

## MEETING HELD JUNE 23, 2014

A meeting of the Board of Trustees of the Village of Port Chester, New York, was held on Monday, June 23, 2014, in the Village Justice Courtroom, 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.

Also present were Village Manager, Christopher Steers; Deputy Village Clerk, Vita Silio; Village Attorney, Anthony Cerreto; Village Treasurer, Leonie Douglas; Director of Planning and Development Christopher Gomez; Christopher Ameigh Administrative Aide to the Village Manager, Village Planner Jessica Youngblood; Attorney Mark A. Chertok and Village Engineer, Dolph Rotfeld.

On motion of TRUSTEE CECCARELLI, seconded by TRUSTEE ADAMS the meeting was declared opened at 6:07 p.m.

### **Roll Call**

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

**NOES:** None.

**ABSENT:** None.

**DATE:** June 23, 2014

### **Motion to Add-On a Resolution**

Mayor Pagano asked for a motion authorizing Village Manager to notify Westchester County Department of Human Resources with regard to promotional opportunities in the police department

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

### **ROLL CALL**

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

**NOES:** None.

**ABSENT:** None.

**DATE:** June 23, 2014

**RESOLUTION - (ADD-ON) - (TABLED TO 6/24/2014)**

AUTHORIZING VILLAGE MANAGER TO NOTIFY WESTCHESTER COUNTY  
DEPARTMENT OF HUMAN RESOURCES WITH REGARD TO PROMOTIONAL  
OPPORTUNITIES IN THE POLICE DEPARTMENT

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

On motion of TRUSTEE MARINO, seconded by TRUSTEE BRAKEWOOD, to table the vote on the add-on resolution to the June 24, 2014 meeting.

**ROLL CALL**

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

**NOES:** None

**ABSENT:** None

**DATE:** June 23, 2014

WHEREAS, the Board wishes to provide for promotional opportunities for the positions of Lieutenant and Captain in the Police Department; and

WHEREAS, the Village has the discretion of limiting the promotional field for these positions; and

WHEREAS, the Board has given due consideration of its options as to what is in the best interest of the Police Department. Now, therefore, be it

RESOLVED, that the Board of Trustees, acting in its capacity of a Board of Police Commissioners, hereby determines the promotional field for the upcoming civil service examinations offered by the County of Westchester to be as follows:

-with regard to the position of Lieutenant, it be opened to individuals who immediately preceding the date of examination have one year of permanent competitive class status as a Police Sergeant with the Village of Port Chester

-with regard to the position of Captain, it be opened to individuals who immediately preceding the date of examination have one year of permanent competitive class status as a Police Lieutenant with the Village of Port Chester; and it further

RESOLVED, that the Village Manager is authorized and directed to notify the County Commissioner of Human Resources of this determination and take such appropriate action as may be required to implement same.

## **CORRESPONDENCES ADD-ON**

*From Port Chester-Rye Brook-Town of Rye Independence Day Committee requesting financial support from the Village.*

The Board referred the correspondence to staff.

## **WORK SESSION**

### ***Starwood/United Hospital Workshop***

Attorney Mark A. Chertok gave an overview on the scoping process regarding the pc406 BPR LLC and pc 999 High Street Corp to consider zoning text and map amendments related to a proposed southern gateway mixed use overlay district or a modification to the existing PMU planned mixed use district to permit the development of the former United Hospital site and 999 High Street for mixed multi-family residential and commercial development.

Following the presentation the Mayor Pagano asked for a motion to recess until 7:00PM. At which time the Public Hearing will start as scheduled.

On motion of TRUSTEE TERENCE, seconded by TRUSTEE ADAMS, to recess the meeting until 7:00 PM was adopted by the Board of Trustees of the Village of Port Chester, New York.

### **Roll Call**

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

**NOES:** None.

**ABSENT:** None.

**DATE:** June 23, 2014

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

Public Hearing to consider scoping document submitted on behalf of pc406 BPR LLC and pc 999 High Street Corp to consider zoning text and map amendments related to a proposed southern gateway mixed use overlay district or a modification to the existing PMU planned mixed use district to permit the development of the former United Hospital site and 999 High Street for mixed multi-family residential and commercial development.

The following Public Notices were duly published in the Journal News and the Westmore News on **June 6**, 2014 certified by **Cecilia Hernandez**, Principal Clerk of the Journal News and **Angelina Brescia**, Office Manager of the Westmore News

**PUBLIC NOTICE  
VILLAGE OF PORT CHESTER**

**PUBLIC HEARING TO CONSIDER SCOPING DOCUMENT  
SUBMITTED ON BEHALF OF PC406 BPR LLC AND PC 999 HIGH  
STREET CORP TO CONSIDER ZONING TEXT AND MAP  
AMENDMENTS RELATED TO A PROPOSED SOUTHERN  
GATEWAY MIXED USE OVERLAY DISTRICT OR A  
MODIFICATION TO THE EXISTING PMU PLANNED MIXED USE  
DISTRICT TO PERMIT THE DEVELOPMENT OF THE FORMER  
UNITED HOSPITAL SITE AND 999 HIGH STREET FOR MIXED  
MULTI-FAMILY RESIDENTIAL AND COMMERCIAL  
DEVELOPMENT**

NOTICE IS HEREBY GIVEN that the Board of Trustees of the Village of Port Chester, New York, will hold a public hearing on June 23, 2014 at 7:00PM or as soon thereafter in the Village Justice Court Courtroom, 350 North Main Street, Port Chester, New York, to consider the draft scoping document submitted by PC406 BPR LLC and PC 999 High Street Corp. (together the “Applicant”) for the preparation of a draft environmental impact statement (DEIS) pursuant to the State Environmental Quality Review Act (SEQRA) regulations regarding proposed zoning map and text amendments to the Village Code, Chapter 345, relating to a proposed Southern Gateway Mixed Use Overlay District, or in the alternative, to a text amendment modifying Article XI of the existing Zoning Regulation, Section 345-62. The proposed Southern Gateway Mixed Use Overlay District would include the PMU Planned Mixed Use District and the CD Design Shopping Center District on the Boston Post Road corridor.

The Applicant seeks to develop the former United Hospital site at 406-408 Boston Post Road and 999 High Street (“Subject Property”) to facilitate the following proposed development scheme: a mixed, multi-family residential and commercial development, consisting of 500 dwelling units designed to appeal to “Millennial” or young, childless working professionals; 230 age-restricted dwelling units; 90,000 square feet of retail space; an approximate 138-room hotel; and between 100,00 and 200,000 square feet of market-based office space geared towards accommodating wellness and out-patient medical uses.

Interested persons are invited to attend and will be afforded the opportunity to be heard at this time. A copy of the submitted zoning petition and draft scoping document are available at the Village Clerk’s office or online at the Village website: [http://www.portchesterny.com/Pages/PortChesterNY\\_Starwoodsite/starwood](http://www.portchesterny.com/Pages/PortChesterNY_Starwoodsite/starwood).

Date: June 6, 2014

/s/ JANUSZ R. RICHARDS

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

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

**ROLL CALL**

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

**NOES:** None.

**ABSENT:** None.

**DATE:** June 23, 2014

This Public Hearing was transcribed by a court reporter. The following is the transcription of the Public Hearing as transcribed by Dianne Hillman.

“PUBLIC HEARING TO CONSIDER SCOPING  
DOCUMENT SUBMITTED ON BEHALF OF PC406 BPR LLC AND  
PC 999 HIGH STREET CORP TO CONSIDER ZONING TEXT  
AND MAP AMENDMENTS RELATED TO A PROPOSED SOUTHERN  
GATEWAY MIXED USE OVERLAY DISTRICT OR A MODIFICATION  
TO THE EXISTING PMU PLANNED MIXED USE DISTRICT TO  
PERMIT THE DEVELOPMENT OF THE FORMER UNITED HOSPITAL  
SITE AND 999 HIGH STREET FOR MIXED MULTI-FAMILY  
RESIDENTIAL AND COMMERCIAL DEVELOPMENT

PUBLIC HEARING  
VILLAGE OF PORT CHESTER

BEFORE: MAYOR NEIL J. PAGANO

and

BOARD OF TRUSTEES

HELD AT: VILLAGE JUSTICE COURT COURTROOM  
350 North Main Street  
Port Chester, New York

ON: June 23, 2014

AT: 7:00 P.M.

SOUND REPORTING SERVICE  
411 Theodore Fremd Ave., St. 206-So., Rye, New York 10580  
914-925-0500

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APPEARANCES:

MAYOR NEIL J. PAGANO

BOARD OF TRUSTEES:

GREGORY ADAMS

DANIEL U. BRAKEWOOD

SAVERIO L. TERENCE

GENE CECCARELLI

JOSEPH D. KENNER

LUIS MARINO

DEPUTY VILLAGE CLERK VITA SILEO

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APPEARANCES (CONTINUED:)

ANTHONY CERRETO, ESQUIRE  
ATTORNEY FOR VILLAGE OF PORT CHESTER

MARK A. CHERTOK, ESQUIRE  
SPECIAL COUNSEL FOR  
VILLAGE OF PORT CHESTER

CHRISTOPHER STEERS, VILLAGE MANAGER

DOLPH ROTFELD, VILLAGE  
CONSULTING ENGINEER

CHRISTOPHER GOMEZ, DIRECTOR OF  
PLANNING AND DEVELOPMENT

JESSICA YOUNGBLOOD, VILLAGE PLANNER

CHRISTOPHER AMEIGH, ADMINISTRATIVE AIDE  
TO THE VILLAGE MANAGER

CUDDY & FEDER, LLP

ATTORNEYS FOR STARWOOD CAPITAL  
445 Hamilton Avenue  
White Plains, New York 10601

BY: ANTHONY B. GIOFFRE, III, ESQUIRE

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Tom Corbia

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Goldie Solomon

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Reverend Chris Baker

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Joe Sack, Mayor of Rye, New York

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3

MAYOR PAGANO: Good evening,

4

everyone. We are back.

