

MEETING HELD OCTOBER 5, 2015

A meeting of the Board of Trustees of the Village of Port Chester, New York, was held on Monday, October 5, 2015, in the Court Room of the Police Headquarters Building, 350 North Main Street, Port Chester, New York, with Deputy Mayor Gregory Adams presiding.

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

Also present were: Deputy Village Clerk Vita Sileo; Village Attorney Tony Cerreto; Village Treasurer, Leonie Douglas; Chief of Police, Richard Conway; Christopher Ameigh Administrative Aide to the Village Manager; Assistant Director of Planning & Development, Jessica Youngblood; Legal Intern, David Kenny; Mike DiVittorio, 1st Assistant Fire Chief, Attorney Mark Chertok

On motion of TRUSTEE CECCARELLI, seconded by TRUSTEE MARINO, the meeting was declared opened at 7:10 p.m.

ROLL CALL

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

NOES: None.

ABSENT: Trustee Brakewood

DATE: October 5, 2015

PRESENTATION

Swearing in/promotion of Port Chester Police Captain Christopher Rosabella.

AFFIDAVIT OF PUBLICATION AND NOTICE OF PUBLICATION RE:

- 1. Public Hearing to consider the advisability of adopting a local law amending the Code of the Village of Port Chester with a new chapter, Chapter 21, to establish a Community Choice Aggregation (Energy) Program in conjunction with Sustainable Westchester in the Village of Port Chester.*

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

ROLL CALL

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

NOES: None.

ABSENT: Trustee Brakewood

This Public Hearing was reopened from the September 21st meeting.

Mayor Pilla commented this is an opportunity for the Village of Port Chester to consider changing the default energy provider for residential customers.

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

PUBLIC COMMENTS:

Mr. Giangrande commented his problem is that the bill from Con Ed is too high.

Ms. Mary Maturro commented that a few years ago she was approached by an alternative company with lower rates. She took them up on it and there was a discount. The second month she received a bill for \$1,000. The third month she got a bill for \$1,000. She called Con Ed and was told the new company was charging three times what she paid Con Ed. When she tried to switch back she had to file a complaint with the Public Service Commission. Will we be able to opt out of this or is this something to opt in to. Mayor Pilla commented it is an opt out program.

Ms. Goldie Solomon commented on how will this company use Con Ed's wiring. If Con Ed raises the rates on wires this company pass this cost on to consumers.

Ms. Bea Conneta commented that people can use someone without a contract and you can drop it at any time. You have to look into it. Do not get a contract. No one is being pressured into it and you can opt out at any time.

Mr. Giangrande commented that in June there were new power wires placed all over the Village.

George Diskin commented that his co-op recently converted to gas and they get a special rate from Con Ed. Does a co-op come under the new program? Glen of Sustainable Energy said it would depend on people having their own meter. If it is one meter for the entire co-op for gas you would not be opted in. If the electric meters are separate you would be opted in.

Matthew Thomas commented on whether this is a co-op program or a private corporation. Glenn replied this is an energy procurement program. The ESCO does the hedging. This gives residents an additional choice of a provider.

Richard Abel commented on wording "The opt out period shall be twenty days." If you don't opt out during the first twenty days you can opt out on the 21st day.

Bart Didden commented that the Sustainable Westchester website shows no programs or no activities to date. Mr. Gordon is a fluent expert in the energy market buying futures and excess capacity. In this setup there is a 2% fund to propel sustainable energy alternatives. Without a clear cut answer you have no choice but to vote it down tonight. We can always come back.

Joe Vincenzo commented, based on his years of experience in working with Con Edison. The restrictions on Con Edison were placed there by the Public Service Commission to protect the consumer. Buying energy is the same as buying any other commodity. If Sustainable Energy takes a bigger risk there may be a problem with that. It can work out.

Ms. Conneta commented that the people in Rye Brook went ahead with the plan. We can sign up and we can drop out. There is no risk at all.

Mr. Frank Ferrera commented he believes this is a bad deal for Port Chester. People have been eligible for the last 20 years to switch and yet about 70% of residents have not switched. The market is working just fine. The gains in switching may be just minimal. This is a bad deal for our citizens.

Mr. Abel commented if the Board doesn't vote for this now can you vote for this six months down the road.

Mr. Giangrande asked Glen how many municipalities backed out of the deal. Glen replied that no one backed out, but one had a 3-3 tie.

Bart Didden commented on an individual choosing green or not. That sounds like an opt in. Glen replied that it is up to the community to decide.

Trustee Ceccarelli commented that it is costing the Village to do the mailings. The dues are \$1,000 per year.

Trustee Kenner asked about the RFP and how the service company is chosen.

On motion of TRUSTEE ADAMS, seconded by TRUSTEE CECCARELLI, the public hearing was declared closed.

ROLL CALL

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

NOES: None.

ABSENT: Trustee Brakewood

2. *Joint Public Hearing to consider PC 406 BPR LLC and PC 999 High Street Corp's (Applicant) draft environmental impact statement (EIS) and the proposed zoning amendments related to the redevelopment of the former United Hospital with a focus on school impacts and the fiscal considerations as described in the draft EIS.*

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

ROLL CALL

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

NOES: None.

ABSENT: Trustee Brakewood

VILLAGE OF PORT CHESTER
BOARD OF TRUSTEES

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JOINT PUBLIC HEARING TO CONSIDER PC 406 BPR, LLC
AND PC 999 HIGH STREET, CORP. , KNOWN AS THE
APPLICANT'S, DRAFT ENVIRONMENTAL IMPACT, EIS,
STATEMENT AND THE PROPOSED ZONING AMENDMENTS
RELATED TO THE REDEVELOPMENT OF THE FORMER UNITED

HOSPITAL SITE WITH A FOCUS ON SCHOOL IMPACTS AND
FISCAL CONSIDERATIONS AS DESCRIBED IN THE
DRAFT EIS

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October 5, 2015

8:36 p.m.

350 North Main Street

Village Justice Courtroom

Port Chester, New York

B E F O R E

DENNIS PILLA, Mayor

GREGORY K. ADAMS, Trustee

GENE CECCARELLI, Trustee

JOSEPH D. KENNER, Trustee

LUIS A. MARINO, Trustee

SAVERIO L. TERENCE, Trustee

ALSO PRESENT:

VITA SILEO, Village Clerk

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A P P E A R A N C E S

FOR THE APPLICANT:

CUDDY & FEDER, LLP

445 Hamilton Avenue, 14th Floor
White Plains, New York 10601

BY: ANTHONY B. GIOFFRE, III, ESQ.

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2 TRUSTEE ADAMS: Yes.

3 MADAM CLERK: Mayor Pilla.

4 MAYOR PILLA: Yes. Thank you.

5 Okay. Let's give one moment just for the
6 folks to set up.

7 MADAM CLERK: I have some correspondence that
8 I would like to consider.

9 MAYOR PILLA: Okay. So we'll notice on the
10 record that we received correspondence. Madam Deputy
11 Clerk, do you want to enumerate who they're from or just
12 to acknowledge that we got them?

13 MADAM CLERK: A survey was sent out from about
14 12 different residents.

15 MAYOR PILLA: Okay.

16 MADAM CLERK: Of course, we have the public
17 notice by Cuddy & Feder. We have correspondence from
18 the Village of Rye Brook, from Westchester Workforce
19 Coalition, and from Westchester Gov.

20 MAYOR PILLA: Thank you very much, Madam
21 Deputy Clerk. So tonight is going to be a continuation
22 of a public hearing, the joint public hearing, to
23 consider the EIS. That's the environmental impact
24 statement, a large study that Starwood Capital and their
25 agents put together on the proposed project at the

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2 MAYORPILLA: The next item of business is a
3 joint public hearing to consider PC 406 BPR, LLC and PC
4 999 High Street, Corp., known as the applicant's, draft
5 environmental impact, EIS, statement and the proposed
6 zoning amendments related to the redevelopment of the
7 former United Hospital site with a focus on school
8 impacts and fiscal considerations as described in the
9 draft EIS.

10 Can I please get a motion to reopen the public
11 hearing?

12 TRUSTEE ADAMS: So moved.

13 TRUSTEE MARINO: So moved.

14 MAYOR PILLA: Thank you, Mr. Adams. Seconded
15 by Mr. Marino.

16 Can you please call the roll to re-open.

17 MADAM CLERK: Trustee Kenner.

18 TRUSTEE KENNER: Yes .

19 MADAM CLERK: Trustee Terenzi.

20 TRUSTEE TEREZI: Yes.

21 MADAM CLERK: Trustee Marino.

22 TRUSTEE MARINO: Yes.

23 MADAM CLERK: Trustee Ceccarelli.

24 TRUSTEE CECCARELLI: Yes.

25 MADAM CLERK: Trustee Adams.

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2 former United Hospital site.

3 And it's also a public hearing on the zoning
4 text change. So the overlay zone that the applicant put
5 forth and presented that is also a subject of these
6 discussions.

7 In addition to hearing from the public - - so
8 the board is in listening mode. In addition to hearing

9 from the public as it relates to this project in
10 general, we're going to take a deep dive tonight into
11 the school impacts.

12 And we have Mr. Johnson, and I saw Dr.
13 Klichas in the back, from the Board of Education here.
14 They're going to have some input that they want to
15 provide to the board. We have the applicant, Starwood
16 Capital, and their planning experts here.

17 They're going to open up, and then the
18 village has its resources here. We have Mr. Feroe from
19 AKRF and Mr. Chertock.

20 So with that, Mr. Chertock, is there anything
21 we need to add before we dive into - - open it up and
22 hear from the public?

23 MR. CHERTOCK: No, as long as you open it.

24 MAYOR PILLA: I opened it this time, yes.

25 Okay. So we're open. So with that, I'm going to turn

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2 it over to Mr. David Smith.

3 MR. SMITH: Good evening, Mayor, members of
4 the board, ladies and gentlemen of the public, for the
5 record, David Smith, principal with Planning and
6 Development Advisors. We're working with Starwood
7 Capital on the redevelopment of the United Hospital
8 site.

9 Tonight, I'm here to present two issues: One,
10 the public-school-age-child generation and, also, fiscal
11 impact presentation. And this is the fourth
12 presentation made by Starwood with respect to this
13 application.

14 And the presentation overview, the proposed
15 - - we want to stress the proposed development would
16 stimulate growth in Port Chester by creating a housing
17 resource for seniors and young professionals.

18 And this is, currently, housing that's not
19 available in Port Chester, generating new revenues
20 beyond additional cost. We think that's important as
21 part of the consideration as you're weighing and
22 balancing the proposed action. And then, finally, that
23 the proposed project would generate significant job
24 growth and economic activity within the greater Port
25 Chester community.

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2 So our first discussion piece is the
3 evaluation of public-school-aged children, and what I'd
4 like to do is, actually, start from the beginning as the
5 village conducted a very comprehensive planning process
6 with their comprehensive plan.

7 And, you know, it's important to note that the
8 vision for United Hospital site was for a mixed-use
9 development that included retail, included office types,
10 which was hotels. And it's important we've highlighted
11 one of the texts in the document that - - specifically,
12 the plan supports residential development that was
13 primarily composed of efficiency or studio units,
14 one-bedroom and two-bedroom dwelling units.
15 Configurations would generate relatively few school-aged
16 children.

17 And that was a design component and design
18 consideration that Starwood took into account in working
19 with Street Works Development, a company that has
20 designed, built, developed these types of mixed-use
21 developments around the country.

22 And so those are specific emphasis on that
23 type of residential product.

24 We can go to the next slide, which provides
25 the site plan in 3-D format. And I'll just highlight

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2 for the public that the residential component of the
3 proposed actions, a total of 730 residential dwelling
4 units.

5 There's 230 senior housing or age-restricted
6 that's signified by the purple, which is all the way to
7 the left-hand side of the screen, a set the 230 units
8 there.

9 The balance of the residential units, which is
10 500, is made up of what we're calling loft units, and
11 that's a particular design aesthetic that the millennial
12 population gravitates towards.

13 And that's, essentially, a studio unit except
14 that it has a higher ceiling height and some other
15 design features. We are proposing a hundred studio
16 units, 100 one-bedrooms and 100 two-bedroom units. And
17 it's important to note that the 200 -- two-bedroom units
18 are proposed as master bedroom suits.

19 We have, essentially, a setup that is
20 conducive for roommates. That each one has their own
21 bedroom, and they would share a common space. So,
22 again, if we can advance the target market --

23 TRUSTEE ADAMS: Go back to the last slide.

24 MR. SMITH: Of course.

25 TRUSTEE ADAMS: Okay. Yeah. That one.

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2 There. There. That B and C, those other two buildings
3 are not marked. What are they? The ones that are not
4 marked.

