

MEETING HELD NOVEMBER 3, 2014

A meeting of the Board of Trustees of the Village of Port Chester, New York, was held on Monday, November 3, 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, and Gene Ceccarelli.

It should be noted that Trustee Joseph Kenner was absent.

It should be noted that Trustee Brakewood arrived at 6:07 p.m. and Trustee Adams at 6:18 p.m.

It should be noted that Trustee Marino left the meeting at 8:00 p.m. and Trustee Ceccarelli left at 8:45 p.m. and returning at 9:20 p.m.

Also present were: Village Manager, Christopher Steers; Village Clerk, Janusz R. Richards; Village Attorney, Anthony Cerreto; Village Treasurer, Leonie Douglas (arrived at 6:40 p.m.); Director of Planning and Development Christopher Gomez (arrived at 6:40 p.m.); Chief of Police, Richard Conway; Christopher Ameigh Administrative Aide to the Village Manager (arrived at 6:40 p.m.); Village Planner Jesica Youngblood (arrived at 6:40 p.m.) and Ed Brancati, Human Resources (arrived at 6:40 p.m.).

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

ROLL CALL

AYES: Trustees Terenzi, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustees Adams, Brakewood and Kenner.

DATE: November 3, 2014

MOTION FOR EXECUTIVE SESSION

At 6:01 p.m., on motion of TRUSTEE CECCARELLI, seconded by TRUSTEE MARINO, the Board adjourned into an executive session for the purpose interviewing candidate for Taxi Commission.

ROLL CALL

AYES: Trustees Terenzi, Marino, Ceccarelli and Mayor Pagano

NOES: None.

ABSENT: Trustees Adams, Brakewood and Kenner.

DATE: November 3, 2014

Also present were: Village Manager, Christopher Steers; Village Clerk, Janusz R. Richards; Village Attorney, Anthony Cerreto; Village Treasurer, Leonie Douglas and Chief of Police, Richard Conway.

No action was taken in executive session.

At 6:10 p.m., a motion to come out of executive session was made by TRUSTEE TERENCE TERENZI, seconded by TRUSTEE MARINO, the Board of Trustees closed the executive session.

ROLL CALL

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

NOES: None.

ABSENT: Trustees Adams and Kenner.

DATE: November 3, 2014

AWARD PRESENTATION

Port Chester Soccer Club

Mayor Pagano made the following opening statement:

The Port Chester Soccer Club, Inc. is a nonprofit corporation organized and administered by Port Chester Parents and supported by the Village of Port Chester Recreation Department under Heather Krakowski. The club was first organized over 20 years ago by Caesar Aliaga. Jose Perdomo is the Club's president and Tournament Coordinator.

The club fielded 24-25 youth soccer teams, which are evenly divided by age groups teams. There are more than 400 children and young adults who participate in its programs and over 300 children are enrolled in travel program. Boys and girls ages range from

This year, over the Labor Day weekend, the players we are honoring tonight - who are from the Port Chester Select Team and were in the under 10 year old category - won the 10th Annual Independence CUP against Columbia in the International Youth Soccer Tournament held in Port Chester, New York. This is the 2nd Time the Club won this tournament. Teams from Peru, Columbia, Honduras Guatemala and local teams from Boston and Long Island also participated.

The Port Chester team, made up of 14 players was coached by Alejandro Novoa and Calixto Cornejo. Monica Villagran was the Manager.

Tonight's award reads for "Achievement in being part of the 2004 Port Chester Select Team bringing home the Championship at the Port Chester Soccer Club 10th Annual Independence Cup Youth Soccer Tournament."

The recipients receiving a certificate for their achievement in being part of the 2004 Port Chester Select Team bringing home the Championship at the Port Chester Soccer Club 10th Annual Independence Cup Youth Soccer Tournament were:

Team members: Brian Aguilar, Daniel Alarcon, Luis Alvarez, Maxamillion Arango, Andres Barajas, Sebastian Campos, Dilan Ceron, Andrea Flores, Gerardo Guerra, Ashley Reyes, Jean Carlo Ruiz, Christian Torres, Carlos Vasquez, Kevin Vizhco.

Coaches: Alejandro Novoa and Calixto Cornejo

Manager: Monica Villagran

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

The Board of Trustees proposed a motion for executive session regarding a particular personnel matter.

