

## **MEETING HELD APRIL 7, 2014**

A meeting of the Board of Trustees of the Village of Port Chester, New York, was held on Monday, April 7, 2014, in the Court Room of the Police Headquarters Building, 350 North Main Street, Port Chester, New York, with Mayor Neil Pagano presiding.

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

It should be noted that Trustees Kenner and Terenzi were absent.

It should be noted that Trustee Brakewood arrived at 6:09 p.m.

Also present were Village Manager, Christopher Steers; Village Clerk, Janusz R. Richards; Village Attorney, Anthony Cerreto; Village Treasurer, Leonie Douglas (joined the meeting at 7:00 p.m.); Director of Planning and Development Christopher Gomez; Christopher Ameigh Administrative Aide to the Village Manager, Village Planner Jesica Youngblood (joined the meeting at 7:00 p.m.) and Sergeant Mark Braccio (joined the meeting at 7:00 p.m.)

On motion of Trustee , seconded by Trustee the meeting was declared opened at 6:01 p.m.

### **ROLL CALL**

**AYES:** Trustees Adams, Marino, Ceccarelli and Mayor Pagano.

**NOES:** None.

**ABSENT:** Trustees Kenner, Brakewood and Terenzi.

**DATE:** April 7, 2014

### **MOTION FOR EXECUTIVE SESSION**

#### *Executive Session #1*

At 6:01 p.m., on motion of Trustee Adams, seconded by Trustee Ceccarelli the Board adjourned into an executive session for the purpose of discussing Port Chester PBA regarding In-Service Training.

### **ROLL CALL**

**AYES:** Trustees Adams, Marino, Ceccarelli and Mayor Pagano.

**NOES:** None.

**ABSENT:** Trustees Brakewood, Kenner and Terenzi.

**DATE:** April 7, 2014

Present in addition to the Board of Trustees, were Village Manager, Christopher Steers; Village Clerk, Janusz R. Richards; Village Attorney, Anthony Cerreto and Christopher Ameigh Administrative Aide to the Village Manager.

No action was taken in executive session.

At 6:16 p.m., a motion to come out of executive session was made by TRUSTEE ADAMS, seconded by TRUSTEE MARINO, the Board of Trustees closed the executive session.

**ROLL CALL**

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

**NOES:** None.

**ABSENT:** Trustees Kenner and Terenzi.

**DATE:** April 7, 2014

*Executive Session #2*

At 6:34 p.m., on motion of TRUSTEE ADAMS, seconded by TRUSTEE BRAKEWOOD the Board adjourned into an executive session for the purpose of interviewing Jing Xie for the position of Alternate on the Port Chester Planning Commission.

**ROLL CALL**

**AYES:** Trustees Adams, Marino, Ceccarelli and Mayor Pagano.

**NOES:** None.

**ABSENT:** Trustees Brakewood, Kenner and Terenzi.

**DATE:** April 7, 2014

Present in addition to the Board of Trustees, were Village Manager, Christopher Steers; Village Clerk, Janusz R. Richards; Village Attorney, Anthony Cerreto and Christopher Ameigh Administrative Aide to the Village Manager.

No action was taken in executive session.

At 6:16 p.m., a motion to come out of executive session was made by TRUSTEE ADAMS, seconded by TRUSTEE MARINO, the Board of Trustees closed the executive session.

**ROLL CALL**

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

**DATE:** April 7, 2014

**PRESENTATION**

Ms. Diane Windas of the One World Club commented on the Port Chester One World Youth Club to better prepare students to connect to their local and global community and better prepare them for the global economy. Their campaign is to save 50 lives from the effects of Malaria. The goal has already been doubled. Donations may be made to the PCHS G.O. Fund.

**AFFIDAVIT OF PUBLICATION AND NOTICE OF PUBLICATION**

**RE:**

*Public Hearing to consider the advisability of adopting a local law that would amend the Code of the Village of Port Chester, to change the official zoning map.*

The following Public Notices were duly published in the Journal News and the Westmore News on March 7 and 28, 2014, certified by Cecilia Hernandez, Principal Clerk of the Journal News and Angelina Brescia, Office Manager of the Westmore News

**PUBLIC NOTICE**

PUBLIC NOTICE is hereby given that the Board of Trustees of the Village of Port Chester, New York, will hold a PUBLIC HEARING on Monday, April 7, 2014, at 7:00 P.M., or as soon thereafter at the Port Chester Justice Courtroom, 2<sup>nd</sup> Floor, 350 North Main Street, Port Chester, New York, to consider the advisability of adopting a local law that would amend the Code of the Village of Port Chester, to change the official zoning map as follows:

| <b>Address</b>           | <b>Section, Block, Lot</b> | <b>Existing Zone</b> | <b>Proposed Zone</b> |
|--------------------------|----------------------------|----------------------|----------------------|
| Metro North Right-of-Way | 142.53-1-2                 | M2                   | C1                   |
| 142 Midland Avenue       | 142.53-1-3                 | M2                   | C1                   |
| 140 Midland Avenue       | 142.53-1-4                 | M2                   | C1                   |
| 130 Midland Avenue       | 142.53-1-5                 | C1/M2                | C1                   |
| 150 Midland Avenue       | 142.61-1-2                 | CD/C1/M2             | CD                   |

Interested persons are invited to attend and will be afforded the opportunity to be heard at this time. The copy of the proposed law is available at the Village Clerk’s office or online at the Village website [www.portchesterny.com](http://www.portchesterny.com).

Date: March 28, 2014

/s/ JANUSZ R. RICHARDS

**JANUSZ R. RICHARDS**

Village Clerk

Village of Port Chester, New York

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

### **ROLL CALL**

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

**NOES:** None.

**ABSENT:** Trustees Kenner and Terenzi.

**DATE:** April 7, 2014

### ***Public Comments***

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

Comments were made by:

### **BOARD COMMENTS**

Trustee Brakewood commented this is really a matter of the zoning law catching up with the reality of the market demand and what has already been built on these sites. The reason this is important is because if these properties were to turn over what the realtors could do with these properties since today this is a manufacturing zone.

### **PUBLIC COMMENTS**

Ms. Goldie Solomon commented this is basically a commercial area you are working on. How will this affect the residential taxpayer? Will it lower or raise our taxes?

Mayor Pagano commented this will not raise or lower taxes. This is strictly a clarification of the uses.

Mr. Giangrande commented he read in the newspaper about the 2% in the Village budget and the taxpayers getting a cutback.

Ms. Mary Gargone on Edgar Place asked whether her property could be taken for retail use. Chris Gomez commented the changes in zoning are to the west side of the Village.

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

**ROLL CALL**

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

**NOES:** None.

**ABSENT:** Trustees Kenner and Terenzi.

**DATE:** April 7, 2014

SEQRA DETERMINATION OF SIGNIFICANCE  
NEGATIVE DECLARATION  
RESOLUTION OF THE VILLAGE OF PORT CHESTER

Midland Avenue Rezoning

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

WHEREAS, the Village Board of Trustees is in receipt of a zoning map amendment submitted by Village Staff to better reflect existing and desired uses along the southern Midland Avenue corridor; and

WHEREAS, the proposal involves the rezoning of 140 and 142 Midland Avenue from existing M2 General Industrial to C1 Neighborhood Retail and fully encapsulate the currently split- zoned 130 and 150 Midland Avenue addresses into C1 Neighborhood and CD Design Shopping Center districts respectively; and

WHEREAS, the project is defined as an Unlisted Action under Part 617 of the State Environmental Quality Review Act regulations; and

WHEREAS, that pursuant to Part 617 of the SEQR Regulations, the Village of Port Chester Board of Trustees is Lead Agency for the SEQR Review of this Unlisted Action; and now therefore be it

RESOLVED, that pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law, the Lead Agency has determined that the proposed Unlisted Action will not have a significant effect on the environment for the reasons enumerated in the attached Negative Declaration Form.

**ROLL CALL**

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

**NOES:** None.

**ABSENT:** Trustees Kenner and Terenzi.

**DATE:** April 7, 2014

**Adoption of Local Law No. 4 of 2014**

A LOCAL LAW AMENDING THE OFFICIAL ZONING MAP.

SECTION 1: The Official Zoning Map of the Village of Port Chester is hereby amended as follows:

To permit the following property to be changed from a M2 General Industrial District to a C1 Neighborhood Retail District and be thereafter subject to the requirements and regulations of such latter district as described in the Village Code, Chapter 345, Zoning Regulation:

| <b>Address</b>           | <b>Section, Block, Lot</b> | <b>Existing Zone</b> | <b>Proposed Zone</b> |
|--------------------------|----------------------------|----------------------|----------------------|
| Metro North Right-of-Way | 142.53-1-2                 | M2                   | C1                   |
| 142 Midland Avenue       | 142.53-1-3                 | M2                   | C1                   |
| 140 Midland Avenue       | 142.53-1-4                 | M2                   | C1                   |

SECTION 2: The Official Zoning Map of the Village of Port Chester is hereby amended as follows:

To permit the following property to be changed from a C1 Neighborhood Retail District/M2 General Industrial District to a C1 Neighborhood Retail District and be thereafter subject to the requirements and regulations of such latter district as described in the Village Code, Chapter 345, Zoning Regulation:

| <b>Address</b>     | <b>Section, Block, Lot</b> | <b>Existing Zone</b> | <b>Proposed Zone</b> |
|--------------------|----------------------------|----------------------|----------------------|
| 130 Midland Avenue | 142.53-1-5                 | C1/M2                | C1                   |

SECTION 3: The Official Zoning Map of the Village of Port Chester is hereby amended as follows:

To permit the following property to be changed from a C1 Neighborhood Retail District/M2 General Industrial District/CD Design Shopping Center District to a CD Design Shopping Center District and be thereafter subject to the requirements and regulations of such latter district as described in the Village Code, Chapter 345, Zoning Regulation:

| <b>Address</b>     | <b>Section, Block, Lot</b> | <b>Existing Zone</b> | <b>Proposed Zone</b> |
|--------------------|----------------------------|----------------------|----------------------|
| 150 Midland Avenue | 142.61-1-2                 | CD/M2/C1             | CD                   |

SECTION 4: Conflict with Other Laws

Whenever the requirements of this local law are in conflict with the requirements of any other lawfully adopted local laws, the most restrictive of such local law, or those

imposing higher standards shall govern.

**SECTION 5: Validity and Severability**

If any section of this local law shall be held unconstitutional, invalid, or ineffective, in whole or in part, such determination shall not be deemed to affect, impair, or invalidate the remainder of this local law.

**SECTION 6: Effective Date**

This local law shall be effective immediately upon filing with the Secretary of State and due publication.

Mayor Pagano asked for a motion to adopt the Local Law.

On motion of TRUSTEE BRAKEWOOD, seconded by TRUSTEE ADAMS, the following Local Law Number 4 of 2014 was adopted by the Board of Trustees of the Village of Port Chester, New York:

**ROLL CALL**

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

**NOES:** None.

**ABSENT:** Trustees Kenner and Terenzi.

**DATE:** April 7, 2014

***Public Hearing on Fiscal Year 2014-2015 Budget***

The following Public Notices were duly published in the Journal News and the Westmore News on March 28, 2014, certified by Cecilia Hernandez, Principal Clerk of the Journal News and Angelina Brescia, Office Manager of the Westmore News

**NOTICE OF PUBLIC HEARING ON FISCAL YEAR 2014-2015 BUDGET**

PLEASE TAKE NOTICE that pursuant to Section 5-508 of the Village Law, a Tentative Budget showing the revenue and expenditures for the fiscal year 2014-2015 of the Village of Port Chester, commencing June 1, 2014, was filed by the Village Manager with the Village Clerk and thereupon presented to the Board of Trustees.

PLEASE TAKE FURTHER NOTICE that a public hearing will be held by the Board of Trustees on Monday, April 7, 2014 at 7:00 p.m. or as soon thereafter at the Justice Court Courtroom, 2<sup>nd</sup> Floor, 350 North Main Street, Port Chester, New York, for the purpose of considering and discussing such Tentative Budget. A copy of such Tentative Budget is available at the office of the Village Clerk at the Village Hall, 1st Floor, 222 Grace Church Street, where it may be inspected by an interested person during

regular office hours, 9:00 a.m. to 5:00 p.m. Monday through Friday. The Tentative Budget is also available for review at the Port Chester-Rye Brook Public Library.

Said Tentative Budget includes compensation for the Mayor of \$12,633 per annum and for the Trustees of \$5,200 per annum.

BY ORDER OF THE BOARD OF TRUSTEES  
OF THE VILLAGE OF PORT CHESTER, NEW YORK

DATED: MARCH 28, 2014  
PORT CHESTER, NEW YORK

/s/ JANUSZ R. RICHARDS  
**JANUSZ R. RICHARDS**  
Village Clerk  
VILLAGE OF PORT CHESTER  
222 Grace Church Street  
Port Chester, New York 10573

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

**ROLL CALL**

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

**NOES:** None.

**ABSENT:** Trustees Kenner and Terenzi.

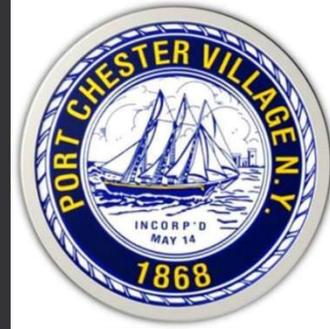
**DATE:** April 7, 2014

Village Manager Christopher Steers gave a Tentative Budget presentation for Fiscal Year June 1, 2014 to May 31, 2014.

# VILLAGE OF PORT CHESTER TENTATIVE BUDGET PRESENTATION

FISCAL YEAR JUNE 1, 2014 TO MAY 31, 2015

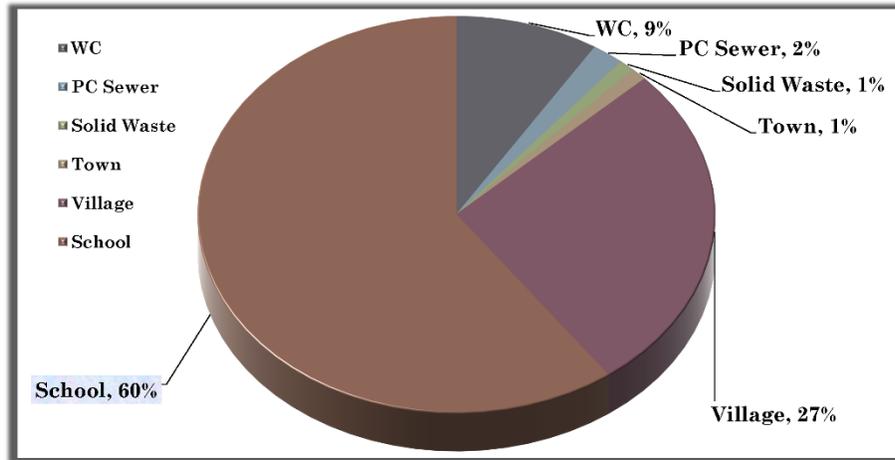
Presented on April 7<sup>th</sup>, 2014



## GENERAL FUND BUDGET AT A GLANCE

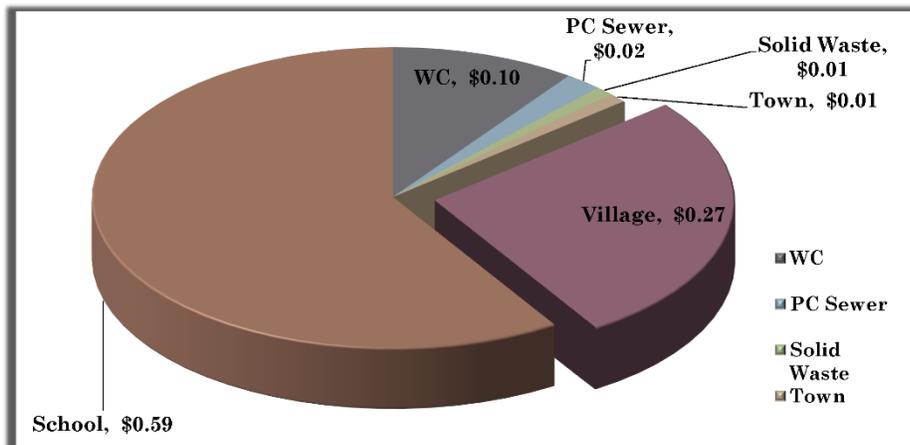
|   |                  |
|---|------------------|
| <b>Total Assessed Value:</b>                      | \$2,358,666,946  |
| Assessed Value % Decrease                         | (.88%)           |
| <b>Total Appropriations:</b>                      | \$ 37,619,884    |
| FY 13' – 14' Adopted                              | \$ 36,612,096    |
| % Change over FY 13'-14' adopted budget           | 2.75%            |
| \$ Change in Appropriations                       | \$1,007,788      |
| <b>Estimated Revenues:</b>                        |                  |
| Real Property Tax Levy                            | \$22,550,987     |
| Other Revenues                                    | \$14,441,318     |
| Appropriated Fund Balance                         | \$ 550,000       |
| Appropriated Debt Service Reserves                | \$ 50,000        |
| Sidewalk Assessment Levy                          | \$ 27,579        |
| <b>Percentage Tax Levy Increase:</b>              | 2.99% (Proposed) |
| <b>Impact on Average Single Family Household:</b> | (-11.67) %       |

## HOW YOUR TAX DOLLAR IS SPENT (Homestead & Non-Homestead)



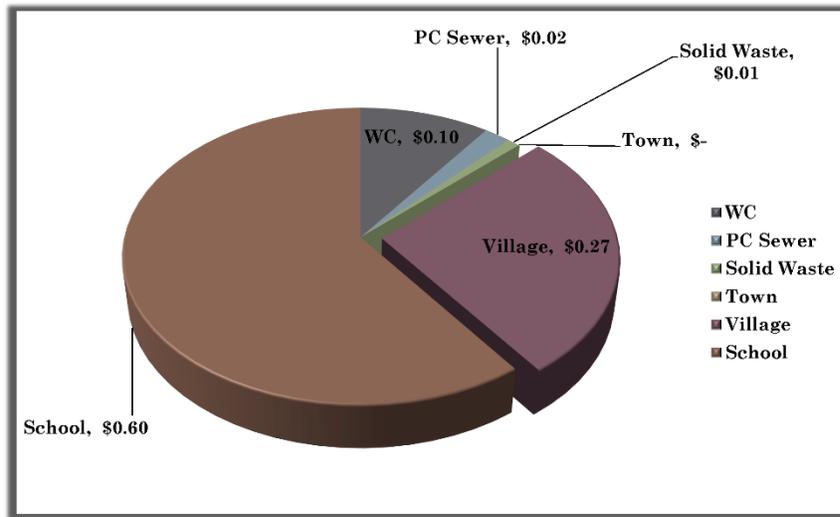
3

## HOMESTEAD TAX \$1.00 (Residential)



4

## NON-HOMESTEAD TAX \$1.00 (Commercial)



5

## TAX RATE CALCULATION FY 2014-15

Real Property Taxes / Tax Rate Calculation:

| Description   | Assessed Value         | Percentage         | Tax Levy               |
|---------------|------------------------|--------------------|------------------------|
| Homestead     | \$1,487,811,791        | 56.839671%         | \$12,817,906.82        |
| Non-Homestead | 870,855,155            | 43.160329%         | 9,733,080.18           |
| <b>TOTAL</b>  | <b>\$2,358,666,946</b> | <b>100.000000%</b> | <b>\$22,550,987.00</b> |

Homestead Tax Rate: \$8.615274 (% Increase = 0.83%)  
 Non-Homestead Tax Rate: \$11.176463 (% Increase = 8.05%)

The Tax Rate Calculation considers the percentage of total assessed valuation allocated to Homestead and Non-homestead properties. There has been about a 2 percent shift of valuation towards Non-homestead properties over last year.