5 MR. SMITH: Towards the back.

6 TRUSTEE ADAMS: Yes.

7 MR. SMITH: Those are both residential. If
8 you see on the it's a little bit hard to read, but
9 the color marking at the top there, "residential."
10 Those are residential buildings.

11 TRUSTEE ADAMS: Okay. So why is it that the B
12 and C, which are both yellow, why are they alphabetized
13 differently than the building which is not alphabetized,
14 at all, and both of them are yellow.

15 MR. SMITH: No. I believe -- well, if you
16 look, both B and C both have a mixed-used component. We
17 have a retail down at the street level, and the two
18 buildings in the back are strictly just all residential.

19 TRUSTEE ADAMS: Okay. My question still
20 remains as to: Why is it that those buildings are not
21 marked? I mean, what are they? You -- both -- they're
22 all yellow, but those particular two buildings are not
23 marked, at all. Are those the two-bedroom units or

24 MR. SMITH: No. The two-bedrooms are
25 again, there's 100 two-bedroom units, and they're

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2 scattered throughout each of the four buildings, the
3 residential buildings. We have additional graphics that
4 we could have - -

5 MR. FEROE: Those are the blocks. The A, B,

6 C,D, those are the blocks.

7 MR. SMITH: Yeah. The graphic was pulled as

8 part of a prior presentation, and it may have been used
9 to describe the different blocks that are being
10 considered for development. So we used this as a
11 graphic, just to show where the residential portion of
12 the project was being proposed throughout the site.

13 So the yellow - - again, the yellow in the
14 legend indicates that this is a - - those - - that's a
15 residential component marketed for the millennials, and
16 we've indicated that there are mixed-use components to
17 several of those buildings. Go ahead.

18 MAYOR PILLA: Okie-doke.

19 MR. SMITH: So the - - again, as part of the
20 presentation that Mr. Marvin made a couple of weeks ago,
21 again, that the target market for the residential
22 component is millennials, those folks who are in their
23 early 20s to early 30s.

24 They have or had the ability to contribute to
25 the vibrancy of Port Chester by bringing in a different

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2 demographic. They're looking for smaller spaces that
3 are designed. They want to have access to common
4 facilities and common amenities. They want to have the
5 ability to be near transit and to have the ability to
6 walk to restaurants and other entertainment venues. You
7 can advance.

8 And, again, this is just a slide that shows

9 some of the amenity-driven lifestyle choices that the
10 millennial market is looking for, and these are
11 indications we've included as part of the EIS document.
12 And then the second component we've talked about, the
13 age-restricted, the empty nester, this product, again,
14 allows for a portion of the population.

15 We think it's important those folks who have
16 lived in the Port Chester community for the better part
17 of their lives. They, perhaps, live in a single-family
18 home, don't want to have the maintenance obligations of
19 mowing the lawn or upkeep.

20 And so this provides an opportunity for them
21 to age in place, to stay within the community, where
22 they have family and relatives. And it's important that
23 one of the marketing and one of the demographic issues
24 of Westchester County has one of the highest migration
25 rates for seniors within New York State.

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2 So this is an opportunity, again, to provide
3 a product that is available for Port Chester residents.
4 So we set the stage for a product that is being proposed
5 for the residential product.

6 During the scoping process for outlining the
7 type of information and the extent of the information to
8 be presented in the draft environmental impact
9 statement, we were directed to use the Port Chester
10 public school overcrowding mitigation analysis.

11 That document is included as an appendix item
12 in the DEIS, and it is essentially a third-party
13 preparation of analysis. And, I think, the focus there
14 was to look at more locally generated demographic data.
15 One of the standards that we'll talk about, as part the
16 presentation, is the Rutgers University generation
17 rates, and that's kind of the standard.

18 And that's something that if we didn't have
19 this as a resource that we would turn to, but the
20 Rutgers numbers, typically, are acclimated on a
21 statewide basis.

22 So I think there was a concern that Port
23 Chester wanted to have something that was more targeted
24 towards this particular market. So that was prepared,
25 and I know it was presented to this board and there --

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2 in fact, there maybe some issues with some of the
3 numbers, but that will be responded to as part of the
4 final environmental impact statement.

5 And then one of the other considerations that
6 they used - - they wanted to have a test case for fine
7 tuning some of the generation rates. So there was a
8 particular project here within Port Chester, The Mariner
9 that was used to help define those generation rates.

10 So, again, we've got the - - as a comparison,
11 the Rutgers numbers were - - an analysis was identified
12 as part of the IDA report, and we've included the two
13 slides here. Both of which are included in the DEIS,
14 which indicate how there may be some slight
15 differentiation in the number of school-age children
16 public-school-age children that will come out of the
17 development.

18 Again, the project looks at applying a
19 multiplier to a particular unit style, whether it's a
20 studio, a loft, a one-bedroom, or a two-bedroom. And
21 the resulting generation rate provides the school-aged
22 children.

23 So we just wanted to note for comparison
24 purposes, and this was outlined in the DEIS, that The
25 Mariner is perhaps a slightly different product than

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2 what is being proposed at the United Hospital site.

The

3 unit size is just from a comparison of the one- or

4 two-bedrooms, and the Mariner has only one- or

5 two-bedrooms.

6 The Mariners are approximately 30-percent
7 larger than those being proposed at United Hospital.

8 There are a number of units in the Mariner that have
9 dens, which can function as an extra bedroom and, again,

10 The Mariner has no studio or lofts. So there's a

11 slightly different comparison using that particular

12 product when comparing what's been proposed at the

13 United Hospital site.

14 The conclusion is that we assume that when we
15 were conducting the study, that those numbers were to be
16 right, and they were right. And that's what we've
17 assumed, going forward, as part of the preparation of
18 and submission of the DEIS document.

19 So, now, we've kind of covered the generation
20 of the school kids. So what does that mean with respect

21 to potential impacts on - - from the fiscal standpoint?

22 And, here, we want to cover not only the schools.

We'll

23 also look at municipal revenues and expenses and quickly
24 cover the other economic impacts.

25 ~~So the next - - so as part the IDA study, they~~

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2 provided a spreadsheet that we were to input the unit
3 configurations to help generate the school-age children.
4 And the way that the IDA report was set up, they had the
5 unit style, whether it's a studio, one-bedroom,
6 two-bedroom, three-bedroom.

7 And they had also the market consideration,
8 whether the unit was a market-rate unit, whether it was
9 workforce housing, or whether it was affordable housing.
10 And each of those three have different generation rates.

11 So in reviewing and inputting the numbers,
12 using the IDA report, it's anticipated that 34
13 public-school-aged children would be generated from the
14 United Hospital project, using the IDA report numbers.
15 So you'll see in the lower right, there are also some
16 figures with respect to those potential costs.

17 If we can advance to the next slide. So the
18 IDA report provided cost estimates for soft costs, and
19 those are the kind of annual recurring costs for
20 educating a child in the school district, approximately
21 \$13,723.

22 So when we multiply that by the projected
23 number of schoolchildren, it's a cost of approximately
24 \$466- and 582-. So those numbers were initially
25 reviewed by the school district, and I understand there

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2 may be some clarifications on that, and we'll get to
3 that as part of the FEIS.

4 The second part of the spreadsheet, the IDA
5 report, estimated the cost for kind of a one-time
6 cost for new construction. So as the school district
7 wanted to or intended to expand, there was an
8 opportunity, perhaps, to recapture some of that cost as
9 a result of new development.

10 And the one-time costs for new construction,
11 estimated at \$18,370 per school-age child. And
12 projecting that out over 34 students, again, a one-time
13 cost of almost 625,000. And it's important just as we
14 remember, particularly the \$466,000 number, as we get
15 further along the presentation with respect to the pilot
16 and comparison of impacts with mitigation.

17 So if we can go to the next slide, here, we're
18 looking at the projected fiscal impacts to the
19 municipality. And the current taxes - - again, this was
20 a table that was provided in the DEIS. The project site
21 generates approximately \$653,000 in annual taxes to all
22 tax and jurisdictions.

23 Just by breaking that out in summary, the Port
24 Chester School District gets approximately 394,000
25 annually, and the Village of Port Chester receives

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2 approximately \$181,000 annually.

3 So the applicant has proposed a pilot, which
4 is a payment removed tax, and that's, typically, a tool
5 that is used in projects like this to support project
6 vitality and to encourage economic development and job
7 growth.

8 For qualified project applicants, the Port
9 Chester IDA is the local entity that could provide
10 exemption of sales and use tax during construction and
11 mortgage recording tax, the issuance of tax exempt bonds
12 and, lastly, the approval of payment in lieu of taxes.
13 And we understand that the applicant will be applying to
14 the Port Chester IDA.

15 Ultimately, it's that body that determines if
16 a pilot is used. I think it's important that the pilot
17 has to be financially viable or has to have some net
18 positive impact to the village. What we are proposing
19 reviewing with you today is that initial submission and
20 review.

21 So the proposed pilot payments, a total of
22 2.975 million annual. Pilot payment proposed of that,
23 it's broken down into 1.19 million to the Village of
24 Port Chester, and 1.785 million to the Port Chester
25 schools.

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2 So as -- again, as we mentioned previously,
3 there was an estimated cost of approximately
4 466,000-and-some-odd to the school district. The
5 proposed pilot is well in excess of that particular
6 figure. Again, I'm trying to net out a net positive
7 outcome.

8 So the next evaluation is looking at community
9 services . The employed -- a case-study method and,
10 essentially, that's interviewing the various service
11 providers that serve the village. We had interviews
12 with the fire department, the ambulance corps, and the
13 police department.

14 We went over with them what type of project
15 that was being proposed. There's construction
16 techniques, the fact that the buildings will be
17 sprinklered. There was adequate water pressure; that
18 there's access to all of the buildings for fire
19 equipment.

20 And, initially, both the fire department and
21 the ambulance corps have indicated that they have the
22 staffing and equipment necessary to service the proposed
23 project.

24 The police department, in our discussions,
25 because there's a new population being introduced on the

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2 site, and we have - - will have employees there as part
3 the retail and the office component and the hotel
4 component, they indicated that they would likely need
5 two additional police officers.

6 And we've made some initial requests to the
7 police department for some of those figures. We've
8 estimated, just purely on what was available to us, on
9 some of the budget information, as to a cost. But that
10 doesn't include benefits/pensions, and we'll have to
11 follow up with that as part of the FEIS.

12 So just advance it one more, Chris. So the --
13 it's also important to know that the proposed project is
14 going to use private carters for solid waste removal.
15 So that's a burden that isn't imposed upon the village
16 DPW. So if we could advance. So just to review, again,
17 annual benefit to the village and school district, the
18 pilot, 2.79 million proposed.

19 So we've got a village portion of 1.19
20 million, the cost of new services to the police,
21 approximately 140,000, climb up from that. So the
22 proposed annual revenue is slightly more than 1 million
23 dollars. And it's noted that you have existing taxes of
24 180,000.

25 So, again, we've tried to show where there's

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2 this net positive balance to the community as a result
3 of using the pilot in trying to evaluate the impact to
4 the community.

5 Next slide. So, now, we look at the public
6 schools. Again, the pilot proposed, 1.785 million.
7 Projected cost new students, 466. So that leaves from
8 the - - from the pilot, this proposed annual revenue, 1.3
9 million approximately, and the existing taxes on this
10 site, approximately 394,000.

11 So, again, we're trying to show that there's
12 some net positive benefit as a result of the proposed
13 action and the inclusion of the pilot.

14 MAYOR PILLA: Mr. Smith, do you have a
15 comparison of the proposed pilot to the UTEP. So the
16 Port Chester IDA has a uniform tax exception policy,
17 which is the standard offering that we give to folks who
18 are bringing in jobs in an economic development. We
19 need to meet a certain threshold, right, cost-benefit
20 criteria. Where are these compared to what the UTEP
21 would provide?

22 MR. SMITH: We'll have to respond to that in
23 the FEIS.

24 MAYOR PILLA: Okay. Great. That's important,
25 I think.

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2 MR. SMITH: Yep. Okay. Great.

3 So we've gone through child generation; we've
4 gone through some of the initial aspects of the fiscal.
5 We wanted to also present some of the other economic
6 impacts to -- as a result of the proposed project.

7 So, again, determining economic impacts: How
8 are economic impacts determined, kind of,
9 community-wide? There are methodologies for walking
10 through and projecting the economic impact of
11 introducing a project like this.

12 The industry standard is in the plan, its
13 impact for planning analysis. That's an analysis that
14 was used to -- and it uses proprietary software and
15 localized data, and it's one certain -- Chris, if we can
16 advance the slide. It's based on hard data. It uses a
17 series of information points. And I think, just as
18 important, all the modeling assumptions are available
19 for review.