5

I don't believe I need a motion to

6

re-open the meeting, do I, Tony

7

ATTORNEY CERRETO: Recess is over.

8

MAYOR PAGANO: Recess is over.

9

Welcome back. May I please get a motion.

10

ATTORNEY CERRETO: I make a motion

11

to open the Public Hearing.

12

MAYOR PAGANO: Please get a

13

motion to open the Public Hearing to consider

14

Scoping Document submitted on behalf of

15

PC406 BPR, LLC and PC 999 High Street Corp to

16

consider zoning text and map amendments related to a

17

proposed southern gateway mixed use overlay district

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or a modification to the existing PMU planned mixed

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use district to permit the development of the former

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United Hospital site and 999 High Street for mixed

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multi-family residential and commercial development.

22

TRUSTEE ADAMS: I so move.

23

TRUSTEE MARINO: I so move.

24

Call the Roll, please.

25

(Whereupon Deputy Clerk Vita Sileo

1 called the Roll, and the motion was carried  
2 unanimously.)

3 MAYOR PAGANO: Vita, this was  
4 advertised?

5 VITE SILEO: Yes. We have the  
6 Affidavit of Publication by both The Journal News  
7 and The Westmore News, and we also have a letter  
8 from Cuddy & Feder regarding the High Street - -

9 MAYOR PAGANO: Speak to the  
10 microphone. Pull it closer to you.

11 VITA SILEO: It's a letter from  
12 Cuddy & Feder asking us to incorporate this letter  
13 and attachments as part of the record of the  
14 proceedings.

15 MAYOR PAGANO: Thank you.  
16 Welcome, everyone. I have a script in front of me.

17 Tonight is a very big step for  
18 this Village. It's a Scoping Session, which we are  
19 going to be talking about in a moment, what this  
20 Scoping Session means and what the program is going  
21 to be - - what it's going to involve tonight and how  
22 we are going to conduct the proceedings.

23 So with your patience, I have a  
24 script that I will read from so I don't forget  
25 anything; but it more or less - - it sets the

1 proceedings for tonight, and how we will operate,  
2 and how we will take it from here.

3 Let the record show that for the  
4 record, tonight's meeting is being - - we have a  
5 stenographer here taking minutes as well as being  
6 online.

7 We have the entire members of the  
8 Board of Trustees. In place of - - acting in place  
9 of the Village Clerk, Janusz Richards, we have  
10 Deputy Village Clerk Vita Sileo.

11 We have Village Manager Chris  
12 Steers, Village Attorney Tony Cerreto; Planning  
13 Department, Chris Gomez, and Jessica Youngblood; and  
14 Counsel Mark Chertok; and Village Consulting  
15 Engineer Dolph Rotfeld. Also here is Assistant to  
16 the Village Manager, Chris Ameigh.

17 The purpose of this session is to  
18 provide members of the public with the opportunity  
19 to express their opinions and comments on the scope  
20 of the Draft Environmental Impact Statement, DEIS,  
21 for the proposed amendments to the Village Code.

22 The proposed amendments are  
23 intended to facilitate the redevelopment of the  
24 former hospital site with a mixed use development  
25 that would include multi-family residential,

1 age-restricted residential hotel, retail, and office  
2 uses as well as parking facilities and open space.

3 The project is proposed by BPR,  
4 LLC and PC 999 High Street Corp., which are  
5 affiliated with Starwood Capital Management.

6 The proposed redevelopment would  
7 entail amending the existing Zoning Code to  
8 establish a southern gateway mixed use overlay  
9 district and modifying the Village's official zoning  
10 map; or, in the alternative, amending the text of  
11 the existing planned mixed use district applicable  
12 to the proposed development site.

13 The redevelopment would also  
14 require site plan and other Village approvals. The  
15 overall proposal with its various components and  
16 approvals is technically denominated as the  
17 "Proposed Action."

18 The Village Board is the lead  
19 agency under the State Environmental Quality Review  
20 Act known as SEQRA which means that the Village  
21 Board is responsible for conducting the  
22 environmental review process. SEQRA is State  
23 legislation.

24 The Village Board determined, at  
25 the applicant's request, that the proposed action

1 may have a significant effect on the environment.

2 As a result of that determination,  
3 the Village Board issued what is called a Positive  
4 Declaration requiring the applicant to prepare an  
5 Environmental Impact Statement.

6 At the same time, the Board  
7 determined to hold this Scoping Session this  
8 evening.

9 The Environmental Impact  
10 Statement, or EIS, will describe the conditions on  
11 the site and in the area that might be affected by  
12 the proposed action; impacts of the proposal on the  
13 environment such as traffic, noise, and community  
14 facilities, measures to mitigate adverse impacts,  
15 and alternatives that would achieve the same basic  
16 goal but eliminate or reduce impacts such as an  
17 alternate design.

18 Under SEQRA, the DEIS is prepared  
19 by the applicant and independently reviewed by the  
20 Village Board to assist it as complete and adequate.

21 The Board has retained  
22 environmental counsel and will be retaining  
23 consultants to assist it in this review.

24 The applicant, under SEQRA, will  
25 reimburse the Village for the costs of that review.

1 Similar matters are worth emphasizing.

2 First, while the SEQRA process  
3 provides information for the Board's  
4 decision-making, the Board retains the ultimate  
5 discretion about whether to allow the requested  
6 zoning amendments, some variation of them, or no  
7 such amendments.

8 Second, the consultants that will  
9 be retained by the Board to review the EIS are  
10 selected by the Board and are completely independent  
11 of the applicant.

12 Under SEQRA, in local laws, the  
13 applicant reimburses the Village for their  
14 consultant's fees but has no control over their  
15 review and comments.

16 Finally, the Board is advised not  
17 only by its own staff and Village counsel, but also  
18 by the outside counsel who specialized in  
19 environmental and land use law.

20 The session tonight known as a  
21 Scoping Session is the early part of the SEQRA  
22 process.

23 It's intended to allow the public  
24 to learn about the proposal and to comment on the  
25 contents of the Draft Environmental Impact

1 Statement.

2 Pursuant to SEQRA, the applicant  
3 has prepared a drafted DEIS Scoping Outline which  
4 has been available to the public and is on the  
5 Village's website.

6 Copies of that document may still  
7 be available, if they haven't all been used up,  
8 either - - in the front of the podium. Tom is  
9 raising it in the air.

10 In the interest of providing as  
11 much information to the public as possible, after my  
12 introduction, we will have the applicant first  
13 explain the project.

14 This isn't because the Board  
15 favors or disfavors the project, but because it  
16 could help to answer questions or even raise  
17 questions about the project or its potential  
18 impacts, which is what we are trying to do tonight.

19 The Board will accept comments  
20 tonight. In addition, the Board may determine at  
21 the close of the hearing to provide additional time  
22 for the submission of written comments.

23 In that event, comments would be  
24 submitted in writing, including e-mail, to the - -  
25 to the Village Clerk, jrichards@portchesterny.com,

1 or to the Village Clerk at 222 Grace Church Street  
2 in Port Chester.

3 After the comment period ends, the  
4 Village Board will adopt the Final Scoping Document.  
5 That's not going to happen tonight. This is in the  
6 future.

7 It will consider comments from the  
8 public and other agencies as well as its  
9 professional staff and counsel in preparing the  
10 documents.

11 As noted, the Draft Scoping  
12 Document before you tonight was prepared by the  
13 applicant and is subject to public review as well as  
14 review by the Village and its consultants.

15 The Village will determine the  
16 Final Scoping Document which will be followed by the  
17 applicant in preparing the Draft Environmental  
18 Impact Statement.

19 The applicant's proposed DEIS will  
20 be reviewed by the Village Trustees, Village staff,  
21 and Village consultants; and once the DEIS is found  
22 acceptable by the Village Board, it will be made  
23 publicly available, and there will be a public  
24 hearing with additional time to submit written  
25 comments and to see comments on the document.



1                   Then a Final EIS will be prepared  
2                   which will discuss any changes in the proposal and  
3                   respond to all substantive documents or comments on  
4                   the DEIS.

5                   After that, the Village Board will  
6                   issue what is called a SEQRA Finding Statement which  
7                   approves or disapproves the proposed action.

8                   The process relating to the  
9                   proposed amendments to the Village Zoning Code and  
10                  Zoning Map will be coordinated with the SEQRA  
11                  process.

12                  Now, for the public hearing  
13                  tonight, we have provided a sign-up sheet for  
14                  speakers, and we will allow those persons to speak  
15                  first.

16                  Any of you who have not signed up  
17                  but wish to speak will be taken after those who have  
18                  signed up. That document is on the podium.

19                  We are going to ask that your  
20                  remarks be limited to five minutes each. If there  
21                  is extra time, there will be an opportunity for  
22                  additional comment. That way, everyone who wants to  
23                  speak will be offered the opportunity. The clock is  
24                  on the Clerk's desk to my right.

25                  This hearing is being transcribed

1 by a court reporter. Therefore, it's important that  
2 you please give your name and address clearly at the  
3 beginning of your remarks.

4 Also, please speak slowly enough  
5 that the court reporter can take down your remarks  
6 in full.

7 I want to emphasize that, tonight,  
8 those of us sitting up here are doing so as  
9 representatives of the community. We are not a  
10 court of law, and this hearing is not intended as a  
11 debate.

12 We are here tonight to listen to  
13 your comments, and so we will not be going back and  
14 forth.

15 We are here to listen to what you  
16 would like to have evaluated in that Draft  
17 Environmental Impact Statement.

18 At this time, I'd like to call on  
19 the applicant. I believe, Tony, are you going to be  
20 making the intro?

21 ATTORNEY GIOFFRE: Thank you,  
22 Mr. Mayor.

23 MAYOR PAGANO: I'd like to  
24 introduce Mr. Gioffre representing Starwood Capital.

25 And, Tony, it's all yours.

1                   ATTORNEY GIOFFRE: Thank you,  
2 Mr. Mayor, Members of the Board of Trustees.

3                   For the record, my name is Anthony  
4 Gioffre. I'm a member of the law firm of Cuddy &  
5 Feder, 445 Hamilton Avenue, White Plains.