Use of DEA Funds

Chief Richard Conway went over some of the things they've been doing with the funds we've been getting through our participation with the DEA and the funds we've been getting through our acts of forfeitures. The fund is in the vicinity of \$236,000. We anticipate more coming in from two places we've been working on:

Upgrade the Radio System – we've allocated \$10,000 to place a receiver, or a repeater system at the top of this building. \$4,000 to remove an existing receiver on top of 10 Pearl Street to the top of the firehouse on Grace Church Street. This should give us better coverage in the downtown development and also in the housing authority locations. We also believe that at some time in the near future we are going to have to replace the main repeater. That's the 125 watt transmitter that all of our radios go to. That's on top of the Westchester Country Club. Because of FCC regulations we are going to have to change that to a narrow band operation. This is between us, the City of Rye and Rye Brook who all use the same repeater. This will cost us about \$12,000.

The second area is the upgrade of body armor. We already have that okayed to replace 22 bullet proof vests. Also to replace heavy body armor, which we place on people when they do high risk operations.

Replacing vehicles. We inventoried our vehicles and have 2 marked vehicles over five years old. We have 4 unmarked vehicles that are over 10 years old and have over 100 thousand miles on them. These vehicles would not be able to pass as taxis in the Village of Port Chester. We want to replace three of the unmarked vehicles with four fusion vehicles. The estimated cost is \$21,900 and that is equipped with radio, lights and

siren. Another issue with our older vehicles is that we are putting more of a strain on our Village Garage.

Replacing or upgrading our medical gear. We presently have four defibrillators, or AEDs. The purchase of two additional AEDs would allow us to give each car, the supervisor's car and the emergency truck an AED. We'd also like to purchase a new one each year. Each AED is \$15,000 and we'd like to replace two a year. We also want to upgrade our first aid equipment that we have in our radio cars.

Outfitting an emergency vehicle. This is a concept that we are bring back from years ago. We are going to take a Tahoe and outfit it to use for emergency functions. The cost of this equipment is approximately \$20,000.

Next is upgrading our department's training program. We want to experiment with bringing in trainers from the outside, experts in the field from private companies or organizations who can come in and make our training a little bit more thorough and more interesting. We are also looking for training for people who execute search warrants. The cost of this training would be approximately \$15,000 to train ten to a dozen people.

A reestablishment of the voice recorder system, the typist. We had a system where we used a Dictaphone system and we had a pool of typists to type reports. Approximately two years ago we experimented with getting rid of that system and the equipment was all returned or destroyed. To redo that system we are still going to need typists. This would cost about \$21,000.

Rye Town Supervisor, Joe Carvin regarding November 4 referendum.

There will be on the referendum tomorrow, as it relates to Rye Town, the Rye Town Board has recommended that we change the Receiver of Taxes position from an elected position to an appointed position; and the same thing with the Superintendent of Highways. We have been able to reduce taxes is because we've worked with the personnel in the Town to rationalize operations.

Resident Mr. Vinci commented he is totally against changing the elected position to appointed because they are totally taking away my right to vote. I also think when you appoint somebody it is political.

WORKSHOP

120 N. Pearl St. bonus program application under Village Code §345-16.

Village Planning Director Chris Gomez commented this is on for Resolutions tonight regarding the density bonus provisions as well as approval for an additional 12 units. At the last meeting in terms of the bonus as proposed, as to how that money would be utilized by the Village for public benefits for open space, parking down and/or housing rehabilitation. Stepping back a little bit a thought was to have a clear direction where the money will be spent in a sense that the Village Treasurer would be establishing

upon payment a specific density bonus fund that could be used for any of the three benefits.

Trustee Terenzi commented that new homes stats are down and first-time home buyers are down dramatically. People are renting in urban areas. The Mariner has been successful and I'm sure these guys will be successful. It is hard to get a mortgage and it is steering people into the rental market. The fact that we are going to get money for the extra units, which does not put a burden on us, works well.

Mayor Pagano commented the market is really slowing and it seems right to move in this direction. Mortgage money is very difficult at best. The pressure right now is on the apartment market. Properties are selling in the Village. These units will sell. They are at market level. The Village is long overdue to receive its share of fair market housing. It will be contributing a good chunk of money to the tax base.

Trustee Brakewood commented this is consistent with our master plan which was developed over a number of years. This property will actually be paying commercial taxes.

Chris Gomez commented that one of the impacts we will realize is a 750% increased value on this property compared to what's there now. The Planning Commission approved the site plan and special exception plan at their meeting on October 27th. This is based on this Board approval of the resolution for the density bonus this evening.

