

MEETING HELD APRIL 21, 2014

A meeting of the Board of Trustees of the Village of Port Chester, New York, was held on Monday, April 21, 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 Ceccarelli were absent.

It should be noted that Trustee Brakewood arrived at 6:10 p.m.

Also present were Village Manager, Christopher Steers; Village Clerk, Janusz R. Richards; Village Attorney, Anthony Cerreto; Village Treasurer, Leonie Douglas (arrived at 7:10 p.m.); Director of Planning and Development Christopher Gomez; Acting Police Chief, John R. Telesca, Christopher Ameigh Administrative Aide to the Village Manager, Village Planner Jesica Youngblood and Attorney Mark A. Chertok.

On motion of Trustee Terenzi, seconded by Trustee Marino, the meeting was declared opened at 6:04 p.m.

ROLL CALL

AYES: Trustees Adams, Terenzi, Marino, and Mayor Pagano

NOES: None.

ABSENT: Trustees Brakewood, Kenner and Ceccarelli.

DATE: April 21, 2014

MOTION FOR EXECUTIVE SESSION

At 6:04 p.m., on motion of Trustee Terenzi, seconded by Trustee Adams the Board adjourned into an executive session for the purpose of consultation with Village Attorney regarding Starwood/United Hospital.

ROLL CALL

AYES: Trustees Adams, Terenzi, Marino, and Mayor Pagano

NOES: None.

ABSENT: Trustees Brakewood, Kenner and Ceccarelli.

DATE: April 21, 2014

Present in addition to the Board of Trustees, were Village Manager, Christopher Steers; Village Clerk, Janusz R. Richards; Village Attorney, Anthony Cerreto; Director of Planning and Development Christopher Gomez; Acting Police Chief, John R. Telesca,

Christopher Ameigh Administrative Aide to the Village Manager, Village Planner Jesica Youngblood and Attorney Mark A. Chertok.

No action was taken in executive session.

At 6:05 p.m., a motion to come out of executive session was made by Trustee Marino, seconded by Trustee Terenzi, the Board of Trustees closed the executive session.

ROLL CALL

AYES: Trustees Adams, Terenzi, Marino, and Mayor Pagano

NOES: None.

ABSENT: Trustees Brakewood, Kenner and Ceccarelli.

DATE: April 21, 2014

**MEETING OF THE BOARD OF TRUSTEES IN THEIR CAPACITY
AS A BOARD OF POLICE COMMISSIONERS**

Motion to Add-On an Executive Session

Mayor Pagano asked for a motion to for executive session regarding a particular personnel matter and contract negotiation with Port Chester PBA regarding In-Service Training.

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

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Marino, and Mayor Pagano

NOES: None.

ABSENT: Trustees Kenner and Ceccarelli.

DATE: April 21, 2014

At 6:05 p.m., on motion of TRUSTEE MARINO, seconded by TRUSTEE TEREZI the Board adjourned into an executive session for the purpose of consultation with Village Attorney regarding particular person.

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Marino, and Mayor Pagano

NOES: None.

ABSENT: Trustees Kenner and Ceccarelli.

DATE: April 21, 2014

Present in addition to the Board of Trustees, were Village Manager, Christopher Steers; Village Clerk, Janusz R. Richards; Village Attorney, Anthony Cerreto; John R. Telesca, Building Inspector and Director of Code Enforcement Peter Miley and Police officers Aaron Conetta and Richard Grall representing the Port Chester PBA (present only during the In-Service Training discussion).

The following action was taken in executive session.

AUTHORIZING EXECUTION OF STIPULATION OF SETTLEMENT WITH REGARD TO THE EMPLOYMENT STATUS OF A PARTICULAR PERSON

On motion of TRUSTEE MARINO, seconded by TRUSTEE TERENCE, the following resolution was adopted by the Board of Trustees of the Village of Port Chester as follows:

WHEREAS, Alexander Garcia is employed by the Village of Port Chester as a police officer in the Port Chester Police Department; and

WHEREAS, Mr. Garcia and the Village have reached an agreement as to his separation from service. Now, therefore, be it

RESOLVED, that the Stipulation of Agreement between the Village of Port Chester and Alexander Garcia is hereby ratified, and be it further

RESOLVED, that the Mayor is authorized to execute the Stipulation on behalf of the Board of Trustees.

APPROVED AS TO FORM:

Anthony M. Cerreto, Village Attorney

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Marino, and Mayor Pagano

NOES: None.

ABSENT: Trustees Kenner and Ceccarelli.

DATE: April 21, 2014

At 6:47 p.m., a motion to come out of executive session was made by TRUSTEE MARINO, seconded by TRUSTEE ADAMS, the Board of Trustees closed the executive session.

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Marino, and Mayor Pagano

NOES: None.

ABSENT: Trustees Kenner and Ceccarelli.

DATE: April 21, 2014

At 6:49 p.m., on motion of TRUSTEE MARINO, seconded by TRUSTEE BRAKEWOOD the Board adjourned into an executive session for the purpose of interviewing Mike Brescio for a position on the Port Chester Planning Commission.

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Marino, and Mayor Pagano

NOES: None.

ABSENT: Trustees Kenner and Ceccarelli.

DATE: April 21, 2014

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

No action was taken in executive session.

At 6:56 p.m., a motion to come out of executive session was made by TRUSTEE ADAMS, seconded by TRUSTEE BRAKEWOOD, the Board of Trustees closed the executive session.

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Marino, and Mayor Pagano

NOES: None.

ABSENT: Trustees Kenner and Ceccarelli.

DATE: April 21, 2014

At 6:57 p.m., on motion of TRUSTEE ADAMS, seconded by TRUSTEE BRAKEWOOD the Board adjourned into an executive session for the purpose of consultation with Village Attorney regarding Starwood/United Hospital.

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Marino, and Mayor Pagano

NOES: None.

ABSENT: Trustees Kenner and Ceccarelli.

DATE: April 21, 2014

Present in addition to the Board of Trustees, were Village Manager, Christopher Steers; Village Clerk, Janusz R. Richards; Village Attorney, Anthony Cerreto; Director of Planning and Development Christopher Gomez; Acting Police Chief, John R. Telesca, Christopher Ameigh Administrative Aide to the Village Manager, Village Planner Jesica Youngblood and Attorney Mark A. Chertok.

No action was taken in executive session.

At 7:07 p.m., a motion to come out of executive session was made by TRUSTEE ADAMS, seconded by TRUSTEE TERENZI, the Board of Trustees closed the executive session.

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Marino, and Mayor Pagano

NOES: None.

ABSENT: Trustees Kenner and Ceccarelli.

DATE: April 21, 2014

Executive Session to Interview Chris Summa for a position on the Port Chester Planning Commission was moved to the first meeting in May.

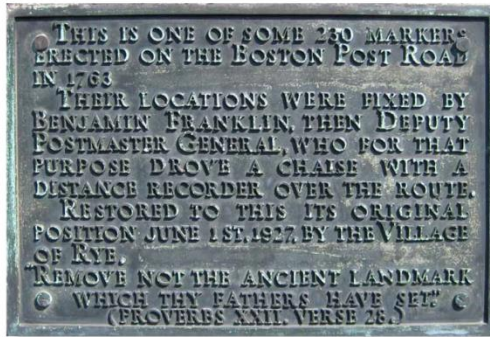
PRESENTATION

James Raved on behalf of Starwood Capital Corp made the opening remarks on mixed use developments.

Mr. Ken Narva Co-Founder and Managing Partner of Street-Works gave a presentation on the proposed Starwood's redevelopment project for the former United Hospital site.

UNITED HOSPITAL SITE
Port Chester, NY

April 15, 2014



INTRODUCTION.

Project Precedents.
Great Place Strategy

April 15, 2014

Example Great Neighborhoods.



Boca Raton, FL - 1990

Bethesda, MD - 1994

San Jose, CA -2000

WHERE PORT CHESTER CITIZENS CAN LIVE, WORK, STAY, SHOP AND CONNECT WITH EACH OTHER. . .

***WHILE MAINTAINING A FOCUS ON MINIMIZING THE IMPACTS OF SCHOOL-AGED CHILDREN.**



Rockville, MD - 2002

2 West Hartford, CT -2007

Project Precedents.

Great Place Strategy

April 15, 2014

Example Great Neighborhoods.



Boca Raton, FL - 1990



Bethesda, MD - 1994



San Jose, CA -2000



Rockville, MD - 2002



3 West Hartford, CT -2007



Project Precedents.

Great Place Strategy

April 15, 2014

Example Great Places.



Boca Raton, FL - 1990



Bethesda, MD - 1994



San Jose, CA - 2000



Rockville, MD - 2002



4 West Hartford, CT - 2007



Project Precedents.
Great Place Strategy

April 15, 2014

Example Great Sidewalks.



