ABSENT: None.

DATE: September 8, 2015

Respectfully submitted,

Vita Sileo
Deputy Village Clerk