Other revenues have also increased over the prior year. Miscellaneous revenues include refunds of prior year expenditures, gifts and donations, and certain other revenues not classified elsewhere. Generally, such revenues are insignificant and vary from year to year. Examples of the Village's miscellaneous revenues are as follows:

- Sales of Surplus Equipment
- Insurance Recoveries
- Workers Comp Recoveries
- Medicare Part D. Reimbursement
- Refunds of Prior Years Expenditure
- Gifts & Donations
- Miscellaneous Revenue – e.g. bounce check fees
- Police-Fingerprinting/Miscellaneous

|                            |                   |
|----------------------------|-------------------|
| Other Revenues FY 2013-14  | \$14,441,318      |
| Other Revenues FY 2012-13  | - \$13,787,255    |
| <b>Other Revenues</b>      | <b>\$ 654,063</b> |
| <b>Percentage Increase</b> | <b>4.74%</b>      |

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## IMPACT ON AVERAGE SINGLE FAMILY HOME

|   | <u>FY 2013-14</u> | <u>FY 2014-15</u> |
|---|-------------------|-------------------|
| <b>Average Assessed Value</b>               | <b>\$439,000</b>  | <b>\$384,583</b>  |
| <b>Homestead Tax Rate<br/>(per \$1,000)</b> | <b>\$8.544038</b> | <b>\$8.615274</b> |
| <b>Average Village Tax</b>                  | <b>\$3,751</b>    | <b>\$3,313</b>    |
| <b>Average Tax Bill Decrease</b>            |                   | <b>(\$438)</b>    |
| <b>Average Percentage Decrease</b>          |                   | <b>(11.67)%</b>   |

## ASSESSED VALUATION HISTORY & TREND

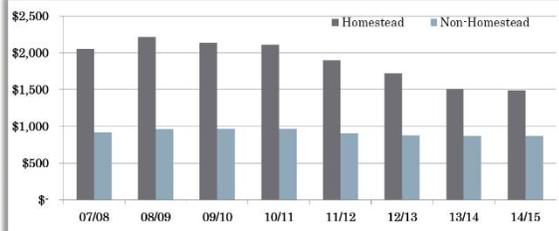
|                            | FY 1999-2000  | FY 2000-01    | FY 2001-02    | FY 2002-03    | FY 2003-04    | FY 2004-05    | FY 2005-06       | FY 2006-07       | FY 2007-08       | FY 2008-09       | FY 2009-10       | FY 2010-11       | FY 2011-12       | FY 2012-13       | FY 2013-14       | FY 2014-15       |
|----------------------------|---------------|---------------|---------------|---------------|---------------|---------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| <b>Homestead</b>           | \$ 53,134,285 | \$ 53,770,364 | \$ 54,004,652 | \$ 53,783,954 | \$ 53,257,840 | \$ 53,249,424 | \$ 1,773,747,139 | \$ 1,868,588,042 | \$ 2,052,456,699 | \$ 2,216,939,424 | \$ 2,141,735,833 | \$ 2,109,949,846 | \$ 1,899,016,347 | \$ 1,724,588,576 | \$ 1,509,768,581 | \$ 1,487,811,791 |
| <b>Non-Homestead</b>       |               |               |               |               |               |               | \$ 868,051,758   | \$ 848,640,945   | \$ 921,971,158   | \$ 965,550,234   | \$ 969,731,732   | \$ 968,295,228   | \$ 966,172,448   | \$ 876,347,721   | \$ 869,820,705   | \$ 870,855,155   |
| <b>Total</b>               | \$ 53,134,285 | \$ 53,770,364 | \$ 54,004,652 | \$ 53,783,954 | \$ 53,257,840 | \$ 53,249,424 | \$ 2,641,798,897 | \$ 2,708,228,987 | \$ 2,974,427,857 | \$ 3,182,489,658 | \$ 3,111,467,565 | \$ 3,078,245,074 | \$ 2,865,190,795 | \$ 2,600,936,297 | \$ 2,379,589,286 | \$ 2,358,666,946 |
| <b>Increase/Decrease</b>   |               | \$ 636,079    | \$ 234,288    | \$ (220,698)  | \$ (526,114)  | \$ (8,418)    | \$ 67,430,090    | \$ 265,138,910   | \$ 208,061,761   | \$ (71,022,093)  | \$ (33,222,491)  | \$ (273,054,279) | \$ (204,254,498) | \$ (221,347,211) | \$ (20,922,140)  |                  |
| <b>% Incrs/Dcrs</b>        |               | 1.20%         | 0.44%         | -0.41%        | -0.98%        | -0.02%        | 2.55%            | 9.79%            | 7.00%            | -2.23%           | -1.07%           | -8.87%           | -7.28%           | -8.51%           | -0.88%           |                  |
| <b>Homestead I/D</b>       |               |               |               |               |               |               | \$ 86,840,983    | \$ 191,868,657   | \$ 164,482,725   | \$ (75,203,591)  | \$ (31,785,987)  | \$ (210,911,489) | \$ (174,429,771) | \$ (214,820,195) | \$ (21,956,500)  |                  |
| <b>Homestead I/D %</b>     |               |               |               |               |               |               | 4.90%            | 10.31%           | 8.01%            | -3.39%           | -1.48%           | -10.00%          | -9.19%           | -12.46%          | -1.45%           |                  |
| <b>Non-Homestead I/D</b>   |               |               |               |               |               |               | \$ (19,410,813)  | \$ 73,330,253    | \$ 43,579,036    | \$ 4,181,498     | \$ (1,436,504)   | \$ (62,122,780)  | \$ (29,824,727)  | \$ (6,527,016)   | \$ 1,034,450     |                  |
| <b>Non-Homestead I/D %</b> |               |               |               |               |               |               | -2.24%           | 8.64%            | 4.73%            | 0.43%            | -0.15%           | -6.42%           | -3.29%           | -0.74%           | 0.12%            |                  |

## ASSESSED VALUATION HISTORY & TREND

| Fiscal Year                   | 08-09           | 09-10           | 10-11           | 11-12           | 12-13           | 13-14           | 14-15           |
|-------------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| <b>HOMESTEAD</b>              | \$2,216,939,424 | \$2,141,736,833 | \$2,109,949,846 | \$1,899,018,347 | \$1,724,688,676 | \$1,609,768,381 | \$1,487,811,701 |
| <b>NON-HOMESTEAD</b>          | 965,550,234     | 969,731,732     | 968,295,228     | 906,172,448     | 876,347,721     | 869,820,705     | 870,855,155     |
| <b>TOTAL</b>                  | \$3,182,489,658 | \$3,111,467,565 | \$3,078,245,074 | \$2,805,190,795 | \$2,600,936,297 | \$2,379,589,086 | \$2,358,666,946 |
| <b>Increase/ (Decrease)</b>   | \$208,061,761   | (\$71,022,093)  | (\$33,222,491)  | (\$273,054,370) | (\$204,254,498) | (\$221,347,211) | (\$20,922,140)  |
| <b>% Increase/ (Decrease)</b> | 7.00%           | (2.23%)         | (1.07%)         | (8.87%)         | (7.28%)         | (8.51%)         | (.88%)          |

❖ Since 2008/09 total assessed values have decreased by approx. \$823,822,712 or 25.87%.

❖ When you combine the current drop in potential tax revenues with prior drops since the imposition of the State Mandated Tax Cap; our total loss in Assessed Value since then has been approximately 16.67% or a total available revenue loss to the Village of about \$3.5 million dollars.



## THE PROPERTY TAX CAP

### FY 2014-15 TAX CAP CALCULATION:

|  |                     |
|--|---------------------|
| Tax Levied in FYE 05/31/2013   | \$21,896,467        |
| Plus Sidewalk Assessment in FYE 5/31/2013  | <u>28,374</u>       |
| <b>Total Property Tax Levied</b>   | <b>\$21,924,841</b> |
| Times VOPC Tax base growth factor (1.0001)                                       | \$21,927,033        |
| Plus PILOTS Budgeted Receivables FYE 5/31/2014                                   | <u>765,900</u>      |
| <b>Total Property Tax Levied Plus Pilots-FYE 5/31/2014</b>                       | <b>\$22,692,933</b> |
| Minus Tort Actions that exceeds 5% of Tax Levy                                   | -                   |
| Times Allowable Levy Growth Factor (1.0148)                                      | \$23,028,789        |
| Minus PILOT Receivable in FYE 5/31/2015  | <u>(792,118)</u>    |
|  | <b>\$22,236,671</b> |
| Plus Available Carryover from FYE 5/31/2014                                      | \$ 341,895          |
| Plus Pension Costs Exclusions (PFRS)   | <u>0</u>            |
| <b>TOTAL PROPERTY TAX LIMITATION FYE 5/31/2014</b>                               | <b>\$22,578,566</b> |
| Proposed Tax Levy for FYE 5/13/2014 (plus SWB \$28,374)                          | <u>\$22,578,566</u> |
| <b>(Difference Between Property Tax Limit &amp; Proposed Levy for FY 2014-15</b> | <b>\$0</b>          |

❖ On June 24, 2011 the property tax cap was signed into law (see Chapter 97 of the NYS Laws of 2011). This new law took effect in local years beginning January 1, 2012 and extends through June 15, 2016.

❖ The tax cap law establishes a limit on the annual growth of property taxes levied by local governments and school districts to two percent (2%) or the rate of inflation, whichever is less.

### TAXLEVY % CHANGE (10 year history):

| Budget Years | Tax Levied   | Tax Levy + (-)   |
|--------------|--------------|------------------|
| FY 2005-2006 | \$18,442,189 | 21.90%           |
| FY 2006-2007 | \$20,640,129 | 11.92%           |
| FY 2007-2008 | \$21,772,390 | 5.49%            |
| FY 2008-2009 | \$22,547,730 | 3.56%            |
| FY 2009-2010 | \$22,870,783 | 1.43%            |
| FY 2010-2011 | \$23,187,552 | 1.39%            |
| FY 2011-2012 | \$21,958,225 | (5.30%)          |
| FY 2012-2013 | \$21,896,467 | (0.028%)         |
| FY 2013-2014 | \$21,896,467 | 0.00%            |
| FY 2014-2015 | \$22,550,987 | 2.99% (Proposed) |

# REAL PROPERTY TAX CAP COMPARISON TO TAX LEVY

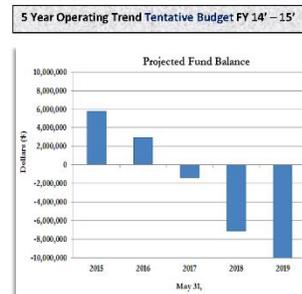
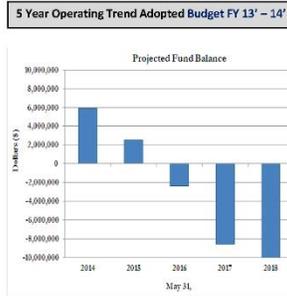
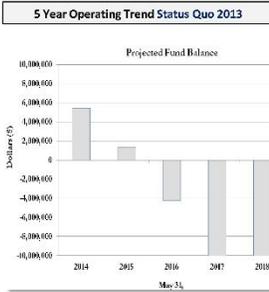


VILLAGE OF PORT CHESTER  
TAX CAP COMPARISON TO TAX LEVIED

|            | Tax Cap       | Tax Levy      | SW Assessed | Available Tax Levy under Cap | Available Tax Levy under Cap |
|------------|---------------|---------------|-------------|------------------------------|------------------------------|
| FY 2009-10 |               | \$ 22,870,783 |             |                              |                              |
| FY 2010-11 |               | \$ 23,187,552 |             |                              |                              |
| FY 2011-12 |               | \$ 21,958,225 |             |                              |                              |
| FY 2012-13 | \$ 22,631,895 | \$ 21,896,467 | \$ 151,940  | \$ 583,488                   | 2.66%                        |
| FY 2013-14 | \$ 22,885,770 | \$ 21,924,841 | \$ 28,374   | \$ 932,555                   | 4.25%                        |
| FY 2014-15 | \$ 22,578,566 | \$ 22,550,987 | \$ 27,579   | -                            | 0.00%                        |

**Note:** when the property tax cap was signed into law on June 24<sup>th</sup>, 2011 our tax levy was reduced from \$23,187,522.00 down to \$21,958,225.00 impacting FY 2011-2012. This reduction resulted in a \$1,229,327.00 loss in our available tax levy from FY 2010-2011 to FY 2011-2012. This resulted in our **base tax cap calculation** becoming \$21,958,225.00 instead of the richer \$23,187,522.00. Further, the available tax within the cap limit for FY 12'-13' was **2.66% or \$583,488.00**; the available tax within the cap limit for FY 13'-14' was **4.25% or \$932,555.00**; the available tax within the cap limit for FY 14'-15' is **2.99% or \$654,520.00**; this Tentative Budget utilizes all of the 2.99%.

# 5 YEAR OPERATING TRENDS



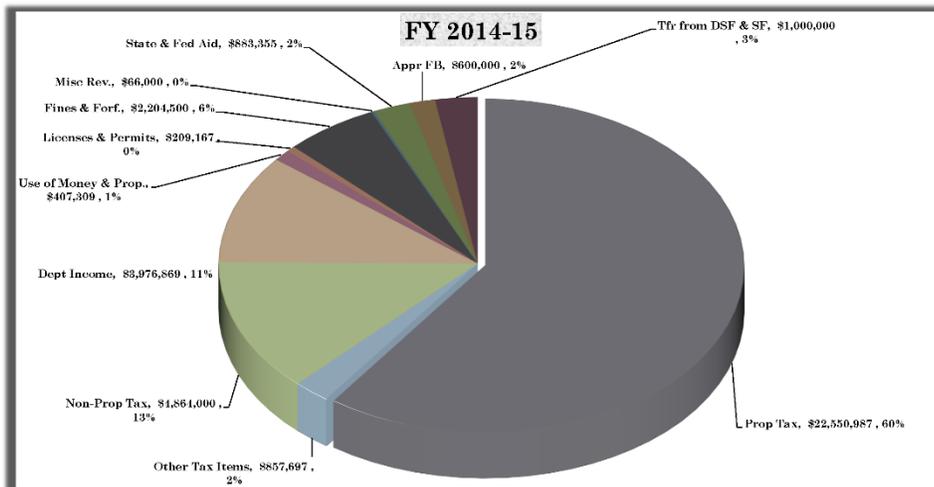
Fund balance trends show a decrease since 2010 with a projected fund balance deficit now potentially occurring in 2017. *Note: prior to adopting the revenue enhancements as part of the fiscal year 13' - 14' budget, the projected deficit was initially identified to occur in 2016.*

Although overall trends indicate the continued need to monitor our fund balance, the immediate operating trend indicates a positive change in fund balance due to the adopted revenue enhancements. This change is indicative of the positive effects of proactive fiscal management and the application of two - five year budgeting techniques. Further, one of the goals of a narrative budget is to clearly illustrate the real impacts of current budgeting practices on future budgets and the Village's ability to effectively function from year to year.