Boca Raton, FL - 1990



Bethesda, MD - 1994



San Jose, CA - 2000



Rockville, MD - 2002

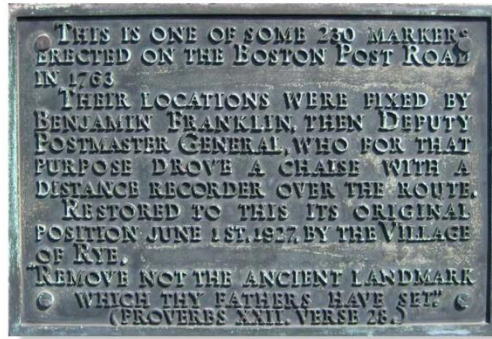


5 West Hartford, CT - 2007



UNITED HOSPITAL SITE
Port Chester, NY

April 15, 2014

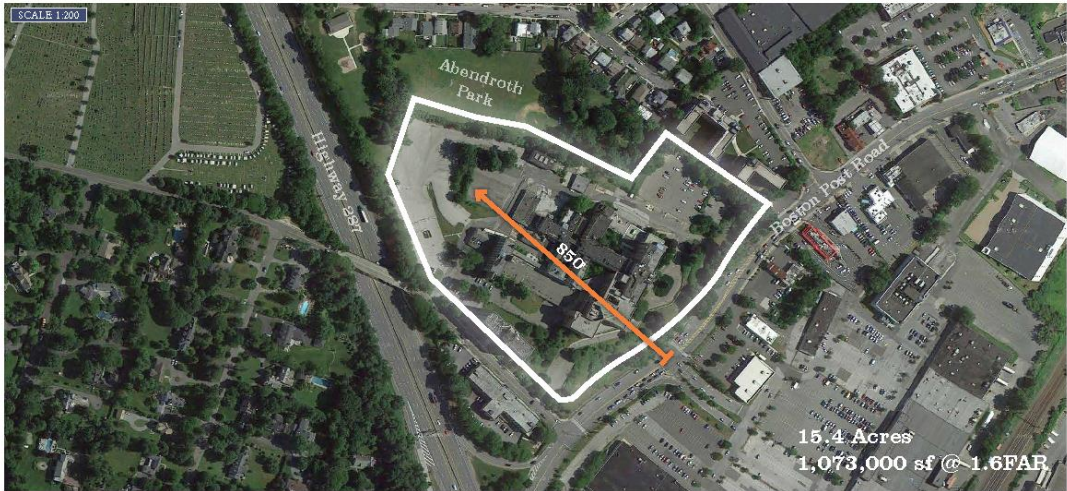


SITE SCALE COMPARISONS.

The Site.
Port Chester, NY

April 15, 2014

Property Line and Location.



7

Scale Comparison.
Boca Raton, FL

April 15, 2014

Mizner Park.



8

Scale Comparison.

Bethesda, MD

April 15, 2014

Bethesda Row.



Scale Comparison.

Rockville, MD

April 15, 2014

Rockville Town Center.



Scale Comparison.

San Jose, CA

April 15, 2014

Santana Row.



Scale Comparison.

West Hartford, CT

April 15, 2014

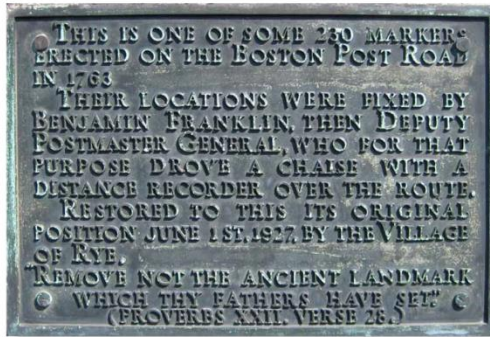
Blue Back Square.



UNITED HOSPITAL SITE

Port Chester, NY

April 15, 2014



THE SITE.

The Site.

Existing Conditions

Topography.

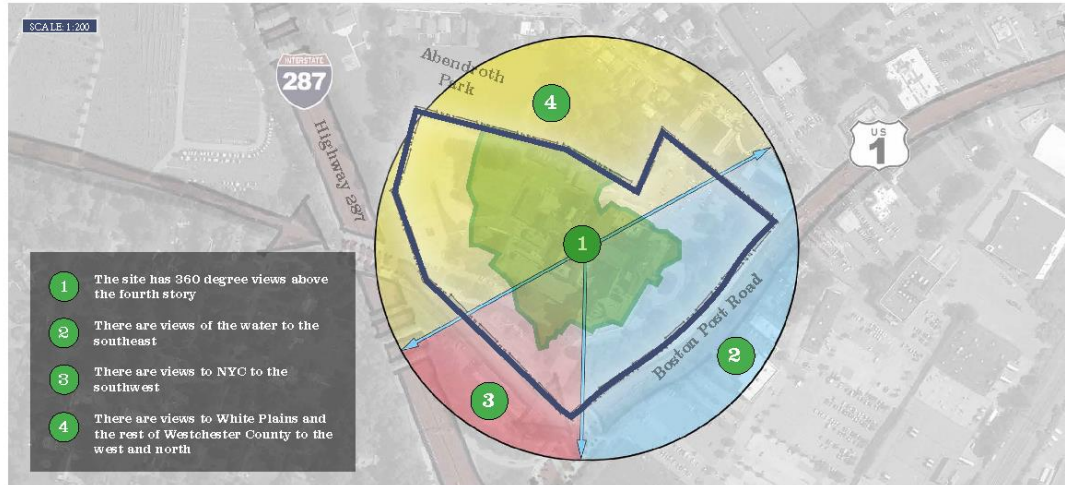
April 15, 2014



The Site. Existing Conditions

April 15, 2014

The Views.



15

The Site. Existing Conditions

April 15, 2014

Current Traffic Situation.

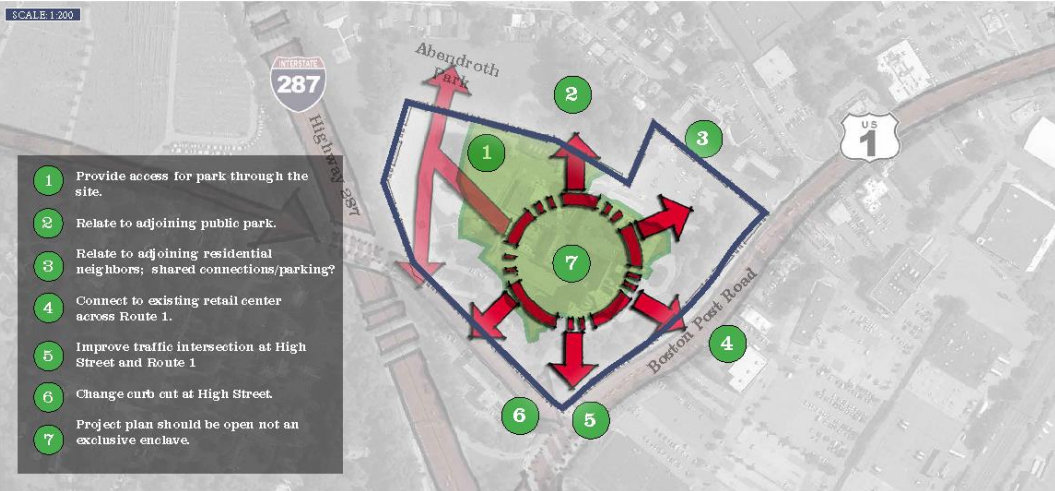


16

The Site.
Existing Conditions

Connections and Adjacent Neighbors.

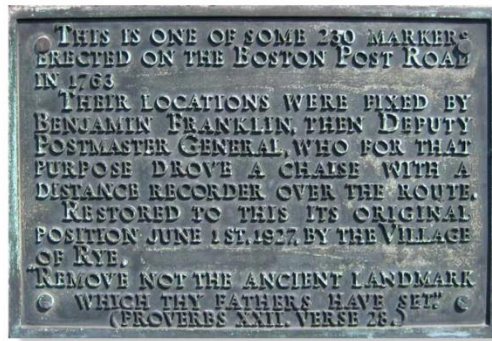
April 15, 2014



17

UNITED HOSPITAL SITE
Port Chester, NY

April 15, 2014



NEIGHBORHOOD COMPONENTS.

Program Components.

A New Neighborhood of Uses

Market-Based Uses.

LIVE.		Millennial Residential. MXD Loft Residential w/o SAC.	500 units. 440,000 gsf.
really LIVE.		Senior Boomer Residential. Age-restricted Residential w/o SAC.	230 units. 207,000 gsf.
WORK.		Wellness/Medical Center. Market-based Offices.	117,000 gsf. *(100,000 additional gsf option).
STAY.		Hotel. Adding the Destination Quality.	138 rms. 97,000 gsf.
SHOP.		Street Retail. Creating a Unique Address.	90,000 gla.
		TOTAL.	951,000 gsf. *(1,051,000 gsf option).



Living at United Hospital Site.

Millennial Loft Residential.

A targeted living experience.



Millennial Residential Value.
Smaller, Cheaper, Closer, Authentic.

1. 20-minutes to transit.
2. Nearby restaurants and bars.
3. Boutique hotel lobby.
4. Pet friendly w/dog wash and park.
5. Internet orientation, especially leasing.
6. Gym/fitness facility on-site.
7. Small but designed space, height and light.
8. Deliver common socialization places.
9. Sustainable/eco-friendly-green.
10. Authentic places and materials.



Millennials. 100m

1. Born after 1982.
2. Largest segment of U.S.
3. Location, layout & amenities.
4. 62% favor mxd places.
5. 55% near public transit.
6. Urban hubs w proximity.
7. Quality of life - LIGHT.
8. No children/no school focus.



Really Living at United Hospital Site.

April 15, 2014

Age-restricted Residential

Senior Boomer Residential.



Senior Boomers. 78m

Proactive Independent +
Assisted +
Specialized Care.