6                   I am here this evening on behalf  
7 of the affiliates of the Starwood Capital Group, the  
8 applicant for the proposal.

9                   Thank you for your comments in  
10 advising the community of what the purpose of this  
11 Scoping Session is this evening.

12                  I would like to remind the public  
13 that the Village has a fantastic website which has  
14 very key documents on it that are available for the  
15 public to review.

16                  We've previously appeared before  
17 the Village Board on several occasions with respect  
18 to the proposal that's before you.

19                  In two particular instances, we  
20 provided very lengthy representations of the  
21 conceptual plan for the proposal.

22                  Those slides are available on the  
23 web site. We provide a lot of key data which is  
24 important, and I respectfully refer the public to  
25 those documents.

1                   Additionally, the documentation  
2                   that we previously submitted to the municipality, as  
3                   well as will be submitting in the future, will also,  
4                   I think, be on that website as a repository for  
5                   information for these and public use.

6                   With that being said, we look  
7                   forward to the comments that the public will provide  
8                   this evening with respect to the proposal.

9                   We will evaluate those comments as  
10                  well as the comments that the Board and your staff  
11                  will provide for us, which will be evaluated and  
12                  considered as part of the DEIS process.

13                  Starwood is proud to propose the  
14                  redevelopment of the former United Hospital property  
15                  and the adjacent residential apartment building into  
16                  the highest and best use by creating a new great  
17                  mixed use Port Chester neighborhood that includes a  
18                  combination of hotel, retail stores, restaurants,  
19                  residential, and senior age-restricted uses, and  
20                  community open space.

21                  This proposal offers a unique  
22                  retail-based destination public space where  
23                  Port Chester citizens can live, work, shop, and  
24                  connect with each other.

25                  This redevelopment offers

1 appropriate age-restricted and multi-family  
2 residential densities, market-based medical office  
3 and wellness space, restaurant and cafe gathering  
4 places, and hotel.

5 As part of this proposal, on-site  
6 surface and structured parking is provided as well  
7 as ample green space and associated recreation  
8 facilities.

9 As you are all aware, the formal  
10 hospital site is now vacant, but is well positioned  
11 and located to accommodate a new mixed use  
12 development and serve as a key gateway to  
13 Port Chester due to its proximity to major employers  
14 in Westchester and Fairfield, immediate access to  
15 major highways such as 287 and I-95, convenient  
16 accessibility to Downtown Port Chester shopping and  
17 restaurant district, and the Metro North train  
18 station, and frontage on U.S. Route 1 directly  
19 across the street from Kohl's and its new anchor  
20 tenant, Whole Foods.

21 Given that the hospital facility  
22 has been vacant and inoperative since 2005, the  
23 post redevelopment will result in the immediate  
24 revival of this important property which represents  
25 the single largest redevelopment site in the

1 Village.

2 The site's current zoning is  
3 planned mixed use, PMU, which is intended to  
4 accommodate a mixed use development including a  
5 variety of commercial, office, residential, and  
6 community facility uses.

7 Notably, your Board pre-approved  
8 the current PMU zoning at the site and completed its  
9 associated environmental review, environmental  
10 review similar to which we are commencing the public  
11 portion of the process this evening, and you  
12 recognize that the proposed action for, quote,  
13 "re-zoning and redevelopment of the site with calm,  
14 committed, detailed, comprehensive site-specific  
15 retail use under SEQRA "could result in  
16 modifications of the district."

17 Accordingly, and in keeping with  
18 the Village's comprehensive plan and associated  
19 SEQRA Finding Statement, Starwood is proposing an  
20 amendment to the Zoning Code and Zoning Map to  
21 create a southern gateway mixed use overlay zone;  
22 or, in the alternative, modified regulations and  
23 zoning text for the PMU District.

24 The United Hospital redevelopment  
25 proposes a mixed use neighborhood that will replace

1 the existing vacant and unutilized former hospital  
2 buildings and associated apartment building.

3 In addition to including  
4 multi-family residential structures throughout the  
5 site, and hotel, commercial, retail, and office  
6 space near and along the Boston Post Road and at  
7 street level, among the other uses, the proposal  
8 will provide parking via a combination of structured  
9 parking facilities located under the building as  
10 well as at-grade/at-surface parking areas.

11 This mixed use project will also  
12 provide pedestrian access to the site, and from the  
13 Boston Post Road to the underutilized and often  
14 difficult-to-get-to Abendroth Park, and include  
15 public spaces and open-space areas.

16 The residential component of the  
17 project is comprised of 500 efficiency, studio,  
18 one-bedroom and two-bedroom dwelling units, together  
19 with 230 age-restricted units, the configuration  
20 designed to limit the total number of school-age  
21 children generated from the site.

22 Indeed, 60 percent of the  
23 none-age-restricted units will be loft apartments or  
24 studios, while the remaining 40 percent of the units  
25 will consist of 20 percent one-bedroom units and 20

1 percent two-bedroom units.

2                   These dwelling units are to appeal  
3 to millennials; namely, young childless working  
4 professionals. The two-bedroom apartments offer  
5 space for adult roommates with two master bedroom  
6 suites rather than being designed for families with  
7 school-aged children.

8                   The commercial component of the  
9 proposal consists of approximately 90,000 square  
10 feet of retail space within a pavilion area and  
11 at-street level of each proposed building.

12                   It also offers an approximately  
13 138-room hotel, and between one hundred and two  
14 hundred thousand square feet of market-based office  
15 space that's geared towards accommodating wellness  
16 and out-patient medical uses.

17                   We look forward to hearing the  
18 public comments for the Board. The outline that I  
19 gave you and macro level view of the concept plan is  
20 provided in more detail in the conceptual proposal  
21 that we provided to your Board at two public  
22 sessions and is available on the website, which we  
23 refer the public to.

24                   Again, we look forward to the  
25 public comment and what we can hopefully incorporate



1 into a study and evaluation, in the DEIS, which will  
2 commence when - - effectively we have commenced some  
3 of the studies knowing what you are going to be  
4 looking at, but certainly will complete with our  
5 team of consultants and professionals and will be a  
6 very comprehensive document that will start the  
7 process, at which time we will be prepared to  
8 respond to specific comments or questions that you,  
9 your staff, and the public may have.

10 This evening we will not be  
11 prepared to address any comments from the public as  
12 this is an information-gathering session for us to  
13 identify what we are going to be evaluating as the  
14 table of contents, if you will, for the DEIS.

15 Thank you very much for your time.

16 MAYOR PAGANO: Thanks a lot. I  
17 might remind everyone we are going to take the  
18 public who signed in first, signed in right at the  
19 podium there. There is a list. There is a pad.

20 Those who have not had a chance to  
21 sign in, if you want to do so now, they will be  
22 taken first; and afterwards, time permitting, we  
23 will be going from there.

24 Do you have what was up there?

25 VITA SILEO: Yes.

1                   MAYOR PAGANO: If you want to call  
2 out the name, that would be even better, starting  
3 right at the top. Get the microphone in front of  
4 you.

5                   VITA SILEO: Patty Adams.

6                   MAYOR PAGANO: Hold on. We have  
7 people signing in.

8                   GOLDIE SOLOMON: They are signing  
9 in?

10                  MAYOR PAGANO: Yes.

11                  GOLDIE SOLOMON: I thought you  
12 said people who signed in already should sign up.

13                  MAYOR PAGANO: Miss Patty Adams.

14                  PATTY ADAMS: Good evening. Patty  
15 Adams, 350 South Regent Street. Good evening,  
16 Mayor, Board of Trustees.

17                         I was reading part of the Scoping  
18 Outline just a few minutes ago, and I see - - I know  
19 the hospital has been inoperative since 2005 because  
20 I live there. The hospital site is my front door.

21                         I realize we all have difference  
22 of opinions, but I have seen the building go from a  
23 hospital to an abandoned building.

24                         I have seen families of raccoons,  
25 families of cats, families of all types of animals.

1 I have seen people that I have never seen before in  
2 my life.

3 I want to commend Starwood for an  
4 excellent proposal. I was a member of the  
5 comprehensive advisory plan for the Village of  
6 Port Chester, and I've seen several proposals.

7 This one - - it's been seven long  
8 years - - seven - eight long years; and looking at  
9 this new improvement, this last proposal, I commend  
10 them.

11 I may be putting the cart before  
12 the horse, but my concerns is the demolition. I  
13 hope it's carefully taken under consideration that  
14 we are a development that lives next door.

15 I do remember when a project was  
16 done in downtown Port Chester. The residents were  
17 not notified. I have pictures.

18 I have e-mails of dust - - thick,  
19 thick dust that came into windowsills, the different  
20 debris that came into the windowsills. So I am  
21 hoping that that's being taken under consideration.

22 Not only that, the rodents. I  
23 have never seen so many possums before in my life.

24 There are so many things there  
25 that I hope that it's being considered, other people

1       who live next door when this demolition does start,  
2       or it's in your plans.

3                   This project I believe would be  
4       for the betterment of all of Port Chester. So I  
5       hope we are notified when anything begins, and I  
6       just want to thank you.

7                   MAYOR PAGANO: Thank you. Vita.

8                   VITA SILEO: Rosemarie Harris.

9                   MAYOR PAGANO: Rosemarie Harris.

10                  GOLDIE SOLOMON: A lot of people  
11       signed in, but they weren't speaking, but they  
12       thought they had to sign in.

13                  MAYOR PAGANO: Okay. Next one.

14                  VITA SILEO: Richard Hyman.

15                  RICHARD HYMAN: Thank you very  
16       much. I want to preface my remarks saying I am for  
17       a major development on this site.