20 And that's something that Mr. Feroe and his
21 firm have reviewed initially as part of the completeness
22 and then, most likely, we'll be reviewing in more detail
23 as part of the FEIS or the subsequent review of the
24 DEIS.

25 So as part of the in-plan evaluation to show

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2 the interrelated nature of the development, I put
3 together somewhat of a hypothetical presentation. But,
4 essentially, just so that you're familiar with the
5 terms: The direct activity are goods and services from
6 the local community, such as, the new project needs to
7 buy asphalt for new roads; so they may put in a contract
8 with Peckham Industries.

9 So that's, again, a direct activity
10 expenditure within the community. They may need to get
11 plumbing supplies for new residences. Again, looking
12 for -- potentially, for a local supplier. So those
13 businesses and businesses like them, they need to put in
14 new orders for goods and services that's for purchases
15 from other businesses and organizations.

16 That's called "indirect spending." So those
17 two examples that I mentioned, initially, they may need
18 to put in orders with Straus Paper or with Rye Ridge
19 Tile, those type of things or with other industries, and
20 so there's a spin-off effect.

21 And then, lastly, there's the induced
22 spending, and that's for new employees that are created
23 as part the project within the economy. They, in turn,
24 spend their income, a portion of it, within the greater
25 Port Chester and Westchester County economy.

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2 So to look at, again, some of the bigger
3 picture numbers with respect to the construction period
4 impact, again, these are somewhat - - we'll call the
5 "temporary impacts." There's a three-year construction
6 period that's proposed in order to get the building
7 demolished, the site prepped, construct the buildings,
8 get things vertical, and then have them leased and
9 running.

10 And the - - using the implanted methodologies
11 projected, you have 1800 jobs total. Again, that's a
12 little over a thousand jobs, construction-related jobs
13 direct, and then the spinoff effect, the induced - - the
14 direct and induced, approximately 730 additional jobs.

15 And this translates - - again, thinking about
16 that multiplier method, into approximately 323 million,
17 again, direct, indirect, and induced outputs within the
18 greater Port Chester and Westchester County community.
19 So - - and then as the - - once the project is stabilized;
20 it's rented out.

21 We have residences that are occupied, and the
22 proposed program, as we've indicated, between the retail
23 and the medical office wellness, the residential units.
24 And one thing that, kind of, gets overlooked in all this
25 is the approximately one acre of program for open space,

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2 and Mr. Narved talked about -- in his presentation about
3 making this a special place.

4 And, you know, how do you get people to come
5 to this gateway opportunity within the village, and it's
6 really that open space component that sometimes gets
7 overlooked. But that's a very important piece to the
8 overall evaluation of the mixed-use development.

9 So once the project is up and running,
10 expected to generate, again, using the in-plan
11 methodology, approximately 972 direct jobs, and then the
12 indirect and the induced jobs, another 728; so
13 approximately 1700 jobs spread throughout, again, the
14 local economy.

15 And, again, looking at the direct, the
16 indirect, and induced effect, the totals are almost 350
17 million annually. And portions of which include 33
18 million in retail annual sales, and then each of the
19 residents who moves in brings with them some portion of
20 disposable income and spending power.

21 And it's estimated, again, through the
22 analysis, of \$22 million in resident spending would be
23 spent within, again, the local community.

24 So fiscal summary, temporary impacts related
25 to construction over an approximate three-year time

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2 period, 1800 construction-related jobs; that's direct,
3 indirect, and induced. 323 million direct, indirect,
4 and induced construction-related economic output.

5 From the operational impacts, once the project
6 is up and running, 1700 full-time jobs, again, direct,
7 indirect, and induced jobs; 360 million annually in
8 direct, indirect, and induced economic output, including
9 the discretionary spending of approximately 22 million
10 by the local residents.

11 The other component that we wanted to include
12 was the benefit of the significant road-improvement plan
13 that the applicant is proposing. And we heard Mr. Holt
14 go into great detail about the extent of the traffic
15 improvements along Route 1.

16 And the evaluation was included as part of the
17 DEIS; that the applicant believes that these proposed
18 improvements go beyond - - well beyond those that would
19 typically be required under SEQRA where - - required to
20 evaluate and mitigate more particular impacts to the
21 project, but not necessarily go beyond that.

22 The proposed improvements include the - -
23 additional right-of-way landscaped islands and the
24 rerouted High Street, again, all things that Mr. Holt
25 covered in his presentation. And the information that

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2 was presented in the DEIS, looking at the fair share

3 cost of the improvements, again, evaluating how much
4 traffic this particular project is sending out onto the
5 local roadway network times the percentage of the site
6 and traveling along the intersection.

7 So there's a total cost of improvements of
8 approximately 4 million, 3.9 million. The fair share
9 estimated, based on the percentage of traffic that's
10 generated by the project, is approximately 1.6 million.
11 So there's a contribution beyond fair share that the
12 applicant would like to have, at least, recognized is
13 almost 2.4 million. All right.

14 So, in summary, the one-time benefit, 2.4
15 million in traffic improvements beyond that required by
16 mitigation, a million dollars in public benefit payments
17 as for increase in the FAR. We'll get to that shortly
18 with respect to the overlay.

19 Construction-period benefits, approximately
20 1800 jobs, 323 million in output, and then the ongoing
21 operations, the annual benefits, 2.795 million in the
22 pilot, over 1700 jobs and 360 million, approximately, in
23 economic output. Okay.

24 The last portion of the presentation --
25 because there's a section in the DEIS that covers the

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2 southern gateway, mixed-use overlay zone, and we have
3 provided some of the fiscal impact with respect to that
4 application - - just advance - - thank you - - just
5 quickly, again, depending on whether a FAR bonus is
6 employed or not, there is a potential - - development
7 potential for approximately 862 to 1.73 million square
8 feet for build-out.

9 It's important to note that while the overlay
10 zone covers approximately a 75-acre area and includes
11 the Kohl's site and the Home Depot and the L.A. Fitness,
12 really, when we started to evaluate where the most
13 logical place left to develop is on the Kohl's site, was
14 essentially the analysis that's included, just this
15 particular Kohl's site.

16 And the development program, again, the
17 potential depending on how the FAR bonus is arrived at,
18 potential for an additional 600 to 1200 new residential
19 units as part of the proposed overlay zoning.
20 Which, in turn, leads to approximately 900 to 2100 new
21 residents, 740 to 1500 new jobs, and the village taxes
22 are projected, again, using, kind of, the same formula
23 that we did for projecting taxes as part of the United
24 Hospital site, \$2.4 million in village portion taxes.

25 MAYOR PILLA: Mr. Smith, do you have anything

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2 that contrasts the proposed economic impacts from the
3 applicant's submission: Right, number of years, et
4 cetera, compared to what the impacts would be in the max
5 build scenario in the present zoning.

6 MR. SMITH: No. We would need to respond to
7 that in the FEIS.

8 MAYOR PILLA: Okay.

9 MR. SMITH: So, quickly, just to wrap up on
10 the southern gateway: Based on the residential mix,
11 again, using the IDA formula as a method for projecting
12 for public-school-age children, approximately 28 to 57
13 new school-age children. Again, annual cost, using the
14 approximately \$13,700 per child figure, 384,000 to over
15 780,000 in annual soft costs to the school district.

16 The school taxes are projected, again, at
17 projected at 5.4 million under full build out using the
18 overlay build out. So, lastly, I think, again, I
19 mentioned the public open space, a programmable open
20 space. In order to get to this, obviously, there's a
21 lot of work.

22 There's been a lot of analysis that's been
23 presented by the applicant, and I want to thank you for
24 your time in presenting this more detailed information
25 on both school-aged children and fiscal impacts. Thank

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2 you.

3 MAYOR PILLA: Thank you, Mr. Smith.

4 Are there questions from the board to Mr.
5 Smith?

6 Mr. Gioffre, how are you tonight, sir?

7 MR. GIOFFRE: Good evening, Mr. Mayor,

8 Trustees. Mr. Mayor, I know you're going to turn to the
9 members of the public that are here this evening for
10 their comments. I was asked to read two letters of
11 support into the record. I beg your indulgence. And
12 the first

13 MAYOR PILLA: You know what, if it's not about
14 the deep dive, can I ask that we do that a little later;
15 so we stay on topic here.

16 MR. GIOFFRE: If that's the board's pleasure.

17 MAYOR PILLA: How long is the letter? Go
18 ahead. Read them.

19 MR. GIOFFRE: Thank you. I appreciate it.
20 The first letter is from the Carver Center, dated
21 September 8th, which is addressed to the board.

22 Mayor Pilla, for the past 70 years. The
23 Carver Center has worked to build a brighter future for
24 Port Chester. We are proud of the legacy we have
25 created together with the community that we serve, but

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2 we know there is much work still to be done. So often,
3 the kind of positive change we strive for is
4 incremental, and takes place over the course of not just
5 years, but decades.

6 The plan proposed by Starwood Capital to
7 redevelop the United Hospital site, however, represents
8 a paradigm shift. If Starwood's vision is realized, it
9 will immediately usher in an incredible new era for Port
10 Chester.

11 What most excites me about the proposed plan
12 is the economic opportunity it will create for Port
13 Chester residents. With more than 1800 construction
14 jobs and nearly 1,000 permanent jobs, this project would
15 generate a range of important employment opportunities,
16 including middle-class careers that will strengthen Port
17 Chester's families.

18 As you know, the Carver Center is particularly
19 focused on meeting the needs of underprivileged youth in
20 Port Chester. In an increasingly competitive job
21 market, job readiness is absolutely critical.

22 However, underprivileged young people
23 disproportionately lack needed skills. I know the
24 entry-level jobs this project will create will provide
25 training and experience that will prove invaluable in

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2 helping prepare young Port Chester residents to pursue
3 meaningful careers.

4 If we truly want to secure Port Chester's
5 future, we must ensure subsequent generations are
6 prepared to assume its stewardship.

7 In weighing your decision regarding Starwood's
8 proposal, I encourage you to ask yourselves: Will this
9 project make Port Chester better?

10 I have asked myself this question, and I
11 believe the answer is yes. It is with this in mind that
12 I write to you to express my support for Starwood
13 Capital's proposed redevelopment of the site of the
14 United Hospital.

15 It is important that you know this support is
16 a product of careful consideration. We have followed
17 closely, for example, the status of the residents of 999
18 High Street. Families that have called Port Chester
19 home for many years, and that we believe deserve the
20 same promise of a bright future Starwood's plan is
21 designed to fulfill.

22 That Starwood has engaged and continues to
23 engage in good-faith efforts to find solutions that work
24 for these valued members of our community factored
25 heavily into our support for its proposal.

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2 We also believe strongly in upholding and
3 enhancing the quality of our schools, including by
4 ensuring the long-term capacity of these schools is able
5 to accommodate Port Chester's population.

6 Here, again, we appreciate Starwood's efforts
7 to address this challenge in its plan, and will remain
8 diligent in holding them to their word. A rising tide
9 lifts all ships, and this project is just that.

10 It will expand the village's revenue base by
11 attracting new businesses, outside investments, and
12 visitors with money to spend.

13 That revenue, in turn, will support our
14 schools, roads, and public services. It will make Port
15 Chester a better place to live and work and encourage
16 vital economic growth for our village.

17 In short, a Port Chester with this project
18 will be substantially better than a Port Chester without
19 it.

20 "Building brighter futures," these are words
21 that guide the Carver Center. It is my hope that it
22 will guide your decision as well. I ask that you
23 carefully consider supporting Starwood's proposed plan.

24 And this is signed by Joseph Kwasniewski,
25 chief executive director.

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2 The second letter I have is submitted by the
3 Capital Theatre, and I'd like to acknowledge that
4 Mr. Anthony Tiro and counsel is here for Capital Theatre
5 this evening.

6 This is a letter that's dated October 5th
7 and, again, addressed to Mr. Pilla, Mr. Steers, and the
8 esteemed members of the board of trustees.

9 When the Capital Theatre reopened its doors
10 three years ago, it helped usher in a new era for Port
11 Chester. This landmark was a symbol of the incredible
12 growth the village has seen in recent years from
13 Westchester Avenue to Main Street and in every corner of
14 Port Chester.

15 Today, Port Chester, again, has an opportunity
16 to make history. Breathing new life into the landmark
17 Capital Theatre was never intended to be a capstone to
18 Port Chester's transformation; it was an investment in
19 Port Chester's future.

20 That is what the proposed redevelopment of the
21 dormant United Hospital site represents as well, and is
22 why we endorse Starwood's plan. We understand the
23 positive economic impact a true destination can have on
24 its surrounding community.