Senior Boomer Residential Value.

Smaller, Nicer, Closer, Independent.

1. Nearby transit.
2. Nearby restaurants and entertainment.
3. Community clubhouse lobby.
4. Working retirement workspace.
5. Age in place/wellness to assisted living.
6. Lifelong learning.
7. Jewel box home.
8. Multi-generational community.
9. En suite bedrooms for extended family.
10. Age restricted.



21

Working at United Hospital Site.

April 15, 2014

Expanding Hospital Visibility and Services

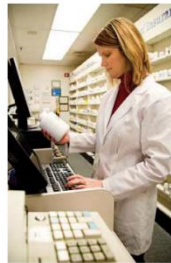
Wellness/Medical Office Uses.



Adding Wellness/Medical Value.

Visible, Accessible, Anti-Hospital Sense.

1. 20-minutes to transit.
2. Good vehicle access.
3. Potential connection to major hospital.
4. 23-hour outpatient services.
5. MXD environment counters 'hospital'.
6. Good mix with gym/fitness facilities.
7. Attractive to practicing doctors.
8. Attractive to patients.
9. Good 'brand' visibility.
10. Open, flexible 20k+ floor plates.



22

Shopping at United Hospital Site. Using Retail to Create the Place and Address

Retail Uses.



Food as Port
Chester brand
destination
anchor.

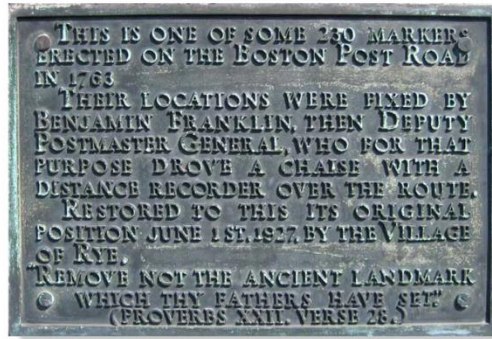
Street Retail Creates the Address.

Visible, Accessible, Interactive, MXD.

1. Boston Post Road visibility.
2. Great public space creates frontage.
3. Address creates pavilion opportunities.
4. 24-hour site uses create demand.
5. No other new place-based competition.
6. Good, adjacent parking.
7. Common socialization places.
8. Sustainable/eco-friendly-green.
9. Authentic places and materials.



UNITED HOSPITAL SITE Port Chester, NY



THE OVERALL PLAN.

The Great Place Strategy.

Creating the Place and the Address

April 15, 2014

The Public Place.



26

The Great Place Strategy.

Creating the Place and the Address

April 15, 2014

The Public Place.



1 The Garden.



2 The Square.



3 The Lawn.



27

The Great Place Strategy.

Creating the Place and the Address

April 15, 2014

The Public Place.



Boca Raton, FL - 1990



Bethesda, MD - 1994



San Jose, CA - 2000



Rockville, MD - 2002



West Hartford, CT - 2007



28

The Great Place Strategy.

Creating the Place and the Address

April 15, 2014

Street Retail.



29

Staying at United Hospital Site. Adding a Hotel

April 15, 2014

The Hotel Concept.



30

Working at United Hospital Site. Expanding Hospital Visibility and Services

April 15, 2014

Wellness/Medical Office Uses.



31

Really Living at United Hospital Site.
Age-restricted Residential w/o SAC

April 15, 2014

Senior Boomer Residential.



32

Living at United Hospital Site.
Targeted Residential w/o SAC

April 15, 2014

Millennial Residential.



33

Living at United Hospital Site.

April 15, 2014

Public Area.



Hardscape Area	146,548 SQFT	59%
Green Area	100,969 SQFT	41%
Total Public Area	247,518 SQFT	100%

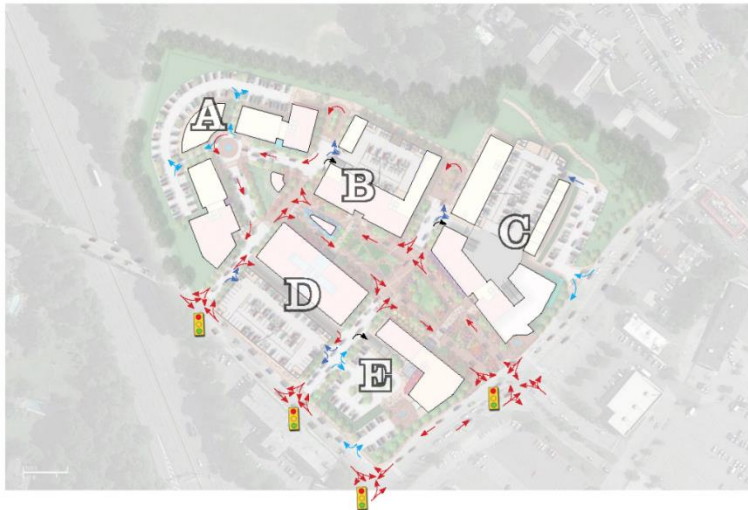
Total Public Area	247,518 SQFT	41%
Total Building & Parking Area	353,060 SQFT	59%
Total Site Area	600,578 SQFT	100%



Living at United Hospital Site.

April 15, 2014

Traffic Access.



- Traffic circulation
- Access to garage
- Access to surface parking
- Access to loading dock

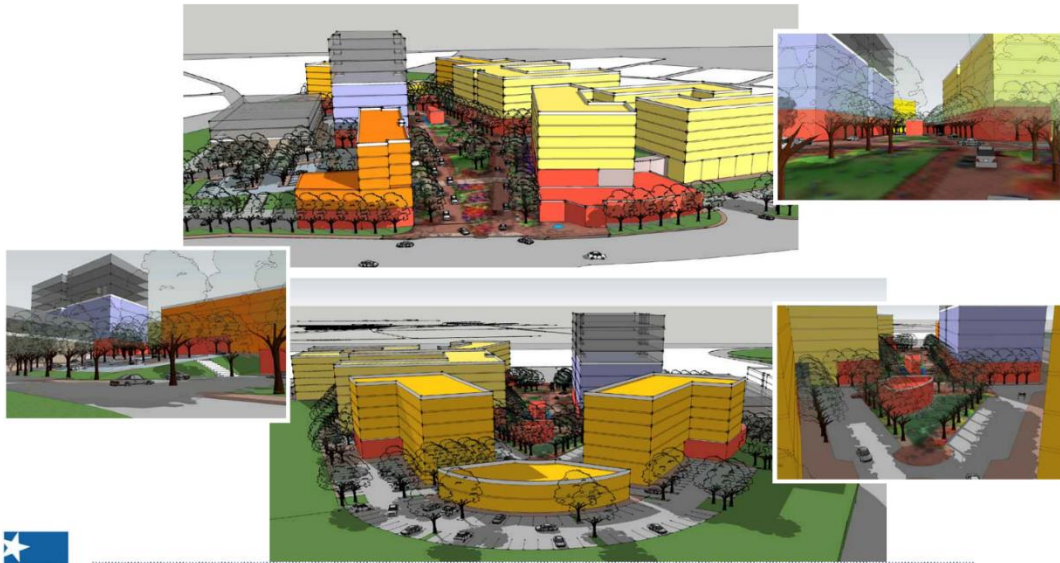


The Plan at United Hospital Site.

A New Neighborhood in Port Chester

April 15, 2014

Overall Plan.

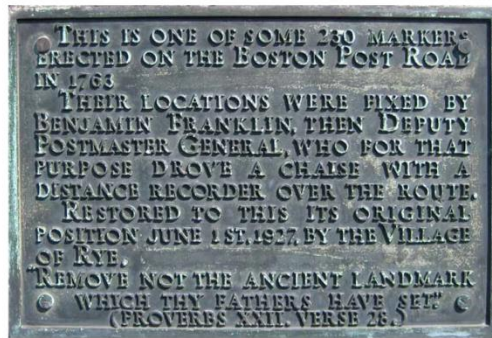


36

UNITED HOSPITAL SITE

Port Chester, NY

April 15, 2014



MILLENNIAL RESIDENTIAL.

Millennial Residential.
Housing without Children

April 15, 2014

The Single Person Loft Unit.



Millennial Residential Value.
Smaller, Cheaper, Closer, Authentic.

1. Its about quality, not quantity of space.
2. Maximize space in three dimensions.
3. Maximize light.
4. Sell experience not place to live.
5. State-of-the-art technology/sustainability.
6. Create unexpected. Individual flexibility.
7. Practical yet enduring.
8. Small but designed space, height and light.
9. Foster underlying sense of community.
10. Brand experience begins at front door.
- * Authentic places and materials.



Millennial Residential.
Housing without Children

April 15, 2014

The Loft Aesthetic.



The Loft Aesthetic.



Millennial Residential.

Housing without Children

April 15, 2014

The Urban Aesthetic.



The urban aesthetic.