Trustee Terenzi asked how the Planning Commission made out on the left turn, right turn situation. Chris Gomez said this was not gone over at the Planning Commission meeting.

Trustee Ciccarelli commented, to be absolutely clear, regarding the use of the property density bonus money. The money could be applied to open space, housing rehabilitation and a downtown parking garage. All that is required under density bonus is setting up a fund for prescribed use. It must be used for a dedicated purpose.

Trustee Brakewood commented that we need to discuss, as a Board, whether we want to build a fund to achieve a critical mass, or keep the projects to a more tactical or more specific and turn the money to a closer time that it is actually acquired.

PRESENTATION

Independent Auditors' Report – Village of Port Chester fiscal year 2013-2014

The firm of Drescher & Malecki conducted two audits on behalf of the Village. The first focuses on the I.D.A. Audit which is required to be conducted by the New York State Controller's office. This shows that the Net assets compared favorably to the past year. We increased our assets in the past year by some \$28,000. This is an accumulation of dollars over the years.

The Village Audit is our main responsibility. We will talk about our opinions, the financial statements and our observations. Our job is to provide users of financial statements that these financial statements can be relied on. You have bankers, insurance agents and investors ask for financial statements. Those are the people who want to know that your financial statements state your position. If there is fraud when you bring forward financial statements, our responsibility is to bring that forward.

Then we get into what the financial statements brought us. In going from 2010 to 2014 that increment only averages out to about 2.5% So we are doing a pretty good job of keeping spending under control. The purpose is to show you that as a Board you are trying to get to a 1. If we are over 1 that means your revenues are a little higher. You don't want to go consistently over 1 because then you will be accused of overtaxing people. If you go under 1 you are going to create a deficit.

Looking at the long-term debt it is again a favorable trend.

In discussing observations we will talk about where you're going. You have this tax cap out there. Spending has only gone up 2.5%. Revenue is stagnant. If taxes are increased by only 1% eventually we will run out of money. Don't fall into distress trying to stay under the tax cap. We would like to see some IT enhancements in the Village.

Trustee Terenzi would like Drescher & Malecki to come in and go over the numbers the Village comes up with. Mayor Pagano said he would like to see, once we do have hard numbers, to go over the projected operating budget for the next five, ten, fifteen years or so. He would like to know what the levy is going to be and what the tax rate is going to be.

Right now we are working on a tool which will show the impact to the tax rate. So you can combine those two and see the combined effect of the long term changes. We cannot make managerial decisions but we can perform the test functions.

PUBLIC COMMENTS

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

Comments were made by:

Ms. Goldie Solomon commented on voting day, Veterans Day and Thanksgiving Day. She remarked on the film company at the Senior Center. She commented on Rye Town moving to 222 Grace Church Street. This will affect the parking. She spoke of the closing of two churches in Port Chester. We have disabled and older people who go to these churches. We should be able to pay our Sewer Rent at the Village Hall. We should be collecting money from the neighboring communities who are using our Waste Treatment Plant.

Mr. William Dutra and Sal Muto commented on a bulkhead problem at the Port Chester Yacht Club. Superstorm Sandy did a lot of damage. It is not a simple fix. We

hired a marine surveyor and Mr. Contavage is going to fix it. The State of New York advised they will need a DEC approval. The cost is going to be borne by the Port Chester Yacht Club. We submitted paperwork to Village Attorney Cerreto and Village Manager Steers and are waiting for a signature so we can forward it to the DEC and get permits to repair this bulkhead. Commodore Dutra commented he will try and jew Mr. Contavage down a little bit. We will not know the cost until the work is started. Village Manager Steers commented this should be submitted to the I.D.A. so maybe there will be a sales tax break.

Mr. Richard Abel commented he is very upset with the Village Trustees that they allowed a racist remark by Commodore Dutra. He commented that if he stood there and used the "N" word somebody would take offense, but when somebody stands here and says I'm going to jew them down, that's OK? That is offensive to him as a Jew.

Mr. Abel commented on the cost of the Village election. Village Attorney Cerreto said he contacted an outside attorney, Jeff Bender. His flat fee is \$2,500. He expects the papers to be out by the end of the week. Mr. Abel commented on 120 North Pearl Street and the taxes on the property.