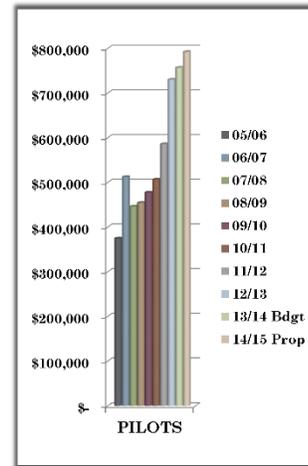
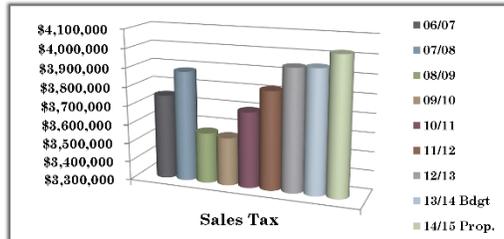
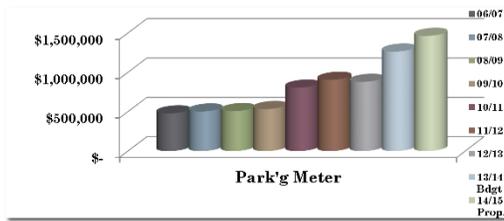
# 5 YEAR OPERATING Actuals, Trends & Projections

|  | Actual<br>May 31,<br>2010 | Actual<br>May 31,<br>2011 | Actual<br>May 31,<br>2012 | FINAL<br>May 31,<br>2013 | Estimated<br>May 31,<br>2014 | May 31,<br>2015    | May 31,<br>2016    | Projected<br>May 31,<br>2017 | May 31,<br>2018    | May 31,<br>2019    |
|--|---------------------------|---------------------------|---------------------------|--------------------------|------------------------------|--------------------|--------------------|------------------------------|--------------------|--------------------|
| <b>REVENUES</b>  |                           |                           |                           |                          |                              |                    |                    |                              |                    |                    |
| Property Taxes   | \$22,875,145              | \$23,188,634              | \$21,988,640              | \$23,814,719             | \$21,900,073                 | \$21,974,906       | \$22,194,655       | \$22,416,601                 | \$22,640,767       | \$22,867,175       |
| Other tax items  | 657,483                   | 557,434                   | 817,666                   | 947,152                  | 888,159                      | 856,641            | 865,207            | 873,859                      | 882,598            | 891,424            |
| Non-property tax items   | 4,108,885                 | 4,549,411                 | 4,662,453                 | 4,796,189                | 4,388,150                    | 4,990,135          | 5,110,385          | 5,225,214                    | 5,342,989          | 5,461,475          |
| Departmental income  | 2,606,543                 | 3,370,504                 | 3,114,975                 | 3,638,549                | 3,743,063                    | 4,235,268          | 4,557,882          | 4,640,616                    | 4,724,887          | 4,811,029          |
| Use of money and property  | 431,357                   | 399,918                   | 338,351                   | 348,598                  | 373,458                      | 373,458            | 373,458            | 373,458                      | 373,458            | 373,458            |
| Licenses and permits   | 385,675                   | 263,296                   | 268,630                   | 277,534                  | 278,741                      | 284,316            | 290,402            | 299,802                      | 303,738            | 307,753            |
| Fees and forfeitures   | 1,975,666                 | 1,764,554                 | 2,182,689                 | 2,018,405                | 2,114,600                    | 2,091,454          | 2,093,454          | 2,114,389                    | 2,135,532          | 2,156,888          |
| Miscellaneous  | 238,067                   | 286,271                   | 99,132                    | 357,525                  | 83,530                       | 84,365             | 84,365             | 84,365                       | 84,365             | 84,365             |
| State aid  | 758,834                   | 622,348                   | 725,197                   | 686,534                  | 746,642                      | 752,642            | 760,292            | 768,133                      | 776,171            | 784,409            |
| Federal aid  | 287,210                   | 313,393                   | 303,375                   | 672,040                  | 147,171                      | 150,114            | 153,117            | 156,129                      | 159,203            | 162,889            |
| <b>Total revenues</b>  | <b>34,364,865</b>         | <b>35,113,763</b>         | <b>34,299,094</b>         | <b>35,557,254</b>        | <b>35,129,937</b>            | <b>35,783,298</b>  | <b>36,482,817</b>  | <b>36,948,717</b>            | <b>37,421,888</b>  | <b>37,902,464</b>  |
| <b>EXPENDITURES</b>  |                           |                           |                           |                          |                              |                    |                    |                              |                    |                    |
| <b>Current</b>   |                           |                           |                           |                          |                              |                    |                    |                              |                    |                    |
| General government support   | 6,535,457                 | 5,217,854                 | 5,050,872                 | 5,429,137                | 5,399,272                    | 5,536,784          | 5,671,532          | 5,804,403                    | 5,935,630          | 6,063,651          |
| Public safety  | 10,024,263                | 10,939,887                | 10,741,178                | 11,056,160               | 10,939,120                   | 11,160,032         | 11,385,533         | 11,615,719                   | 11,850,688         | 12,090,541         |
| Health   | 261,723                   | 263,723                   | 261,723                   | 261,723                  | 275,834                      | 261,351            | 286,978            | 292,717                      | 298,572            | 304,543            |
| Transportation   | 1,488,714                 | 1,724,076                 | 1,295,799                 | 1,353,720                | 1,349,337                    | 1,379,847          | 1,409,840          | 1,440,524                    | 1,471,960          | 1,504,169          |
| Economic opportunity and development   | 380,232                   | 378,614                   | 367,206                   | 376,740                  | 368,626                      | 376,928            | 385,420            | 394,108                      | 402,996            | 412,088            |
| Culture and recreation   | 2,057,732                 | 2,177,506                 | 1,935,666                 | 1,954,344                | 1,875,277                    | 1,806,056          | 1,917,310          | 1,939,049                    | 1,961,286          | 1,984,030          |
| Home and community services  | 2,169,847                 | 2,205,117                 | 2,167,264                 | 2,220,080                | 2,338,291                    | 2,371,460          | 2,425,889          | 2,481,608                    | 2,538,649          | 2,597,043          |
| Employee benefits  | 7,314,397                 | 8,309,149                 | 8,622,064                 | 10,090,461               | 9,979,530                    | 11,279,165         | 12,690,549         | 14,258,561                   | 15,640,772         | 17,127,470         |
| <b>Debt service:</b>   |                           |                           |                           |                          |                              |                    |                    |                              |                    |                    |
| Principal  | 2,538,000                 | 2,581,081                 | 2,316,000                 | 2,340,000                | 2,430,000                    | 2,335,000          | 2,415,000          | 2,415,000                    | 2,510,000          | 2,615,000          |
| Interest   | 1,533,782                 | 1,577,402                 | 1,445,157                 | 1,140,907                | 1,056,027                    | 1,226,849          | 1,145,078          | 1,060,427                    | 966,811            | 865,544            |
| <b>Total expenditures</b>  | <b>34,482,147</b>         | <b>35,372,809</b>         | <b>34,204,929</b>         | <b>36,423,272</b>        | <b>35,991,314</b>            | <b>37,843,171</b>  | <b>39,733,129</b>  | <b>41,702,117</b>            | <b>43,577,364</b>  | <b>45,564,479</b>  |
| (Deficiency) of revenues<br>(under) expenditures                             | (117,282)                 | (259,046)                 | 94,165                    | (866,018)                | (861,377)                    | (2,059,873)        | (3,250,312)        | (4,753,400)                  | (6,155,476)        | (7,662,015)        |
| <b>OTHER FINANCING SOURCES (USES)</b>  |                           |                           |                           |                          |                              |                    |                    |                              |                    |                    |
| Transfers in   | 475,000                   | 350,000                   | 600,564                   | 206,005                  | 900,000                      | 900,000            | 900,000            | 900,000                      | 900,000            | 900,000            |
| Transfers out  | (400,477)                 | (733,833)                 | (410,480)                 | (467,369)                | (469,600)                    | (469,812)          | (479,708)          | (488,792)                    | (496,568)          | (508,540)          |
| Other  | 483,000                   | -                         | -                         | -                        | -                            | -                  | -                  | -                            | -                  | -                  |
| <b>Total other financing sources (uses)</b>                                  | <b>557,523</b>            | <b>116,167</b>            | <b>170,084</b>            | <b>(261,365)</b>         | <b>430,400</b>               | <b>430,188</b>     | <b>420,292</b>     | <b>411,208</b>               | <b>403,432</b>     | <b>391,460</b>     |
| <b>Net change in fund balances<br/>(projected: appropriate fund balance)</b> | <b>440,241</b>            | <b>(142,879)</b>          | <b>264,249</b>            | <b>(1,127,373)</b>       | <b>(421,977)</b>             | <b>(1,629,685)</b> | <b>(2,829,520)</b> | <b>(4,342,192)</b>           | <b>(5,754,045)</b> | <b>(7,270,555)</b> |
| Fund balances—beginning  | 8,435,744                 | 8,855,985                 | 8,715,106                 | 8,977,355                | 7,849,982                    | 7,428,005          | 5,798,320          | 2,968,800                    | (1,373,393)        | (7,127,438)        |
| Fund balances—ending   | \$ 8,855,985              | \$ 8,713,106              | \$ 8,977,355              | \$ 7,849,982             | \$ 7,428,005                 | \$ 5,798,320       | \$ 2,968,800       | \$ (1,373,393)               | \$ (7,127,438)     | \$ (14,397,992)    |

## GENERAL FUND REVENUES BY FUNCTION - \$37,619,884



## GENERAL FUND OTHER MAJOR REVENUES



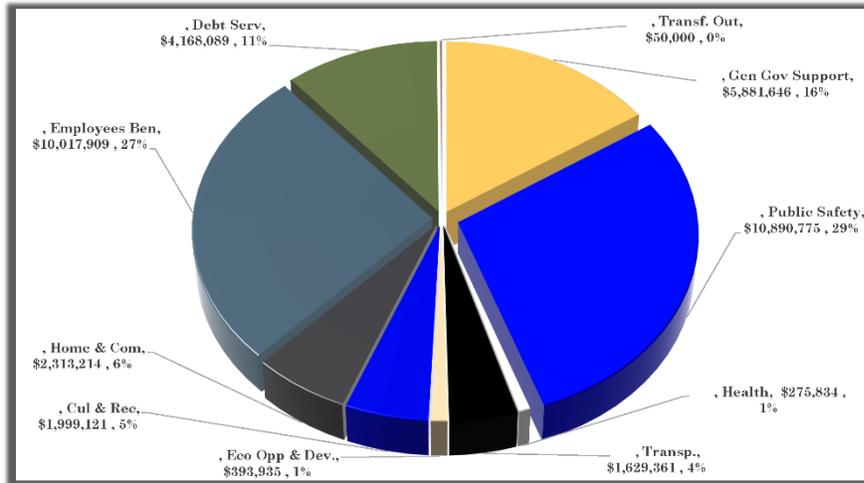
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## GENERAL FUND BUDGETED REVENUES COMPARISON BY FUNCTION

|                         | Adopted<br>FY 2010-11 | Adopted<br>FY 2011-12 | Adopted<br>FY 2012-13 | Adopted<br>FY 2013-14 | Tentative<br>FY 2014-15 | Amount<br>I/(D)  | %<br>I/(D)   |
|-------------------------|-----------------------|-----------------------|-----------------------|-----------------------|-------------------------|------------------|--------------|
| Real Property Tax Items | 23,187,552            | 21,958,225            | 21,896,468            | 21,896,467            | 22,550,987              | 654,520          | 2.99%        |
| Other Tax Items         | 607,481               | 740,262               | 738,001               | 818,194               | 857,697                 | 39,503           | 4.83%        |
| Non-Property Tax Items  | 3,450,000             | 4,199,000             | 4,379,001             | 4,772,000             | 4,864,000               | 92,000           | 1.93%        |
| Departmental Income     | 3,025,943             | 2,958,821             | 3,130,393             | 3,726,736             | 3,976,869               | 250,133          | 6.71%        |
| Use of Money & Property | 350,000               | 411,700               | 221,167               | 404,966               | 407,309                 | 2,343            | 0.58%        |
| Licenses & Permits      | 143,380               | 154,630               | 185,430               | 224,522               | 209,167                 | (15,355)         | -6.84%       |
| Fines & Forfeitures     | 1,804,000             | 2,019,000             | 2,204,001             | 2,014,000             | 2,204,500               | 190,500          | 9.46%        |
| Miscellaneous Revenues  | 56,500                | 76,000                | 81,000                | 136,000               | 66,000                  | (70,000)         | -51.47%      |
| State Aid               | 628,194               | 616,569               | 604,936               | 695,129               | 743,617                 | 48,488           | 6.98%        |
| Federal Aid             | 109,439               | 107,360               | 124,282               | 124,082               | 139,738                 | 15,656           | 12.62%       |
| <b>Total Revenues</b>   | <b>33,362,489</b>     | <b>33,241,567</b>     | <b>33,564,679</b>     | <b>34,812,096</b>     | <b>36,019,884</b>       | <b>1,207,788</b> | <b>3.47%</b> |

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## APPROPRIATIONS BY FUNCTION FY 2014-15 - \$37,619,884



## GENERAL FUND APPROPRIATIONS BY FUNCTION

|                                   | FY 2010-11        | FY 2011-12        | FY 2012-13        | FY 2013-14        | FY 2014-15        | I(D)             | % I(D)       |
|-----------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|------------------|--------------|
| General Government Support        | 5,731,348         | 5,277,166         | 5,223,832         | 5,722,910         | 5,881,646         | 158,736          | 2.77%        |
| Public Safety                     | 10,502,802        | 10,563,255        | 11,151,690        | 10,800,962        | 10,890,775        | 89,813           | 0.83%        |
| Health                            | 275,834           | 275,834           | 275,834           | 275,834           | 275,834           | -                | 0.00%        |
| Transportation                    | 1,541,764         | 1,531,750         | 1,598,036         | 1,580,943         | 1,629,361         | 48,418           | 3.06%        |
| Economic Opportunities & Dev.     | 402,107           | 412,393           | 380,660           | 373,577           | 393,935           | 20,358           | 5.45%        |
| Culture & Recreation              | 2,122,954         | 2,016,864         | 1,919,095         | 1,932,843         | 1,999,121         | 66,278           | 3.43%        |
| Home & Community Services         | 2,253,979         | 2,285,216         | 2,184,371         | 2,299,733         | 2,313,214         | 13,481           | 0.59%        |
| Employee Benefits                 | 8,024,500         | 8,713,731         | 9,100,192         | 9,698,077         | 10,017,909        | 319,832          | 3.30%        |
| Debt Service:                     |                   |                   |                   |                   |                   |                  |              |
| Principal                         | 2,581,081         | 2,716,000         | 2,740,000         | 2,830,000         | 3,163,750         | 333,750          | 11.79%       |
| Interest                          | 1,551,237         | 1,413,198         | 1,140,909         | 1,047,217         | 1,004,339         | (42,878)         | -4.09%       |
| <b>Total Appropriations</b>       | <b>34,987,606</b> | <b>35,205,407</b> | <b>35,714,619</b> | <b>36,562,096</b> | <b>37,569,884</b> | <b>1,007,788</b> | <b>2.76%</b> |
| (Deficiency) of Rev. (under) Exp. | (1,625,117)       | (1,963,840)       | (2,149,940)       | (1,750,000)       | (1,550,000)       | (200,000)        | -11.43%      |

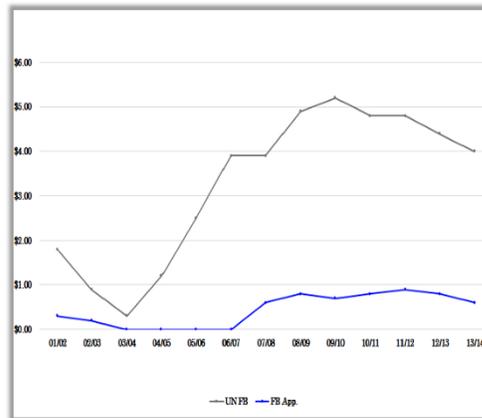
## FULL TIME EMPLOYEES BY FUNCTION

|  | <u>FY 2012-13</u> | <u>FY 2013-14</u>  | <u>FY 2014-15</u>  |
|--|-------------------|--------------------|--------------------|
| <b>General Government</b>              | <b>24</b>         | <b>27</b>          | <b>28</b>          |
| <b>Public Safety</b>                   | <b>84</b>         | <b>85.5</b>        | <b>87.5</b>        |
| <b>Transportation</b>                  | <b>14</b>         | <b>13</b>          | <b>12</b>          |
| <b>Economic Opportunity &amp; Dev.</b> | <b>2</b>          | <b>2</b>           | <b>2</b>           |
| <b>Culture &amp; Recreation</b>        | <b>5</b>          | <b>4</b>           | <b>4</b>           |
| <b>Home &amp; Community Services</b>   | <b><u>22</u></b>  | <b><u>22.5</u></b> | <b><u>22.5</u></b> |
| <b>Total</b>                           | <b>150</b>        | <b>154</b>         | <b>156</b>         |

**Note:** The positive change in the number of approved positions is represented by one new skilled laborer in DPW, one full time "Caretaker" from last year, one part time Assistant Building Inspector, and one part time cleaner for the Senior Center.