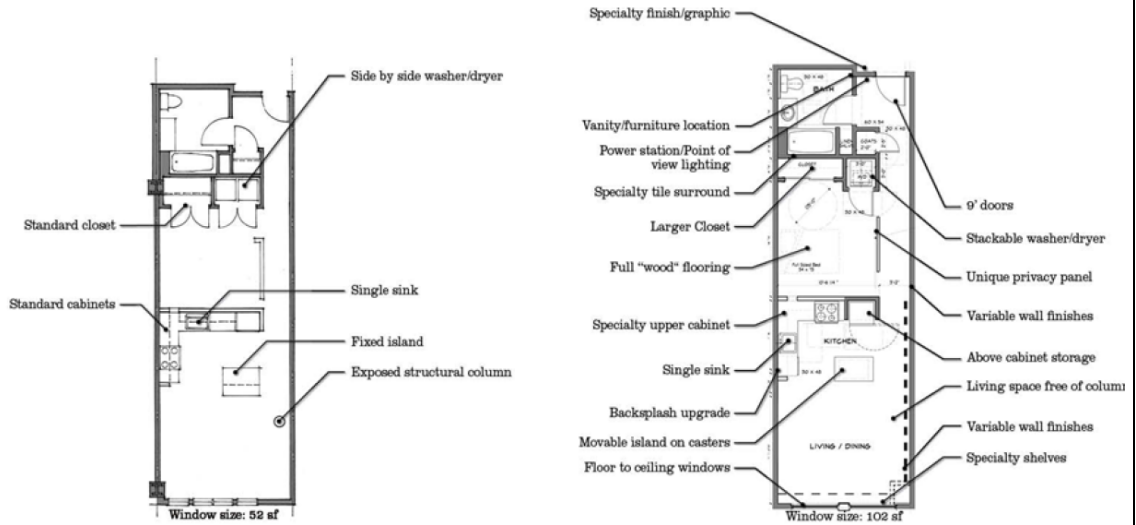
40

Basic Residential Loft Unit.

Millennial Loft Residential Unit

April 15, 2014

Key Elements..



Blue Back Square Unit.

Updated Quiney Unit.

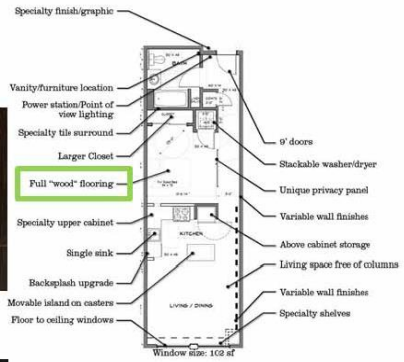
41

Basic Residential Loft Unit.
Millennial Loft Residential Unit

April 15, 2014

Key Elements..

Full wood floors.



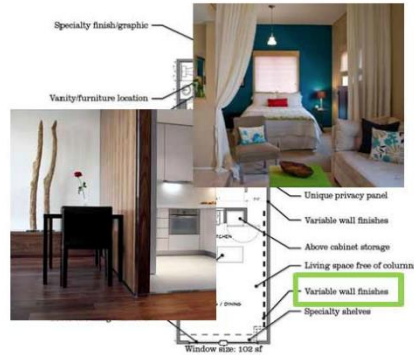
42

Basic Residential Loft Unit.
Millennial Loft Residential Unit

April 15, 2014

Key Elements..

Amenity walls.



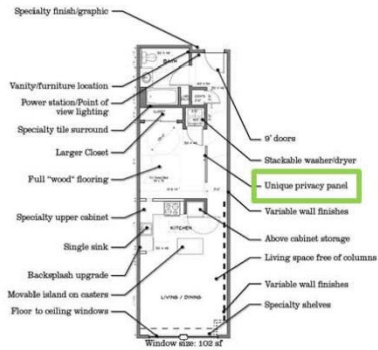
43

Basic Residential Loft Unit.
Millennial Loft Residential Unit

April 15, 2014

Key Elements..

Privacy screens/flexible space.



44

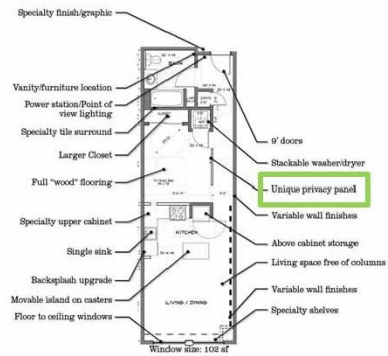


Basic Residential Loft Unit.
Millennial Loft Residential Unit

April 15, 2014

Key Elements..

Privacy screens/flexible space.



45



Basic Residential Loft Unit.

Millennial Loft Residential Unit

April 15, 2014

Key Elements..

Best tech.



Basic Residential Amenities.

Millennial Residential Lofts

April 15, 2014

The Campus..



47

Basic Residential Amenities.

Millennial Residential Lofts

April 15, 2014

The Common Lounge..



48

Basic Residential Amenities.

Millennial Residential Lofts

April 15, 2014

The Seventh Floor.



49

Basic Residential Units

Unit Types and Sizes

Local Comps.

UNIT SIZE ANALYSIS		Studio Size (SF)	1BR Size (SF)	2BR Size (SF)
AVALON WILLOW	MAMARONECK	322	322	1,135
ONE CITY PLACE AT CITY CENTER	WHITE PLAINS	809	809	1,124
BANK STREET COMMONS PH I	WHITE PLAINS	750	750	1,055
AVALON ON THE SOUND	NEW ROCHELLE	700	700	1,065
AVALON ON THE SOUND EAST	NEW ROCHELLE	725	725	1,176
THE AVALON	BRONXVILLE	849	849	1,212
Mean		465	793	1,140








BBS Loft.
675 nsf
40%

OR

Quincy Loft.
755 nsf
40%

Studio.
436 nsf
20%

Typ. 1BR.
676 nsf
20%

Typ. 2BR.
908 nsf
20%

Loft Product.
10'6" flr to clg
open concept

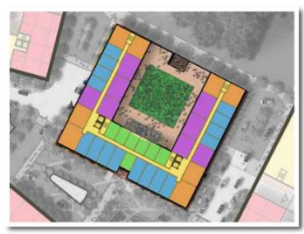
Standard Product.
9'6" flr to clg
master suite concept



Residential Unit.

Port Chester, NY

Unit Types and Sizes



RUTGERS UNIVERSITY CENTER FOR URBAN POLICY RESEARCH
ANALYSIS OF PUBLIC SCHOOL AGED-CHILDREN

	Unit Type %	Unit Count	Public School Aged-Children Per Unit by Unit Type					Project Total
			K-2	3-6	7-9	10-12	Total/Unit	
Loft units	40%	200	-	-	-	-	-	-
Studios	20%	100	-	-	-	-	-	-
1 BR	20%	100	0.02	0.02	0.01	0.01	0.06	6
2 BR	20%	100	0.05	0.05	0.04	0.03	0.16	16
Total unit count		500	0.07	0.07	0.05	0.04	0.22	22



UNITED HOSPITAL SITE

Port Chester, NY

April 15, 2014



SUMMARY.

Program Components.

A New Neighborhood of Uses

April 15, 2014

Market-Based Uses.

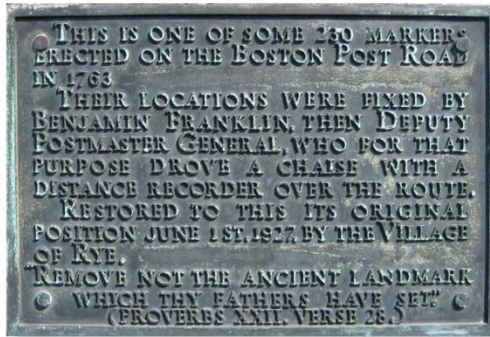


Location	Use	Zoning	Rentable gsf	Dwelling Units nrsg	Parking	Floors
Block A Senior Residential	Senior Residential		207,000	180,000	230 @ 780 nsf	75 surface 6 (5 over retail)
	Street Retail		10,000	10,000		50 garage
	Pavilion Retail		2,500	2,500		
Subtotal			219,500	192,500	230 du	125 spaces
Block B Millennial Residential	Millennial Residential		175,000	150,000	200 @ 750 nsf	20 surface 6 (5 over retail)
	Street Retail		12,000	12,000		130 garage
			187,000	162,000	200 du	150 spaces
Subtotal			187,000	162,000	200 du	150 spaces
Block C Millennial Residential	Loft Apartments		265,000	225,000	300 @ 750 nsf	90 surface 6 (5 over retail)
	Street Retail		13,000	13,000		330 garage
	Boston Post Retail		15,000	15,000		
Subtotal			293,000	253,000	300 du	420 spaces
Block D Wellness/ Medical Office	Wellness Office		117,000	100,000	NA	20 surface 5 (4 over retail)
	Street Retail		20,000	20,000		375 garage
	Pavilion Retail		1,500	1,500		
Subtotal			138,500	121,500	-	395 spaces
Block E Hotel	Hotel		97,000	97,000	135 @ 719 gsf	80 surface 6 (5 over retail)
	Street Retail		6,000	6,000		
	Boston Post Retail		10,000	10,000		
Subtotal			113,000	113,000	-	80 spaces
Total			951,000		285 surface	885 garage
					1,170 spaces	
	Hotel		97,000	97,000	135 rms	
	Office		117,000	100,000		
	Millennial Residential		440,000	375,000	500 du	
	Senior Residential		207,000	180,000	230 du	
	Retail		90,000	90,000		
			951,000	842,000	730 du	
Additional Office	Professional Office		100,000	91,000	NA	4 additional
Additional Total			1,051,000	933,000		
1.6 FAR			1,060,000			



UNITED HOSPITAL SITE
Port Chester, NY

April 15, 2014



999 HIGH STREET.

999 High Street.

Redeveloping the Residential Tower

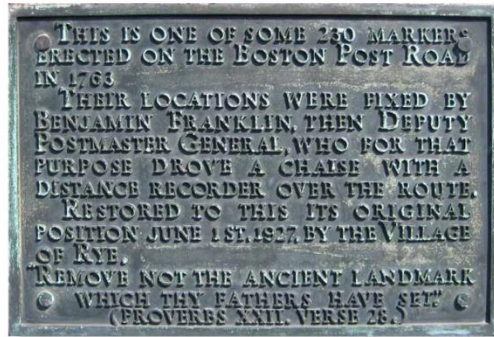
Market-Based Uses.