Marc Arnel, a homeowner and resident, He is a commercial property at 26 Poningo Street. It sits in a C1 district. I'd like to open a medical and chiropractic office in the building that I own, but C1 excludes medical use. The C1 districts are generally tucked up next to commercial zoned areas. They are transitional zones. There are chiropractors practicing in downtown Port Chester currently. Certainly a doctor's office would fit in with those permitted in the C1 district. A neighborhood medical office would serve the residents of this community and would fill a need. I propose a zoning change.

Mayor Pagano commented earlier today there was another medical facility looking for the same change. Village Manager Steers commented that an issue may be parking. Village Planning Director commented that we do not have to provide parking in a C1 district. Mayor Pagano asked that this should be on the next agenda.

Mr. Ceruzzi commented on the number of executive sessions held by this Board. His feeling is anything that has to do with taxpayer money should be held in open court, whether it is personnel or contracts. He has from the State Controller's Office the management of the Senior Center from May 2009. It reads "The Board and Village Officials did not disclose or adequately monitor the Senior Center capital project." Is this board going to put this up for a referendum? Trustee Terenzi commented that we will be leasing the building from NDC.

Ms. Beatrice Conetta commented on Mr. Carvin gave no reason what we have been doing for years. We have been electing Tax Receiver and Superintendent of Highways for as long as I can remember. They are taking the vote out of the people's hands. She commented on the last meeting and George Ford said we should have respect for the Board. The Board should have respect for the residents.

Ms. Dina Goren made the following comments: "Good Evening. As a reminder, the Port Chester Dog Park Group was established last year with the goal of creating a dog park within our community. A group of area residents got together and followed a formal

approval process with the Parks Commission and this Board of Trustees on both the concept and location of a dog park. We made sure to have the necessary approvals in place before starting our fundraising efforts.

Back in August we announced that with the community's support, Port Chester had come in 1st place in the medium size city category of the PetSafe Bark for your Park contest and had thus won \$25,000 towards the building of the dog park. With these winnings we had raised over \$50,000 and we were ready to work with the village to get this dog park built.

Since August, the Port Chester Dog Park Group has submitted to Village staff a proposed site plan and budget, suggested rules and regulations, and sample estimates from fencing companies. We also worked with the village staff on developing a tentative timeline that would have gotten us to both Parks Commission and BOT approvals by mid--October so that we could get fencing bids in as well as PetSafe approval before the end of the year. To receive the PetSafe money we need to provide them with a site plan, budget, cost estimate, and timeline for them to approve. The established deadline for this is the end of November.

Since we receive DAILY questions from the community regarding when the dog park will open, together with Village staff we agreed that a timeline shooting for an early--Spring opening would be safe (if not earlier). This is the date we've been communicating out to the community. Village staff said that they would be the liaison between the group and the various village departments and boards making sure that all necessary approvals are in place.

Given that we don't believe there have been any formal discussions with the Parks Commission or BOT regarding the dog park plans yet, the Port Chester Dog Park Group is concerned about both the timeline and the direction the project may be heading. To this end, we request that the Dog Park Group be invited to any scheduled Parks Commission, BOT, and other relevant meetings where the dog park will be discussed. We also request an updated timeline that hopefully gets us back on track for approvals and bids.

Lastly, we urge the village to follow through on this project and show the community that hard work and dedication towards citizen--led community improvement projects such as this one will be respected by the village and that it is a worthwhile investment in resident's time and energy when proper procedures and approvals are followed."

Attorney Gioffre followed up on Dr. Arnel's request for a change to the zoning text amendment for a C1 district. There are a significant number of properties that are non-conforming in the area classified as commercial that are within residential zoning districts.

RESOLUTIONS

RESOLUTION #1

DESIGNATION OF VILLAGE 2015 ELECTION

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

RESOLVED, that the annual Election for the Village of Port Chester, New York, to be called and held pursuant to the Charter of the Village of Port Chester, New York, be held on the 18 day of March, 2015, between the hours of 7:00 A.M. and 9:00 P.M., and that such Election shall be called and held at the following polling places within the Village of Port Chester, NY:

The Polling Place for the qualified voters of Port Chester who reside within the limits of the **Fifth Election District** of the Town of Rye shall be in the Don Bosco Center, Don Bosco Place, in said Village.

The Polling Place for the qualified voters of Port Chester who reside within the limits of the **Sixth Election District** of the Town of Rye shall be in the Don Bosco Center, Don Bosco Place, in said Village.