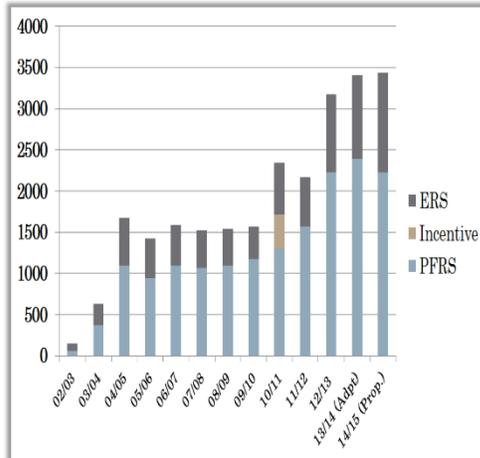
## UNRESERVED FUND BALANCE 12 Year History & Trend

| Fiscal Year   | Unreserved Fund Balance | Fund Balance Approp. | Fund Balance (Used), Added | Tax Levy % Increase/Decrease |
|---------------|-------------------------|----------------------|----------------------------|------------------------------|
| 2001-02       | \$1,755,750             | \$300,000            | \$(838,830)                | 3.47%                        |
| 2002-03       | 889,238                 | 150,000              | (1,777,514)                | 1.54%                        |
| 2003-04       | 325,416                 | 0                    | (721,362)                  | 12.64%                       |
| 2004-05       | 1,217,893               | 0                    | 1,575,446                  | 13.84%                       |
| 2005-06       | 2,539,236               | 0                    | 1,348,316                  | 21.9%                        |
| 2006-07       | 3,895,981               | 0                    | 1,447,953                  | 11.92%                       |
| 2007-08       | 3,938,970               | 550,000              | 2,067,685                  | 5.49%                        |
| 2008-09       | 4,938,802               | 750,000              | 966,055                    | 3.56%                        |
| 2009-10       | 5,166,457               | 650,000              | 483,498                    | 1.43%                        |
| 2010-11       | 4,768,937               | 825,000              | (142,879)                  | 1.39%                        |
| 2011-12       | 4,827,309               | 865,000              | 264,250                    | -5.30%                       |
| 2012-13       | 4,381,505               | 800,000              | (866,018)                  | -0.28%                       |
| 2013-14 (Est) | 3,959,528               | 550,000              | (421,977)                  | 0.00%                        |



## PENSION COST HISTORY & TREND

| FY                   | ERS         | INCENTIVE | PFRS        | TOTAL       |
|----------------------|-------------|-----------|-------------|-------------|
| 2002-03              | \$86,309    |           | \$59,351    | \$145,660   |
| 2003-04              | \$264,369   |           | \$372,086   | \$636,455   |
| 2004-05              | \$582,084   |           | \$1,095,041 | \$1,677,125 |
| 2005-06              | \$486,144   |           | \$939,142   | \$1,425,286 |
| 2006-07              | \$498,166   |           | \$1,093,933 | \$1,592,099 |
| 2007-08              | \$457,259   |           | \$1,066,054 | \$1,523,313 |
| 2008-09              | \$445,335   |           | \$1,100,032 | \$1,545,367 |
| 2009-10              | \$400,337   |           | \$1,171,660 | \$1,571,997 |
| 2010-11              | \$633,122   | \$407,622 | \$1,302,688 | \$2,343,432 |
| 2011-12              | \$595,380   |           | \$1,572,028 | \$2,167,408 |
| 2012-13              | \$947,949   |           | \$2,224,525 | \$3,172,474 |
| 2013-14<br>(Adopted) | \$1,009,924 |           | \$2,392,078 | \$3,402,002 |
| 2014-15 (Prop.)      | \$1,200,000 |           | \$2,231,434 | \$3,431,434 |



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## DEBT SUMMARY 2014-15

### SHORT TERM DEBT SUMMARY

- Balance at 6/1/14 \$4,215,000
- Principal Payment \$657,750
- Balance at 5/31/15 \$3,557,250
- Interest Payment \$42,150

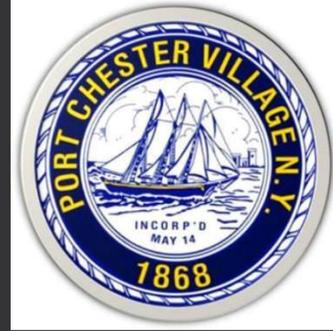
### LONG TERM DEBT SUMMARY

- Balance at 6/1/14 \$29,565,000
- Principal Payment \$2,510,000
- Balance at 5/31/15 \$27,055,000
- Interest Payment \$932,189

### OUTSTANDING LONG TERM DEBT for the Next Ten Years

| May 31, | Principal | Interest | Total     |
|---------|-----------|----------|-----------|
| 2015    | 2,510,000 | 962,186  | 3,472,186 |
| 2016    | 2,500,000 | 886,124  | 3,386,124 |
| 2017    | 2,580,000 | 808,153  | 3,388,153 |
| 2018    | 2,675,000 | 721,791  | 3,396,791 |
| 2019    | 2,755,000 | 635,733  | 3,390,733 |
| 2020    | 2,835,000 | 541,805  | 3,376,805 |
| 2021    | 2,930,000 | 449,024  | 3,379,024 |
| 2022    | 2,635,000 | 351,511  | 2,986,511 |
| 2023    | 2,405,000 | 268,567  | 2,673,567 |
| 2024    | 2,005,000 | 192,623  | 2,197,623 |

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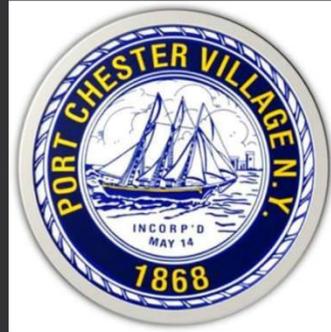


# Village of Port Chester Tentative Capital Plan

Fiscal Year June 1, 2014 to May 31, 2015

## Proposed Capital Budget Detail FY 2014-2015

| VILLAGE OF PORT CHESTER<br>FY 2014-15 CAPITAL PROJECT PLAN<br>TENTATIVE BUDGET |                                      |                  |                            |                                |                          |  |
|--|--------------------------------------|------------------|----------------------------|--------------------------------|--------------------------|--|
| PROJECT:   | PROJECT NAME                         | G/L Code         | PROJECT COST<br>FY 2014-15 | FUNDING SOURCE<br>FY 2014-15   | FUNDING AMOUNT           | BOND RESOLUTION DATE<br>MAXIMUM MATURITY (PPU) |
|  | BUSH HOMESTEAD REFURBISHING          | 1620-400-2014 -# | \$50,000                   | SERIAL BOND                    | \$50,000                 | 15 YEARS                                       |
|  | 222 GRACE CHURCH HVAC REPLACEMENT    | 1621-400-2014 -# | \$30,000                   | SERIAL BOND                    | \$30,000                 | 10 YEARS                                       |
|  | TWO (2) POLICE CARS                  | 3120-203-2014-#  | \$70,000                   | SERIAL BOND                    | \$70,000                 | 5 YEARS  |
|  | POLICE BUIDLING IMPROVEMENT          | 3120-400-2014-#  | \$100,000                  | SERIAL BOND                    | \$100,000                | 15 YEARS                                       |
|  | HARD WIRE NEW PAYSTATIONS            | 3230-200-2014-#  | \$100,000                  | SERIAL BOND                    | \$100,000                | 7 Years  |
|  | TWO (2) FIRE CHIEF FORD EXPEDITIONS  | 3410-203-2014 #  | \$100,000                  | SERIAL BOND                    | \$100,000                | 10 Years                                       |
|  | FOUR F550 FWD DUMP BODY TRUCK W/P    | 5110-200-2014-#  | \$200,000                  | SERIAL BOND                    | \$200,000                | 15 YEARS                                       |
|  | SALT SHED ROOF                       | 5110-400-2014 -# | \$10,000                   | TRANSFER FR GF                 | \$10,000                 | 15 YEARS                                       |
|  | STREET RESURFACING FY 2014-15        | 5110-400-2014-#  | \$1,150,000                | C.H.I.P.S - NYS<br>SERIAL BOND | \$150,000<br>\$1,000,000 | 15 YEARS                                       |
|  | 12 FT DECK LAWN MOWER-PARKS          | 7110-200-2014 -# | \$70,000                   | SERIAL BOND                    | \$70,000                 | 15 YEARS                                       |
|  | COLUMBUS PARK WATER SPRAY REFURBISH  | 7110-400-2014 -# | \$10,000                   | TRANSFER FR GF                 | \$10,000                 | 5 YEARS  |
|  | BLEACHERS REPAACEMENT-BASEBALL FIELD | 7110-400-204 -#  | \$20,000                   | TRANSFER FR GF                 | \$20,000                 | 10 YEARS                                       |
|  | 31 YARD SANITATION TRUCK             | 8160-203-2014-#  | \$250,000                  | SERIAL BOND                    | \$250,000                | 20 YEARS                                       |
|  |                                      |                  |                            | TOTAL DEBT -                   | \$1,970,000              |  |
|  |                                      |                  |                            | TRANSFER FR GF                 | \$40,000                 |  |
|  |                                      |                  |                            | TOTAL CHIPS                    | \$150,000                |  |
|  | <b>TOTAL</b>                         |                  | <b>\$2,160,000</b>         |                                | <b>\$2,160,000</b>       |  |



# Village of Port Chester Tentative Sewer Fund Budget Presentation

Fiscal Year June 1, 2014 to May 31, 2015

## Sewer Fund Budget at a Glance

### SEWER FUND BUDGET

|                |             |
|----------------|-------------|
| Appropriations | \$1,772,822 |
| Sewer Rents    | \$1,745,822 |
| Other Revenues | \$27,000    |

### SEWER RATE CALCULATION

|                              |                 |
|------------------------------|-----------------|
| Sewer Rent Revenues          | \$1,745,822     |
| Prior Year Water Consumption | 1,303,826 CCF's |
| Rate per CCF                 | \$1.338999      |

### ESTIMATED WATER CONSUMPTION

|                                   |            |
|-----------------------------------|------------|
| Based on Prior Year(s) Avg. CCF's | 1,303,826  |
| Sewer Rates Per CCF               | \$1.338999 |

Avg. Yearly Residential Sewer Consumption CCF 120 CCF's  
 Avg. Yearly Residential Sewer Bill (120 x \$1.338999) \$160.68

## Sewer Fund Budget at a Glance

VILLAGE OF PORT CHESTER  
SEWER ENTERPRISE FUND REVENUES  
MODIFIED & PROJECTED BUDGETS

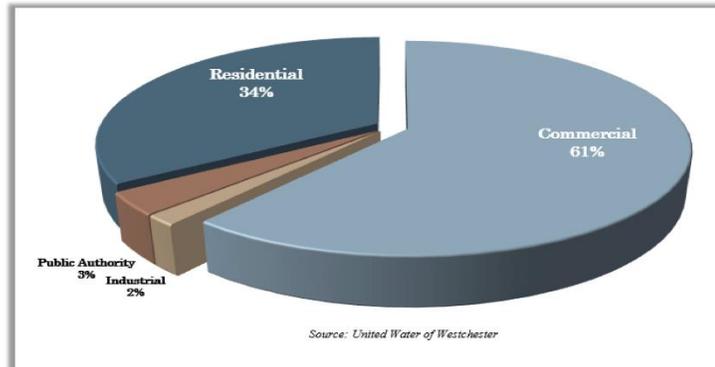
|   | FY 2013-14<br>REQUESTED | FY 2013-14<br>ADOPTED | FY 2013-14<br>MODIFIED | FY 2014-15<br>PROJECTED | FY 2015-16<br>PROJECTED | FY 2016-17<br>PROJECTED | FY 2017-18<br>PROJECTED | FY 2018-19<br>PROJECTED |
|---|-------------------------|-----------------------|------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|
| <b>SEWER ENTERPRISE FUND - 007-007-</b> |                         |                       |                        |                         |                         |                         |                         |                         |
| 2122 - SEWER USER FEES                  | 1,724,538               | 1,724,538             | 1,695,000              | 1,745,822               | 1,798,197               | 1,852,143               | 1,907,707               | 1,964,939               |
| 2128 - INT & PEN ON SEWER ACCOUNTS      | 5,000                   | 5,000                 | -                      | 5,000                   | 5,000                   | 5,000                   | 5,000                   | 7,678                   |
| 2597 - SEWER SRV/CONNECTION CHRG        | 22,000                  | 22,000                | -                      | 22,000                  | 22,000                  | 22,000                  | 22,000                  | 22,000                  |
| 4996 - APPROPRIATED FUND BALANCE        |                         |                       | -                      |                         |                         |                         |                         | 390,000                 |
| <b>TOTAL REVENUES</b>                   | <b>1,751,538</b>        | <b>1,751,538</b>      | <b>1,695,000</b>       | <b>1,772,822</b>        | <b>1,825,197</b>        | <b>1,879,143</b>        | <b>1,934,707</b>        | <b>2,384,617</b>        |

|                                    |             |             |             |             |             |             |
|------------------------------------|-------------|-------------|-------------|-------------|-------------|-------------|
| SEWER RATES (1,303,826 YEARLY CCF) | \$ 1.300020 | \$ 1.338999 | \$ 1.379169 | \$ 1.420545 | \$ 1.463161 | \$ 1.507056 |
| PERCENT INCREASE                   |             | 3.00%       | 3.00%       | 3.00%       | 3.00%       | 3.00%       |

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## Village Water Consumption by Land Use



| Land Use                | Units of Water Consumed (CCF) | % of Total Consumption |
|-------------------------|-------------------------------|------------------------|
| <b>Commercial</b>       | 795,833                       | 61%                    |
| <b>Industrial</b>       | 20,691                        | 2%                     |
| <b>Public Authority</b> | 44,438                        | 3%                     |
| <b>Residential</b>      | 442,864                       | 34%                    |
| <b>Total</b>            | <b>1,303,826</b>              | <b>100%</b>            |

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## Sewer Debt Summary FY 2014-15

### Outstanding Long Term Sewer Debt for the Next Ten Years

| May 31, | Principal | Interest | Total   |
|---------|-----------|----------|---------|
| 2013    | \$171,296 | 118,356  | 289,652 |
| 2014    | 192,046   | 106,022  | 298,068 |
| 2015    | 207,426   | 99,506   | 306,932 |
| 2016    | 216,170   | 92,542   | 308,712 |
| 2017    | 223,775   | 85,276   | 309,051 |
| 2018    | 232,708   | 76,824   | 309,532 |
| 2019    | 241,761   | 68,665   | 310,426 |
| 2020    | 248,900   | 59,518   | 308,418 |
| 2021    | 258,129   | 50,971   | 309,100 |
| 2022    | 267,937   | 41,970   | 309,907 |

#### Short Term Sewer Debt

|                       |             |
|-----------------------|-------------|
| • Balance at 6/1/2014 | \$1,700,000 |
| • Principal Payment   | \$25,000    |
| • Balance at 5/31/15  | \$1,675,000 |

*BAN will be converted to long term debt in the future.*

#### Long Term Sewer Debt Summary

|                      |             |
|----------------------|-------------|
| • Balance at 6/1/14  | \$2,828,496 |
| • Principal Payment  | \$207,426   |
| • Balance at 5/31/15 | \$2,621,070 |
| • Interest Payment   | \$99,506    |

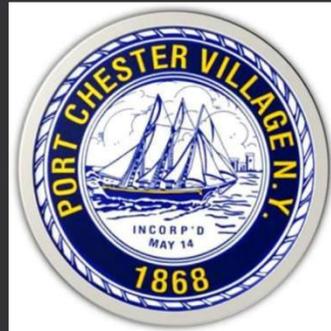
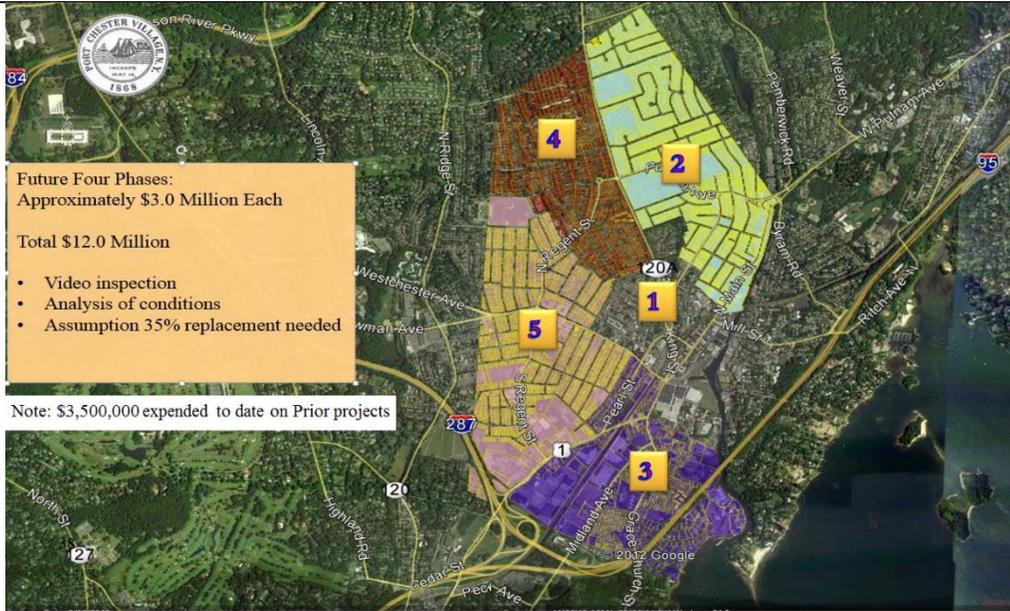
## Proposed Sewer Projects FY 2014-15

| Village of Port Chester<br>Proposed Sanitary Sewer Improvement Projects: Phase I |   |                        |               |          |                      |                    |
|--|---|------------------------|---------------|----------|----------------------|--------------------|
| Number   | Location  | Pipe Diameter (inches) | Length (feet) | Type     | Remediation          | Estimated Cost     |
| 1  | Traverse Ave<br>(Cross Street to Church St)           | 8                      | 1,000         | Sanitary | Excavate & Replace   | \$225,000          |
| 2  | Townsend Ave<br>(Berkshire to Church St)              | 8                      | 450           | Sanitary | Excavate & Replace   | \$90,000           |
| 3  | Lower 35th St<br>(Old Millway Overhead)               | 8                      | 60            | Sanitary | Excavate & Replace   | \$65,000           |
| 4  | North Main St<br>(Middle to Church Street)            | 8                      | 1,000         | Sanitary | Excavate & Replace   | \$350,000          |
| 5  | Highland Ave<br>(Middle Street to Church St, 1000 ft) | 10                     | 400           | Sanitary | Excavate & Replace   | \$120,000          |
| 6  | Highland Ave<br>(Lorain to Middle Street)             | 10                     | 1,600         | Sanitary | CIPP & Seal Services | \$96,000           |
| 7  | Broad Street<br>(Lorain to Church St)                 | 18                     | 325           | Sanitary | CIPP & Seal Services | \$27,625           |
| 8  | Irving Ave<br>(Lorain to Church Street)               | 18                     | 650           | Sanitary | CIPP & Seal Services | \$55,250           |
| 9  | Lower 35th St<br>(Lorain to Church Street)            | 18                     | 1,100         | Sanitary | CIPP & Seal Services | \$99,000           |
| 10   | Irving Ave<br>(Lorain to Church St)                   | 10                     | 1,100         | Sanitary | CIPP & Seal Services | \$77,000           |
| 11   | North Main St<br>(Lorain to Church St)                | 8                      | 725           | Sanitary | Excavate & Replace   | \$199,375          |
| 12   | Wilcox Ave<br>(Lorain to North Main)                  | 15                     | 975           | Sanitary | CIPP & Seal Services | \$63,375           |
| 13   | Wilket Ave Wilket<br>(Lorain to Church St)            | 10                     | 600           | Sanitary | CIPP & Seal Services | \$39,000           |
| 14   | North Main St<br>(Lorain to Church St)                | 10                     | 875           | Sanitary | CIPP & Seal Services | \$56,875           |
| 15   | Midland Ave<br>(Berkshire Street to Church St)        | 12                     | 1,950         | Sanitary | CIPP & Seal Services | \$146,250          |
| <b>Total</b>   |   |                        | <b>12,810</b> |          |                      | <b>\$1,709,750</b> |