25 When iconic artists perform at the Capital,

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2 people come not only from Port Chester, but from across
3 Westchester to hear them. And they spend money at
4 nearby businesses like Kohl's Pizza, Tarry Lodge, Rye
5 House, and many other outstanding restaurants and bars
6 that call this village home.

7 Imagine then the impact the project like the
8 one Starwood has proposed could have for Port Chester.
9 This project is a dream for the new businesses who would
10 fill its office space, for the new residents and,
11 particularly, the millennials, who will quickly occupy
12 its apartments.

13 For their family, friends, and tourists who
14 would stay at hotels while visiting, and for the foodies
15 and shoppers who would frequent its restaurants and
16 boutiques.

17 All this translates to jobs, investment,
18 spending, real economic activity, an opportunity for the
19 families and small businesses that make Port Chester the
20 great place it is.

21 In the coming months, the Port Chester Board
22 of Trustees will decide whether or not it will accept
23 the largest investment in Port Chester in many years.
24 If the Capital Theatre was a bet on Port Chester's
25 future, we hope the village will double down on that

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2 bet. We strongly encourage the board to vote in favor
3 of Starwood's plan to transform the former United
4 Hospital site.

5 Respectfully submitted by Peter Shapiro,
6 owner; Tom Bailey, manager; and Anthony Tyrone, counsel
7 for the Capital Theatre.

8 I'd like to submit the copies of these
9 letters, as well as some additional postcards that we
10 received for the record.

11 MAYOR PILLA: Duly noted. Thank you,
12 Mr. Gioffre.

13 Okay. Shall we bring up Mr. Johnson and Mr.
14 Klichas, members of the Board of Ed.

15 MR. JOHNSON: Dr. Klichas.

16 MAYOR PILLA: Dr. Klichas. I'm sorry.

17 MR. JOHNSON: It's okay. I made several
18 remarks the last two times that I appeared in front of
19 you, and you know our concerns.

20 And what we want to do is I just want to share
21 with you what happened a couple of years ago. Mayor
22 Pagano was mayor, and he came to one of our meetings.

23 And, at that particular meeting, the board
24 voted five-zero, five-zero, to encourage a smart
25 development scenario for the Village of Port Chester,

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2 including, going slow with residential properties and
3 sticking with the master plan.

4 Our concerns are going to be outlined in this
5 PowerPoint that our superintendent of schools,
6 Dr. Klichas, the Board of Education, and several of our
7 -- several of the folks that work for the district have
8 put together just to talk about our concerns,
9 informational, and - - well, we really appreciate your
10 time.

11 Thank you, Mr. Mayor, and thank you Board of
12 Trustees. I'll introduce you now, Dr. Klichas.

13 MAYOR PILLA: Thanks, Mr. Johnson. Good
14 evening, Dr. Klichas. How are you tonight?

15 DR. KLICHAS: Can't complain. Thank you, Mr.
16 Mayor, council members. Thank you for the time.

17 MAYOR PILLA: Good to see you. Thank you for
18 being with us.

19 DR. KLICHAS: As Mr. Johnson said, it's simply
20 to give information, inform the conversation about the
21 environmental study.

22 And, in general, the first page, this outlines
23 our concerns - - concerns to the board. They've examined
24 for many months in discussion for many months, and
25 they were back and forth with the urbanomics fh.]and

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2 is bringing together the analysis. So these questions
3 have gone on for some time. But anyway, first of all,
4 we have concerns about the number of children projected
5 to be generated by the proposal.

6 Secondly, the capacity of the district to
7 absorb new students. As you may know, we're already
8 renting Holy Rosary School. 300 children are there
9 already, and we're already overcapacity.

10 We have some of the largest class sizes in the
11 county already in our schools, and we have a bond that's
12 being used to address some of the overcrowding issues,
13 particularly at the high school.

14 Also, the cost benefit analysis, the one-time
15 -- the mitigation fee payment that's a one-time payment
16 where children do attend our schools for 12 years or
17 more.

18 The pilot analysis, we have questions about
19 that and some other considerations, and I'll be as brief
20 as possible. But, again, these are simply -- next
21 slide.

22 These are talking points or informational to
23 consider when looking at the project. If we can
24 advance, please. Local comparison: Looking at the
25 Mariner complex, we're looking at some of the numbers to

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2 determine how many students we may predict to come from
3 this development.

4 Mariner complex, by comparison, is not family
5 friendly: Downtown traffic, no open space. It's far
6 from the school buildings. 27 children are in a hundred
7 units, which conveys a multiplier of .27 or 27 children
8 per hundred.

9 Starwood, certainly, the development project
10 is family friendly. Walk from playground to park, it's 11 walking distance to
the elementary school. It's a walk 12 to family-friendly
restaurants; it's likely to attract 13 families.

14 So, based on that, we're looking at something
15 along the line of 197 students for 730 units based - -
16 just comparison from the Mariner, which is not as - -
17 probably not as conducive to families and children.

18 TRUSTEE TERENZI: Dr. Klichas, the 27, is that
19 from information you have in the school district where
20 you know that that's 27 children going to your school
21 from that address?

22 DR. KLICHAS: Yeah, based on the address.
23 Yes.

24 TRUSTEE TERENZI: So you're saying there's 27
25 students that, right know, use the address as the

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2 Mariner.

3 DR. KLICHAS: Correct. And the next slide,
4 please. There's a lot of things here, but in the DEIS,
5 I just want to point out that they're projecting 34
6 students. We would argue that the number is going to be
7 larger. There's more details here for you to look at in
8 detail.

9 I'm not going to read over every one, but we
10 argue about the multipliers and looking at the lofts.
11 And we would suggest that the multipliers should be
12 adjusted to consider it most likely will be more
13 students than 34 from 700-odd units.

14 TRUSTEE TERENCE: But you agree, though, that
15 the spread between the 34 students and the actual is
16 about a million-dollar difference between - - if we use
17 the 34-student calculation which - - you know, there's
18 still a million dollars left over, which basically, if
19 the delta is 13,000 a child, you got room for, at least,
20 another 60 kids to -- well, you know, to cover the
21 million dollars, maybe more.

22 Do you agree or disagree with that?

23 DR. KLICHAS: It certainly brings extra cost
24 to the district.

25 TRUSTEE TERENCE: No, I understand. I

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2 understand.

3 DR. KLICHAS: Yeah. And then, also, the DEIS

4 does not factor in it and maybe children and senior

5 housing will be we already know, downtown, there are

6 seniors that have children living at home for a variety
7 of reasons.8 Again, we suggest that the senior units have a
9 least a .03 multiplier, probably seven children per 230
10 units. And for the studio units, again, the DEIS
11 assumes that no children will live in studios, and we
12 would argue that would not be the case at all.13 And, again, we would suggest a .03 factor for
14 the studio units. And the first unit I just mentioned
15 is the .07 multiplier. We would consider the
16 one-bedroom generating 14 students from 200 loft units.
17 The DEIS says zero.18 So we would argue that these numbers, we would
19 like to have - - we would like the DEIS to look at these
20 numbers again. We think more conservatively, you might
21 say.

22 The next slide, please.

And, again, we

23 already talked about that 34 students. We would argue
24 that there'd be - - we expect more than 13 students. And
25 the incremental fee for the one year is not going to pay

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2 for children that are above 10 to 13 years or more,
3 including special education students. That may cost up
4 to \$200,000 per year per child depending on
5 disabilities.

6 And, roughly, 10 to 12 percent of our
7 population is involved in special education. So a
8 hundred students, you're going to have 12 children. 200
9 students, you're going to have about 24, and that's how
10 it works in our school district.

11 And, actually, those are low numbers. Many
12 districts are much higher. We keep our numbers very
13 low.

14 TRUSTEE TERENZI: Dr. Klichas, does the
15 \$200,000 for the special education, is that included in
16 the \$13,000 average cost for each student.

17 DR. KLICHAS: No.

18 TRUSTEE TERENZI: So the budget for the school
19 district, which is \$85 million, whatever it is. I don't
20 know. I'm just guessing. If you divide that by the
21 total number of students, which is like 4400 students,
22 does it include the special education students? I'm
23 roughing numbers. I'm just saying.

24 DR. KLICHAS: Well, I'm doing the same thing.

25 If you tell me we got a hundred new students from the

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2 development, 12 percent of them are going to be special
3 education. Some up to \$200,000, I'd have to

4 TRUSTEE TERENZI: Soit'sgoing to costus \$2

5 million to educate those 12 students that are going to,
6 theoretically, be in special needs.

7 DR. KLICHAS: It's going to bring up the

8 average. And, again, you may have one special education
9 student that expensive.

10 TRUSTEE TERENZI: Just trying to figure out
11 what's going on.

12 DR. KLICHAS: Capacity issues, our next
13 slide, please. Again, the DEIS does not note that we
14 are already overcapacity, and it's not their fault, but
15 we're already overcapacity of 300 students.

16 We already don't have space now. And that's
17 an issue. Right now, we are paying \$400,000 in rent
18 annually to Holy Rosary. We also pay for maintenance
19 cost. We spent a hundred thousand dollars, for example,
20 on upgrading the kitchen equipment ventilation system.
21 Of course, the district will get no return; that's not
22 our property.

23 And the district, right now, is proposing a
24 bond that's going to help deal with the current
25 overcrowding issues. It doesn't provide any room for

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2 adding a hundred, 200 new students to the school
3 district.

4 And ■ would also point out this year, with the
5 tuition increase at Corpus Christi, we received
6 approximately 60 additional students this year, and the
7 diocese is not really crystal clear what's going to
8 happen with the schools, but we know they're closing all
9 over the place.

10 We have to be prepared for a possible closing
11 of that school as well as, you know, Holy Rosary closed.

12 So, as I say, the bond that we're putting in
13 place does not allow does not provide for any future
14 growth from Starwood or any other projects in town that
15 could bring us a significant amount of children.

16 Our next slide, please.

17 Again, this has to do with the mitigation fee.
18 \$18,000 one-shot fee for a child that will attend school
19 for 12 years - - 13 years is not sufficient.

20 We would suggest that the payment - - if the
21 pilot is in place for 20 years or ten years or five
22 years, we think that payment should be annually for that
23 period of time that the pilot's in place since the pilot
24 is certainly less than the amount of the actual impact
25 on the district.

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2 And we suggest, again, that the fee be allowed
3 to changed over time, as well as cost - - or change from
4 year to year depending on our state aid, and note that
5 our tax levy cap right now is based on the CPI. We can
6 only increase our taxes this past year \$600,000, tax
7 levy cap.

8 And, next year, it's going to be closer to
9 zero depending on the CPI. We think it's going to be
10 much lower. Our next slide.

11 A lot of information here: The bottom line
12 in this page is the \$509 million that we noticed in the
13 scenario. We're not sure how this number is calculated.
14 I'm sure someone can respond to that later on, but it
15 was also they said a 1.53 tax-levy increase.

16 The actual -- we believe that the tax-levy
17 increase, it should be based on actual, not projected at
18 1.53. The actual is 6.54 percent a year of the
19 commercial properties or the non-homestead.

20 So that's not a realistic number in our view,
21 1.53. It's going to be more than that, the tax
22 increases, most likely 6.54.

23 And our next slide. And, again, you can see
24 based on the DEIS non-pilot, the subsidy or the amount
25 that would not be realized through taxes would be 33.8

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2 based on the DEIS subsidy. If it was revised along the
3 current actual tax rates, it would be an \$50-million
4 subsidy, quite significant.

5 And that's based on more realistic numbers,
6 based on a 6.54 annual growth for commercial or
7 non-homestead. Our next slide.

8 And we would argue that the district -- if
9 you look at our first bullet, the district will realize
10 more costs than the village.

11 I understand you have police -- well, trash is
12 being taken care of privately, but we would argue that
13 there would be more impact and cost to the school
14 district than to the village as far as services, and we
15 would like to see that split examined in that regard.

16 Some board members have suggested as much as
17 a hundred percent would go, but I think that's something
18 that should be considered. Look at that split more
19 realistically as far as what the cost would be to the
20 school district. And then the next slide.

21 We would suggest a pilot agreement. We've
22 heard things about 20-year pilot agreements. We think
23 that, in about three years, the project will most likely
24 be fully occupied. And, probably, a five-year pilot
25 agreement would suffice to give the cushion for the --

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2 for the building of the project, the organization to get

3 a foothold in the village.

4 So the 20-year pilot, that's a long time, and
5 the board suggests something shorter, perhaps five.

6 Our next slide: The analysis of DEIS, I don't have the
7 exact number, but I believe that they're projected in
8 the urbanomics report.

9 They projected we would receive, this year,
10 about 40 additional students for 2015/16. We actually
11 have 140 more than last June, 187 more than last
12 September, from September to September.