The Polling Place for the qualified voters of Port Chester who reside within the limits of the **Seventh Election District** of the Town of Rye shall be in the Don Bosco Center, Don Bosco Place, in said Village.

The Polling Place for the qualified voters of Port Chester who reside within the limits of the **Eighth Election District** of the Town of Rye shall be in the John F. Kennedy School, Olivia Street, in said Village.

The Polling Place for the qualified voters of Port Chester who reside within the limits of the **Ninth Election District** of the Town of Rye shall be in the John F. Kennedy School, Olivia Street, in said Village.

The Polling Place for the qualified voters of Port Chester who reside within the limits of the **Tenth Election District** of the Town of Rye shall be in the Corpus Christi School, South Regent Street, in said Village.

The Polling Place for the qualified voters of Port Chester who reside within the limits of the **Eleventh Election District** of the Town of Rye shall be in the Carver Center, 400 Westchester Avenue, in said Village.

The Polling Place for the qualified voters of Port Chester who reside within the limits of the **Twelfth Election District** of the Town of Rye shall be in the Park Avenue School, Park Avenue, in said Village.

The Polling Place for the qualified voters of Port Chester who reside within the limits of the **Thirteenth Election District** of the Town of Rye shall be in St. George Orthodox Church of Westchester, Irving Avenue, in said Village.

The Polling Place for the qualified voters of Port Chester who reside within the limits of the **Fourteenth Election District** of the Town of Rye shall be in St. George Orthodox Church of Westchester, Irving Avenue, in said Village.

The Polling Place for the qualified voters of Port Chester who reside within the limits of the **Fifteenth Election District** of the Town of Rye shall be in St. George Orthodox Church of Westchester, Irving Avenue, in said Village.

The Polling Place for the qualified voters of Port Chester who reside within the limits of the **Sixteenth Election District** of the Town of Rye shall be in the Don Bosco Center, Don Bosco Place, in said Village.

The Polling Place for the qualified voters of Port Chester who reside within the limits of the **Seventeenth Election District** of the Town of Rye shall be in the Brooksville Gardens Senior Citizens Apts., Terrace Avenue, in said Village.

The Polling Place for the qualified voters of Port Chester who reside within the limits of the **Eighteenth Election District** of the Town of Rye shall be in the Edison School, Rectory Street, in said Village.

The Polling Place for the qualified voters of Port Chester who reside within the limits of the **Nineteenth Election District** of the Town of Rye shall be in the Park Avenue School, Park Avenue, in said Village.

The Polling Place for the qualified voters of Port Chester who reside within the limits of the **Twenty-Fifth Election District** of the Town of Rye shall be in the King Street School, King Street, in said Village.

Approved as to Form:

Anthony M. Cerreto, Village Attorney

ROLL CALL

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

NOES: None.

ABSENT: Trustee Marino, Kenner and Ceccarelli.

DATE: November 3, 2014

RESOLUTION #2

**120 NORTH PEARL STREET
TRANSIT-ORIENTED DEVELOPMENT
SEQRA DETERMINATION OF SIGNIFICANCE
SPECIAL PERMIT FOR A DENSITY BONUS PURSUANT TO §345-16 OF THE
VILLAGE CODE**

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

WHEREAS, the Village of Port Chester Board of Trustees is in receipt of a density bonus special permit application for submitted by AGD North Pearl, LLC, for property located at 120 North Pearl Street, specifically known and designated as Section 142.22, Block 2, Lot 62; and

WHEREAS, the density bonus special permit application requests a reduction in the lot area per dwelling unit required in the C2 Main Street Business District from 750 square feet to 575 square feet to permit an additional twelve (12) dwelling units on site pursuant to Village Code §345-16 Building Height and Floor Area Bonus Program; and

WHEREAS, the proposal includes the demolition of an existing 2,115 square foot auto-glass repair facility and the construction of a 5-story, 50-unit market rate residential development with forty-six (46) on-site structured parking spaces with outdoor patio and pool amenities; and

WHEREAS, the proposed use is classified as ‘multifamily dwelling’ which is permitted by special exception use permit in the C2 Main Street Business zoning district, subject to approval by the Planning Commission per Village Code §345-59(D)(2)(a); and