April 15, 2014



UNITED HOSPITAL SITE
Port Chester, NY

April 15, 2014



THANK YOU.

Trustee Comments following the presentation:

Trustee Brakewood thanked Mr. Narva for the excellent presentation. He thanked Starwood for listening to the community for what they want to see on this site. This is truly mixed use. He commented we have a vision and a proposal that is well worth studying.

Trustee Terenzi echoed Trustee's Brakewood comments. This is quite a difference from the original 820 units. This is what the Village wanted.

Trustee Marino commented there is a great difference between where we started with the 800+ units and now. It is something the Village wants with mixed use.

Trustee Adams commented that people who live near the site say it is promising with the medical facility, the senior facility. He commented he would like to hear from the people of the Village before anything is made final.

Mr. Narva commented that the Street-Works and Starwood have come together with mixed use. I think a lot of people really didn't understand mixed use.

Public Comments following the presentation:

Ms. Goldie Solomon commented she is in favor of the hotel and commercial in that area, but with residential we will have too many children going to our schools. You should not have 500 residential.

Ms. Bailey-Reavis commented on the enlightening presentation. There are two issues: where is the medical part of the project going to be located, and also where the parking is. Mr. Narva commented that every aspect of the project will be reviewed.

Mr. Richard Hyman commented on the poor people of Port Chester. Not one word indicated that there are currently people living at 999 High Street. The residents are just going to be evicted. Shame on Port Chester and Starwood if these residents are put out on the street. Mr. Hyman is in favor of a development but not at the expense of the residents who live there now. The petition for a zoning amendment is incomplete. Mr. Narva commented the traffic generated would not be any greater than if the hospital were there.

Attorney Tony Gioffre commented this is a plan and we will have a full environmental assessment before this process moves forward.

Rev. Bruce Baker commented that he is glad Starwood has come up with a plan that was started seven years ago. My hope from this board is that whatever happens to 999 High Street that you will not lose 144 units of affordable housing.

Ms. Bea Conetta commented that United Hospital was a real loss to the Village. On Starwood's presentation of 730 units, I wish they would reverse it and have more senior and wellness center units. The 100 two-bedroom units will mean more children in our schools.

Ms. Granada commented on her concerns of displacing the residents of 999 High Street and the number of children this will bring to our schools.

Ms. Dina Goren commented on the Dog Park which will be adjacent to the property.

Mr. Richard Abel commented on the good presentation. Besides children in the school, this project comes down to money. When do the numbers show up? Mr. Nova said there is a process and a very specific timeline with a draft of an environmental impact statement. This mixed program is about the right density for this site. There will be new zoning for this site.

Ms. Anne Capeci, President of the Port Chester Board of Education commented they met on the hospital site. She would like Starwood to make the same presentation at a Board of Education meeting and let the Board of Ed ask questions.

Ms. Marino commented on the presentation and keeping things simple. Because of the proximity to I95 we have a lot of people coming to the Village to perform crimes. One of her concerns was the dense population, would you have security or be depending on the Port Chester Police. Mr. Narva commented that her concerns are the same as the concerns of the developer. Part of the process is the impact on the services of the Village. Ms. Marino commented on the health care part of the process. We need a place that is an alternative for an emergency room. We need a 24-hour walk in center.

Ms. Sileo thanked the Board and Starwood for listening to the residents of Port Chester.

Mr. Frank Ferrara commented he would like to see the financials. We need something on that site that makes sense. Starwood brought something that works for them and for the Village. The kind of project put up by Starwood will take Port Chester forward.

Trustee Terenzi commented that 999 High Street was built for workers in the hospital. They had a subsidized rent. It has never paid taxes.

Trustee Brakewood commented this is a non-homestead development. He also commented that affordable housing will be looked into for the current residents of 999 High Street. This building is currently 30% occupied.

Mayor Pagano commented that there will be many public hearings on this project and that it will be 2016 before we ever put a shovel in the ground.

RESOLUTION

ACCEPTANCE OF AMENDED PETITION FOR CONSIDERATION OF ZONING TEXT AND MAP CHANGE RELATING TO THE PROPOSED REDEVELOPMENT OF THE FORMER UNITED HOSPITAL PROPERTY AND TO COMMENCE THE STATE-MANDATED ENVIRONMENTAL REVIEW PROCESS

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

WHEREAS, on November 19, 2012, the Board of Trustees (herein referred to as “Board”) accepted the petition of PC406 BPR, LLC (the “Applicant”) for proposed zoning text and map amendments to the Village Code, Chapter 345, relating to the proposed redevelopment of approximately 14.15 acres of land located at 406 Boston Post Road, specifically designated as Section 141.52, Block 1, Lot 2 and Section 141.52, Block 1, Lot 2.4 in the Village of Port Chester, consisting of a portion of the former United Hospital site, which proposed redevelopment would be for 820 units of housing and 20,000 square feet as part of a mixed residential/office and commercial use development (herein referred to as “Original Petition”); and

WHEREAS, the Board did not proceed to undertake review of the Original Petition under the State Environmental Quality Review Act (SEQRA); and

WHEREAS, on April 17, 2014 the Applicant duly filed an amended petition that includes the parcels located at 406 Boston Post Road, specifically designated as Section 141.52, Block 1, Lot 2 and Section 141.52, Block 1, Lot 2.4 in addition to the parcel located at 999 High Street, specifically designated as Section 141.52, Block, 1, Lot 2.1 which seeks a text amendment to Village zoning regulations (Southern Gateway Mixed Use Overlay District) and a modification of the Village's Official Zoning Map, or, if the Board of Trustees does not adopt the conceptual Overlay District, a text amendment to the Village Zoning regulations, which modifies Article XI Planned Mixed Use District of the existing Zoning Regulation (Section 345-62) with supporting documents requesting that the Board

place the matter on the Board’s agenda for consideration (herein referred to as “Amended Petition”); and

WHEREAS, the Amended Petition states the Applicant’s intention to bring a new mixed-use neighborhood to Port Chester that features a unique retail-based destination public place where people can live, work, stay and shop while offering a new high quality streetscape that is designed to engage the street along the Site’s frontage on Boston Post Road and create an inviting and safe pedestrian experience; and

WHEREAS, the Amended Petition differs in significant respect from the Original Petition as follows:

- Significant decrease in the number of unrestricted residential units
- Unrestricted residential units marketed to “Millenials” (born 1982 to present), featuring predomination studios and one-bedrooms units
- Provision for age-restricted housing units
- Commercial square footage increase to approximately 90,000 square feet of retail space, a hotel consisting of 138 rooms, and between 100,000 and 200,000 square feet of market-based office space geared towards accommodating wellness and out-patient medical uses
- Pedestrian access throughout the site with enhanced connection to Abendroth Park
- Substantial public places and open space areas

WHEREAS, the Board further finds that the determination to accept the Amended Petition is entrusted to the Board’s sole discretion; and

WHEREAS, this amended petition supersedes the May 18, 2012 petition for certain amendments to zoning regulations; and

WHEREAS, the Board has been further advised that the SEQRA process requires public comment and review, especially in regard to the public scoping session used to establish the foundation for the preparation of the environmental impact statement; and now therefore be it

RESOLVED, that the Village of Port Chester Board of Trustees accepts the Amended Petition as presented for consideration; and be it further

RESOLVED, the Board finds that the Amended Petition is a Type 1 Action pursuant to NYCRR 617 of the SEQRA regulations; and be it further

RESOLVED, that the Board of Trustees hereby gives notice of its intent to be Lead Agency for the purpose of reviewing the Amended Petition and any necessary related land use approvals; and that this Notice of Intent, the Amended Petition and

exhibits thereto, including the Environmental Assessment Form, be circulated to the following Involved Agencies and Interested Agencies:

Involved Agencies

William Hume, Chairman
Architectural Review Board
Village Hall
222 Grace Church Street
Port Chester, N.Y. 10573

Michael Scarola, Chairman
Port Chester Planning Commission
Village Hall
222 Grace Church Street
Port Chester, N.Y. 10573

Melissa Slater
New York State Department of Transportation
4 Burnett Boulevard
Poughkeepsie, N.Y. 12603; and be it further

William Villanova, Chairman
Port Chester Zoning Board of Appeals
Village Hall
222 Grace Church Street
Port Chester, N.Y. 10573

Interested Agencies

Ruth Pierpont
New York State Division for Historic Preservation
New York State Office of Parks, Recreation & Historic Preservation
Peebles Island State Park
P.O. Box 189
Waterford, NY 12188-0189

City of Rye
Christian Miller, City Manager
City Hall
1051 Boston Post Road
Rye, NY 10580

Department of Environmental Conservation
Office of Communication Services
625 Broadway
Albany, NY 12233-4500

County Department of Health
145 Huguenot St., 8th Fl.
New Rochelle, NY 10801

Village of Rye Brook
Christopher Bradbury, Village Manager
Village Hall
938 King St, Rye Brook

Edward A. Klizus, Ph.D., Superintendent of Schools
Port Chester Rye Brook Union Free School District
390 N Ridge St, Port Chester

Westchester County Planning Board
Jeremiah Lynch, Chairman
148 Martine Avenue
White Plains, NY 10601

Or other potential Interested and/or Involved Agencies as identified by the Village.