13 So our enrollment has increased dramatically,
14 more than the DEIS or the urbanomics projections. We're
15 way over that. And if we continue to receive 187
16 children per year, in five years that's almost a
17 thousand students.

18 So the numbers are climbing for a variety of
19 reasons. You know, Port Chester is alive and a
20 happening place; people want to live here. I can see

21 that. People are moving in for the amenities. The
22 downtown is booming. There's good reason why people are

23 moving in with their children, a lot of great things
24 here for them.

25 ~~So we would just argue that the DEIS is way~~

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2 too conservative in their estimation of enrollment. And
3 we already showed this year, we're way above their
4 projections already, whereas they're talking about
5 enrollment dropping off. We don't see that the case.
6 And don't forget, the DEIS did not work, in their
7 formula, immigration.

8 There's an immigration in America right now,
9 the Latinos. The Chinese, actually, are the largest
10 growing group in America. The Latinos, in this
11 particular region, they're the latest group of
12 immigrants.

13 It used to be the Irish and the Italians and
14 other groups, now it's the Latinos from 21
15 Spanish-speaking countries. And they're moving to
16 America for a better life, and they're coming to Port
17 Chester; many of them.

18 Well, immigration is not being considered in
19 the DEIS report; it needs to be. That's a factor that
20 needs to be studied, and we believe it will give us a
21 more accurate numbers on enrollment.

22 And, also, we have the issues with the
23 Catholic schools right now - - not issues, but they're
24 having - - they're doing a lot of closings and
25 consolidations; we're receiving students through that as

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2 well. And, as you know, we have approximately 200
3 children, I believe, enrolled in Corpus Christi, and
4 there are, roughly, 5- to 600 children who go to private
5 schools that live in Port Chester.

6 And we're getting more of them each year, as
7 well as they decide to go to public schools. So other
8 factors to be considered, we believe, in the analysis of
9 our enrollment.

10 And our next slide: So the 13,732, the soft
11 cost, we believe that state aid should be - - well, it
12 should be included in the calculation, because it does
13 fluctuate from year to year. State aid is not something
14 we can rely on. As you know, in many years, it was
15 frozen.

16 Every year, we never know, for sure, what
17 state aid is going to be; whether it's going to be the
18 same; whether it's going to be less. And, unlike many
19 of our neighboring districts, we rely heavily on state
20 aid.

21 If we receive 95 percent of our budget from
22 local taxes, and we got a three-percent CPI, that's
23 significant. But our portion of our income, which comes
24 from taxes, is lower than almost all our neighbors. We
25 rely heavily on state aid; so it's a factor that has to

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2 be considered when you're looking at our cost per pupil.

3 And, also, the Smart Bond Act, someone had
4 mentioned, had brought to our attention that 1.7 - - that
5 the district will be receiving will be used for

6 programs. That's not the case. We cannot use it for
7 building. It's not used for kindergarten. It's only
8 permitted to be used for district technology. And,
9 actually, we don't get the money up front; it's a
10 reimbursement.

11 And that's for district technology, because
12 the state has mandated that every child, and it's been
13 put off another year, has to be tested online, all the
14 standardized tests. You know, we spend weeks every
15 year, standardized tests, imagine the technology
16 required to have every child in a grade level or two
17 grade levels at the same time online.

18 So it's very expensive. We have to have
19 Wi-Fi. We have to have a laptop or a computer for every
20 child in grade level across the entire district. So
21 that's where that \$1.7 million -- and if you buy
22 technology, that's not a lot of money when you're buying
23 a computer system for 4600 students.

24 Imagine the number of servers that require the

25 Wi-Fi. So there's a lot of cost there.

The Smart Bond

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2 Act has nothing to do - - it's not a windfall for that
3 district. It's simply funding to pay so we can be set
4 up to do state-mandated online requirements.

5 And, our summary, last slide:

It's a very

6 dense, small village. We're already over capacity.

7 That's crystal clear at the rental at the Holy Rosary.

8 We already need classroom space. We have a bond that's

9 going to address classroom space at the high school

10 primarily.

11 That's where the biggest bump is going to be
12 in the next couple of years. We expect - - even the
13 report in the DEIS shows that enrollment is going to
14 grow for, at least, five or six more years and, perhaps,
15 top off at that point.

16 But if our numbers are going like they're
17 going right now, the numbers are going to go up even
18 sooner. And we'd all -- we would just go back and ask
19 you about - - look at the relationship between
20 residential housing and the non-homestead, the one-time
21 mitigation fees, the length of the pilot agreements, and
22 their cumulative impact on our schools. That's all we
23 have.

24 Anything I missed, Mr. Johnson.

25 MR. JOHNSON: No. I think you got it all.

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2 MAYOR PILLA: So, Dr. Klichas, you challenged
3 the 13,732, I think the amount was, the average cost
4 that was used in the cost -- the average cost per
5 student in the DEIS Starwood's suggestion.

6 DR. KLICHAS: Yes.

7 MAYOR PILLA: What should -- what's your
8 recommendation on what that number should be, or is that
9 something we can ask you to provide input?

10 DR. KLICHAS: Let us provide that.

11 MAYOR PILLA: Mr. Feroe -- I don't mean to put
12 you on the spot.

13 DR. KLICHAS: We'll get our basis official to
14 put together more detail to back that up, because I
15 don't just want to throw numbers out there. Certainly,
16 we'd like more. We'd like a higher number though,
17 certainly.

18 MAYOR PILLA: Are there questions from the
19 board for Dr. Klichas?

20 DR. KLICHAS: Thank you.

21 MAYOR PILLA: Very thorough and informative.
22 Thank you, Dr. Klichas.

23 Okay. Shall we hear from the public. Goldie, is that a
24 hand?

25 AUDIENCE SPEAKER: Excuse me. I think

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2 there's a list.

3 MAYORPILLA: I'm sorry. Was there assign-up?

4 Thank you. Hang on one second. Goldie, you might be
5 first. You're not. Actually, Ms. Solomon, you know
6 what, I do have a list, and I'm going to go first in the
7 order of the list. I apologize. Reverend Baker is up
8 first.9 MS. SOLOMON: No. The first two on that list
10 was the Giangrandes, and I was number 3.11 MAYOR PILLA: You're number 4, actually.
12 You're off by one, because Mr. Baker was first. We'll
13 call you up in just a second. Thanks.14 Good evening, Reverend Baker. How are you
15 tonight, sir?16 REVEREND BAKER: I'm well. Thank you. Bruce
17 Baker, 45 Parkway Drive in Port Chester.18 I won't take my full five minutes like other
19 people, but there are some questions that I have
20 regarding what Mr. Smith had to say.21 To begin with, I thought his comment about
22 the slight difference between the Rutgers analysis and
23 the Mariner analysis is somewhat speechless, because
24 it's more -- it's almost 50 percent, the difference
25 between those two analyses, even if you don't consider

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2 more significantly what the Board of Ed is presenting;
3 that's not slight.

4 And I think that's what Starwood is trying to
5 do over and over again, is to underplay the significance
6 of what they're doing. Let me say from the start,
7 though, that I am in favor of this development. I think
8 it's good for Port Chester.

9 I think what they're suggesting can be a
10 wonderful addition to this village that has been growing
11 over the years. I would also ask Mr. Smith if the 1800
12 jobs that he is projecting in construction are 1800 jobs
13 per year or - - as the Governor stated when he said about
14 the jobs for the town.

15 Are those 600 jobs over three years? It's a
16 simple question, and I'd really be interested in knowing
17 if they're talking job years, or if they're talking 1800
18 jobs for three years. I'd like to know that.

19 And, also, I was interested in him that he
20 said that it was a good project because it was
21 stimulating housing in Port Chester for seniors and for
22 young professionals.

23 And it's also -- I'm not doing a very good job
24 at saving the affordable housing that is present at 999
25 High Street, 134 units, that are going to be destroyed

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2 by the Starwood plan, with no plan to replace them.

3 I'm not asking that there be more, but asking, at least,
4 that they be replaced.

5 A 20 percent set aside for affordable housing
6 in the 700 units would have replaced the units that they
7 are destroying. And I would ask that, at least, the
8 board consider that.

9 There are all sorts of examples of
10 developments throughout this county and state where ten,
11 even 20 percent affordable set asides, have been
12 included, and they're making money. I think Starwood
13 would make money as well.

14 And I'm also interested to know why Mr. Smith
15 was unable to show us the differential between the UTEP
16 and what the pilot is that Starwood is suggesting. What
17 their proposal suggests is that you give them a density
18 bonus, and that you give them this pilot. And I don't
19 see what the village is getting in return.

20 I truly don't, not for what you are being
21 asked to give away. I understand the economic impact.
22 I also understand the impact on the schools, which will
23 be devastating. Anyway, I still got almost two and a
24 half minutes. I'll sit down. Thank you.

25 MAYOR PILLA: Thank you, Reverend Baker.

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2 Thanks. Okay. We have John Gigrande followed by
3 William Gigrande, and I see that they've left. So,
4 Goldie, you're up next. Goldie Solomon.

5 MS. SOLOMON: The first thing I want to tell
6 you is you, please, have to consider something: We
7 can't have residential property on the Starwood property
8 that they brought from United Hospital. Okay. We can't
9 have that.

10 The 999 High Street has to stay the way it is
11 as a residential unit, but everything else should be
12 commercial. They're making a hotel, because Starwood is
13 known for their hotels. And we don't have a hotel so
14 because they don't want to keep United Hospital, we
15 should have it a hotel. It's practically all that now.
16 You could use it. Okay.

17 The few things that they may have to add,
18 they'll add. But everything else should be commercial,
19 with good parking, but no residential that impacts our
20 schools. I was a school nurse 17 and a half years in

21 all of the schools.

22 I'll tell you right now, okay. Seniors cannot
23 -- who have no -- no jobs and only are struggling on
24 social security, the disabled, those who have lost their
25 jobs, cannot keep paying school taxes, especially

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2 seniors, who have no children in school. They should
3 not be paying school taxes.

4 And when you keep adding residential to
5 Starwood's property, it doesn't make sense, because the
6 schools are overloaded now. They're not only
7 overloaded, we may have to build another school in that
8 area.

9 If we do that, what's going to do to our
10 school taxes? Our school taxes are going to go
11 overhead. Okay. Our schools are overloaded right now.
12 We have big problems. We are praying that our school
13 taxes don't keep going up, okay, but the Starwood
14 property is not in a residential area. It's in a
15 commercial area.

16 And, therefore, it should be not only the
17 hotel, but commercials and parking, and that's it,
18 nothing that has to do with the schools.

19 MAYOR PILLA: Thank you, Ms. Solomon.
20 Virginia Ellis followed by John Revis. Good evening,
21 Ms. Ellis.

22 MS. ELLIS: Good evening. Sorry. I need my
23 glasses. Good evening. My name is Virginia Ellis. And
24 I'm president of the Port Chester Teachers Association.

25 MAYOR PILLA: Welcome.

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2 MS. ELLIS: Thank you. That's the union that
3 represents the caring, dedicated professionals who work
4 in our school district, and who help the terrific
5 children of our community every single day. In
6 preparing for tonight's meeting, I did some homework
7 about the Starwood Capital Group.

8 Starwood is indeed a very impressive private
9 equity firm: 44 billion in investor assets, a portfolio
10 spanning 247 markets in 14 countries, and offices all
11 over the world, including ones in London, Paris,
12 Frankfurt, and Luxembourg.

13 I did some homework about Port Chester
14 schools as well. Now, those numbers, I understand,
15 because my colleagues and I live them every day. 66
16 percent of Port Chester students are classified as
17 economically disadvantaged.

18 That means they are needy and qualify for a
19 federal free or price-reduced lunch. 25 percent of our
20 students are English-language learners. Many are recent
21 immigrants and are not yet proficient in English.

22 Although, let me assure you, they're working
23 very hard and getting stronger every day. 12 percent of
24 our students have physical, emotional, or learning
25 disabilities and receive special services from the

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2 school district. They are courageous in working to ward
3 higher standards.

4 And here's the number I want everyone to focus on
5 on: Port Chester schools still have not recovered fr
6 devastating budget cuts during the Great Recession.
7 In fact, Port Chester schools are still owed \$16.3
8 million in foundation aid from the state funding
9 formula.

10 We had teachers laid off; class sizes are
11 growing. Port Chester has suffered deep and painful
12 budget cuts to essential programs like art, music,
13 school clubs, and sports. no

14 We've outgrown our facilities, and there's
15 money to renovate our buildings or build. Our scho
16 are at the bursting points. We are literally running
17 out of room.