### Phase I: Downtown \$1,709,750

- Replacement or Sealing of Sanitary Lines
- 15 locations
- 12, 810 linear feet

Note: \$3,500,000 expended to date on Prior projects



# VILLAGE OF PORT CHESTER TENTATIVE BUDGET PRESENTATION Enhancing Village Operations

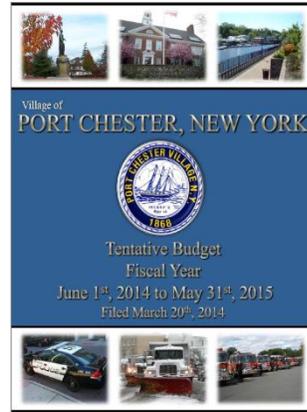
FISCAL YEAR JUNE 1, 2014 TO MAY 31, 2015

# ENHANCING VILLAGE OPERATIONS Financials

## BUDGET

The Village of Port Chester remains in sound financial condition.

|   |                  |
|---|------------------|
| Total Assessed Value:                   | \$2,358,666,946  |
| Assessed Value % Decrease               | (.88%)           |
| Total Appropriations:                   | \$ 37,619,884    |
| FY 13' - 14' Adopted                    | \$ 36,612,096    |
| % Change over FY 13' 14' adopted budget | 2.75%            |
| \$ Change in Appropriations             | \$1,007,788      |
| Estimated Revenues:                     |                  |
| Real Property Tax Levy                  | \$22,550,987     |
| Other Revenues                          | \$14,441,318     |
| Appropriated Fund Balance               | \$ 550,000       |
| Appropriated Debt Service Reserves      | \$ 50,000        |
| Sidewalk Assessment Levy                | \$ 27,579        |
| Percentage Tax Levy Increase:           | 2.99% (Proposed) |



|                                     | FY 2013-14 | FY 2014-15 |
|-------------------------------------|------------|------------|
| Average Assessed Value              | \$439,000  | \$384,583  |
| Homestead Tax Rate<br>(per \$1,000) | \$8.544038 | \$8.615274 |
| Average Village Tax                 | \$3,751    | \$3,313    |
| Average Tax Bill Decrease           |            | (\$438)    |
| Average Percentage Decrease         |            | (11.67)%   |

# ENHANCING VILLAGE OPERATIONS Financials

## Full Time Employees by Function

### Staffing Levels

"As discussed in the budget presentation, our primary sources of revenue are property taxes and our primary source of expense is public safety. Again, one of our primary functions is to provide public safety and balance the need for same with our ability to afford it at the level required. At this point in time our need appears to be exceeding what we can afford; so we must remain cognizant of same. Again, as trends show that our expenditures will likely continue to increase; we must consider the implications of the Tax Cap and how it will be treated in the future. The Cap itself and the BOT Policy determinations associated therewith are ultimately designed to provide tax relief to residents and business owners alike; the challenge now is to balance relief and service delivery in a prudent and financially sustainable way."

|                             | FY 2012-13 | FY 2013-14 | FY 2014-15 |
|-----------------------------|------------|------------|------------|
| General Government          | 24         | 27         | 28         |
| Public Safety               | 84         | 85.5       | 87.5       |
| Transportation              | 14         | 13         | 12         |
| Economic Opportunity & Dev. | 2          | 2          | 2          |
| Culture & Recreation        | 5          | 4          | 4          |
| Home & Community Services   | 22         | 22.5       | 22.5       |
| <b>Total</b>                | <b>150</b> | <b>154</b> | <b>156</b> |

**Note:** The positive change in the number of approved positions is represented by one new skilled laborer in DPW, one full time "Caretaker" from last year. Not shown are one part time Assistant Building Inspector, and one part time cleaner for the Senior Center.

# ENHANCING VILLAGE OPERATIONS Service Delivery

## Discussion Topics

- ❖ Staffing Levels
- ❖ Customer Service
- ✓ Information Technology
- ✓ Public Relations



"Someone calling themselves a customer says they want something called service."



## *Public Comments*

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

Comments were made by:

## BOARD COMMENTS:

Mayor Pagano and Trustee Ceccarelli commented on the excellent presentation by Chris Gomez.

## PUBLIC COMMENTS

Ms. Solomon reminded the Board that they represent the people. We have more off the tax rolls, between municipals and non-profits, than any other community our size.

Ms. Conetta commented on the terrific presentation by Chris Gomez. When you use the word "pilot" say what the acronym is. She praised Leonie Douglas on her good work.

Ms. Granata commented on the budget presentation and hoped that in the future we do not go above our means. We should continue to have better public servants.

Mr. Abel commented on the very nice presentation. The fund balance is like a saving account where you are holding money for some future use. What happens if and when we exceed the tax cap? Village Treasurer Douglas commented that if we exceed the tax cap we would have to put it in reserve. Mayor Pagano commented that you would have to raise taxes or dramatically cut expenses. Mr. Abel commented on the \$160 rate (Sewer Rents) per year for average homeowner so this will be adjusted by the Board as needed.

Mayor Pagano commented that there will be a number of budget workshops starting tomorrow, April 15<sup>th</sup>, April 22<sup>nd</sup>, and more if needed.

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

**ROLL CALL**

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

**NOES:** None.

**ABSENT:** Trustees Kenner and Terenzi.

**DATE:** April 7, 2014

***Motion to Add-on a Resolution***

Mayor Pagano asked for a motion to add three additional meeting dates in April.

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

**ROLL CALL**

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

**NOES:** None.

**ABSENT:** Trustees Kenner and Terenzi.

**DATE:** April 7, 2014

***ADD-ON RESOLUTION***

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

RESOLVED, that Board of Trustees agrees to schedule three additional meetings as following: Saturday, April 12, 2014, at 9:00 a.m. regarding Workshop on SEQRA, Bonus Program & Overlay District, Tuesday, April 15, 2014 at 6:00 p.m. regarding Starwood/United Hospital and Budget Workshops, and Thursday April 24, 2014 at 5:30 p.m. regarding Town of Rye Dissolution Workshop.

**ROLL CALL**

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

**NOES:** None.

**ABSENT:** Trustees Kenner and Terenzi.

**DATE:** April 7, 2014

### ***Motion to Add-on an Executive Session***

Trustee Brakewood asked for a motion to go in to an Executive Session at the end of the regular meeting to consult with Village Attorney regarding Starwood.

There being no objections, on motion of TRUSTEE ADAMS, seconded by TRUSTEE MARINO, the Board of Trustees to go in to an Executive Session at the end of the regular meeting to consult with Village Attorney regarding Starwood.

### **ROLL CALL**

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

**NOES:** None.

**ABSENT:** Trustees Kenner and Terenzi.

**DATE:** April 7, 2014

### **PUBLIC COMMENTS**

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

Comments were made by:

Ms. Goren commented on the Dog Park stating “Good evening. The Port Chester Dog Park Group is here to provide a dog park update in 5 minutes or less!

As a reminder or for those who might not know...

The Port Chester Dog Park Group is a grassroots community organization established specifically for the purpose of building a dog park in Port Chester. We are a group of Port Chester and surrounding community residents dedicated to creating a fenced in area for our dogs to be able to run, socialize, and play off-leash. This board has approved the location of the upper level of Abendroth Park for our dog park, and now we are in the midst of raising the necessary funds to install approximately 1500 feet of fencing before the dog park can open.

Over the last 10 months the Port Chester Dog Park Group has been actively fundraising as well as getting the word out throughout the community. Our activities have included efforts such as:

- Tabling at many Port Chester and Westchester County events

- Online fundraising campaigns
- Fence dedication campaign
- Holiday fundraising campaigns
- Outreach to local businesses
- Community Tag Sale
- Benefit for the dog park at Garcia's (The Capitol Theatre)
- As well as being fortunate enough to have an anonymous matching donation drive where all donations within the month of February were matched dollar for dollar

As a result of these efforts, the Port Chester Dog Park Group to date has raised over \$20,000 towards the purchase and installation of the fencing.

Additionally, there are several companies who have come out in support of this project. Bark Box, an online subscription company for dog items is donating \$15 to the Port Chester Dog Park for every subscription purchased using our promotional code (which can be found on the Port Chester Dog Park Facebook page or our website). We have also received a donation of 6000 poop bags from a Texas-based company, Whittco Industrial Supplies. We thought we might use some of these bags to coordinate with Port Chester Clean Up Day, and include a pick up the poop focus throughout the village.

We have also received support from LOCAL businesses, including: BarTaco, The Capitol Theatre, Whole Foods, Pizza Pasta and Things, Le Beastro Grooming, and All Paws Gourmet Pet Boutique to name a few. It is because of this support as well as the support of the community as a whole that we feel optimistic we will reach our goal in the not so distant future.

To this end, we are ramping up our Spring and Summer event schedule and would like to share with you just some of the fundraising activities we are planning (stay tuned for even more details on these campaigns in the coming weeks):

- We'll be having a virtual ball drive on our website where people will be able to upload pictures of their dogs and try to get the most votes for their pup.  
A virtual ball will be rewarded for each \$10 donation/vote received.

- We'll be organizing a dog wash at Petvalu, a new pet supply store in the Rye Ridge Shopping Center. All proceeds will go towards the Port Chester Dog Park.
- We'll be having an exciting raffle with prizes you really won't want to miss out on – so stay tuned for that!
- AND, we're going to be entering Port Chester into the PetSafe Bark for your Park dog park contest where one city can win \$100,000 for a dog park, and 4 other cities have the chance to win \$25,000. In order to be in the running for this contest we will need the support from the village in the form of letters and documentation. There will be strict deadlines to adhere to in order for Port Chester to be considered, the first of which will be coming up on May 7th. This deadline will include letters of support from the Mayor's office, a copy of the signed resolution, and proof of ownership of the proposed land.

For this reason, as well as a need for reliable and timely communication in general between the village and the dog park group, we would like to know who our village liaison is and what is the best method of communication in order to receive timely responses. In addition to the PetSafe contest requirements, we are in request of some general RFP information as well as a survey of Abendroth Park for our volunteer architectural designer.

We truly appreciate everybody's support and involvement with this great community project!

Oh, and one more thing! As a friendly reminder, we still need an amendment to the "no dogs allowed" law stating that dogs will be allowed in areas designated as dog parks. Thank you!"

Ms. Chrissie Onofrio, a coach for the American Cancer Society Relay for Life, commented on the overnight event that celebrates the victories of cancer survivors, remembers those we have lost and brings the community together to serve a cause. This event will be Saturday. Another request is a donation for security for this event on May 31<sup>st</sup>. We would like to have an event on May 4<sup>th</sup> – Paint the Town Purple – One would be "Fill the Boot" on Westchester Avenue and a second would be to encourage local businesses to display event posters and purple balloons that we would supply.

Ms. Lucy Miller, American Cancer Society representative, commented that this event is not targeted to one type of cancer. Last year the security was provided by Port Chester.

Ms. Cynthia Oliveros commented this disease has taken too many lives. Hopes to increase the number of participants over last year. We have several restaurants giving part of their proceeds to Relay for Life.

Ms. Maria Sileo commented on the Starwood project. She asked the Trustees to consider carefully the benefit to our Village. We are too densely populated. Several weeks ago the Port Chester Nursing Home notified me that Starwood was booting the cars at the United Hospital site. They are not good neighbors.

Ms. Goldie Solomon commented on the DARE program. Blind Brook does the program through the Rye Brook police, but Port Chester police said the government won't allow them to run it.

Ms. Beatrice Conetta commented on being insulted and ridiculed when commenting at Board meetings. I repeat on issues that are not good for the Village. There are a lot of people who listen to me. On the Amnesty program, don't get rid of it, but don't put an expiration date on it. Ms. Conetta commented on the Trustees going after the MTA.

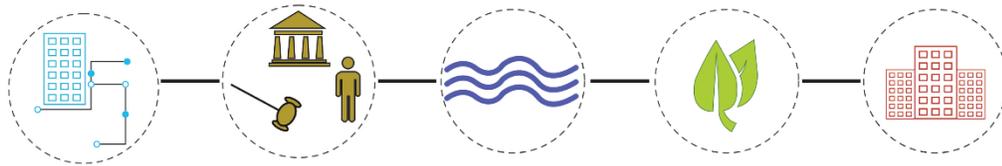
Mr. Frank Ferrara commented on the Rye Town dissolution study. You've got to put it high on your list. Bottom line is that as long as Port Chester is part of Rye Town and married to Rye Brook and Rye Neck we have no shot to any kind of a change to a municipal structure. We have to divorce from the Town of Rye.

Ms. Granata commented that she agreed we should work on the Rye Town dissolution study. She also agreed with Ms. Conetta. There should be no expiration on Amnesty. Regarding overcrowding, we should look at heavier fines. When I filed a FOIL, I did not receive my property reports in a timely manner. Ms. Granata would like the building codes to be enforced.

Mr. Abel commented on the Strategic Plan meeting. One of the interesting things is that this meeting was held out of the Village on Village funds.

## **PRESENTATION**

Director of Planning and Development Christopher Gomez and Village Planner Jesica Youngblood gave a presentation on Village of Port Chester 2014-2016 Strategic Plan.



# VILLAGE OF PORT CHESTER STRATEGIC PLAN

2014-2016



## Board of Trustees

Mayor Neil J. Pagano  
Gregory K. Adams  
Daniel Brakewood  
Gene Ceccarelli  
Joseph D. Kenner  
Luis A. Marino  
Saverio L. Terenzi

## Village of Port Chester

Christopher D. Steers, Village Manager  
Anthony M. Cerreto, Village Attorney  
Christopher Gomez, AICP, Director of Planning and Development  
Jessica Youngblood, Village Planner  
Peter Miley, Building Inspector  
Janusz Richards, Village Clerk  
Leonie Douglas, Village Treasurer  
Rocky Morabito, DPW General Foreman  
Dolph Rotfeld, Consulting Village Engineer  
Christopher Ameigh, Administrative Aide to the Village Manager

Port Chester Village Hall  
222 Grace Church Street  
Port Chester, NY 10573



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| <b>Opportunity Area #3: Waterfront Redevelopment &amp; Revitalization</b> | 4 | <hr style="border: 1px solid #0056B3;"/> |  |
| <b>Opportunity Area #4: Fox Island Peninsula</b>                          | 5 | <hr style="border: 1px solid #7ED321;"/> |  |
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| <b>Board of Trustees Special Workshop Presentation, March 22, 2014</b>    |   |  |   |
| <b>Appendices</b>   |   |  |   |

## EXECUTIVE SUMMARY

### Overview

The Village Board of Trustees has recognized the need for a Strategic Plan to identify and prioritize economic development projects, provide an articulated direction and focus, and allocate scarce village resources to ensure the successful completion of specific projects consistent with the adopted Comprehensive Plan.

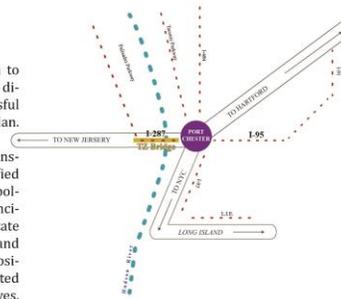
Due to the Village's unique geographic position as a regional and local transportation node in the New York metropolitan region, Port Chester is identified for continued economic development opportunities by the New York Metropolitan Transportation Council and directly aligned with the policies and principles identified through the Sustainable Communities Initiative, New York State Regional Economic Development Council, Mid-Hudson Sustainability Plan and other regional planning agendas. As such, the Village is particularly well-positioned to leverage grant funding through the annual New York State Consolidated Funding Application process in furtherance of specific strategic plan objectives.

### Process

On March 22, 2014, the Village Board of Trustees held a special workshop facilitated by John Nolon of the Pace Land Use Law Center to commence the strategic planning process. After reviewing federal, state and local development goals and associated funding sources, the Board identified the following five opportunity areas for focus in the strategic plan:

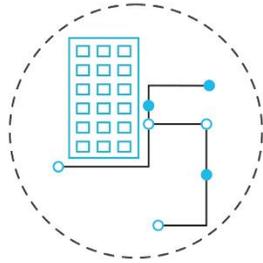
1. • Facilitating transit oriented development in the downtown
2. • Creating a new municipal center
3. • Enhancing and revitalizing waterfront areas
4. • Redevelopment of Fox Island peninsula
5. • Redevelopment of the United Hospital site

At conclusion of the workshop, the Village Board of Trustees tasked Village Staff to formulate this draft strategic plan document to detail potential feasibility, cost-benefit analysis, grant funding sources and availability, sequence and time frames, implementation strategies, and action items relative to each priority opportunity area for the ensuing two years (March 2014-February 2016).



# DOWNTOWN: TRANSIT ORIENTED DEVELOPMENT

## OPPORTUNITY AREA #1



### STRATEGIC PLANNING GOALS

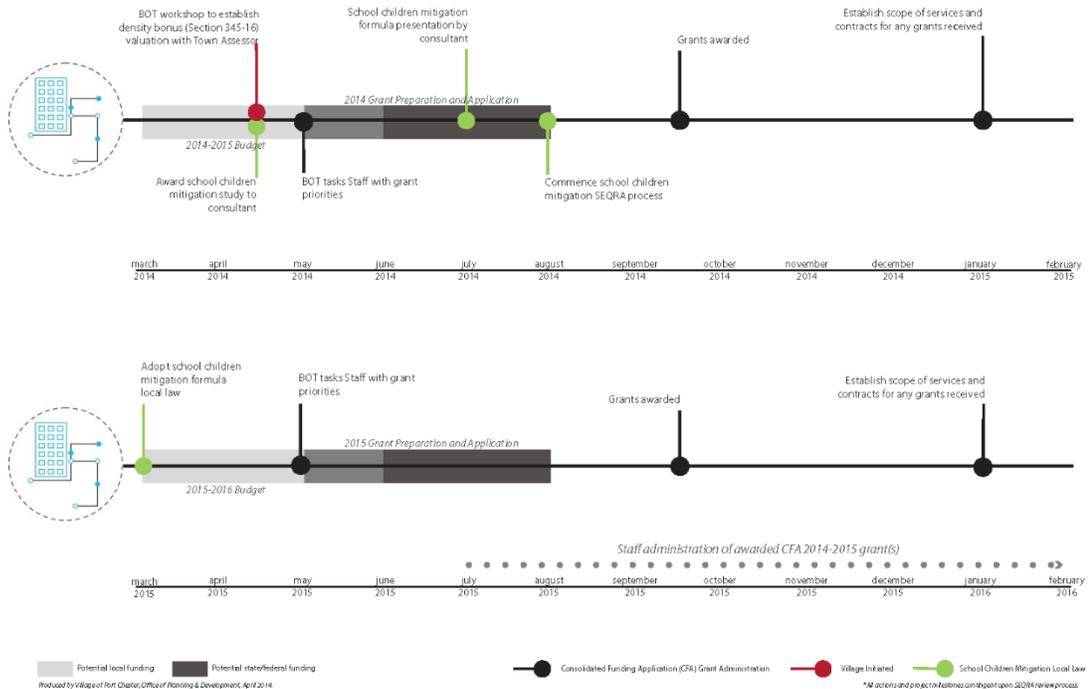
#### COMPREHENSIVE PLAN CONSISTENCY

The Downtown/Train Station 'higher intensity planning zone' allows for mixed use and transit oriented development. This area is targeted to absorb residential development pressure by encouraging studio and one bedroom residential units. Appropriate scale and design of new development should keep in concert with the existing community fabric.