Approved as to form:

Anthony M. Cerreto, Village Attorney

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Marino and Mayor Pagano.

NOES: None.

ABSENT: Trustees Kenner and Ceccarelli.

DATE: April 21, 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. Goldie Solomon commented that we don't need any more residential property. We have a new project going up on Willett Avenue and on Abendroth Avenue.

Mr. Frank Ferrara commented on a member who was up for elevation from an alternate to a member on the Planning Commission the Board and the BOT did not elevate the status. There are no women on the Planning Commission.

Ms. Bea Conetta commented on her determination to change the amnesty program. She commented the Building Department voided letters of CO because they are not legal documents. When they were issued they were legal. The amnesty program started off on a good foot and turned into a nightmare.

Ms. Andrea Granada commented that she agreed with Ms. Conetta and the Building Department. Sheds are missing from the Complaint Tracker. I have had a petition and have not heard on that. The Amnesty program needs looking at.

Village Manager Steers showed a picture of the Complaint Tracker that showed the sheds on the tracker.

Mr. Abel commented on the correspondence on the agenda re the mile marker on the Boston Post Road. He commented on the Metro North Railroad getting summonses from New York State for the non-removal of snow. Attorney Cerreto commented the Village will maintain its position.

Trustee Brakewood commented that we have three applicants and two positions. We would like to interview all three applicants before we decide who sits where.

REPORTS

Director of Planning and Development Christopher Gomez updated the Board on the Village of Port Chester 2014-2016 Strategic Plan.

RESOLUTIONS

RESOLUTION #1

IMPOSING NEW PARKING REGULATIONS ON NORTH PEARL STREET

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

WHEREAS, the 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	30 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] <u>45</u> 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:

Anthony M. Cerreto, Village Attorney

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi and Mayor Pagano.

NOES: Trustee Marino.

ABSENT: Trustees Kenner and Ceccarelli.

DATE: April 21, 2014

RESOLUTION #2

AUTHORIZING THE EXECUTION OF AN AGREEMENT TO SUPPORT THE PORT CHESTER-RYE BROOK CHAMBER OF COMMERCE BANNER PROGRAM

On motion of TRUSTEE ADAMS, seconded by TRUSTEE MARINO, the

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

WHEREAS, the Port Chester-Rye Brook Chamber of Commerce has a long-standing successful banner program in cooperation with the Village of Port Chester; and

WHEREAS, the program provides for banners to be attached to the Village’s light-poles on the main thoroughfares which will have a uniform display with the name of a participating merchant as well as the Chamber of Commerce logo and Village of Port Chester official seal; and

WHEREAS, as a self-funded organization, the banner program is essential to the Chamber’s continuing successful operations on behalf of the Village of Port Chester; and

WHEREAS, the banner program will further the Village’s efforts to establish a community “brand” so as to establish a clear, sustainable point of distinction, provide the foundation for further economic development, and instill a strengthened sense of civic pride; and

WHEREAS, the parties desire to formalize their processes with regard to the program .Now, therefore, be it

RESOLVED, that the Village Manager be and is hereby authorized to enter into an agreement with the Port Chester-Rye Brook Chamber of Commerce for the Banner Program in the form annexed.

Approved as to Form:

Anthony M. Cerreto, Village Attorney

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Marino and Mayor Pagano.

NOES: None.

ABSENT: Trustees Kenner and Ceccarelli.

DATE: April 21, 2014

RESOLUTION #3

IMPOSING NEW PARKING REGULATIONS ON PURITAN DRIVE

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

WHEREAS, the Board of Trustees has received the favorable recommendation of the Traffic Commission to make new parking restrictions on PURITAN DRIVE to provide for a no parking zone and thereby increase visibility or turning cars and street width for emergency vehicles; 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>
	...		
Add:	Puritan Drive	East	From Glen Avenue north for a distance of 100 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:

Anthony M. Cerreto, Village Attorney

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Marino and Mayor Pagano.

NOES: None.

ABSENT: Trustees Kenner and Ceccarelli.

DATE: April 21, 2014

RESOLUTION #4

Prior to the vote on Resolution 4, Trustee Brakewood commented that restaurants and entertainment are a key industry of the Village. The Village has focused on that and has been very successful. Several years ago we were known as the “unofficial” restaurant capital of Westchester. What would it take to become the “official” capital? You have to declare yourself as the restaurant capital. We have Alba’s, Mario Batali moved to town, and we have several new restaurants. Port Chester is the home to the legendary Capitol Theater, we are home to one of the largest complex movie theaters in Westchester County, home to the Port Chester Council for the Arts and its outstanding theater program, including Shakespeare in the Park, we are home to the nationally recognized Clay Arts Center, we are the home to the award winning pride of Port Chester High School marching band. We have innumerable bars and restaurants offering entertainment under our new entertainment law.

DECLARING PORT CHESTER AS THE RESTAURANT AND ENTERTAINMENT CAPITAL OF WESTCHESTER COUNTY

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 of Port Chester has a large number of well-regarded restaurants serving a diverse menu from all countries and cultures, many of which have received critical acclaim; and

WHEREAS, the Village also has many places of entertainment, which also play an important niche in the Village’s retail mix; and

WHEREAS, the comprehensive plan makes specific reference to the value of such establishments to the Village’s marketing and branding efforts. Now, therefore, be it

RESOLVED, that the Board of Trustees hereby declares the Village of Port Chester to be the “Restaurant and Entertainment Capital of Westchester County.”

Approved as to Form:

Anthony M. Cerreto, Village Attorney

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Marino and Mayor Pagano.

NOES: None.

ABSENT: Trustees Kenner and Ceccarelli.

DATE: April 21, 2014

RESOLUTION #5

APPOINTMENT OF MEMBER TO PLANNING COMMISSION

On motion of TRUSTEE ADAMS, seconded by TRUSTEE MARINO, 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 expiring on 06/16/2016.

APPROVED AS TO FORM:

Village Attorney, Anthony Cerreto

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Marino and Mayor Pagano.

NOES: None.

ABSENT: Trustees Kenner and Ceccarelli.

DATE: April 21, 2014

RESOLUTION #6 (POSTPONE)

APPOINTMENT OF MEMBER TO PLANNING COMMISSION

On motion of TRUSTEE ADAMS, seconded by TRUSTEE MARINO to postpone the vote on resolution Number 6 to the May 5, 2014 meeting.

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Marino and Mayor Pagano.

NOES: None.

ABSENT: Trustees Kenner and Ceccarelli.

DATE: April 21, 2014

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 expiring on 06/16/2014.

APPROVED AS TO FORM:

Village Attorney, Anthony Cerreto

RESOLUTION #7

Mayor Pagano asked for a motion to combine Resolution 7 to 11 for the purpose of casting one vote for the Resolutions.

There being no objection TRUSTEE TERENZI, made a motion, seconded by TRUSTEE MARINO to combine Resolution 7 to 11 for the purpose of casting one vote for the Resolutions of the agenda for the purpose of casting one vote for all the Resolutions.

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Marino and Mayor Pagano.

NOES: None.

ABSENT: Trustees Kenner and Ceccarelli.

DATE: April 21, 2014

REAPPOINTMENT OF MEMBER TO BOARD OF ARCHITECTURAL REVIEW

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

RESOLVED, that WILLIAM HUME of Port Chester New York is hereby reappointed as a member of the Port Chester BOARD OF ARCHITECTURAL REVIEW (BAR), effective immediately with said term expiring on 3/20/2015.

APPROVED AS TO FORM:

Village Attorney, Anthony Cerreto

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Marino and Mayor Pagano.

NOES: None.

ABSENT: Trustees Kenner and Ceccarelli.

DATE: April 21, 2014

RESOLUTION #8

**REAPPOINTMENT OF MEMBER TO
BOARD OF ARCHITECTURAL REVIEW**

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

RESOLVED, that CHARLES HOGE, JR. of Port Chester New York is hereby reappointed as a member of the Port Chester BOARD OF ARCHITECTURAL REVIEW (BAR), effective immediately with said term expiring on 3/20/2015.

APPROVED AS TO FORM:

Village Attorney, Anthony Cerreto

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Marino and Mayor Pagano.

NOES: None.

ABSENT: Trustees Kenner and Ceccarelli.

DATE: April 21, 2014

RESOLUTION #9

**REAPPOINTMENT OF MEMBER TO
BOARD OF ARCHITECTURAL REVIEW**

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

RESOLVED, that ADRIENNE CONCRA of Port Chester New York is hereby reappointed as a member of the Port Chester BOARD OF ARCHITECTURAL REVIEW (BAR), effective immediately with said term expiring on 3/20/2016.

APPROVED AS TO FORM:

Village Attorney, Anthony Cerreto

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Marino and Mayor Pagano.

NOES: None.

ABSENT: Trustees Kenner and Ceccarelli.