18 Starwood's financials and Port Chester's
19 financials are like a tale of two starkly different
20 cities. Starwood Capital is a wealthy private equity
21 firm, with far-flung offices all over the globe. It
22 owns hotel chains and develops skyscrapers and luxury
23 condo towers.

24 Our school district is made up of highly h
25 dedicated teachers and paraprofessionals who work wit

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2 wonderful students and terrific families, but
3 financially, we are barely keeping our heads above
4 water.

5 So can someone answer this: Why is Port

6 Chester considering the agreement that would take
7 Starwood off the hook for over \$34 million in school
8 taxes? Doesn't anybody realize what kind of meaningful
9 difference simply asking Starwood to pay its fair share
10 of school taxes would have on the lives of students we
11 care so much about?

12 Don't all of us, especially those of
13 tremendous wealth like Starwood Capital, have an
14 obligation to fully and fair pay for public education?
15 Yes, public education. Doesn't Port Chester, especially
16 those - - I'm sorry -- have an obligation to ensure that
17 a project like the United Hospital project is good for
18 the entire community, not just for the developer?

19 Why does it feel the community's concerns,
20 the potential this project will negatively impact
21 schools, traffic, and the environment is getting the
22 short shrift?

23 That's why on behalf of Port Chester's
24 teachers and paraprofessionals, I implore the board to
25 reject the big tax breaks for Starwood and, instead,

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2 pursue something that will help all of us in the
3 community and our schools. Thank you very much.

4 MAYOR PILLA: Thank you, Ms. Ellis. Mr.

5 Revis, John Revis, followed by Joaquin Viaejo. Good
6 evening, Mr. Revis.

7 MR. REVIS: Good evening. Mayor. I have
8 several comments that I would like to address per the
9 outline that you provided under the joint public
10 hearing.

11 Wetalkedaboutthefocusonschoolimpact. I

12 think we also need to recognize that the presentations
13 made by the school district relative to the population
14 is definitely going to increase.

15 It clearly identified that the schools are
16 experiencingproblems. They•re talking about building
17 more developments inour community. They•re not really
18 truly aware of the impact that these 730 units are going
19 to have on ourcommunity.

20 As it was mentioned earlier, senior citizens
21 are also now raising children, and we need to be
22 concerned about those type of exposure that they•re
23 going to have in that type of setting.

24 we•re talking about, basically, new schools in

25 our communities, because it is needed.

The fiscal

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2 considerations that are to be looked upon is something

3 that that I think that we have not done an effective
4 job.

5 I'm going give you a quick example of what
6 I'm trying to say. We talked about the development in
7 this new development. We're talking about technical
8 upper middle class people coming into our community.
9 Now, what does that have, in terms of effect, on those
10 people that are already living here?

11 I'm concerned about the job opportunities
12 that they talk about. A moment ago, you heard Carver
13 Center talk about the fact that they look forward to
14 seeing progress in our community. Well, Carver Center
15 is a clear example of some of the concerns that I have
16 about our people living in this community, because most
17 of the people working at Carver Center today don't live
18 in Port Chester. Okay.

19 So the concern that I have is identified with
20 people living here in Port Chester that have an
21 opportunity to advance their own self-worth. That also
22 is identified for job opportunities that are also
23 identified with this construction.

24 Are we going to be seeing people from all over
25 the country coming into our community, reaping the

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2 benefits of high salaries while the other people in out
3 community, who are not unionized, who will probably
4 given a job, making much less money, which means that
5 the profit of the contractors are going to be much
6 higher? Those are some of the concerns that I think we
7 really need to take a good hard look at.

8 I still feel that 730 units in that area is
9 going to be too much for out community. ■ think you
10 really need to take another look at that number.

11 And, at the same time, what guarantee do we
12 have about affordable housing? Many people looking at
13 affordable housing as being low-income residents living
14 in those affordable housing. That's not true.

15 And the other factor is the amount of rental
16 that's got to be paid by those living in those
17 facilities once they are built. Now, the most serious
18 concern ■ have personally, as a senior citizen, is the
19 type of services that they are going to be leaning on
20 the village to provide.

21 The police department is going to need more
22 than two more patrolmen. They talk about \$140,000. How
23 about add another 30 percent for benefits? How about
24 cars? How about maintenance of those cars? What about
25 gas? What about our emergency services? They said that

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2 they can get by with what they have. I doubt it very
3 seriously.

4 So these are some of the concerns that - - I
5 think that you really need to take a good hard look at,
6 and how the village is not going to get stuck.

7 We don't need to give away the shop. We need
8 to participate and provide the basic services needed to
9 our people living in this community. Thank you.

10 MAYOR PILLA: Thank you, Mr. Revis. Okay.
11 Joaquin Viaejo, followed by John Trip.

12 AUDIENCE SPEAKER: Mr. Viaejo is going to read
13 his statement in Spanish, and I'm going to follow it in
14 English.

15 MAYOR PILLA: Sure. Buenos tardes.

16
17 (Statement read in Spanish.)

18
19 MR. VIAEJO THROUGH TRANSLATION: Good evening.
20 My name is Joaquin Viaejo. My current address is 5
21 Grove Street, Apartment 2G, in Port Chester. I have
22 lived here in Port Chester for 39 years. I spoke before
23 you four years ago and am back, because I feel very
24 strongly about adequate funding for our schools. I have
25 four children and three grandchildren. I want to talk

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2 about one of my grandchildren. He is six years and is
3 in first grade. His name is Luca Madrona Viaejo, and he
4 goes to the Kennedy Magnet School.

5 Because of the current school overcrowding,
6 the school district has rented space from the Catholic
7 school system. My daughter drops him off every day, and
8 I pick him up from school every day.

9 I see how many kids are in the classes. With
10 7 3 0 new apartments, our schools are going to be
even

11 more crowded. I'm a parent and a grandparent, and I am
12 very involved with my kids and grandkids.

13 We need to have - - we need to plan for all
14 scenarios in terms of how many additional schoolchildren
15 will be coming to our schools in the next couple of
16 years. There are many other grandparents like me who
17 take care of school-age children and many young people
18 also have children.

19 My question to Mayor Pilla and the board of
20 trustees is: What plans do you have to evaluate the
21 accuracy of Starwood's prediction of the number of
22 schoolchildren who might enroll in our schools, and what
23 plans do you have in case the number of kids entering
24 our schools is more than what Starwood is predicting?

25 I live every day with the current level of the

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2 school overcrowding. This project is going to bring in
3 hundreds of additional families to our town. We need
4 the tax revenue for our schools and public services.

5 It doesn't seem fair to me that our current
6 property owned is - - including many small businesses pay
7 their taxes, but a large and highly profitable private
8 equity company doesn't want to pay its fair share of
9 taxes.

10 Just because a company has a lot of money
11 doesn't mean it shouldn't have to pay its fair share of
12 taxes. ■ also have a question about Starwood's proposed
13 payment in lieu of taxes: Will the village have to
14 increase the property taxes to take - - or take other
15 measures to adequately fund the schools and vital public
16 services since Starwood does not want to pay their fair
17 share of taxes?

18 What if Starwood decides to sell the property
19 now or sometime in the next 20 years? Will any future
20 owner of the property also get a break on their taxes?
21 I said last month that schoolchildren cannot vote.

22 They have to trust us to make the right
23 decisions and provide them with opportunities with
24 bright futures. We have a moral responsibility here.

25 We cannot afford to give a developer bigger profits at

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2 the expense of our children. If Starwood wants to be
3 our neighbor, then they need to understand this: Please
4 do not approve this project until Starwood agrees to be
5 a responsible neighbor to our schoolchildren and
6 educators. Thank you.

7 MAYORPILLA: Thank you very much. John Trit.

8 Good evening.

9 MR. TRIT: Good evening, Mr. Mayor, board of
10 trustees. My name is John Trit, and I'm here from the
11 Hotel Trades Council. But I'm here - - I'm here with the
12 Hotel Trades Council but, tonight, I'm here on behalf of
13 Build Up NYC.

14 We are in alliance with more than 200,000
15 working men and women in construction, building
16 services, and the hospitality industry and, together, we
17 advocate for safe, good jobs and responsible
18 development.

19 We represent hundreds of families living here
20 in Port Chester. Our message tonight is that the
21 village really needs to be thoughtful about how exactly
22 this project will affect Port Chester schools and the
23 community's financial standing.

24 And the community has to consider - - and has
25 ~~to consider the community's current needs, and whether~~

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2 or not Starwood's proposal will help address those needs
3 or make matters worse. So let's talk specifically about
4 one of those needs.

5 As you know, overcrowding is a real problem
6 in the schools, and the solutions for this problem are a
7 pressing need. Most people here tonight are aware that
8 the school district is asking Port Chester's voters to
9 approve bonds for \$63 million in expansions to Port
10 Chester middle and high schools.

11 Does Starwood's proposal adequately address
12 the needs for funding to expand schools? Starwood
13 projects that under its final plan, the firm will pay
14 \$34 million less to the same overcrowded schools than
15 when it paid full - - full property taxes.

16 34 million is more than half of the cost of
17 the proposed schools construction. If the schools are
18 expanded, won't there be a need for teachers to fill
19 these new classrooms?

20 \$34 million could pay for 17 teacher salaries
21 for 20 years. Let's talk some more about what this
22 \$34-million figure means.

23 The proposed life of Starwood's pilot is 20
24 years. So averaged over those 20 years, the lost
25 revenue for the schools would be about \$1.7 million per

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2 year. What does \$1.7 million per year really mean for
3 Port Chester schools?

4 We took a look at the current school district
5 budget to find out. \$1.7 million is the district's
6 budget for psychological and health services for
7 students, and is slightly higher than the district's
8 yearly allocation for guidance counseling, which is
9 about \$1.4 million.

10 Both of these are extremely important,
11 because 12 percent of Port Chester students have
12 physical, emotional, or learning disabilities and
13 receive special services from the district.

14 \$1.7 million is also slightly higher than the
15 district's budget for computer-assisted instruction,
16 which is also \$1.4 million. If our schools are to
17 prepare students to eventually enter the 21st century
18 workforce, surely this is a pressing need.

19 Our last figure, \$1.7 million could cover
20 more than two-thirds of the district's cost for student
21 transportation. Port Chester, of course, has to get the
22 students - - has to get kids to the schools in the first
23 place.

24 These are all things that every Port Chester
25 taxpayers fund - - that taxpayers are funding so that

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2 schools can prepare children for productive fulfilling
3 futures.

4 Why does Starwood contribute less of its fair
5 share than the rest Port Chester? We know Starwood can
6 afford to pay its fair share. We're talking about the
7 same Starwood that, by its own account, has acquired
8 approximately \$65 billion of real estate assets over the
9 last 24 years.

10 This - - just this August, in a single
11 acquisition, the firm paid almost - - paid \$132 million
12 for an office building in Luxembourg. That was just
13 part of the \$2.3 billion that the firm spent on property
14 acquisitions across the globe in the last six months.

15 Allowing the developer with such enormous
16 wealth to avoid paying its fair share in taxes would be
17 setting a bad precedent for the future.

18 Again, we have to consider whether Starwood's
19 proposal addresses the community's needs or makes
20 matters worse. This could be a precedent that makes
21 matters worse.

2 2 Let me conclude with some questions that I
2 3 would like to see answered about the project' s impact on
24 our community.

25 What amount of tax abatement is really needed

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2 for this project to sufficiently be profitable to
3 justify its construction?

4 In the DEIS, Starwood claims that rents for
5 the project are proprietary and not available to the
6 public. How can the public and elected officials assess
7 the amount of tax abatement needed without knowing what
8 the applicant plans to charge for rent?

9 As part of its proposal for a new zoning
10 overlay district, Starwood proposes including provisions
11 for density bonuses in exchange for public benefits.
12 Will the board of trustees consider requiring job
13 standards and affordable housing as public benefits
14 required to the density bonus?

15 Will the board of trustees look into whether
16 the IDA proposal for the one-time pavement of \$18,370
17 per student is really a fair system for school funding
18 for major developments like this one?

19 We share these concerns about the plan that
20 were raised by School Board President Robert Johnson at
21 the previous hearing. And we also submitted these
22 questions - - these and other questions about this
23 project in writing this evening, and we thank you for
24 considering these concerns. Thank you.

25 MAYOR PILLA: Thank you, Mr. Trit. Thank you.

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2 That's the end of our write-in. Let us now recognize
3 people by hand. I see the gentleman in the back. Good
4 evening.

5 MR. MICLINSKI: Good evening. My name is
6 Robert Miclinski. I just got a question for Starwood
7 and the committee, the mayor and the board: The 1800
8 jobs that these guys are creating for the construction
9 workers, are they going to be skilled workers; are they
10 going to pay the area standards for the members of
11 Westchester? Is it going to be a New York State
12 certification apprentice program involved.