18                  MAYOR PAGANO: Excuse me,  
19       Mr. Hyman, only for purposes of the court  
20       stenographer.

21                  RICHARD HYMAN: I'm sorry. Richard  
22       Hyman, 55 Lafayette Drive, Port Chester, New York.

23                  I just want to refer my comments  
24       which I am saying, for the major development on this  
25       site that includes a large number of residential

1 units and mixed use, it's the most important site in  
2 Port Chester. It's going to be important to the  
3 future of Port Chester.

4 The Scoping Document, the proposed  
5 Scoping Document, has no mention of 999 High Street  
6 as being occupied or what will happen to the current  
7 tenants.

8 On Page 1 of the proposed action,  
9 it says, quote:

10 "The existing site currently  
11 consists of multiple abandoned buildings," end  
12 quote.

13 This is clearly untrue and  
14 insulting to the residents of 999 High Street.

15 On Page 13 alternate (h), it says,  
16 quote:

17 "Redevelopment of United Hospital  
18 site without renovations or changes to  
19 999 High Street parcel as part of the proposal."

20 What is needed is an alternative  
21 that renovates 999 High Street for the current  
22 residents and the empty units as affordable housing.

23 Port Chester residents for  
24 affordable housing is opposed to the demolition of  
25 999 High Street and will fight to protect the

1 tenants' rights.

2 We suggest that Starwood must  
3 immediately stop terminating any tenancies except  
4 for cause.

5 The plan cannot be to continue to  
6 terminate tenancies; and then after six to nine  
7 months, when the DEIS is completed, say there is no  
8 problem because the building is empty.

9 Starwood must immediately provide  
10 a list of current tenants not by name - - by  
11 apartment, by size of the unit, by the rent, and the  
12 size of the unit needed.

13 The DEIS for the proposed action  
14 must include a detailed relocation plan. Under that  
15 proposed action, which is the demolition of 999 High  
16 Street, the current residents should be entitled to  
17 relocation benefits equivalent to those required by  
18 the Emergency Tenants Protection Act.

19 One, they have to be assisted in  
20 finding a similar apartment in terms of size,  
21 location, and rent.

22 Two, if an apartment rent is  
23 higher than the current rent, they must be provided  
24 with a stipend to cover the difference for a  
25 six-year period payable upon relocation.

1                   Third, all moving expenses must be  
2                   paid - - I just - - alternately, which may be the  
3                   best way to go, Starwood should provide comparable  
4                   apartments in terms of size and rent in the newly  
5                   constructed building before 999 is demolished so  
6                   people will be able to move directly into brand new  
7                   apartments at an equivalent rent.

8                   I do want to say again that we are  
9                   opposed to the demolition of 999 High Street. The  
10                  Village Board, as a condition of processing the  
11                  DEIS, must insist that there be a freeze on  
12                  terminations of tenancies except for cause, or the  
13                  Board Members will be complicit in putting families  
14                  out in the street.

15                  And maybe this is a good time for  
16                  all people who live at 999 to stand up to show that  
17                  you are here.

18                  These are your constituents.  
19                  These are the people that you were elected to  
20                  protect and to take care of.

21                  Don't tear down their building.

22                  Thank you.

23                  MAYOR PAGANO: Thank you.

24                  (Applause.)

25                  VITA SILEO: I believe it says

1 John A. Cilo, C-I-L-O, 365 Putnam Avenue.

2 GOLDIE SOLOMON: It says Tom  
3 Corbia. Not you.

4 VITA SILEO: Oh, it says Tom  
5 Corbia?

6 MAYOR PAGANO: Goldie, we will  
7 take care of it up here. Mr. Corbia, is that your  
8 address?

9 TOM CORBIA: It is, and I just  
10 maybe need to ask Goldie who is living in my home,  
11 because that's my address.

12 MAYOR PAGANO: One never knows,  
13 Tom. For the record, again, please state your name.

14 TOM CORBIA: Of course. I want  
15 you to listen.

16 MAYOR PAGANO: Goldie.

17 TOM CORBIA: Good evening.

18 Mayor --

19 MAYOR PAGANO: Good evening.

20 TOM CORBIA: -- and Members of the  
21 Board of Trustees, I am Tom Corbia at 365 Putnam  
22 Avenue, and I am speaking as a member of the Port  
23 Chester-Rye Board of Education and the Board's  
24 Village Liaison Committee.

25 I am presenting this statement on



1       behalf of the Board of Education in regard to the  
2       Draft Scoping Document as part of tonight's public  
3       hearing. We also submit this statement for the  
4       official record.

5                   The Board of Education appreciates  
6       this opportunity to express its suggestions on how  
7       the study might be enriched to provide additional  
8       pertinent information associated with this Starwood  
9       project and its impact on the Port Chester-Rye Union  
10      Free School District.

11                  The two major areas in which we  
12      would like to elicit context are enrollment growth,  
13      and traffic and safety.

14                  We suggest that the study include  
15      the following in regard to enrollment growth:

16                  One, in addition to one-year  
17      impacts, examine 5 and 10-year impacts on district  
18      enrollment.

19                  Two, examine the impact of  
20      redistricting on other school district elementary  
21      schools.

22                  As we all know, JFK is the school  
23      zone where the proposed development is located; and  
24      JFK cannot absorb all new students.

25                  Therefore, King and Park will grow

1 proportionately. Note that district elementary  
2 schools are already overenrolled by about 305  
3 students currently housed in rental space at  
4 Holy Rosary at a cost of \$500,000 annually.

5 Three, examine the impact of the  
6 district requiring additional classroom space for  
7 State-mandated pre-kindergarten. This could yield  
8 nearly 400 additional students.

9 Four, examine the cost impact of  
10 additional K-12 students in unfunded mandates such  
11 as online testing, special education services  
12 growth, and student transportation to private  
13 schools up to 15 miles away by law. The district  
14 currently serves about 300 students in this fashion.

15 Five, examine the enrollment  
16 consequences of the existing rental properties  
17 should they become reconfigured for condos/co-ops  
18 thus permitting higher occupancy density.

19 Six, examine the study in the  
20 context of the 300 to 500 students at Port Chester  
21 Middle School which could result in adding 20  
22 classrooms to accommodate shift from elementary  
23 school to provide space for new students and  
24 students currently in rental space at Holy Rosary.

25 New and challenging arrival and

1 dismissal patterns at Port Chester Middle School due  
2 to the modified reconfiguration.

3 And finally in traffic and safety,  
4 we suggest the study include the following in regard  
5 to traffic and safety:

6 Document student versus  
7 non-student pedestrian patterns and needs.

8 Student patterns may show the need  
9 for additional crossing guards, crosswalks, signage,  
10 or signal crossings including Westchester Avenue and  
11 Regent Street in the pedestrian pattern equation.

12 Examine the efficacy of  
13 district-wide bussing versus private car traffic to  
14 reduce pedestrian safety concerns and issues related  
15 to increased auto traffic.

16 Add current student arrival and  
17 dismissal times to intersection and traffic studies  
18 delineated by school.

19 Examine traffic patterns as  
20 related to children who ride bicycles to and from  
21 school.

22 Consider mitigation/safety  
23 measures like new or wider sidewalks on the Boston  
24 Post Road, on High Street, South Ridge Street,  
25 and/or other barriers between the sidewalks and the

1 road in multiple locations such as the South Ridge  
2 Street bridge over Interstate 287.

3 Note that without sidewalks,  
4 frozen precipitation would drive children to walk in  
5 the street.

6 Delineate traffic pattern data by  
7 grade level.

8 Examine the possibility of  
9 incorporating or providing green space for  
10 inter-scholastic athletic competition.

11 And finally, include a 2010 census  
12 data along with the proposed 2000 data to inform the  
13 study.

14 I apologize for reading this, but  
15 this was not my words. This came as a compilation  
16 from the Board, our Board, and Central District  
17 persons. Thank you.

18 MAYOR PAGANO: Would you be able  
19 to share a hard copy of that with - -

20 TOM CORBIA: Mayor, I anticipated  
21 you, and I have some copies for everybody.

22 MAYOR PAGANO: Very good. Thank  
23 you very much.

24 (Applause.)

25 MAYOR PAGANO: Vita.

1 VITA SILEO: My apologies to

2 Goldie. You should have been next.

3 MAYOR PAGANO: Goldie, you are

4 up.

5 GOLDIE SOLOMON: Hurray! Thank

6 you. Okay. Everything pretty much has been said, I

7 want you to know, by Tony here, Gioffre, Anthony

8 Gioffre, and Tom Corbia, and everybody that came

9 before me.

10 They said - - I want to just give

11 you my comments. Okay? I'm a nurse, but I'm also a

12 historian for the area, and United Hospital was very

13 important in - - in our era because we needed it.

14 We were a poor and a middle class community.

15 999 High Street has to stay, it

16 has to absolutely stay residential. No children in

17 there.

18 A lot of people there worked at

19 United Hospital like I did, 14 1/2 years at United;

20 but I also was in the schools 17 1/2 years.

21 So I know that the schools are

22 overcrowded, and we don't need any more residential

23 property built any place there that will have

24 schools.

25 We need commercials. We need

1 commercials. Now, they are not going to do - - if  
2 they are not going to do and keep United Hospital,  
3 and they are going to make a hotel out of it - -  
4 Starwood is known for hotels. Okay? And they will  
5 put in the most beautiful hotel.

6 Rye has the Marriott. Rye Brook  
7 has the Hilton and everything. We have no hotel in  
8 the Village of Port Chester, and Starwood would do  
9 it there also.

10 But we also need commercials, a  
11 lot of commercials on that land. No residential  
12 with children. We can't have that.

13 Our schools are overloaded now,  
14 and we are getting killed. Okay? And they are  
15 getting killed. Okay?

16 I worked 17 1/2 years in all of  
17 the schools; 12 years at Corpus Christie, I was here  
18 at Holy Rosary, and all of the schools, and what I  
19 found is that the schools were overloaded.