- Encourage investment in various modes of public transit
- Promote walking for commuting, recreation and other trips by creating safe and attractive pedestrian environments throughout the Village
- Provide infrastructure and facilities to encourage safe and convenient bicycling for commuting, recreation and other trips
- Improve Port Chester's commercial areas to encourage new investment and create more attractive locations for visitors and residents



2



# NEW MUNICIPAL GOVERNMENT CENTER

## OPPORTUNITY AREA #2



### STRATEGIC PLANNING GOALS

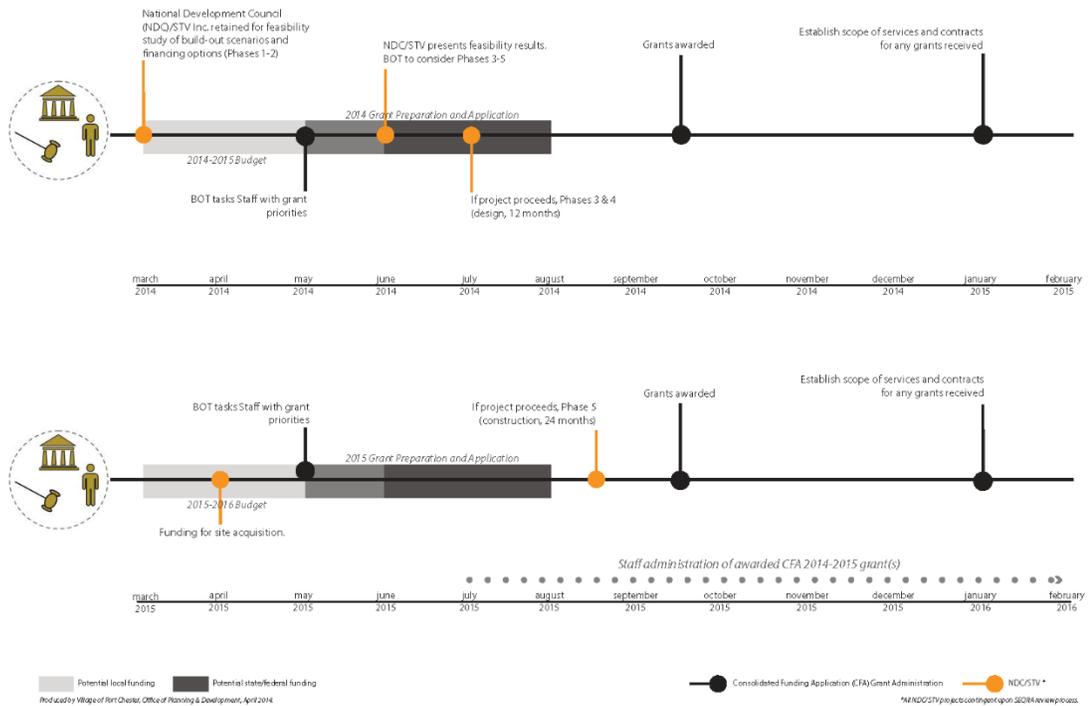
#### COMPREHENSIVE PLAN CONSISTENCY

Exploring the feasibility for a new municipal center, housing Village Departments, the Town of Rye Assessor, the Port Chester Police Department, and state representatives will enhance operational services through shared services.

- Maintain and, as necessary, construct government buildings and offices to ensure that the administration of the Village operates effectively and efficiently
- Encourage inter- and intra-municipal cooperation and coordination to provide quality services efficiently and in a cost-effective manner
- Coordinate with community centers and service providers to share services and facilities

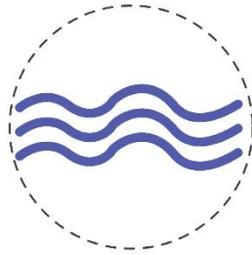


3



# WATERFRONT REDEVELOPMENT & REVITALIZATION

## OPPORTUNITY AREA #3

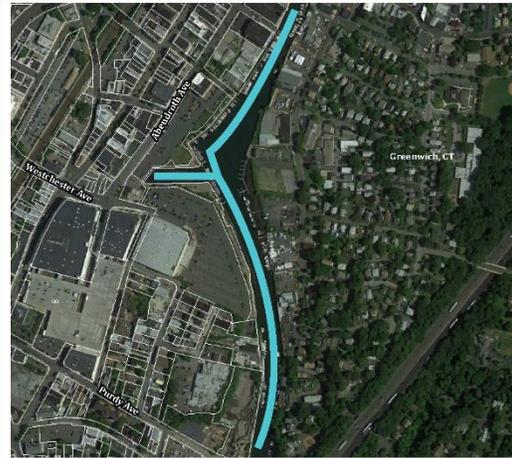


### STRATEGIC PLANNING GOALS

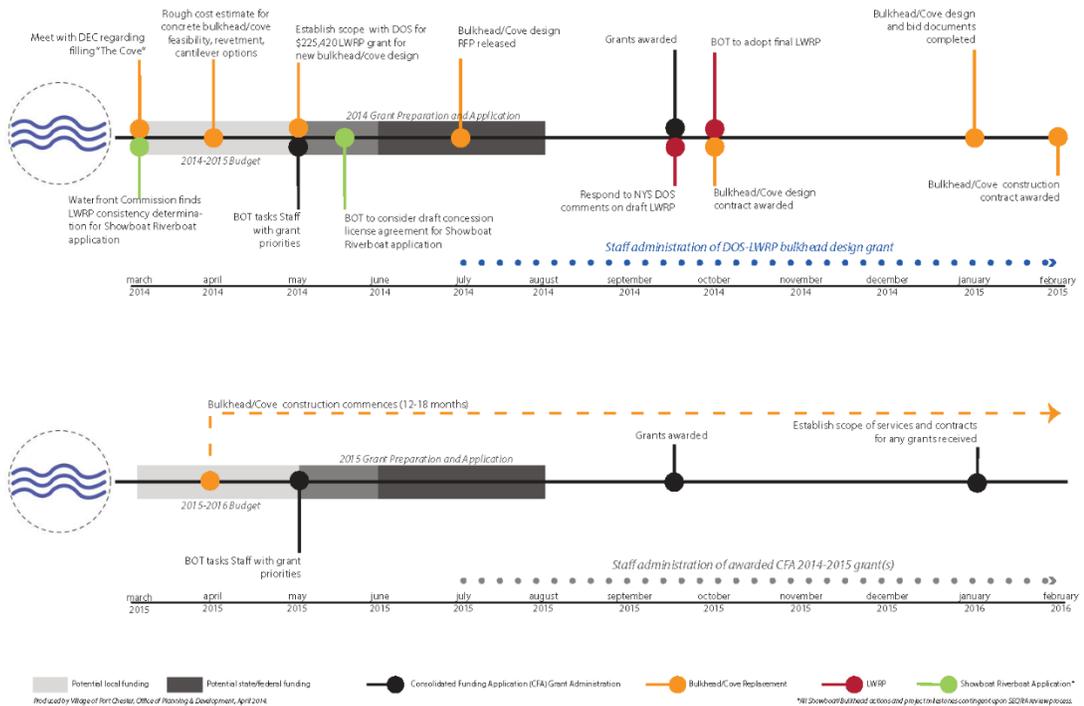
#### COMPREHENSIVE PLAN CONSISTENCY

The promotion of appropriately-scaled and attractive development that does not negatively impact the natural environment will enhance and revitalize Port Chester's waterfront in addition to providing new opportunities for public-waterfront interfacing.

- Promote the waterfront area as a commercial, recreational and cultural destination
- Improve Port Chester's commercial areas in the downtown to encourage new investment and create more attractive locations for visitors and businesses
- Connect neighborhoods, parks and the waterfront through various transportation networks



4



# FOX ISLAND PENINSULA REDEVELOPMENT

## OPPORTUNITY AREA #4



### STRATEGIC PLANNING GOALS

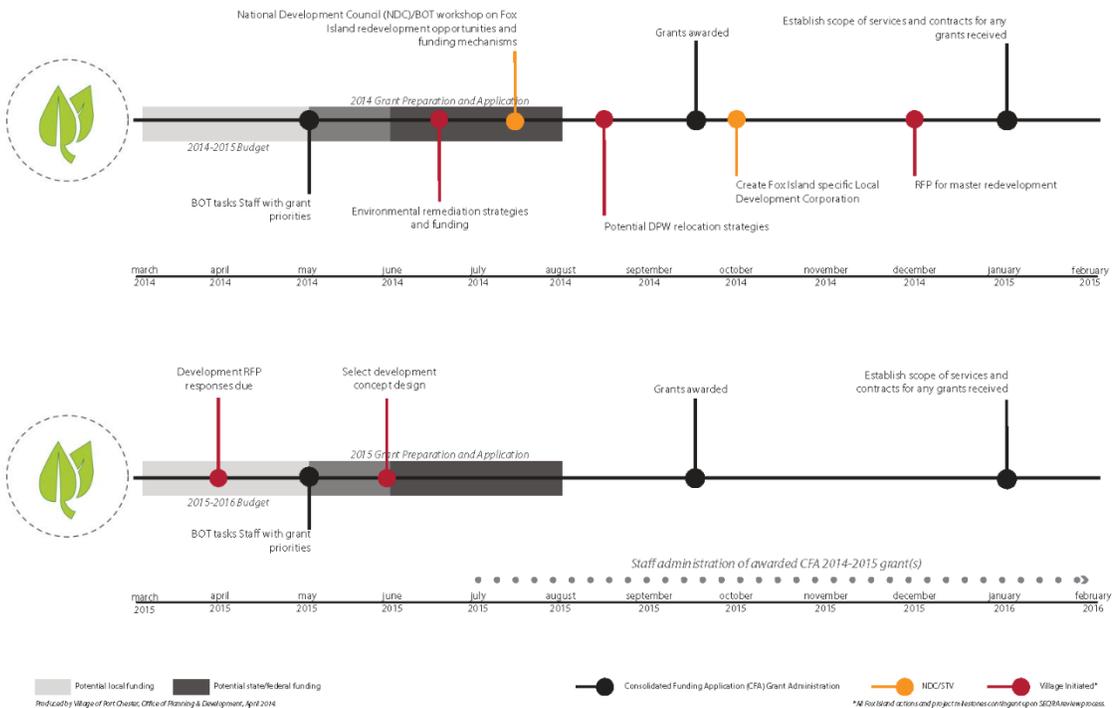
#### COMPREHENSIVE PLAN CONSISTENCY

Opportunities for the Fox Island Peninsula include new, "wharf-type" development, featuring restaurants, commercial, office, and residential uses. Providing new public open spaces and waterfront accessibility is paramount. Relocating the existing Department of Public Works facility is crucial for redevelopment to occur.

- Promote the waterfront area as a commercial, recreational and cultural destination
- Encourage a balanced range of housing types and densities that consider the associated costs of servicing future density
- Connect neighborhoods, parks and the waterfront through various transportation networks



5



# FORMER UNITED HOSPITAL SITE REDEVELOPMENT

## OPPORTUNITY AREA #5



### STRATEGIC PLANNING GOALS

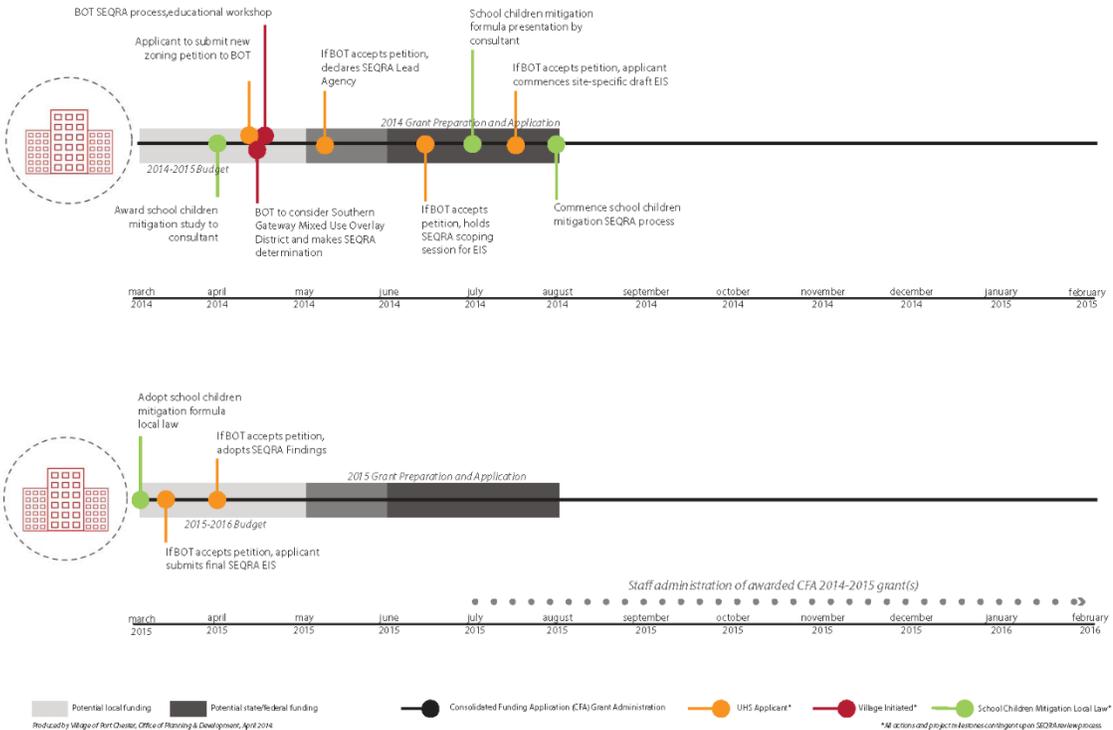
#### COMPREHENSIVE PLAN CONSISTENCY

The former United Hospital site is currently vacant and located on over fifteen acres. Zoned as PMU Planned Mixed Use District, the site can be reactivated as a place-making mixed use development comprising some combination of a hotel/convention, retail stores, restaurants, community facilities or residential development comprised mainly of studio and one-bedroom units. The site should not detract from the existing downtown retail and commercial base.