13 That's one of the considerations that we need
14 to take into when we start building in Westchester and
15 the community for the members. We have a lot of people
16 in the community of Westchester that are construction
17 workers, that are skilled tradesmen.

18 So, hopefully, we take that into consideration
19 as we create all these jobs that we pay the proper
20 benefits in area standards that they deserve to get
21 paid. Thank you.

22 MAYOR PILLA: Thank you very much.
23 Mr. Tartaglia, was that a hand I saw?

24 MR. TARTAGLIA: It was.

25 MAYOR PILLA: Excellent.

1 UNITED HOSPITAL REDEVELOPMENT PROJECT

2 MR. TARTAGLIA: Good evening, Mr. Mayor.

3 Daniel Tartaglia. I'm speaking this evening on this
4 application as a resident of the Village of Rye Brook
5 and, also, a resident of the Port Chester School
6 District, and a resident who lives probably closer to
7 where this project is proposed than just about anybody,
8 I think, up at the dais at the moment.

9 It's been interesting to listen to both sides
10 of this discussion this evening. On one hand, I hear
11 people calling for more and more affordable housing
12 being added to the project, or more and more commercial
13 development be added to the project.

14 I hear the school district coming up with
15 numbers that it's not being asked to verify. And I ask
16 myself, how this developer, who's trying to come into
17 the village and spend \$200 million - - invest \$200 or
18 more million in the Village of Port Chester is going to
19 solve all of these problems, because it's very simple.

20 I can tell you for a fact, and I've been in
21 this business a long time, the development business.
22 None of these people have any idea how many
23 schoolchildren are really going to be generated by this
24 project; nobody does.

25 I live at Brook Ridge. There's 46 market

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2 rate townhouse units, two bedrooms, three bedrooms. We
3 have parking lots. We have common areas. We have
4 passive walkways. It sounds like a great place for
5 kids. It's been there since 1995.

6 It generates a half-a-million dollars a year
7 in school taxes, and it produces zero children. It has
8 produced zero schoolchildren for the Port Chester School
9 District since 1995.

10 That's over \$10 million in revenue,
11 unencumbered revenue, to the Port Chester School
12 District since 1995. Why? Because it's market rate;
13 that's why. Affordable creates schoolchildren; market
14 rate creates less schoolchildren. That, I can tell you
15 for a fact. You can study that anywhere.

16 You have a school district, and I don't know
17 if everybody here saw the recent state audit. Did
18 anybody see the recent state audit of the school
19 district? They've been overstating expenditures for the
20 last five years. They've been inflating the fund
21 balance.

22 How are we even supposed to know \$13,000 per
23 student is an accurate number. I have no idea.
24 So you're asking an applicant who's coming in here,
25 who's trying to put forward a project, who's looking for

1 UNITED HOSPITAL REDEVELOPMENT PROJECT

2 that's going to provide benefits to the village. If

3

4 you - - let's talk about commercial.

5

6 If you put more commercial on the outskirts
7 of the village, you're going to kill downtown. We did
8 that once before. You remember, Sam. People who grew
9 up here know what happened.

9

10 When the Kohl's Shopping Center was built, the
11 downtown closed up. You could roll up the street. It
12 went out of business. G & S came back in, redeveloped
13 commercial in the downtown, and now you have a thriving
14 downtown again.

14

15 If Starwood does all commercial, all retail,
16 you're going to do the same thing again. If they've got
17 parking, the shoppers are going to go to the outskirts
18 of the village; they're going to abandon the downtown.
19 There's already a tug of war. G & S lost --

19

MAYOR PILLA: DSW.

20

21 MR. TARTAGLIA: DSW to the Kohl's Shopping.
22 Panera Bread is about ready to go out. Your downtown is
23 struggling. You need a symbiosis of residents and
24 commercial; you need them both. They can't survive
25 independently of each other. You need a mix.

24

25 And you also need a mix - - if you want to do
affordable, fine, but just be mindful of the fact that

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2 the more affordable you do, the more schoolchildren you
3 have. The more market rates you do, the less
4 schoolchildren you're going to have. So I would just
5 like to add those things for the benefit of the board,
6 and because I know they're going to come up in my
7 application, which is coming up in about five minutes.
8 Thank you.

9 MAYOR PILLA: Thank you, Mr. Tartaglia. Mr.
10 Abel.

11 MR. ABEL: Great segue, because Starwood is
12 not an island into itself. It's part of the -- it would
13 be part of the entire community, and you have to take
14 into account the entire community. We've had the
15 Mariner.

16 We got Castle coming online. We have the
17 Pearl Street project. These are all residential. And
18 Mr. Tartaglia's project -- or not his -- that he's
19 representing for G & S that wants to build 70 units
20 downtown.

21 So we're talking about 730 units of Starwood
22 plus all these other units coming online. So it's the
23 overall impact of the -- of all the projects that you
24 need to worry about. And, you know, I just think
25 now, the other things that scares me worse -- more, is

1 UNITED HOSPITAL REDEVELOPMENT PROJECT

2 that, from what I gather, you don't have -- you don't
3 decide whether there's a pilot or not; is that correct?
4 The IDA has full authority on the financing of this
5 project.

6 MAYOR PILLA: That's correct.

7 MR. ABEL: So everybody comes up here and
8 says, There shouldn't be a pilot, they're talking to the
9 wrong people. You know, what -- what's the -- the IDA
10 meetings are open to the public, but I don't know if
11 they have public hearings. Do they?

12 MAYOR PILLA: Sure. Absolutely.

13 MR. ABEL: Okay.

14 MAYOR PILLA: Absolutely.

15 MR. ABEL: So what I would recommend to
16 everybody is that if you're not in favor of these
17 pilots, to go to the IDA meetings. And, to me, that's
18 -- the pilot is what scares me the most on this project,
19 because I think, you know, we all have to pay our fair
20 share of taxes.

21 And, yes, I like to see a \$200-million
22 development, but it's not \$200 million of commercial.
23 It's also residential, and the residential people pay
24 their fair share of taxes. And I think the residential
25 part of that project should pay its fair share. The

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2 commercial, they don't have school kids, and so like G &
3 S got a pilot. That's not one school kid out of G & S,
4 out of the downtown project until it - - unless you
5 approve the 70 units downtown. Okay. Thank you.

6 MAYOR PILLA: Thanks, Mr. Abel. Is there
7 anyone else from the public that would like to speak on
8 this matter, Starwood redevelopment? Okay. Questions,
9 comments, discussion from the board. We've heard a lot.

10 This is the fourth public hearing that we've
11 had - - fourth session in our public hearing. We had
12 discussed last time when we set this -- the adjournment
13 until today, the possibility of closing the public
14 hearing after today, and leaving the public comment
15 period open until October 31st, basically until
16 Halloween.

17 MR. FEROE: 30th.

18 MAYOR PILLA: 30th?

19 MR. FEROE: 30th is a Friday.

20 20 MAYOR PILLA: 30th is a Friday. Okay.
21 Thank

22 21 you very much. So is there any objection
23 from the board

24 2 2 to closing the public hearing? I think
25 we've heard a

23 lot of good things from all the sides here. Mr. Smith.

24

25

26 MR. SMITH: I just have one last comment to
27 add as part of the public record as part of the public78

1 UNITED HOSPITAL REDEVELOPMENT PROJECT

2 hearing. So that the board knows, we have submitted a
3 FOIL request to the school district with respect to the
4 number of school-age children, public-school-age
5 children coming out of that particular project.

6 The number that we received from the school
7 district was two. So, obviously, there needs to be some
8 further review of school-age generation from that
9 particular facility. But we specifically asked the
10 number of public-school-age children coming from Mariner
11 that are attending Port Chester schools, and that was
12 the figure that was provided to us, and we'll provide
13 that as part of the public record as well.

14 MAYOR PILLA: Thank you.

15 TRUSTEE CECCARELLI: Mr. Mayor, can I ask Mr.
16 Smith a quick question.

17 MAYOR PILLA: Yeah. Sure.

18 TRUSTEE CECCARELLI: Just to clarify something
19 from the presentation that you gave before: You were
20 showing a comparison between the Mariner and what the
21 square footage would be at the United Hospital site.

22 MR. SMITH: That's correct.

23 TRUSTEE CECCARELLI: Was that based on a FAR
24 of .8, or was it based on the double-size That was

25 MR. SMITH: No. It was based on the

1 UNITED HOSPITAL REDEVELOPMENT PROJECT

2 submission of the - - the full development potential, the
3 full FAR.

4 TRUSTEE CECCARELLI: The full FAR.

5 MR. SMITH: Correct.

6 TRUSTEE CECCARELLI: So that's 1.6, I think.

7 MR. SMITH: That's correct.

8 TRUSTEE CECCARELLI: Okay. Thanks.

9 MR. SMITH: You're welcome.

10 MAYOR PILLA: Thanks.

11 TRUSTEE TERENZI: Yeah. I just want to
12 comment on Mr. Tartaglia's point about market rate and
13 affordable. A two-bedroom in that development, I got to
14 believe, is going to go somewhere between 22- and \$2500 a
15 month in rent, I would assume. I don't know.

16 But I just can't visualize paying \$2500 a
17 month in rent with kids living in there. I just don't
18 -- you know, I don't know what the incentive
19 would be. If you're going to pay that kind of rent, I
20 don't know what the incentive would be to be, you know,
21 coming to Port Chester as it relates to - - what the
22 school teachers basically said is that the school has,
23 basically, got 67 percent of its students that are lower
24 than the average scale and, you know, it has its issues.

25 So I mean, people with schoolchildren are

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2 basically driven to if they can afford to pay that
3 kind of money, I don't know if they're going to be
4 coming down into that development. I'm not sure on how
5 that's going to work, but - - and that just ties into,
6 basically, what Mr. Tartaglia said.

7 MAYOR PILLA: Thanks, Mr. Terenzi. Mr.
8 Kenner, is that ahand?

9 TRUSTEEKENNER: Yeah. I just want to follow
10 up on the gentleman that mentioned the FOIL request that
11 you provided - - you submitted to the school, because
12 that's a vast discrepancy here. You're talking about 2
13 versus 27. Your numbers were as of when?

14 MR. SMITH: It was earlier this week --
15 actually, last week.

16 TRUSTEE KENNER: So it's for the current
17 school year.

18 MR. SMITH: Correct. It's for the current
19 school year.

20 TRUSTEEKENNER: And they're saying they have
21 27 for the Mariner project.

22 MR. SMITH: Well, the gentleman who was here,
23 Mr. Johnson, I believe he presented that there was 27.

24 We put in the FOIL request and came out with a different
25 number in response back.

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2 TRUSTEE KENNER: Okay. That's vastly
3 different.

4 MAYOR PILLA: So we have some tuning up, if
5 you will, that we have to do in a number of areas here,
6 and that's why the village has retained experts,
7 basically.

8 And Mr. Feroe from AKRF is leading the charge
9 in terms of our hard look, the village's collective hard
10 look, on all of these topics here. And I heard some
11 takeaways about validating the cost per student, and not
12 just going asking for the number really, but trusting
13 but confirming.

14 I know we're going to do -- Mr. Feroe and his
15 team are going to do similar things about validating the
16 assumptions from the Starwood site as well.

17 I have one particular question, though: So
18 we've heard a lot in terms of impact of what is proposed
19 against what exists today. Is it possible for us to
20 look at what is proposed against the impact of what is
21 maximally possible today under the zoning, and is that
22 -- so that wasn't an alternative in the SEQRA scope
23 itself, I don't think.

24 How does that work, Mr. Feroe; how would we
25 see what the increment is that we would be looking at?

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2 MR. FEROE: So it was an alternative that was
3 requested in the scope. SEQRA requires that applicants
4 look at and evaluate the impacts of reasonable
5 alternatives, and this was identified as a reasonable
6 alternative developed under the current FAR.

7 The applicant responded and said that, in
8 fact, this was not a reasonable alternative, because
9 they could not fulfill their purpose and need. They
10 could not build this kind of mixed-use project on this
11 site at the current FAR.

12 Therefore, under SEQRA, they did not have to
13 analyze all the other impacts of that development. So
14 it -- so they did not provide that information in the
15 DEIS, and we accepted that as complete, subject to
16 verification that that was, in fact, the case; that that
17 kind of development could not be built.

18 But, certainly, to compare impacts of what
19 could be developed, whether it's that project or a
20 different kind of project at that density, is something
21 that I know a lot of you are interested in, and we are
22 interested in.

23 MAYOR PILLA: Absolutely. So you would be
24 doing that as part of your hard look, even though we
25 accepted that they made an assertion that it's not

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2 viable.