20 We can't have any more residential  
21 property on the Starwood property. We just can't  
22 have it with children; but 999 High Street has to  
23 stay, please, please. Okay?

24 He said it the way it was. He  
25 said it the way it was. And we need it back on the

1 tax rolls because everything was off the tax rolls;  
2 and maybe the people, the people, the seniors, the  
3 disabled, those that lost their jobs can - - can  
4 support their homes now if we have more taxes on  
5 that property that will help us to lower our taxes,  
6 and that's what we have to do.

7 MAYOR PAGANO: Thanks, Goldie,  
8 very much. Vita

9 VITA SILEO: Reverend Baker.

10 MAYOR PAGANO: Hello, Reverend.  
11 Please state your name and your address for the  
12 record.

13 REVEREND BAKER: Chris Baker,  
14 45 Parkway Drive in Port Chester. A couple of  
15 comments that I'd like to make.

16 I'm sure you were all thrilled  
17 when you saw both Richard and me here this evening  
18 because you knew what we were going to talk about.

19 We were going to talk about 999.  
20 We were going to talk about affordable housing,  
21 work-force housing that this community desperately  
22 needs.

23 999 now has 133 units of  
24 affordable housing. I know the plan for Starwood  
25 right now suggests that the building be torn down,

1 and that the hotel actually be put on the site of  
2 999.

3 I would hope, number one, that 999  
4 could stay and be renovated. I doubt seriously if  
5 that will happen; and in the event that that doesn't  
6 happen, I would hope that you, as the Village Board,  
7 would have the moral courage to say to Starwood,  
8 "Then you have to provide 133 units of affordable  
9 housing for this Village.

10 "If you are going to tear down  
11 133, then you need to provide 133."

12 And I would also hope, along with  
13 Richard, that you would make sure that the residents  
14 of 999 now would be relocated properly.

15 The ETPA regulations I think are  
16 wonderful guidelines for you to insist that Starwood  
17 follow in any relocation that would occur; and I  
18 would hope that you would stand as firmly for the  
19 residents of 999 as you would for the residents of  
20 Wellington Greene if it were being torn down and  
21 they had to be relocated.

22 The residents of 999 are no less  
23 citizens of this Village than anyone else; and I  
24 would hope that you, as the elected officials of  
25 this Village, would care for all the residents



1       herein.

2                    If there are 138 units in the  
3       hotel, perhaps you could just have the residents of  
4       999 stay in the hotel. I think that would be a  
5       wonderful thing for you to do, and I recommend you  
6       for doing that.

7                    But thank you for your time.

8                    MAYOR PAGANO: Thank you,  
9       Reverend.

10                   (Applause.)

11                   VITA SILEO: Joe Sack.

12                   MAYOR SACK: Good evening,  
13       Mr. Mayor. So, Mr. Mayor, how are you?

14                   MAYOR PAGANO: I'm fine, sir.

15                   MAYOR SACK: Joe Sack. I reside  
16       at 20 Thorne Place in the City of Rye, and I also  
17       happen to be the Mayor of Rye, New York.

18                   Honorable Members of the Board,  
19       thank you for allowing me the opportunity to come  
20       here and speak before you this evening.

21                   The City of Rye does certainly  
22       look forward to participating in your environmental  
23       review of the redevelopment of the former United  
24       Hospital site.

25                   By the way, thank you also for

1 notifying us of this hearing, and we appreciate the  
2 opportunity to comment on the Draft Scope of issues  
3 to be addressed in your DEIS.

4 The former hospital site certainly  
5 represents an opportunity, an exciting one at that,  
6 to re-shape an underused property and surrounding  
7 areas into something that provides services and  
8 amenities that could make a generation of benefits  
9 for both the Village of Port Chester and the City of  
10 Rye.

11 The changes proposed to the  
12 15-acre property are significant, however, and they  
13 will, therefore, require careful review.

14 So the City looks forward to  
15 working cooperatively with the Village and the  
16 applicant to minimize potential impacts on the  
17 services and facilities that our two communities  
18 share.

19 These impacts, I think, fall into  
20 about eight different buckets. Number one would be  
21 traffic. So an obvious concern is the potential  
22 traffic impact of the proposed project.

23 That impact should be properly  
24 quantified so that a responsible traffic mitigation  
25 program can be implemented that provides meaningful

1 benefits and doesn't cause traffic problems on  
2 roadways that our communities share including the  
3 Boston Post Road, High Street, and Ridge Street.

4           The traffic study should also  
5 assess the extent to which increases in traffic  
6 volume would divert traffic to other areas, and it's  
7 requested that the traffic study include an  
8 assessment of increases in vehicle trips on area  
9 streets and especially the potential for increases  
10 in what's called "cut-through traffic" on the  
11 single-family residential neighborhoods in the City  
12 of Rye off High Street, Ridge Street, and the Post  
13 Road.

14           Hand in hand with traffic goes  
15 pedestrian safety, and the proposed increase in the  
16 number of residential units will potentially  
17 increase pedestrian and vehicle trips in the City of  
18 Rye, especially to the train station which may - -  
19 in Rye, the train station may actually be closer to  
20 the proposed site than the Port Chester train  
21 station.

22           So the suitability and safety of  
23 existing pedestrian infrastructure, we think, should  
24 be reviewed.

25           Emergency services. As you know,

1 we share emergency services through an  
2 inter-municipal agreement.

3 I think that the proposed  
4 redevelopment will increase demands for those  
5 services.

6 So, you know, it's recommended  
7 that this area and the providers of these services  
8 should be interviewed to assess their needs and what  
9 they think may be required to maintain or improve  
10 their existing level of service.

11 Of particular interest to the City  
12 of Rye is storm water runoff and drainage. We have  
13 had a lot of floods from the Blind Brook, and a  
14 portion of the site appears to drain towards the  
15 Blind Brook water shed.

16 So, you know, I think that storm  
17 water runoff from the project should be properly  
18 managed so as not to increase runoff, and ideally it  
19 should reduce runoff from existing conditions.

20 Visual impacts. The Village  
21 Impact Analysis of the DEIS should include an  
22 assessment of use of the project from residential  
23 neighbors in Rye on Grandview, Hillside, Cope,  
24 Julian, and Evergreen as well as Ridge Street.

25 Utilities - - our communities

1 share many of the same utility providers. So the  
2 DEIS should confirm available capacities and that  
3 there will not be a reduction in service demands or  
4 increases in infrastructure cost to existing rate  
5 payers.

6 Business impacts. The proposed  
7 residential units will obviously increase the number  
8 of businesses.

9 So the retail component of the  
10 project might have an adverse impact on the business  
11 community that currently exists, particularly many  
12 of the smaller retail establishments that compose  
13 Rye's central business district.

14 So, please, we ask that the impact  
15 of the project on area businesses should be  
16 assessed, probably on hotels as well.

17 Finally, and I see my time is  
18 running out. We don't have a clock in the City of  
19 Rye. Maybe - - I'm a little bit nervous, actually,  
20 standing here.

21 MAYOR PAGANO: You're doing fine,  
22 Mayor.

23 MAYOR SACK: Thank you, Mayor.  
24 Thank you. We think that there should be an  
25 evaluation of alternatives. The application

1 proposes to establish a new mixed use overlay zoning  
2 district classification to amend the text of the  
3 existing PMU on the property to accommodate the  
4 proposed development.

5 May I beg permission to finish.

6 Thank you, Your Honor. I appreciate it.

7 MAYOR PAGANO: Please proceed.

8 MAYOR SACK: If you ever come to  
9 the City of Rye, we will afford you the same  
10 courtesy.

11 MAYOR PAGANO: I appreciate it.

12 Thank you.

13 MAYOR SACK: So after the zoning  
14 is modified, it's possible that the development  
15 program for the property could change.

16 For instance, market conditions or  
17 the applicant's development concept could change so  
18 that the type mix or intensity of use would change  
19 potential impact.

20 So it's important, we think, that  
21 the DEIS include an evaluation of alternatives that  
22 analyses impacts associated with the full  
23 development potential of the proposed zoning  
24 districts and permissible changes in the intensity  
25 or mix of uses in the zone.

1                   This analysis will be helpful in  
2 determining whether potential adjustments to the  
3 applicant's proposed zoning request may be necessary  
4 to mitigate potentially adverse impacts.

5                   And my last thought is that the  
6 DEIS Impact Analysis should assess the cumulative  
7 impact of the potential application in the overlay  
8 zone to the 79 acres of property along the Boston  
9 Post Road corridor, because if this overlay zone is  
10 applied to the Kohl's Shopping Center, it could  
11 produce potential impacts that would be  
12 significantly greater than those associated with  
13 just the applicant's current proposal.

14                   So comprehensively assessing these  
15 impacts as part of the DEIS is good planning, proper  
16 practice, and will help both communities better  
17 understand the trade-offs required in accommodating  
18 this potential future development growth.

19                   Thank you very much for your time.

20                   MAYOR PAGANO: You're welcome.  
21 Mayor, do you have an extra copy of that that you  
22 could share with the - -

23                   MAYOR SACK: I will have the City  
24 of Rye staff forward to Mr. Steers a summary of the  
25 comments.

1                   MAYOR PAGANO: Thank you very  
2 much. Thank you for coming tonight.

3                   Vita.

4                   VITA SILEO: Chris Pierro.

5                   CHRIS PIERRO: I have no facts. I  
6 have no figures. My name is Chris Pierro, and I'm  
7 from 24 University Place.

8                   I've lived at a lot of addresses  
9 in this town, and I love my community. And Sam  
10 Terenzi knows. We played ball here. We grew up  
11 here.

12                  But you know what? We were always  
13 the dirty side of the county, and I'm tired of it,  
14 and Port Chester needs this development no matter  
15 what.