DATE: April 21, 2014

RESOLUTION #10

**REAPPOINTMENT OF MEMBER TO
BOARD OF ARCHITECTURAL REVIEW**

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

RESOLVED, that CIRO CUONO of Port Chester New York is hereby reappointed as a member of the Port Chester BOARD OF ARCHITECTURAL REVIEW (BAR), effective immediately with said term expiring on 3/20/2017.

APPROVED AS TO FORM:

Village Attorney, Anthony Cerreto

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Marino and Mayor Pagano.

NOES: None.

ABSENT: Trustees Kenner and Ceccarelli.

DATE: April 21, 2014

RESOLUTION #11

**REAPPOINTMENT OF MEMBER TO
BOARD OF ARCHITECTURAL REVIEW**

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

RESOLVED, that DUANE STOVER of Port Chester New York is hereby reappointed as a member of the Port Chester BOARD OF ARCHITECTURAL REVIEW (BAR), effective immediately with said term expiring on 3/20/2017.

APPROVED AS TO FORM:

Village Attorney, Anthony Cerreto

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Marino and Mayor Pagano.

NOES: None.

ABSENT: Trustees Kenner and Ceccarelli.

DATE: April 21, 2014

RESOLUTION #12

AUTHORIZING AGREEMENT WITH SOUTH EAST CONSORTIUM FOR SPECIAL SERVICES, INC. TO PROVIDE A COLLECTIVE PROGRAM FOR CITIZENS WITH DEVELOPMENTAL DISABILITIES AND SPECIAL NEEDS

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

WHEREAS, the South-East Consortium for Special Services, Inc. provides a special recreation program for citizens with developmental disabilities and special needs through a long-standing agreement with several municipalities in Westchester County; and

WHEREAS, the Village of Port Chester has been a party to this agreement which is up for renewal for calendar year 2014 at the same rate as the 2013 calendar year; and

WHEREAS, the program has successfully provided opportunities to our disadvantaged citizens. Now, therefore, be it

RESOLVED, that the Village Manager be authorized to sign an Inter Agency Agreement with the South East Consortium for Special Services, Inc., with the City of Rye, the Towns of Eastchester, Mamaroneck, Pelham, the Village of Scarsdale, the Town-Village of Harrison, the Villages of Port Chester, Rye Brook and Mamaroneck, to provide a collective program for special recreation services for citizens with developmental disabilities and special needs for the calendar year of 2014; and be it further

RESOLVED, that the contribution in the amount of \$21,829.00 has been appropriated in General Fund line item #001-7310-0455.

APPROVED AS TO FORM:

Village Attorney, Anthony Cerreto

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Marino and Mayor Pagano.

NOES: None.

ABSENT: Trustees Kenner and Ceccarelli.

DATE: April 21, 2014

RESOLUTION #13

**AUTHORIZING A BID TO PURCHASE A MOBILE COMMAND CENTER TO
ENHANCE POLICE DEPARTMENT CAPABILITIES**

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

WHEREAS, the Waterfront Commission of New York Harbor is seeking sealed bids for a Mobile Command Center by April 25, 2014; and

WHEREAS, the Acting Chief of Police has advised that such equipment would enhance Police Department capabilities; and

WHEREAS, the agency's process provides that the bid is binding on the low bidder; and

WHEREAS, should the Village's bid be accepted, the Board would make the requisite transfer of DEA asset forfeiture funds for the purchase. Now, therefore, be it

RESOLVED, that the Acting Chief of Police is hereby authorized to submit a bid to the Waterfront Commission of New York Harbor for a Mobile Command Center in an amount approved by the Village Manager.

Approved as to Form:

Anthony M. Cerreto, Village Attorney

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Marino and Mayor Pagano.

NOES: None.

ABSENT: Trustees Kenner and Ceccarelli.

DATE: April 21, 2014

REPORT OF THE VILLAGE MANAGER

Mr. Steers updated the Board with the following Memorandum:

INITIATIVES:

- 1. VPCIDA:** On Wednesday April 9th, 2014 awarded the contract relating to the RFP for Technical Assistance on Port Chester Public Schools Overcrowding, and Mitigation Analysis Relating to Housing and Economic Growth Potentials. The consultant chosen was Urbanomics, in partnership with BFJ Consulting.

The desired end result is the development of a defensible formula/mitigation charge/strategy per student that would be mandatory for any residential development within the overlay zones and potentially Village wide; now through a

SEQRA process. The fee/mitigation itself would go directly towards mitigating the cost of additional class rooms and perhaps administration as well. The inherent benefit of this methodology: to streamline the SEQRA process, and to standardize how such data is analyzed; thereby removing the uncertainty involved therein.

Attached for your information is the scope of work and associated timelines for the project. Final execution of the agreement is pending review and finalization by IDA counsel.

2. **National Development Council:** NDC and their partners at STV, Inc. have started their analysis. The scope of work and timelines are as follows:

Task 1:

Start-up Phase: STV will develop based upon input provided by NDC and the Board of Trustees, the following items:

- 1) Conceptual cost estimate schematics based upon a preliminary design scheme from January 17, 2014,
- 2) Development of a Financial Pro forma incorporating lease space objectives,
- 3) Development of blocking and costs studies for three alternative development strategies, and (4) Hold at least three meetings with the Port Chester Municipal Center Exploratory Steering Committee.

Timeline:

Draft Report May 2, 2014

Final Report May 18, 2014

Task 2:

Architectural and Operational Program & Investigation: STV will undertake a four component study to be comprised of; Architectural Investigation and Operational Program, Site Investigation, Hazardous Materials Investigation Recommendations, and Geotechnical Investigation strategy.

- (1) *Architectural Investigation and Operational Program* will involve the development of a detailed architectural and operational program which will involve detailed interviews with users and stakeholders, observation of current operations and systems, documentation of major equipment or furnishings to be re-used, development of program narrative, and development of tabular program of requirements.
- (2) *Site Investigation* will involve at a minimum the visual observation of the site area, photographic documentation, documentation of surrounding structural context, preliminary utilities investigation, and analysis of site survey based upon assessment records.

(3) *Hazardous Materials Investigation Recommendations* will involve the development of recommendations for hazardous materials testing and investigation, including the preparation of a scope of work for the detailed investigation.

(4) *Geotechnical Investigation* will at a minimum result in the development of recommendations and a scope of work for further geotechnical analysis should the project proceed beyond the initial preliminary analysis stage as contemplated by Task 1 and Task 2.

Timeline:

Draft Report May 16, 2014

Final Report May 28, 2014

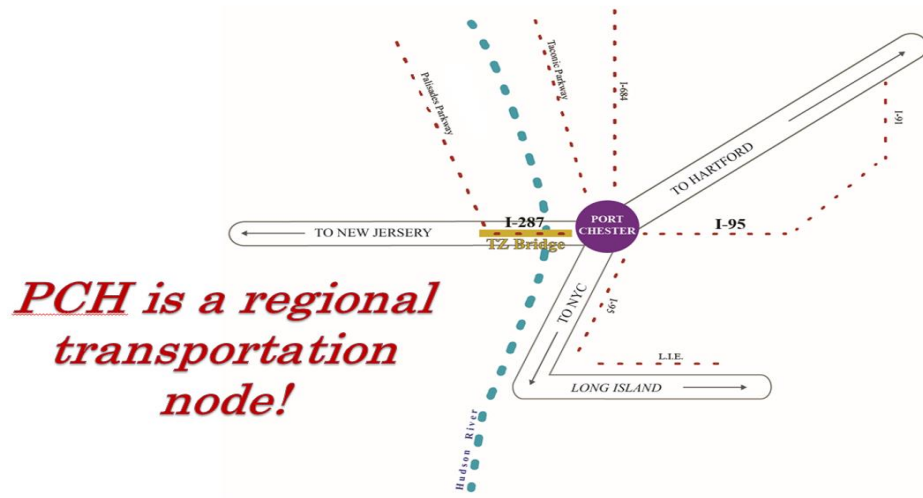
- 3. Strategic Planning:** As you are aware on April 7th, 2014 the Village has adopted its first Economic Development Strategic plan.

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.

REGIONAL CONTEXT



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.

Outcome

The final Strategic Plan was formulated after reviewing federal, state and local development goals and associated funding sources, the Board identified the following five opportunity areas for focus in the 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

OPPORTUNITY AREAS

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



The plan identifies 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). Its focus is on the major elements of the Village’s built environment, including maintenance and enhancement of residential neighborhoods; revitalization of commercial areas and the waterfront; strengthening of industrial areas; improvement of transportation and infrastructure facilities; and identifying opportunities for new development. The strategies, once implemented, are intended to guide development and preservation patterns in a proactive and predictable manner and ultimately realize the Village’s vision for a sustainable and prosperous future.

Strategic Actions

- 1) Opportunity Area #1, 5: IDA awarded Urbanomics contract for school children mitigation formula study at last meeting.
- 2) Opportunity Area #2 - Municipal Center: Follow up conference calls with NDC regarding overview of time frames in terms of deliverable. Financing mechanisms to be further reviewed by consultant. Likely receiving update from NDC end of April for June deadline of BOT to receive NDC presentation of Phases 1-2 and consideration for Phases 3-5.
- 3) Opportunity Areas #1-5: Discussion with Amy Vargas, Hudson Valley Director at Empire State Development Corporation regarding Consolidated Funding Application (CFA) funding resources release date at Mayor’s Redevelopment Roundtable on April 16, 2014 at Pace Land Use Law Center. Once grant funding resources for FY 2014-2015 released, Staff receives more focused direction for application process.