3 MR. FEROE: Right. I mean, you know, I don't
4 want to lie and say, I'm going to do it, but we will ask
5 the applicant to do it, yes.

6 MAYOR PILLA: Your team.

7 MR. FEROE: Well no. Actually, we will
8 likely ask the applicant to do that as part of the FEIS
9 and to say, you know, we need another point of
10 comparison here to look at.

11 MAYOR PILLA: Would that include things like
12 the traffic impact? Like it was very clear and
13 enlightening for me, personally, just to see that need
14 for the double- turn lane traveling north to High Street.
15 And when we look at that max build under the current
16 zoning, would we have look at traffic impacts to see
17 that that public improvement be warranted.

18 MR. CHERTOCK: We're going to ask as Mr.
19 Feroe has indicated, we will ask the applicant, but this
20 is not a simple issue, because it's -- a mixed use is
21 allowed. So if you're looking at traffic, the maximum
22 traffic would be, basically, an all-commercial use. If
23 you're looking at schools, it would be much more slanted
24 towards residential.

25 So there needs to be a refinement of what

1 UNITED HOSPITAL REDEVELOPMENT PROJECT

2 would be reasonable, assuming there is development,
3 which I think we'll be asking the applicant. But that
4 will be reviewed by both your staff and AKRF to get
5 something reasonable as a baseline. Otherwise, it's
6 going to be biased one way or another, which doesn't
7 make sense.

8 MAYOR PILLA: Uh-huh. Great. Does the board
9 have any other questions/comments? So, Mr. Chertock,
10 then I'll follow your lead on this. So then we'll close
11 the public hearing. We'll continue to have the public
12 comment here open until October 30th. Then what's next?

13 MR. CHERTOCK: What's next, after that
14 occurs, is there'll be an extensive review of --
15 substantively by the village staff and the independent
16 consultants, which is ongoing now. The applicant will
17 be asked to prepare comment/ responses to all of the
18 substantive comments, and that will include both those
19 that are already made in the substantive review ongoing
20 by the consultants and staff.

21 And the next formal step will be a final
22 proposed or preliminary final EIS. That will be subject
23 to review again and go through, probably, the same
24 process as the draft, but that's -- that's not going to
25 occur next week.

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2 MAYOR PILLA: Right. Right. Right. So staff
3 will continue to ask questions as they engage with the
4 applicant in this deep dive, and the board can continue
5 to ask questions.

6 MR. CHERTOCK: Absolutely. The board,
7 certainly, has to ask further questions and comment.
8 .Absolutely.

9 MR. FEROE: And there will be some additional
10 - - as we had mentioned before, there will be some
11 additional technical studies that were deferred, as we
12 all remember, from the DEIS that were deferred to the
13 FEIS by the applicant.

14 And those technical studies are meant to
15 confirm some of the impact analyses that were presented
16 in the DEIS, and that's in the cases of, specifically,
17 the water and sewer, some air quality, some noise
18 issues, and some traffic issues in terms of existing
19 vehicular and, I believe, pedestrian counts.

20 MAYOR PILLA: Very good. Anything else from
21 the board on this? If not, can I please get a motion to
22 close the public hearing.

23 TRUSTEE ADAMS: So moved.

24 MAYOR PILLA: Thank you, Mr. Adams.

25 TRUSTEE CECCARELLI : Second.

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2 MAYOR PILLA: Thank you, Mr. Ceccarelli. So I

3 have a motion by Mr. Adams, seconded by Mr. Cecca relli,

4 to close the public hearing. Once again, the

5 public comment period will remain open until

6 October 30th. Comments can be directed to the

7 village clerk at Portchesterny.com, that's

or --

8 VSileo@portchesterny.com am I going the right way,

ook

9 the clerk? And you can l on our

call the

10 website, Portchesterny.com, for that, or village

11 offices at 939-5202. I have a motion and a

12 roll.

13 MADAM CLERK: Trustee Terenzi.

14 TRUSTEE TERENZI: Yes.

15 MADAM CLERK: Trustee Kenner.

16 TRUSTEE KENNER: Yes.

17 MADAM CLERK: Trustee Ceccarelli.

18 TRUSTEE CECCARELLI: Yes.

19 MADAM CLERK: Trustee Marino.

20 TRUSTEE MARINO: Yes.

21 MADAM CLERK: Trustee Adams.

22 TRUSTEE ADAMS: Yes.

23 MADAM CLERK: Mayor Pilla.

24 MAYOR PILLA: Yes. So it's the end of t

25 public hearing, but not the end of public discussio

he

n

1 UNITED HOSPITAL REDEVELOPMENT PROJECT

2 really. Right. So we will continue on this as the
3 weeks progress.

4 Absolutely. Thank you. ■ want to thank
5 everybody, actually, for their participation and hard
6 work. And we'll allow a minute for the stenographer to
7 -- and presentation material to be cleared away, and
8 then we'll carry on.

9

10 (Time noted: 10:21 p.m.)

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C E R T I F I C A T E

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I, MICHAEL A. DEMASI, a Court Reporter

6

and Notary Public of the State of New York, do hereby

7

certify that the transcript of the foregoing

8

proceedings, taken at the time and place aforesaid,
is

9

a true and correct transcription of my shorthand
notes.

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Michael A. Demasi

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MICHAEL A. DEMASI

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PUBLIC COMMENTS AFTER THE PUBLIC HEARING

Mr. Richard Abel commented on the G&S proposal. The reason some restaurants are going out of business may be because of the lack of parking.

Ms. Bea Conneta commented on Mayor Pilla speaking at the NYS conference of mayors about shared services. We have saved two parks during Mayor Pilla's administration.

Mr. Richard Abel commented on the Electric Company mailing for the Hearing. There was a post card that was sent out, calls were made and there was a public hearing. With the Starwood hearing there were no phone calls and no mailing. Who makes the decision that one public hearing is more important than another?

Mr. Frank Ferrera commented on constructive development in Port Chester. 120 North Pearl Street is an 11 million dollar property. The developer will be paying full tax.

3. Public Hearing for Community Development Block Grant (CDBG) proposals.

On motion of TRUSTEE ADAMS, seconded by TRUSTEE MARINO, The Board of Trustees opened the Public Hearing

ROLL CALL

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

NOES: None.

ABSENT: Trustee Brakewood

DATE: October 5, 2015

Ms. Jesica Youngblood, Assistant Planning Director, commented on the funds available. Funds include Public Infrastructure, Economic Development Fund, Public Facilities and for Housing Rehabilitation.

PUBLIC COMMENTS AND BOARD COMMENTS:

Trustee Adams commented the County has not been found in violation of the affordable housing program.

A motion was made by TRUSTEE TERENZI, seconded by TRUSTEE KENNER, to close the public hearing.

ROLL CALL

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

NOES: None.

ABSENT: Trustee Brakewood

DATE: October 5, 2015

CORRESPONDENCES

From G&S Investors – “Retail D” Amended Petition for mixed use project.

This was forwarded to the Planning Commission for their comprehensive review. It was returned for more information.

Mr. Tartaglia commented on the closing of Panera and Applebees. Kohl’s is drawing retailers from the downtown area. We are hoping for smaller retail. We need better parking.

RESOLUTION #3

ACCEPTING FOR REVIEW THE AMENDED PETITION SUBMITTED BY G&S PORT CHESTER LLC TO AMEND THE OFFICIAL ZONING MAP AND THE TEXT OF CHAPTER 345 OF THE VILLAGE CODE, MUR MARINA REDEVELOPMENT PROJECT RENEWAL DISTRICT, THE ASSOCIATED URBAN RENEWAL PLANS AND CONCEPT DEVELOPMENT PLAN OF THE MODIFIED MARINA REDEVELOPMENT PROJECT TO PERMIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT IN A PORTION OF THE PROJECT AREA KNOWN AND DESIGNATED AS RETAIL ‘D’.

On motion of TRUSTEE ADAMS, seconded by TRUSTEE CECCARELLI, the resolution was set for a joint public hearing on the amended petition submitted by G&S on November 5th.

ROLL CALL

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

NOES: None.

ABSENT: Trustee Brakewood

DATE: October 5, 2015

RESOLUTION #1

APPOINTMENT OF ROBIN SMITH TO BOARD OF ETHICS

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 Robin Smith, residing in Port Chester, New York be and hereby is appointed as a full member of the Port Chester Board of Ethics, effective immediately.

Approved as to Form:

Anthony M. Cerreto, Village Attorney

ROLL CALL

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

NOES: None

ABSENT: Trustee Brakewood

DATE: October 5, 2015

RESOLUTION #2

ESTABLISHING A BULKHEAD STEERING COMMITTEE

On motion of TRUSTEE ADAMS, seconded by TRUSTEE MARINO, this resolution was tabled until the next meeting

ROLL CALL

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

NOES: None

ABSENT: Trustee Brakewood

DATE: October 5, 2015

RESOLUTION #4

AUTHORIZING VILLAGE MANAGER TO ENTER INTO
AGREEMENT FOR APPRAISAL SERVICES

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

WHEREAS, the Village of Port Chester seeks appraisals for property located at 222 Grace Church Street, and 350 North Main Street; and

WHEREAS, the Village received three proposals for these professional services; and

WHEREAS, after an extensive investigation and analysis of all three proposals, the Village Manager recommends that the proposal from Lane Appraisals, Inc., be accepted. Now, therefore, be it

RESOLVED, that the Board of Trustees hereby authorizes the Village Manager to enter into an agreement with Lane Appraisals, Inc. for appraisal services with regards to 222 Grace Church Street and 350 North Main Street, with compensation to be \$10,500.00.

RESOLVED, that the funding for said agreement be appropriated from _____

Approved as to Form:

Anthony M. Cerreto, Village Attorney

ROLL CALL

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

NOES: None

ABSENT: Trustee Brakewood

DATE: October 5, 2015

REPORT OF THE VILLAGE MANAGER

The Village Manager was not in attendance. Mayor Pilla acknowledged receiving his report.

DISCUSSIONS

Abendroth Park Events:

Heather Krakowski commented regarding a party scheduled for September 6th. The Park Commission has sent a report regarding unauthorized things that happened during this event. The police received complaints.

Trustee Marino suggested the Park Commission send a letter to the organization and tell them they can no longer use the park. Attorney Cerreto commented that no action of the Board is required. This decision was made by the Park Commission.

CORRESPONDENCE

From Corpus Christi-Our Lady of the Rosary Church regarding procession on October 18, 2015

This was forwarded to staff for their favorable recommendations.

From Luis Vizhco regarding procession for The Saint Virgin of Guadalupe of Banos-Cuenca on October 18, 2015

This was forwarded to staff for their favorable recommendations.

From the Park Commission regarding the use of Abendroth Park on September 6, 2015.

This was previously discussed under Discussions.

From G&S Investors – “Retail D” Amended Petition for mixed use project.

This was previously discussed under Resolutions.

Add-on Correspondence from St. Peter’s Church regarding a procession on Holy Cross Day, October 10th.

This was forwarded to staff for their favorable action.

Add-on from Attorney Cerreto regarding permit parking for teachers at Edison School.

This was forwarded to the Traffic Commission.

MINUTES

On motion of TRUSTEE ADAMS, seconded by TRUSTEE MARINO, the minutes of the meeting of August 27th were approved

ROLL CALL

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

NOES: None

ABSENT: Trustee Brakewood

DATE: October 5, 2015

PUBLIC COMMENTS AND BOARD COMMENTS:

There were no public comments.

Trustee Terenzi commented on the auditor’s report. Village Treasurer Douglas replied we should have a report very soon. He commented on a memo from Village Manager Steers regarding the RFP process.

Trustee Kenner commented remarks made at this meeting that put the integrity of this Board and the Staff into question. He would like to be clear on the process of awarding the grant writing services to Millennial Services.

Trustee Ceccarelli commented on the memo from the Village Manager. He is a truthful individual and we should let him do his job. Our Charter has a strong Village Management system. He commented on the Village Clerk selection and the application process.

Trustee Marino commented we are all here to work together and do the best for the Village. Trustee Adams echoed Trustee Marino’s comments on the Board working together on an even keel. We have the Columbus Day parade and Chris Ameigh will provide a schedule.

Mayor Pilla commented on his relationship with LaBerge. He has no formal relationship with LaBerge. He will follow up with Village Manager Steers on his memo.

Mayor Pilla commented the Executive Session will be cancelled.

On motion of TRUSTEE MARINO, seconded by TRUSTEE KENNER, the meeting was declared closed at 11:22 P.M. The

ROLL CALL

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

NOES: None

ABSENT: Trustee Brakewood

DATE: October 5, 2015

Respectfully submitted,

Vita Sileo
Deputy Village Clerk