16                  I know these people. My heart  
17 goes out to these people that possibly could lose  
18 their - - their places to live; but if I owned a  
19 three-family house and I decided not to rent it  
20 anymore, I wouldn't have to pay for these tenants to  
21 move to another place.

22                  I mean this is a private  
23 development. I don't know that any part of this is  
24 public, and I'm not being harsh. I'm not being  
25 mean. Life is sometimes unfair; but I'll give you



1 this - - I will talk to my friends at Starwood and  
2 say, "Hey, what can - - what, if anything, can we  
3 do?"

4 Maybe we could create some kind of  
5 a co-op there, or we can do a tax credit deal, or  
6 something, but things can be worked out; and I don't  
7 want the comments made tonight to instill fear in  
8 the voting electorate or anything like that on you.

9 You guys have to make a decision,  
10 and the decision is do we want Starwood? Do we want  
11 this overlay? Do we want this planning development?  
12 And do we want this 97,000-square-foot hotel, the  
13 retail stores, the medical uses, the 230 units of  
14 senior housing?

15 All of this stuff is upside. It's  
16 all good.

17 Now, I don't know what the result  
18 is going to be for these people because, you know, I  
19 do have a heart.

20 But my dad used to say - - he was  
21 a County legislator here for a number of years, and  
22 people used to call about the airport noise, and he  
23 says, "Wait a minute. We closed that house. You  
24 knew there was an airport there when you bought your  
25 house, didn't you."

1                   So that's what I have to say.  
2           2007, Starwood, I guess, came in, bought this with  
3           the hopes of developing it; and here we still are.  
4           Here we are still talking about it, and I think we  
5           need to move ahead and let the chips fall where they  
6           may.

7                   You got some good people in this  
8           development staff, and, you know, I think they  
9           understand the needs of the people at 999 High  
10          Street, and it will all work out.

11                  It's all a force for good, but we  
12          have to act. Port Chester has missed so many  
13          opportunities in my lifetime.

14                  Three 30-story towers, Johnny  
15          Messina in 1968. A Bora Bora Room that Bruno  
16          Gioffre proposed, they threw him out. The Fire  
17          Department stopped it.

18                  And now we have the Capital  
19          Theater which has been the nucleus which is bringing  
20          people into this community, and our restaurants are  
21          flourishing, our stores are flourishing.

22                  People are talking positive about  
23          Port Chester, and you got to keep it going. We got  
24          to keep - - we are just regaining an economy.

25                  We can do it now; but if we wait

1 too long, you know what's going to happen? Like  
2 Pete Iasillo lost Robert Martin because of a failing  
3 economy, and there was no money around. The banks  
4 didn't want to lend.

5 So all I can say is we've heard  
6 all the comments. My heart goes out to the people  
7 at 999 High Street. I hope something could be  
8 worked out there.

9 Port Chester does have a heart,  
10 and I commend you guys on all the meetings and all  
11 that you do.

12 And, Dan, I have to inform you  
13 last night, I could not find a parking space in Port  
14 Chester.

15 Thank you, guys. I appreciate it.

16 MAYOR PAGANO: Thank you, Chris.  
17 Vita.

18 VITA SILEO: Tom Ceruzzi. Tom  
19 Ceruzzi.

20 TOM CERUZZI: For those of you who  
21 don't know me, I'm Tom Ceruzzi. I live at 84 Hobart  
22 Avenue, Port Chester.

23 You guys got a tiger by the tail.  
24 I hope you know that, because there is a lot of  
25 emotion going on.

1                   It's a tough act to follow. We  
2                   have men of the cloth. We have Mayors. I hope that  
3                   I can make some sense, you know. All the good stuff  
4                   has been said, Mayor.

5                   Quickly, not to offend anyone,  
6                   Mr. Mayor, when I was on the Zoning Board, we had  
7                   the Home Depot project.

8                   The City of Rye drove us to the  
9                   wall on that. The City of Rye drove us to the wall,  
10                  and there were unfounded suspicions. Home Depot is  
11                  fine. It didn't affect the City of Rye much. This  
12                  project may.

13                  But U.S. 1 goes through there. It  
14                  goes all the way to Key West, Florida. Everyone on  
15                  that road is affected by someone's development.

16                  What concerns me is we have so  
17                  much commercial-residential now. Go around town.  
18                  We are busting with it, and it's not a bad thing,  
19                  but can this little Village sustain much more?

20                  Think of the thousands of more  
21                  toilets that are going to get flushed into our  
22                  already overburdened sewer system. I mean this is  
23                  reality.

24                  Traffic. I come from my house on  
25                  Hobart to go to Kohl's. It takes me sometimes 15 -

1 18 minutes to make a mile-and-a-half drive. We are  
2 going to have another thousand, maybe 1,500 more  
3 cars going to be on the road.

4 And then the school. School is  
5 probably the most important common denominator in  
6 this whole project, I believe, and I know they do  
7 these Rutgers studies and everything. Those studies  
8 stop at the border.

9 When God said "Go forth and  
10 multiply," he was pointing to Port Chester, because  
11 Port Chester, we are some of the best multipliers in  
12 the nation.

13 Even the Census Bureau, when they  
14 did the census in 2010, they couldn't tell us how  
15 many people live here. It was 28,000. It was  
16 33,000.

17 It's probably forty or forty-five  
18 thousand. Who knows? You got about 10,000 up on  
19 Poningo Street.

20 Seriously, does a project have to  
21 be built there? I guess something is going to be  
22 built there, and you gentlemen are holding the lit  
23 stick of dynamite as it were.

24 We only can hope that you make the  
25 right decisions for us and yourselves because you

1 are residents here, too.

2 And, you know, Starwood has a huge  
3 investment here. I think they bought at the wrong  
4 time, but that's all hindsight now because everybody  
5 can look back and see.

6 I think they are going to have a  
7 rough go. They may have to make some serious  
8 changes, and I think the negotiations are going to  
9 be hard.

10 And, like I say, I only hope you  
11 guys, you know, put your heart in it as much as you  
12 can. Thank you.

13 MAYOR PAGANO: Thank you, Tom.  
14 Vita.

15 VITA SILEO: Rocco Latella.

16 ROCCO LATELLA: Hello, Mr. Mayor.

17 MAYOR PAGANO: Hello, Rocco. How  
18 are you?

19 ROCCO LATELLA: Fine. How are  
20 you?

21 MAYOR PAGANO: Your name and  
22 address for the record.

23 ROCCO LATELLA: I am on Grandview  
24 Avenue, Port Chester, New York. Hello, guys.

25 I know I've been keeping low just

1 watching what's going on in Port Chester, but I  
2 guess we will leave that for something else.

3 Mr. Ceruzzi was saying that you  
4 guys have a lit stick of dynamite, and it's true.  
5 There is something that you guys, once you let  
6 Starwood move in, you are not going to be able to  
7 control anything they do.

8 I just hope to God you guys go  
9 through all the books. We definitely don't - - you  
10 know, as a matter of fact, why doesn't Starwood  
11 just, like, re-open the hospital, build a new  
12 building for the residents that are there now,  
13 because, you know, that would be something nice for  
14 them to do.

15 We definitely can't afford any  
16 other kind of stores. You know, it's not going to  
17 help our taxes, definitely not going to happen.

18 They say we need something now for  
19 extra taxes. We know it's not going to make a  
20 difference, definitely not.

21 We can't have any more kids in our  
22 school system because it's busting.

23 You know, I don't even know what  
24 else to say. Everybody basically hit the nail on  
25 the head.

1 I know we are here trying to make  
2 things better, but it's just not going to work out.  
3 We know it's not going to work out. That's the way  
4 Port Chester has always been.

5 Great things try to come around,  
6 and things always go sour, and we have more burdens,  
7 more headaches.

8 Just like the sewer system, the  
9 nice long chat that we had about the sewer system  
10 have that many more residents living on that piece  
11 of property burdening the sewer system worse than it  
12 was, you know, for the last 20 - 30 years.

13 You know, think about this. You  
14 know, I don't mean any disrespect to Starwood. You  
15 know, Port Chester is a little - - the little crap  
16 hole of Westchester County. You know what I mean?  
17 And they want to just keep on feeding off of this  
18 little town of ours. You know what I mean?

19 We need something different. Like  
20 I said, why doesn't Starwood, with all the money  
21 that they have, just re-open the hospital? That  
22 would be great.

23 It would definitely help out the  
24 community. I know a lot of people don't have health  
25 insurance, but I'm pretty sure that they could do



1 something.

2 Greenwich does it. I don't see  
3 why we can't, or Starwood can't.

4 GOLDIE SOLOMON: Greenwich is an  
5 elitist community. We are a Village. It's not  
6 elitist.

7 MAYOR PAGANO: Goldie. Behave.

8 ROCCO LATELLA: It's all right.  
9 It's all right. Just think about it. You know, the  
10 town is definitely the pits right now. Everybody  
11 says oh yeah, you know, businesses are looking  
12 great. Everything is flourishing. It's not really  
13 all the roses.

14 You know, like I said, drive  
15 around at nighttime, or drive around behind the  
16 scenes and you see the real crap that's around.  
17 This town needs to be cleaned up.

18 I think with something like big  
19 buildings - - you know, I live on Grandview. Okay?  
20 You think I want to open up my window and see big  
21 buildings over my residential area, or taking up the  
22 park, and maybe them opening up a street right off  
23 of my street because, you know, Grandview used to go  
24 over the highway to the other side.

25 What are they going to do - - open

1 up a new back area to get to the park to the  
2 residential area? I don't need to see that.

3 You know, I pay a lot of taxes;  
4 and, you know, I would just like to see it nice and  
5 calm the way it always is. Maybe they should look  
6 into something else. Thank you very much.

7 MAYOR PAGANO: Thank you.  
8 (Applause.)

9 VITA SILEO: Audrey Moore.

10 AUDREY MOORE: Hi. Good evening,  
11 Mr. Mayor, Board, Counsel --

12 MAYOR PAGANO: Your name and  
13 address.

14 AUDREY MOORE: -- Mr. Gioffre. My  
15 name is Audrey Moore, and I'm a face at 999 High  
16 Street.

17 First of all, I want to extend a  
18 thank you for having this type of forum in order to  
19 allow us to be able to access information.