- Strengthen and expand economic opportunities and ventures to the Village's tax base
- Increase Port Chester's retail capture rate by recruiting new establishments based on market demand
- Actively "brand" the Village to facilitate economic development
- Improve Port Chester's commercial areas to encourage new investment and create more attractive locations for visitors and residents



6



# BOARD OF TRUSTEES SPECIAL WORKSHOP

MARCH 22, 2014

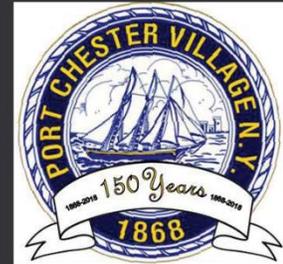


## STRATEGIC PLANNING WORKSHOP

Village of Port Chester Board of Trustees

March 22, 2014

Doral Arrowwood | Rye Brook, New York



1. Introduction and Opening Comments: 9:00-9:15AM

Neil Pagano, Village of Port Chester Mayor  
Prof. John Nolon, Pace University Land Use Law Center

2. Long-Term Economic Development Strategies and Funding Resources: 9:15-10:00AM

Prof. John Nolon, Pace University Land Use Law Center

Coffee Break  
10:00-10:15am

3. Economic Development Opportunity Areas: 10:15-12:00PM

Planning & Development Staff, Group Discussion

Lunch  
12:00-12:30pm

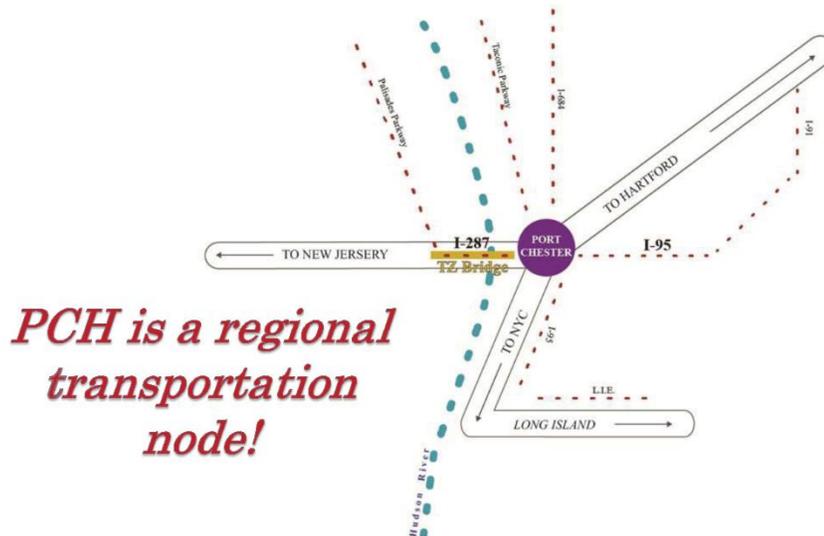
4. Enhancing Village Operations: 12:30-1:30PM

Mayor Pagano, Village Manager, Group Discussion

5. Recap and Next Steps: 1:30-2:00PM



## REGIONAL CONTEXT



***PCH is a regional transportation node!***

# REGIONAL CONTEXT

## Sustainable Communities Initiative

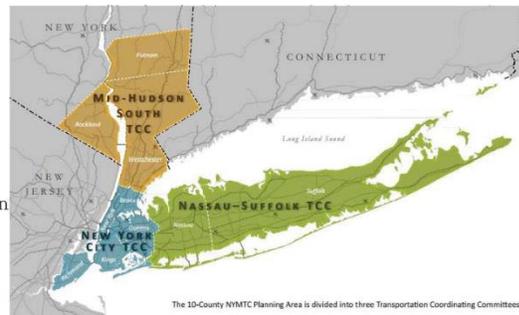
- Provide more transportation choices
- Promote equitable, affordable housing
- Enhance economic competitiveness
- Support existing communities
- Coordinate and leverage federal policies and investment
- Value communities and neighborhoods



# REGIONAL CONTEXT

## New York Metropolitan Transportation Council (NYMTC)

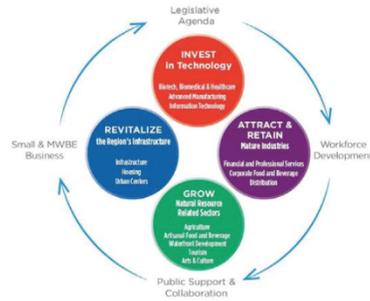
- Goals Identified in the Transportation Improvement Plan, Westchester County
  - Improve the Regional Economy
  - Provide a convenient and flexible transportation system within the region
    - Road
    - Rail
- Priority Projects
  - Tappan Zee Bridge



# REGIONAL CONTEXT

## New York Regional Economic Development Council

- Mid-Hudson Opportunity Agenda
  - “Economic Engine”
  - Connect people to jobs
  - Revitalize distressed communities
  - Improve key, regional infrastructure to make the region more business-ready
  - Embrace inter-regional partnerships that leverage cross-region resources
  - Promote waterfront development in order to enhance tourism, recreation, and trade



# REGIONAL CONTEXT

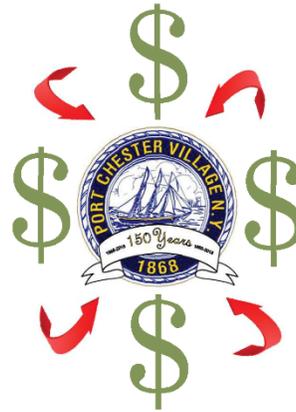
## Mid-Hudson Sustainable Development Plan

- Developing a sustainable future building upon the region's strengths
  - A diverse natural environment
  - A vibrant **economy**
  - Strong **transportation** accessibility and connectivity
  - Exceptional **quality of life**
  - Existing cities, villages, and denser hamlet centers: provide **engines of economic growth** (cost-effective job centers, reduce car dependency, reduce environmental pressure)



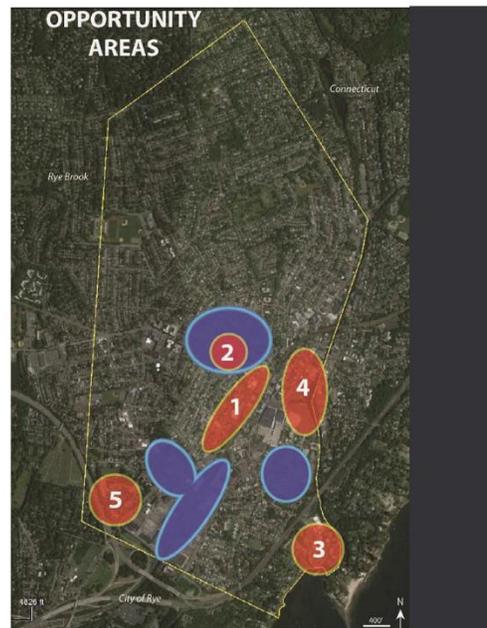
# FUNDING OPPORTUNITIES

- New York State Main Street Grant Program
- CDBG Funding
- Urban Initiatives Program
- Empire State Development Grant Funds
- Local Waterfront Revitalization Program
- Excelsior Jobs Program
- New York State Cleaner Greener



# OPPORTUNITY AREAS

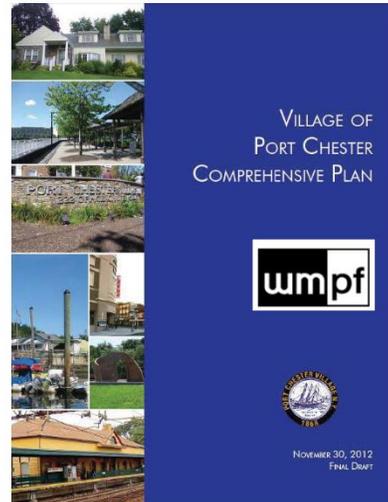
1. Downtown – Transit Oriented Development
2. Municipal Center
3. Fox Island
4. Waterfront
5. United Hospital Site



# COMPREHENSIVE PLAN OBJECTIVES

## Primary Goals

- The Plan identifies goals, policies, and guidelines for the immediate and long-range protection, enhancement, growth, and development
- Maintenance and enhancement of residential neighborhoods
- Revitalization of commercial areas and the waterfront
- Strengthening of industrial areas
- Improvement of transportation and infrastructure facilities
- Opportunities for new development.



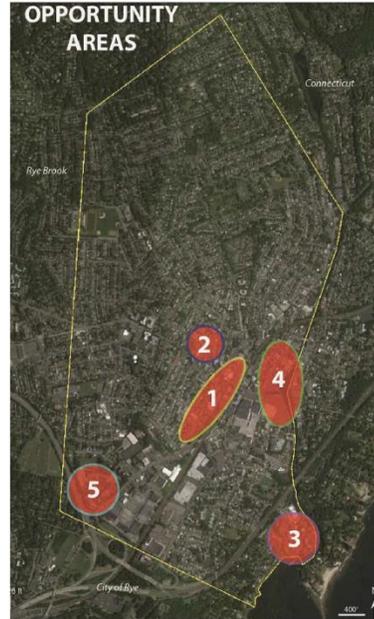
# COMPREHENSIVE PLAN IMPLEMENTATION

- Streamlining Planning Approvals Process
  - Project Proposal Form
  - Zoning Compliance
  - Engineering Threshold Checklist
  - Site plan classification
  - Development Review Committee
  - SEQRA Review
  - Digital submission procedure
  - Updated fee schedule
  - Updated use definitions
- Additional zoning map/text amendments
- Subdivision regulations
- **Waterfront reactivation, marina improvements**
- **LWRP Grant (Bulkhead) - \$225,420**
- **Property conditions study**
- **School children mitigation study**
- **Overlay Districts**
  - Southern Gateway Mixed Use
  - Byram Riverfront
- Escrow management, consultant management
- Planning Commission Workshops
- Inter-departmental technical assistance
  - GIS data management



# OPPORTUNITY AREAS

1. Downtown – Transit Oriented Development
2. Municipal Center
3. Fox Island
4. Waterfront
5. United Hospital Site



# OPPORTUNITY AREAS Transit Oriented Development

## STRENGTHS

- PCH Metro North Station
  - Access to county/regional transit, jobs
- Walkable downtown
- Mix of land uses
- Allows for appropriate density, growth
  - FAR, LAPDU bonus options
- Utilizes existing infrastructure

## FUTURE CONSIDERATIONS

- Business Improvement District

## STATUS REPORT

- 120 North Pearl St
- 16-18 North Main St
- Willow Motors
- Coney's Lot (Retail D)



## NEXT STEPS

- BOT Workshop for bonus provisions (Section 345-16)

## OPPORTUNITY AREAS Municipal Center

### STATUS REPORT

- NDC/STV assessment
  - Preliminary cost estimates
  - Study of alternate locations



### STRENGTHS

- Combined Village operations
  - Village Departments, State Offices, Town of Rye Assessor
  - Village Police
- Retail, commercial opportunities
- Provision of downtown parking structure
- Energy efficient building
- Economic development catalyst

### NEXT STEPS

- Cost-benefit analysis: financing capacity, existing and future operational needs

## OPPORTUNITY AREAS Fox Island

### STATUS REPORT

- Developer Interest
- Sale of adjacent parcels
- Collapsed sea wall



### STRENGTHS

- Waterfront views
  - Long Island Sound
- Rezoning to DW Downtown Waterfront District
  - Allow for mix of uses
- Massive redevelopment opportunity
  - Underutilized parcels
- Opportunity for place-making project

### NEXT STEPS

- Scheduled developer meetings
- Consideration for DPW relocation
  - Rye Brook shared services
- Grant funding
- Village-initiated environmental study (LDC)

## OPPORTUNITY AREAS United Hospital Site

### STRENGTHS

- Rezoning to PMU Planned Mixed Use District
  - Allow for mix of uses
- Massive redevelopment opportunity
  - Underutilized parcels
- Opportunity for place-making project
- Strategic location for region and beyond
- Overlay district potential/Public benefit
- Bus Rapid Transit

### STATUS REPORT

- Developer Interest
- BOT Subcommittee meetings
- Lawsuit



### NEXT STEPS

- New petition for rezoning???
- Overlay consideration
- School district impact mitigation study

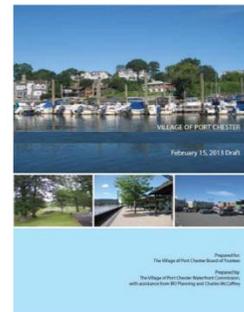
## OPPORTUNITY AREAS Waterfront

### STRENGTHS

- Close proximity to Main Street
- Economic development catalyst
- Redevelopment potential (Marina lot, Coney's lot)
- Seasonal and transient dockage
- Easy access to Long Island Sound, great vistas

### STATUS REPORT

- Bulkhead design
- The Cove development strategies
- Showboat Application
- LWRP
- Marina lot – paid parking



### NEXT STEPS

- Bulkhead replacement
- The Cove
- Showboat

# ENHANCING VILLAGE OPERATIONS

## 1. Financials

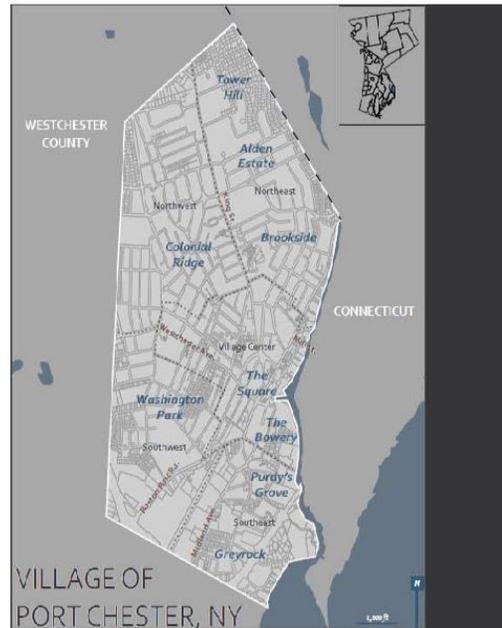
- ❖ Budget
- ❖ Staffing Levels

## 2. Service Delivery

- ❖ Customer Service

## 3. Board of Trustees

- ❖ Ethics Training
- ❖ Agenda Meetings
- ❖ Legislative Agenda



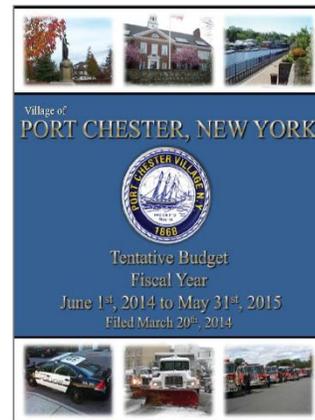
# ENHANCING VILLAGE OPERATIONS

## Financials

### BUDGET

The Village of Port Chester remains in sound financial condition.

|   |                  |
|---|------------------|
| <b>Total Assessed Value:</b>            | \$2,358,666,946  |
| Assessed Value % Decrease               | (.88%)           |
| <b>Total Appropriations:</b>            | \$ 37,619,884    |
| FY 13' - 14' Adopted                    | \$ 36,612,096    |
| % Change over FY 13'-14' adopted budget | 2.75%            |
| \$ Change in Appropriations             | \$1,007,788      |
| <b>Estimated Revenues:</b>              |                  |
| Real Property Tax Levy                  | \$22,550,987     |
| Other Revenues                          | \$14,441,318     |
| Appropriated Fund Balance               | \$ 550,000       |
| Appropriated Debt Service Reserves      | \$ 50,000        |
| Sidewalk Assessment Levy                | \$ 27,579        |
| Percentage Tax Levy Increase:           | 2.99% (Proposed) |



|   | FY 2013-14 | FY 2014-15 |
|---|------------|------------|
| <b>Average Assessed Value</b>           | \$439,000  | \$384,583  |
| <b>Homestead Tax Rate (per \$1,000)</b> | \$8.544038 | \$8.615274 |
| <b>Average Village Tax</b>              | \$3,751    | \$3,313    |
| <b>Average Tax Bill Decrease</b>        |            | (\$438)    |
| <b>Average Percentage Decrease</b>      |            | (11.67)%   |

# ENHANCING VILLAGE OPERATIONS Financials

Full Time Employees by Function

|  | <u>FY 2012-13</u> | <u>FY 2013-14</u> | <u>FY 2014-15</u> |
|--|-------------------|-------------------|-------------------|
| <b>General Government</b>              | 24                | 27                | 28                |
| <b>Public Safety</b>                   | 84                | 85.5              | 87.5              |
| <b>Transportation</b>                  | 14                | 13                | 12                |
| <b>Economic Opportunity &amp; Dev.</b> | 2                 | 2                 | 2                 |
| <b>Culture &amp; Recreation</b>        | 5                 | 4                 | 4                 |
| <b>Home &amp; Community Services</b>   | <u>22</u>         | <u>22.5</u>       | <u>22.5</u>       |
| <b>Total</b>                           | 150               | 154               | 156               |

### Staffing Levels

"As discussed in the budget presentation, our primary sources of revenue are property taxes and our primary source of expense is public safety. Again, one of our primary functions is to provide public safety and balance the need for same with our ability to afford it at the level required. At this point in time our need appears to be exceeding what we can afford; so we must remain cognizant of same. Again, as trends show that our expenditures will likely continue to increase; we must consider the implications of the Tax Cap and how it will be treated in the future. The Cap itself and the BOT Policy determinations associated therewith are ultimately designed to provide tax relief to residents and business owners alike; the challenge now is to balance relief and service delivery in a prudent and financially sustainable way."

**Note:** The positive change in the number of approved positions is represented by one new skilled laborer in DPW, one full time "Caretaker" from last year. Not shown are one part time Assistant Building Inspector, and one part time cleaner for the Senior Center.

# ENHANCING VILLAGE OPERATIONS Service Delivery

### Discussion Topics

- ❖ Customer Service
- ✓ Information Technology
- ✓ Public Relations



"Someone calling themselves a customer says they want something called service."



# ENHANCING VILLAGE OPERATIONS Board of Trustees

## Discussion Topics

- ❖ Ethics Training
- ❖ Agenda Meetings
- ❖ Legislative Agenda



## RESOLUTIONS

### RESOLUTION #1 (POSTPONE)

On motion of Trustee Brakewood, seconded by Trustee Adams to postpone the vote on resolution Number 1 to the April 21, 2014 meeting.

### ROLL CALL

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

**NOES:** None.

**ABSENT:** Trustees Kenner and Terenzi.

**DATE:** April 7, 2014

### IMPOSING NEW PARKING REGULATIONS ON NORTH PEARL STREET

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

WHEREAS, the Board of Trustees has received the favorable recommendation of the Traffic Commission to make new parking restrictions on North Pearl Street to provide for short-term parking and thereby increase the availability of parking; and

WHEREAS, after discussion, the Board has desired to advance this subject for action. Now, therefore, be it

RESOLVED, that the Code of the Village of Port Chester, Vehicles and Traffic, Schedule XIII, Section 319-74 pursuant to the provisions of Section 319-20: No Parking or Standing at Any Time, is hereby amended as follows:

|        | <u>Name of street</u> | <u>Side</u> | <u>Location</u>  |
|--------|-----------------------|-------------|--|
|        | ...                   |             |  |
| Amend: | North Pearl Street    | East        | From Westchester Avenue north for a distance of [115] <u>31</u> feet |

and, be it further

RESOLVED, that the Code of the Village of Port Chester, Vehicles and Traffic, Section 319-77 Schedule XVI: Limited Time Parking, is amended as follows:

A. In accordance with the provisions of § **319-23**, the parking of vehicles is prohibited in the locations described below for a longer period of time than that designated, during the hours indicated of any day except Sundays and Holidays

|      | <u>Name of Street</u> | <u>Side</u> | <u>Time Limit</u> | <u>Between</u>     | <u>Location</u>  |
|------|-----------------------|-------------|-------------------|--------------------|--|
|      | ...                   |             |                   |                    |  |
| Add: | North Pearl Street    | East        | 15 Mins.          | 9:00 am to 9:00 pm | From a point 71 feet north of Westchester Avenue extending south for 40 feet |

and, be it further

RESOLVED, that the Code of the Village of Port Chester, Vehicles and Traffic, Section 319-81, Schedule XX, Loading Zones is hereby amended as follows:

A. In accordance with the provisions of 319-27, the following locations are designated as loading zones:

| <u>Name of street</u> | <u>Side</u> | <u>Location</u> |
|-----------------------|-------------|-----------------|
| ...                   |             |                 |

Amend: North Pearl Street East From a point measured [45] 71 feet north of the northeast corner of Westchester Avenue, thence extending in a northerly direction for a distance of [71] 45 feet.

...

and be it further

RESOLVED, that this resolution shall take effect at such date as appropriate signage is put in place at the direction of the Village Manager.