- 4) Special BOT workshop on April 12, 2014 on SEQRA and 345-16 Bonus Height and Floor Area Bonus Program.
- 5) Opportunity Area #5 - United Hospital Site: 406PBR, owner, of former United Hospital Site submitted amended zoning petition on April 17, 2014 proposing intention to bring a new mixed-use neighborhood to Port Chester that features a unique retail-based destination public place where people can live, work, stay and shop while offering a new high quality streetscape that is designed to engage the street along the Site's frontage on Boston Post Road and create an inviting and safe pedestrian experience.

4. Property Condition Study RFP: Again, The data needed to properly evaluate property improvement strategies include: housing and health code violations, structural deficiencies, tax delinquencies, judgment and mechanics liens, mortgage defaults, zoning code violations, etc. Proper assemblage of this data can identify areas within which blight is pervasive or areas of opportunity for rehab, expansion, and improvement of existing buildings. The RFP will call on the consultant to give us criteria for identifying the discrete areas that should be studied based on available strategies and funding as well as the data set that you need to develop a range of strategies including urban renewal, neighborhood revitalization, selective demolition, economically feasible rehabilitation, brownfield remediation, etc. Further, a property condition study would identify areas where energy conservation can be effective through a variety of on-site generation techniques. The RFP is essentially complete pending any necessary legal review.

The Discussion during the Strategic Planning Process indicated that our initial strategies would be the implementation of the Strategic Plan thereby effectuating the desired economic revitalization as growth expands from the five ‘Opportunity Areas’ into the surrounding areas.

ACTIONS:

Budget: The Village Manager’s Tentative Budget has been completed and submitted to the BOT. Four meetings / budget workshops have been scheduled by resolution and the meetings continue until the adoption of the Final Budget on or about April 28th.

PROJECTS:

1. **Town of Rye Move:** The Town of Rye bid specifications were completed and bid responses reviewed. All bids apparently are excessively high. Follow up discussions to be held with the Town on status.
2. **350 North Main Street:** The proposed capital improvements to the building continue to move forward.

- Again, the evidence room build out is underway. Demolition in progress and evidence inventory is underway.

- **PROJECT TARGET SCHEDULE**

1. *Confirm preliminary design and scope* *February 6*

COMPLETE

2. *Prepare bid document plans and specs* *3 weeks* *Feb 6 – Feb 27*

COMPLETE

3. *Bidding, Building Permit approval* *1 week* *Feb 28 – Mar 7*

COMPLETE

4. *Bid evaluation, Contract award,*

Note: only one bidder submitted a bid. The bid is in excess of 300K. Feasibility of annex expansion is now improbable due to apparent costs. Project has been realigned with the majority of all interior demolition/construction/and finish work being done in house with the exception of the Asbestos remediation. Secondary bidding to done for necessary electrical and mechanical work. Remaining funds will be directed towards the exterior weatherization and brick face/pointing work. Bid pending on same.

5. Interior Construction 11 weeks March 17 – May 31*

Demolition by Village staff. *1 week* *COMPLETE.*

*Court offices tentatively complete by May 31st.

PENDING

3. Pay Station / Meters: All new batteries have been received installation underway. Immediate improvement has been realized. Research is underway relating to costing out pay station shelters for installation where needed. Further update by Mr. Ameigh at this meeting.

4. Westchester Avenue Intersection Improvements: Again the project is projected to be substantially complete by 4/30. Staff has requested a final “Punch List” on any outstanding construction items, prior to authorizing the release of a current draw down request from Verde.

PRIORITIES

- 1. Sewer Rent:** Staff continues to work very closely with United Water on the implementation and we maintain almost daily contact in order to maintain our implementation deadlines. As we move forward with said implementation it is important to note that as part of the process the Village need so do significant outreach to the community. Information went out in the recent Village Newsletter and a secondary post card notice was sent out this past week. Further there is a “Town Hall” meeting schedule at the Senior Center for Wednesday April 30th, at 4:30. United Water has almost completed system testing; tentative first billing is May 19th.
- 2. Bulkhead:** Working with various costal engineers / contractors for additional insight into the feasibility of DEC suggestions. Preliminary analysis by Al Waller indicates that the conceptual design is feasible within limits. Steel sheet pile is still recommended with a cantilevered walkway with revetment/rip-wrap limited to non-structural support (for habitat creation only). Rough cost estimate should be received shortly.

DISCUSSIONS

RFP for “Property Condition Study.”

Trustee Terenzi commented that this should be pulled and discussed at a later date.

Acquiring the services of an outside payroll company.

Trustee Terenzi commented that in light of what happened with the Fire Department a few years ago, he would like to get proposals. It would free up the time of the person who handles payroll now. It would take about 6 months to set up the program. Village Manager Steers has reached out to see who is using the biometric payroll. He expects to have a report back to the Board by the second meeting in May.

CORRESPONDENCES

From La Placita Supermarket requesting permission to have a community outreach event at 155 North Main Street on May 4, 2014 from 10:00 a.m. to 3:00 p.m.

The Board referred the correspondence to staff.

From Rye Town Youth Football & Cheerleading requesting permission to place a sign in Messina Park from May 25, 2014 through June 8, 2014.

The Board referred the correspondence to staff.

From Eleanor Militana, Rye City Manager, regarding mile marker located in the front of the property formerly owned by United Hospital along Boston Post Road.

The Board referred the correspondence to staff.

From Jerry Terranova and the Park Commission regarding parking at Abendroth Park.

The Board referred the correspondence to staff.

From Attorney Michael F. Keesee regarding the renewal of the contracts of Gail Letizia, and Olga Hurtado.

The Board accepted the correspondence.

From Mark Mannix, Senior Director, Corporate & Public Affairs for Metro-North Railroad.

The Board referred the correspondence to staff.

From the Traffic Commission requesting parking on Pearl Street at Westchester Avenue.

The Board accepted the correspondence.

From the Traffic Commission requesting amendments to Section 319 of the Village Code.

The Board accepted the correspondence.

From American Legion Requesting \$1,000 for 2014 Memorial Day Ceremonies and Parade

The Board accepted the correspondence.

Add-on Correspondence

During the correspondence section of the meeting, Village Clerk asked Mayor Pagano to add-on a correspondence that was accidentally omitted from today's agenda.

There being no objection TRUSTEE MARINO, made a motion to add-on the correspondence, seconded by Trustee TERENCE, the motion did not received a unanimous vote of those present and was defeated.

ROLL CALL

AYES: Trustees Adams, Terenzi and Marino.

NOES: Trustee Brakewood.

RECUSE: Mayor Pagano

ABSENT: Trustees Kenner and Ceccarelli.

DATE: April 21, 2014

MINUTES

Minutes from April 7, 2014.

Mayor Pagano asked for a motion to table the minutes of April 7, 2014 to next meeting on April 22, 2014.

There being no objection TRUSTEE MARINO, made a motion, seconded by TRUSTEE ADAMS, to table the minutes of April 7, 2014 to next meeting on April 22, 2014

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Marino and Mayor Pagano.

NOES: None.

ABSENT: Trustees Kenner and Ceccarelli.

DATE: April 21, 2014

Minutes from April 8, 2014.

On motion of Trustee MARINO, seconded by Trustee ADAMS, The Board of Trustees accepted the minutes of April 8, 2014.

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Marino and Mayor Pagano.

NOES: None.

ABSENT: Trustees Kenner and Ceccarelli.

DATE: April 21, 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:

Public Comments:

Mr. Frank Ferrara apologized for getting out of line tonight.

Board Comments:

Trustee Adams commented he was impressed with the Starwood presentation. He would like two or three of the Boards and Commissions to come before the next Board during Presentations to explain their work.

Trustee Brakewood commented that Starwood is a long time coming. The project has come a long way. We have a lot of work to do.

Trustee Terenzi commented he looks forward to finalizing the budget.

Trustee Marino commented we are going in the right direction with United Hospital. There is still a lot of work to do.

MOTION FOR EXECUTIVE SESSION

At 11:11 p.m., on motion of TRUSTEE MARINO, seconded by TRUSTEE BRAKEWOOD the Board adjourned into an executive session regarding the Village Manager's Employment Agreement Renewal.

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Marino, and Mayor Pagano

NOES: None.

ABSENT: Trustees Kenner and Ceccarelli.

DATE: April 21, 2014

Present in addition to the Board of Trustees, was Village Manager, Christopher Steers; Village Clerk.

No action was taken in executive session.

At 11:30 p.m., a motion to come out of executive session was made by TRUSTEE ADAMS, seconded by TRUSTEE BRAKEWOOD, the Board of Trustees closed the executive session.

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Marino, and Mayor Pagano

NOES: None.

ABSENT: Trustees Kenner and Ceccarelli.

DATE: April 21, 2014

At 11:30 p.m., on motion of TRUSTEE ADAMS, seconded by TRUSTEE MARINO, the meeting was closed.

ROLL CALL

AYES: Trustees Adams, Brakewood, Terenzi, Marino and Mayor Pagano.

NOES: None.

ABSENT: Trustees Kenner and Ceccarelli.

DATE: April 21, 2014

Respectfully submitted,

Janusz R. Richards
Village Clerk