20 It's been very difficult for the  
21 residents at 999 High Street because of the lack of  
22 communication.

23 We've served the community. We  
24 have worked at the hospital. We are constituents.  
25 We are consumers.

1                   We have paid our dues to Port  
2 Chester, and we are by no means against economic  
3 development; but what we are concerned about is a  
4 humane approach to whatever your decision is because  
5 we are humans, and we do live there, and there  
6 should be some type of a provision or replacement,  
7 not based on the fact that we think we belong there,  
8 but we have earned the right to have an approach  
9 that allows us to transition according to the  
10 changes that may occur in Port Chester.

11                   I just want everyone at 999 to  
12 stand up, and I want you guys to look around the  
13 room because at any given day, wherever you are,  
14 this could happen to you, and so I want you guys to  
15 just consider that when you consider the proposal.

16                   We have due respect for  
17 Mr. Gioffre and you guys, and we also would like  
18 some due process and due respect, some  
19 communication, some transition simply because we are  
20 residents of Port Chester, and we don't want to  
21 leave. Thank you.

22                   (Applause.)

23                   MAYOR PAGANO: Thank you. Is  
24 there anyone else who would care to speak, please,  
25 whether you're signed up or not?

1 I know Mr. Abel signed up, but I  
2 would ask Mr. Able to come forward.

3 RICHARD ABEL: Good evening. I  
4 would like to speak - - actually, it sort of  
5 dovetails to what Trustee Terenzi said about the  
6 pilot, the payment in lieu of taxes.

7 This Board only has control over  
8 the pilot for the Village taxes and not the school.  
9 The school tax we all know is one of the biggest  
10 taxes, or is the biggest tax; and I think one of the  
11 impacts that should be looked at is what the pilot  
12 would be and what happens if the School Board votes  
13 not to give a pilot.

14 TRUSTEE SAVERIO TERENZI: I think  
15 you are incorrect, Richard.

16 RICHARD ABEL: Why?

17 TRUSTEE SAVERIO TERENZI: I know  
18 there is no back and forth, but I think the idea he  
19 has complete control over the pilot - -

20 MAYOR PAGANO: Sorry, that's it.  
21 There is not going to be any give and take tonight,  
22 Richard. Just make your statement. If you want  
23 querie, that's fine.

24 RICHARD ABEL: So anyway, if I am  
25 correct, then I would expect that that would be a

1 big impact if the - - you know, I just can't - -  
2 okay.

3 So that's one thing; and the other  
4 thing is, if I remember - - I realize this is not an  
5 eminent domain issue; but if I remember, G&S had to  
6 pay to move residents out of their houses, and there  
7 was a fee that was paid to the residents in order -  
8 - it's all a matter of money. It's real estate.  
9 That's how it works.

10 So there should be - - I agree  
11 that there should be some sort of compensation for  
12 residents at 999 High because that would be a  
13 re-location.

14 I'd hate to see the Starwood have  
15 to go through an eviction process to get them out.  
16 It just doesn't sound like a good PR thing.

17 The other thing, and this is sort  
18 of a little different look - - I have watched many  
19 developments come through Port Chester, good  
20 developments, actually, and not so good; but one of  
21 the things that happens, it seems, is that they  
22 propose one development, they get all the permits  
23 - - they get all the approvals, I should say, and  
24 then somewhere down the line, they say, "Well, it's  
25 not economically feasible anymore. We want to

1 change it."

2 And it's much easier to change  
3 something further down the line once the Board and  
4 the Village says, "oh, look at all the tax dollars  
5 we are going to get."

6 And so I don't know if that's  
7 something that would fit into this new document, but  
8 what other possible changes could they do that would  
9 affect - - affect this - - I am not sure how to  
10 phrase that - - but the thing is that things change,  
11 and this is not something that's going to happen in  
12 three months or six months.

13 We are looking that this project  
14 may not actually finish for five or seven years, and  
15 I just worry that the change - - that they say that  
16 we want senior housing, and then the next thing is,  
17 "Well, senior housing isn't economically feasible  
18 anymore. So we want to change it to some other type  
19 of housing." And that's my fear.

20 I think the project at the  
21 high-level looks like a great project much better  
22 than the 22-story towers, if I remember, that was  
23 originally proposed, and then the 620 units of  
24 housing on the second proposal.

25 This proposal seems like it's

1 much better for the Village and for the residents as  
2 well. So I just worry that it could change down the  
3 line.

4 Thank you very much, gentlemen.

5 MAYOR PAGANO: Thank you, Richard.  
6 Is there anyone else? Whether you signed up or not  
7 now?

8 TOM CERUZZI: I have a question.  
9 Maybe it will help everybody.

10 MAYOR PAGANO: I can't hear you.

11 TOM CERUZZI: Can we get a status  
12 on what actually is the status of 999 High Street as  
13 it stands now? I know they own the property.

14 MAYOR PAGANO: Starwood owns the  
15 property, and that's basically it. It's under their  
16 control.

17 TOM CERUZZI: Yes. It's not a  
18 Mitchelama anymore?

19 MAYOR PAGANO: No, it's not.

20 If there aren't any other comments  
21 of the public, what I'd like to do, with the Board's  
22 approval, is to allow an additional 10 days  
23 following this evening's proceedings to receive  
24 additional written comments.

25 We are not going to just shut the

1 door today, but I would like an additional week and  
2 a half, or about ten days for written comments.

3 If you have written comments or  
4 other thoughts you have in mind, those of you here,  
5 or anyone watching on TV, send them to the Village  
6 Clerk at 222 Grace Church Street or by e-mail,  
7 that's jrichards@portchesterny.com, and put it in  
8 writing with your name and your address. This way,  
9 it will become part of the record.

10 If there are no other comments,  
11 what I'd like to do, and I'm also going to ask our  
12 Board to do the same thing, is present their  
13 comments in writing. Unless you feel compelled to  
14 make a statement this evening, you are more than  
15 welcome to do that, too.

16 TRUSTEE DANIEL BRAKEWOOD: I have  
17 a couple comments that I would like to add to the  
18 public comments if I could.

19 MAYOR PAGANO: Sure. You have  
20 five minutes, Dan.

21 TRUSTEE DANIEL BRAKEWOOD: Sure.  
22 Thank you. I have to clear my throat.

23 One of the comments I didn't hear  
24 tonight from the public, and I don't see in the  
25 Scoping Documents is anything about Lead



1 Certification and evaluating the benefits of Lead  
2 Certification for this project.

3 I know that there are different  
4 standards and criteria, and I would very much like  
5 to see incorporated into the study what Lead  
6 Certification could mean in terms of the  
7 development.

8 I also would like to see more  
9 information in terms of the study of the integration  
10 of the project with the park in terms of access  
11 points into the park.

12 You know, one of the gentlemen  
13 said something about Grandview. Grandview dead-ends  
14 right at the park. Touraine dead-ends right at the  
15 park.

16 The project, as it was currently  
17 presented, doesn't actually have anything, I  
18 believe, beyond pedestrian access to the park.

19 So integration and access, both  
20 automobile, bike, and pedestrian access to the park  
21 would be very useful.

22 The other thing, integration with  
23 the Kohl's Shopping Center. The study mentions  
24 evaluating the intersection with - - into the site  
25 and with the Kohl's, but I think how far into the

1 Kohl's shopping center should that evaluation go?

2 One of my concerns is the number  
3 of curb cuts that exist along the Post Road that  
4 many people complain about today.

5 But there is an access road that  
6 is currently private, I believe, that goes behind  
7 many of the buildings on the Post Road, and it would  
8 be possible to study the possibility of closing the  
9 curb cuts along the Post Road and having access from  
10 behind those buildings.

11 So you would go into the Kohl's  
12 Shopping Center at the major four-way intersection,  
13 take a left, and go behind those buildings on the  
14 Post Road as opposed to everyone trying to access  
15 through and exit through the Post Road.

16 And I believe one of the other  
17 alternatives I've heard batted around is whether to  
18 have a median in the road so people can't literally  
19 turn left out of there.

20 So I have heard a couple of  
21 different alternatives, but I don't see those things  
22 being expressed in the document today.

23 The other is, very interestingly,  
24 there are two crosswalks that go from the site over  
25 to the Kohl's Shopping Center, both of which go

1 nowhere.

2                   They don't lead to another  
3 sidewalk. They lead to a patch of green grass and  
4 then straight into the parking lot.

5                   So any pedestrians trying to go  
6 from this site into the Kohl's Shopping Center,  
7 whether you are trying to go to Whole Foods or the  
8 actual Kohl's on the other side of the parking lot,  
9 it would be very difficult, even though there is  
10 crosswalks there. The crosswalks literally go  
11 nowhere.

12                   I agree with the comments about  
13 the affordable housing. I'd like to see a fiscal  
14 analysis of how affordable housing compares to  
15 rental in terms of monthly income that would be  
16 coming in to the developer and in terms of payment  
17 that would be coming from the residents; because it  
18 seems to me, based on the cursory analysis that  
19 we've seen that the income levels of the residents  
20 they are seeking for the rentals isn't really that  
21 different than the affordable units would require,  
22 income levels, and the monthly payments may not be  
23 that far off.

24                   So while most people talk about  
25 this big disparity in terms of affordable units

1 versus ownership, in this case, what we are talking  
2 about, comparing affordable - - potentially  
3 affordable ownership to rentals, is the economic  
4 disparity really that great? I think it's something  
5 that's worth studying.

6 I agree with Mr. Corbia's  
7 comments, although I'd like to expand. He mentioned  
8 understanding the first full-year impact.