APPROVED AS TO FORM:

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Anthony M. Cerreto  
Village Attorney

## RESOLUTION #2

### ADOPTION OF THE STRATEGIC PLAN FOR THE VILLAGE OF PORT CHESTER 2014-2016

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

WHEREAS, on December 17, 2012, the Village of Port Chester adopted its first-ever comprehensive plan which identified goals, policies and guidelines for the immediate and long-range protection, enhancement, growth and development of the Village; and

WHEREAS, the Comprehensive Plan specifically focuses on the major elements of the Village's built environment: (1) maintaining and enhancing residential neighborhoods, (2) revitalizing commercial areas and the waterfront, (3) strengthening of industrial areas, (4) improving transportation and infrastructure facilities and (5) identifying opportunities for new development; and

WHEREAS, the Board recognizes the value of adopting a complementary Strategic Plan to provide an articulated vision for focused Board actions to prioritize the primary goals and objectives of the Comprehensive Plan given scarce village resources and competing policy initiatives in a challenging fiscal environment; and

WHEREAS, on March 22, 2014, the Village Board of Trustees held a special workshop facilitated by John Nolon of the Pace Land Use Law Center to commence the

process for the adoption of a strategic plan for the Village of Port Chester for the next twenty-four (24) month period; and

WHEREAS, the Board took note that the Village of Port Chester is uniquely situated as a regional and local transportation node in the New York metropolitan area; and

WHEREAS, befitting such status, the Village is identified for continued economic development opportunities by the New York Metropolitan Transportation Council and directly aligned with the policies and principles promulgated through the Sustainable Communities Initiative, New York State Regional Economic Development Council, Mid-Hudson Sustainability Plan and other regional planning agendas; and

WHEREAS, the Board identified five “Opportunity Areas” at the workshop to be included in the strategic plan:

- Facilitating transit oriented development in the downtown
- Creating a new municipal center
- Enhancing and revitalizing waterfront areas
- Redevelopment of Fox Island peninsula
- Redevelopment of the United Hospital site; and

WHEREAS, the Village Board of Trustees tasked the Village Manager to formulate a draft strategic plan document that would detail for the Board’s consideration: potential feasibility, cost-benefit analysis, grant funding sources and availability, sequence and time frames, implementation strategies, and potential action outcomes relative to each priority opportunity area; and

WHEREAS, after presentment and due consideration, the Board has developed a Strategic Plan for the Village of Port Chester for the next twenty-four months. Now, therefore, be it

RESOLVED, that the Board of Trustees hereby approves and adopts the annexed Strategic Plan for the Village of Port Chester for 2014-2016, attached hereto and incorporated herein by reference; and be it further

RESOLVED, that the Strategic Plan is to be considered as a non-static, viable template for future Board deliberative processes and actions; and be it further

RESOLVED, the Board understands that any actions to be taken by the Board with respect to advancing the elements of the Strategic Plan will necessarily include compliance with applicable public notice and hearing requirements and the State Environmental Quality Review Act (SEQRA); and be it further

RESOLVED, that the Village Clerk be directed to post the Strategic Plan on the Village's web-site and place a copy of same at the Port Chester-Rye Brook Public Library and make copies available for the public upon request.

APPROVED AS TO FORM:

---

Anthony M. Cerreto  
Village Attorney

**ROLL CALL**

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

**NOES:** None.

**ABSENT:** Trustees Kenner and Terenzi.

**DATE:** April 7, 2014

**RESOLUTION #3**

**PARTICIPATION IN COUNTY OF WESTCHESTER MULTI-JURISDICTIONAL  
HAZARD MITIGATION PLAN**

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

WHEREAS, federal law requires that local governments have a FEMA approved Hazard Mitigation Plan ("HMP") in order to be eligible for federal pre-disaster mitigation grant funding; and

WHEREAS, the Village of Port Chester does not have a FEMA approved FMP; and

WHEREAS, over the past year, the Village has been engaged in discussions with the County of Westchester which was awarded grant funding to update its' HMP as a multi-jurisdictional plan and has since invited municipalities within the County to participate; and

WHEREAS, the County has retained a contract consultant to provide necessary assistance in the development of the HMP; and

WHEREAS, such municipal participation would require the Village to:

1) formally notifying the County of an interest to participate and undertake the following tasks:

- assigning a planning point of contact who shall:
- provide representation at planning group meetings and workshops

- provide data and information as requested
- work with the contract consultant in reviewing and commenting on data and information compiled and completing plan documents applicable to the Village
- identify stakeholders that should be informed and potentially involved in the planning process
- facilitate public outreach efforts with citizens and local stakeholders within the Village
- Identify strengths, weaknesses, opportunities and obstacles to implementing natural hazard mitigation within the village
- Identify past, ongoing and appropriate future mitigation strategies and activities
- review and comment on plan documents, specifically the draft initial and final plan prior to submission to the New York State Office of Emergency Management and FEMA

2) formally adopting the plan once approved by FEMA; and.

3) tracking and reporting staff time committed to the project which represents the “in-kind” local match required. Now, therefore, be it

RESOLVED, that the Board of Trustees hereby affirms that the Village participate in the County of Westchester’s multi-jurisdictional Hazard Mitigation Plan (“HMP”) and be it further

RESOLVED, that the Director of Planning and Development be deemed the principal point of contact and be responsible for administering the Village’s efforts in working with the County to develop the HMP; and be it further

RESOLVED, that the Board is committed to the adoption of the HMP upon approval by FEMA.

APPROVED AS TO FORM:

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Anthony M. Cerreto  
Village Attorney

**ROLL CALL**

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

**NOES:** None.

**ABSENT:** Trustees Kenner and Terenzi.

**DATE:** April 7, 2014

**RESOLUTION #4 (NO ACTION)**

On motion of Trustee Brakewood, seconded by Trustee Marino to table the vote on Resolution Number 4.

**ROLL CALL**

**AYES:** Trustees Adams, Brakewood and Marino.  
**NOES:** Trustee Ceccarelli and Mayor Pagano.  
**ABSENT:** Trustees Kenner and Terenzi.

**DATE:** April 7, 2014

The motion failed and no action was taken.

**APPOINTMENT OF MEMBER TO PLANNING COMMISSION**

On motion of TRUSTEE \_\_\_\_\_, seconded by TRUSTEE \_\_\_\_\_, the following resolution as adopted by the Board of Trustees of the Village of Port Chester, New York:

RESOLVED, that SHEILA M. ROGAN, residing in Port Chester New York be and hereby is appointed as a member of the Port Chester PLANNING COMMISSION, and to fill the seat previously held by Robert Ortiz, effective immediately with said term to expire 06/16/2016.

APPROVED AS TO FORM:

\_\_\_\_\_  
Anthony M. Cerreto  
Village Attorney

**RESOLUTION #5 (TABLE)**

On motion of Trustee Brakewood, seconded by Trustee Adams to table the vote on resolution Number 5 to the April 21, 2014 meeting.

**ROLL CALL**

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

**DATE:** April 7, 2014

**APPOINTMENT OF MEMBER TO PLANNING COMMISSION**

On motion of TRUSTEE \_\_\_\_\_, seconded by TRUSTEE \_\_\_\_\_, the following resolution as adopted by the Board of Trustees of the Village of Port Chester, New York:

RESOLVED, that \_\_\_\_\_, residing in Port Chester New York, be and hereby is appointed as an ALTERNATE member of the Port Chester PLANNING COMMISSION, and to fill the seat previously held by Sheila M. Rogan, effective immediately with said term to expire 06/16/2014.

APPROVED AS TO FORM:

\_\_\_\_\_  
Anthony M. Cerreto  
Village Attorney

**RESOLUTION #6**

**ADOPTION OF LOCAL ADJUSTMENTS FOR HOMESTEAD AND  
NON-HOMESTEAD BASE PROPORTIONS FOR 2014-2015**

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

WHEREAS, on February 2, 2005, the Board of Trustees adopted Local Law No.2 of 2005 relating to the adoption of the provisions of Section 1903 of the Real Property Tax Law regarding Homestead Base Proportions; and

WHEREAS, the Town of Rye Assessor has prepared Homestead and Non-Homestead base proportions for the Village of Port Chester; and

WHEREAS, the Board of Trustees of the Village of Port Chester wishes to adopt local adjustments to these base proportions that will be used to establish a Homestead tax rate and a Non-Homestead tax rate for the 2014-2015 Village Budget and tax rates. Now, therefore, be it

RESOLVED, that the Board of Trustees of the Village of Port Chester hereby adopts for the 2014--2015 Village tax, Homestead Base Proportions of 56.839671%, and Non-Homestead base proportions of 43.160329%; and be it further

RESOLVED, that the Village Manager is authorized to sign all necessary documents to implement the purposes of this resolution; and be it further

RESOLVED, that the Town Assessor and Receiver of Taxes are authorized to make any filings on behalf of the Village of Port Chester, and to take any additional actions necessary to implement the purposes of this resolution.

APPROVED AS TO FORM:

\_\_\_\_\_  
Anthony M. Cerreto  
Village Attorney

**ROLL CALL**

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

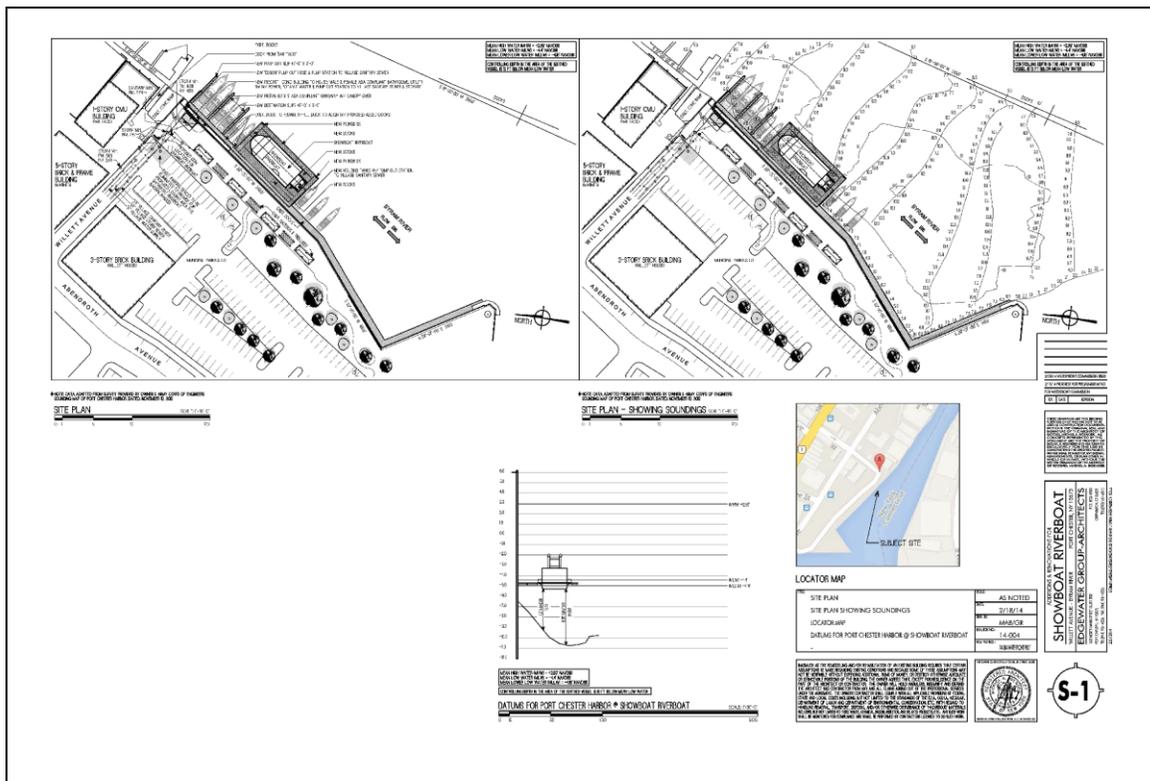
DATE: April 7, 2014

## DISCUSSIONS

William Hume – Chairman of the Board of Architectural Review. Mr. Hume said that they do not have a full board. We have six; we should have seven and an alternate. One person on the board has not attended a meeting in a year. We need four for a quorum and sometimes we don't have a quorum on meeting nights. We see applications for any exterior work, signs, porch work; anything that affects the outside of the property. Trustee Adams asked the qualifications for anyone who might want to apply to the Architectural Review Board. Mr. Hume replied that they review building applications and signage. We meet twice a month at 7:30 until the agenda is handled. We only have one person on the board whose commission has not expired. Trustee Brakewood asked if the Review Board reviewed the Downtown façade. Mr. Hume said they were part of that review. Trustee Ceccarelli commented it is good to actually have the Boards explain how they operate. The amnesty program is also going through us with corrections to code.

Proposed traffic change on Puritan Drive. This is an issue that came up during the snow season with plows going through the area and cars parked along the traffic triangle on the east side. The resolution for this is not up for discussion tonight but we should have something for the next meeting. The resolution that would be proposed is the idea that there would be a 100' no parking distance on the east side year round. This will be up for discussion on the 21<sup>st</sup>.

Show Boat / River Boat Application.



Chris Gomez commented on the Waterfront Commission reviewing this application. He presented a site plan. The applicant is proposing the Showboat just south of Willett Avenue with a gangplank of approximately 80'. There are public rest rooms, ADA compliant, and as a pump-out station. There will be finger docks to allow boats up to 50' to attract people from outside the Village. The applicant is looking to enter into an agreement with the Board and a potential licensing agreement. The boat is approximately 100'. This is about 20-22 spaces of slips. This coming boating season we will have an increase of boat slips from 59 up to 75. We would lose the income from the boat slips. Trustee Ceccarelli had a concern about the bathrooms and their location. The next step would be the licensing agreement after Waterfront. Attorney Cerreto would like to know from the Trustees what conditions should be in the agreement. Mayor Pagano appointed Trustees Terenzi and Marino and Frank Ferrara to work with Mr. Ferenz.

## **CORRESPONDENCE**

### ***From Hector Herrera regarding Taxicab License.***

The matter was referred to the Village Clerk and Village Attorney to prepare a report for the Board.

### ***From Reliance Engine & Hose Co. No. 1 on the election of Osman Arita to membership.***

The Board duly noted the correspondence.

### ***From Reliance Engine & Hose Co. No. 1 on the expulsion of Steven Gerardi.***

The Board accepted the correspondence.

### ***From Reliance Engine & Hose Co. No. 1 on the expulsion of Ivan Mazariegos.***

The Board accepted the correspondence.

### ***From Reliance Engine & Hose Co. No. 1 on the expulsion of Jorge Carranza.***

The Board accepted the correspondence.

### ***From American Cancer Society regarding proposal for community engagement at RELAY FOR LIFE.***

Mayor Pagano noted that the group spoke earlier.

The Board duly noted the correspondence.

### ***From Centro Cultural Bolivia requesting permission, for a third parade in the Village of Port Chester on Sunday, August 24, 2014 beginning at 1:00 p.m.***

The Board referred the correspondence to staff with a positive recommendation.

## **MINUTES**

### ***Minutes from March 17, 2014***

On motion of TRUSTEE MARINO, seconded by TRUSTEE ADAMS, The Board of Trustees accepted the minutes of March 17, 2014

### **ROLL CALL**

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

**NOES:** None.

**ABSENT:** Trustees Kenner and Terenzi.

**DATE:** April 7, 2014

### ***Minutes from March 27, 2014***

On motion of TRUSTEE ADAMS, seconded by TRUSTEE MARINO, The Board of Trustees accepted the minutes of March 27, 2014.

### **ROLL CALL**

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

**NOES:** None.

**ABSENT:** Trustees Kenner and Terenzi.

**DATE:** April 7, 2014

## **PUBLIC COMMENTS AND BOARD COMMENTS**

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

Comments were made by:

### ***Board***

Trustee Adams requested that the Boards and Commissions come to the Board Meetings and be moved up under Presentations so they do not have to sit through so much of the Trustee's meeting.

Trustee Brakewood was approached by a Rye resident. Apparently the historical society is looking to move the mile-marker that is located on the United Hospital site. They

would like to move it to Rye. Attorney Cerreto commented this requires investigation. This is on state property.

Trustee Brakewood commented about the Complaint Tracker software. For a small amount of money you can get this automated on the web site.

Trustee Brakewood commented we should adopt a resolution that Port Chester is the restaurant capital of Westchester. We should expand to be the official restaurant and entertainment capital of Westchester.

Trustee Marino thanked everyone who attended the Explorer's spaghetti dinner.

Trustee Ceccarelli commented we should increase the fees for boating. He commented on the Drew Street housing and smoking in the lobby.

Mayor Pagano commented about the murder in 2012. The PC police department cooperated with the DA's office that led to the capture and the manslaughter conviction for a 25 year sentence.

At 11:50 p.m., on motion of TRUSTEE ADAMS, seconded by TRUSTEE MARINO the Board adjourned into an executive session to consult with Village Attorney regarding Starwood.

## **ROLL CALL**

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

**NOES:** None.

**ABSENT:** Trustees Kenner and Terenzi.

**DATE:** April 7, 2014

Present in addition to the Board of Trustees, were Village Manager, Christopher Steers; Village Clerk, Janusz R. Richards; Village Attorney, Anthony Cerreto; Village Treasurer, Leonie Douglas; Director of Planning and Development Christopher Gomez; Christopher Ameigh Administrative Aide to the Village Manager.

No action was taken in executive session.

At 12:01 a.m. on Tuesday April 8, 2014, a motion to come out of executive session was made by TRUSTEE ADAMS, seconded by TRUSTEE MARINO, the Board of Trustees closed the executive session.

## **ROLL CALL**

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

**NOES:** None.

**ABSENT:** Trustees Kenner and Terenzi.

**DATE:** April 7, 2014

At 12:02 a.m. on Tuesday April 8, 2014, on motion of TRUSTEE ADAMS, seconded by TRUSTEE MARINO, the meeting was closed.

**ROLL CALL**

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

**NOES:** None.

**ABSENT:** Trustees Kenner and Terenzi.

**DATE:** April 7, 2014

Respectfully submitted,

Janusz R. Richards  
Village Clerk