9 I would like to see a five-year  
10 and 20-year impact analysis because 20 years goes by  
11 very quickly, and many of the comments that the  
12 other members of the Board or the public brought up,  
13 looking at a longer term impact.

14 Lastly or - - sorry, not lastly  
15 - - but I think it's also important to look at  
16 service - - services coming in and out.

17 The proposal - - and actually, I  
18 have just drawn a blank on what it's called - - not  
19 the fire trucks, and police and ambulance services  
20 that would need access to the site, but actually  
21 delivery, service delivery, and accessing the site  
22 in terms of making sure, you know, deliveries can  
23 happen and things like that.

24 Because I don't - - I think  
25 somebody - - I think when you presented the proposal

1 originally, I raised this issue, and he said,  
2 "That's a tricky issue to have to deal with when  
3 there is no back to the building. There is multiple  
4 sites."

5 And then lastly, I think in terms  
6 of the impact on downtown, the Mayor of the City of  
7 Rye mentioned that, and I think that's smart for us  
8 to analyze.

9 I quite honestly would be a little  
10 nervous if I was the City of Rye. We are building  
11 almost the equivalent of Purchase Street within  
12 walking distance of Purchase Street.

13 So I think it would behoove you to  
14 want to study that. I also think it could have an  
15 impact on the Rye Ridge Shopping Center and on our  
16 own downtown.

17 I would be interested in seeing  
18 not repeating the mistakes of the 1970's when people  
19 built malls right on the outskirts of town and  
20 literally sucked the life out of the downtown,  
21 especially seeing how well the downtown is doing.  
22 I think that would be well worth studying.

23 With that, I'll put the rest of my  
24 comments in writing, and I thank you for the time.

25 MAYOR PAGANO: Thank you, Dan.

1 TRUSTEE SAVERIO TERENCE: This  
2 999 High Street is obviously going to be a  
3 hot-button issue.

4 Now, my memory of them building  
5 999 High Street, because I was living in the  
6 neighborhood, was that this housing was for people  
7 who worked at the hospital; they would get a reduced  
8 rent.

9 Therefore, the services that the  
10 hospital would be able to give would be affordable  
11 to the entire community. Okay?

12 I think there are definitely some  
13 strong arguments to make sure that the people that  
14 are living there get their due process.

15 I would really love to see part of  
16 this SEQRA process mark that - - I don't want to see  
17 names. I want to see, you know, what apartments are  
18 being - - what are there right now? How long have  
19 these people been there?

20 You know, the people that worked  
21 at the hospital for 30 years that are still living  
22 there, I think they should be given all the  
23 consideration in the world. Okay?

24 The people that moved in the day  
25 before the hospital got closed - - okay? - - and are

1 living in subsidized housing right now, it's not my  
2 problem right now.

3 I am really concerned about the  
4 people that really put their sweat and their blood  
5 into that hospital, and for no reason of their own,  
6 the place got closed that had been there.

7 I know a lot of families that were  
8 there over the years. I think it's important, and I  
9 would really love to see a census on that, exactly  
10 who lives there, because I know there is people that  
11 live there right now that could afford to buy that  
12 building. Okay?

13 So I don't know how people can be  
14 living in there that are millionaires. Okay? I  
15 will not mention names because I don't want to lose  
16 my client, but the bottom line is there are people  
17 in there that are well off - - okay? - - and there  
18 are people there that need to live there - - okay?  
19 - - and I think the Village will do everything in  
20 their power to make sure, with all the affordable  
21 housing that we have in this Village, nobody wants  
22 to leave, nobody wants to move, but I think we have  
23 plenty of affordable housing that if there are  
24 people who have been there for many years that were  
25 part of that hospital structure, that

1 infrastructure, they should be given every  
2 consideration.

3 Now, whether we say to Starwood  
4 that we are going to make 133 units of affordable  
5 housing, I don't think that's going to fly, Reverend  
6 Baker; but the bottom line is there is a cost to  
7 that. You know, there is a major cost.

8 If we force Starwood to put a  
9 hundred units of affordable housing, when they come  
10 up with their proposed taxes that they are thinking  
11 about giving the Village, they are going to say,  
12 "Well, this is what we are going to give you; if  
13 it's fully, you know, market value, this is what we  
14 are going to give you, if there is a hundred  
15 affordable units in there; and it's going to be a  
16 dramatic difference to the tax payers.

17 So that's the decisions that we  
18 will make, you know. My concern is the fiscal  
19 issues of this, along with the traffic and the  
20 school, but I think the fiscal issues are very  
21 important.

22 So that's my feelings about it.

23 TRUSTEE GREGORY ADAMS: I wanted  
24 to thank all those who came out this evening or to  
25 speak and to show your faces in the audience out



1           there.

2                       Did everyone who signed a paper  
3           have the opportunity to speak? I thought there were  
4           two sheets going around.

5                       Did everybody speak that has  
6           signed a paper? If not, please speak now. Okay.

7                       Once again, thank you for coming  
8           out. I really appreciate it.

9                       MAYOR PAGANO: Any comments here?

10                      TRUSTEE GENE CECCARELLI: You want  
11           it in writing? I'll submit it.

12                      MAYOR PAGANO: Thank you. I have  
13           a number of items that I wanted to address. I am  
14           not going to do it now. I will put it in writing.

15                      They have to do with socioeconomic  
16           studies. If we start talking about the Scopes and  
17           studies, and studying kids and where they are coming  
18           from, I want those studies to contain properties  
19           here in Port Chjester, in our area, not Bronxville,  
20           or Poughkeepsie, or Peekskill, but I want them here.

21                      There are a number of other items,  
22           but one of the most important items, Chris - - I am  
23           not sure how we are going to do this - - is the  
24           mitigation study that's presently under way, how - -  
25           with regard to the school enrollment and so forth.

1                   Somehow or another, that's going  
2 to have to get weaved into this process. I'm not  
3 quite sure how we do that, but I'll put those  
4 comments in writing.

5                   I am not looking for an answer or  
6 anything like that, but I will put that in writing.  
7 I am interested in the - - suffice it to say, I  
8 think it needs to be part of the written record.  
9 That's the way I'd like to do it.

10                   TRUSTEE DANIEL BRAKEWOOD: One  
11 last item that I didn't bring up under the  
12 alternatives.

13                   I am a little remiss. I just want  
14 to bring it up. The study in the difference between  
15 the impact of rental apartments versus  
16 owner-occupied housing, that's not listed as one of  
17 the alternatives, and I see no mention of it  
18 anywhere here.

19                   It's assumed that everything will  
20 be rental, but I think we need to study rental  
21 versus owner-occupied housing.

22                   MAYOR PAGANO: All right. Any  
23 other comments from the Board?

24                   If not, gentlemen, what I would  
25 like to do is double-back a bit to remind everybody

1 we will take - - if there is no objection from the  
2 Board, I want to give this a little bit more time.

3 There will be an opportunity  
4 following tonight for about another 10 days to  
5 submit written comments.

6 To those of you here, any  
7 additional thoughts you may have, anyone at home, we  
8 need public comments. We want public input.

9 It will become part of the record,  
10 and you can put your name and address, and you'll be  
11 sure to be circulated with the results with a lot of  
12 this information. That's why we ask for  
13 information.

14 Unfortunately, Richard Abel, who  
15 refused to sign up, will not get a lot of this  
16 information unless he - -

17 Thank you all very much; and if  
18 there is no other, I'll entertain a motion - -

19 CHRIS GOMEZ: I was going to say  
20 July 3rd is the deadline for the written comments.  
21 July 3rd is the 10 days.

22 Also again, as Mr. Gioffre  
23 mentioned, on the left navigation bar, there is a  
24 button there for Starwood, former United Hospital  
25 site where everyone in the public can review the

1 Draft Scope that was presented this evening.

2 MAYOR PAGANO: Does the staff have  
3 any comments that you need to make or want to make?  
4 Chris? Tony? Dolph? Mark? Anyone?

5 DOLPH ROTFELD: I'll put them in  
6 writing.

7 MAYOR PAGANO: I will entertain a  
8 motion to close.

9 TRUSTEE GREGORY ADAMS: I so move.

10 TRUSTEE LUIS MARINO: I second.

11 MAYOR PAGANO: Greg and Luis.

12 Call the Roll, please.

13 (Whereupon Deputy Clerk Vita Sileo  
14 called the Roll, and the motion was carried  
15 unanimously)

16 MAYOR PAGANO: Thank you very much  
17 for coming to this hearing. There will be more. We  
18 really appreciate your input.

19 I will take a motion to adjourn.

20 TRUSTEE GENE CECCARELLI: I make a  
21 motion to adjourn.

22 TRUSTEE LUIS MARINO: I second.

23 MAYOR PAGANO: Mr. Ceccarelli;

24 Mr. Marino.

25

1                   (Whereupon Deputy Clerk Vita Sileo  
2                   called the Roll, and the motion was carried  
3                   unanimously.)

4                   MAYOR PAGANO: Good night,  
5                   everybody.

6  
7                   (Whereupon the Hearing was  
8                   adjourned at 8:15 P.M.)

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10                   \* \* \* \*

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STATE OF NEW YORK  
COUNTY OF WESTCHESTER

I, DIANNE HILLMAN, a shorthand reporter and  
Notary Public within and for the State of New York,  
do hereby certify:

That the Hearing hereinbefore set forth is a true  
record.

I further certify that I am not related to any of  
the parties to this action by blood or marriage and  
that I am in no way interested in the outcome of  
this matter.

IN WITNESS WHEREOF, I have hereunto set my hand  
this \_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_

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

**ROLL CALL**

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

**NOES:** None.

**ABSENT:** None.

**DATE:** June 23, 2014

At 8:16 p.m., on motion of TRUSTEE ADAMS, seconded by TRUSTEE MARINO, the meeting was closed.

**ROLL CALL**

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

**NOES:** None.

**ABSENT:** None.

**DATE:** June 23, 2014

Respectfully submitted,

Janusz R. Richards  
Village Clerk