WHEREAS, the proposal furthers the goals and objectives of the Village’s adopted Comprehensive Plan (2012), Housing Recommendation #2 whereby land use regulations should “*accommodate future growth in appropriate areas of the Village (e.g. downtown and around the train station...*” and “*maintain opportunities for a diverse housing market....*”; and

WHEREAS, the Project is designated as an Unlisted Action pursuant to NYCRR 617 of the SEQRA regulations and has proceeded via an uncoordinated environmental review by the Planning Commission, Zoning Board of Appeals, and Board of Trustees requiring each approval agency to make its own SEQRA Determination of Significance before granting approval(s); and

WHEREAS, on July 17, 2014, the Village Zoning Board of Appeals granted an area variance from §345-61(Q)(2) Multifamily Dwelling as the site abuts and is thus less than 500 feet from any single-family or two-family zoning district; and

WHEREAS, on October 27, 2014 the Planning Commission adopted a Negative Declaration for the Project pursuant to NYCRR 617 of the SEQRA regulations, granted Special Exception Use approval for the Project pursuant to Village Code §345-61(Q) Multifamily Dwelling and site plan approval for the proposal conditioned upon Board of Trustees granting an additional twelve (12) dwelling units per §356-16; and

WHEREAS, the Town of Rye Assessor commissioned Valuation Plus, Inc. of Mamaroneck, NY to conduct an independent appraisal for the proposed 50-unit mix and as-of-right 38-unit mix (dated October 10, 2014), which calculated the fifty (50) unit project value to be \$5,800,000 and the thirty-eight (38) unit value to be \$4,530,000, resulting in a bonus valuation of \$1,270,000; and

WHEREAS, on September 15, 2014 and October 20, 2014 the Board of Trustees held a public workshop and public hearing concerning the special permit application to review the results of independent appraisal, and all persons wishing to speak on the application at the public hearing were given an opportunity to be heard; and now therefore be it

RESOLVED, that the Village of Port Chester Board of Trustees adopts the attached Negative Declaration for the project (dated November 3, 2014) pursuant to Part 617 of the implementing regulations pertaining to Article 8 of the State Environmental Quality Review Act of the Environmental Conservation Law affirming that the proposed Unlisted Action will not have a significant adverse impact on the environment; and be it further

RESOLVED, that pursuant to Section 345-16 of the Village Code, the Board of Trustees hereby grants a special permit for a density bonus reducing the required minimum lot area per dwelling unit in the C2 Main Street District as applied to 120 North Pearl Street (Section 142.22, Block 2, Lot 62) from 750 square feet to 575 square feet subject to the payment by the applicant of 15% of the anticipated \$1,270,000 assessed value of the bonus square footage, amounting to \$190,500, said payment to be made at the time of building permit application; and be it finally

RESOLVED, that such payment be attributed to a dedicated Density Bonus Fund established by the Village Treasurer to be used for any or all of the prescribed purposes set forth in §345-16.

Approved as to Form:

Anthony M. Cerreto, Village Attorney

ROLL CALL

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

NOES: None.

ABSENT: Trustee Marino, Kenner and Ceccarelli.

DATE: November 3, 2014

RESOLUTION #3

**BUDGET AMENDMENT – DEA FUNDS TO PURCHASE
THREE (3) UNMARKED FORD FUSION VEHICLES**

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

WHEREAS, the Police Chief is recommending the use of DEA Asset Forfeiture Funds to purchase three (3) unmarked Ford Fusion cars for a total cost of \$62,823 from Vance Country Ford, C/o of the Cruisers Division, 420 Mount Pleasant Avenue, Mamaroneck, NY 10543, a Westchester County Contract vendor, #WC-RFB-13149. Now, therefore be it

RESOLVED, that the Board of Trustees of the Village of Port Chester, New York hereby authorizes the Village Treasurer to modify the 2014-15 General Fund Budget and Capital Fund Budget as follows:

GENERAL FUND

Balance Sheet:

001-001-0695	Deferred Revenue Police DEA	\$(62,823.00)
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Revenues:

001-0001-2613	Use of Deferred DEA Revenue	\$62,823.00
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Appropriations:

001-9900.900	Transfer to Capital	\$62,823.00
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CAPITAL FUND

Increase the 2014-15 Police (Car) Vehicle Budget from \$100,000 to \$162,823.

Revenues:

5.5.5031.2014.136	Transfer from General Fund	\$62,823.00
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Appropriations:

5.3120.203.2014.136	Police Cars 2014-15	\$62,823.000
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Approved as to Form:

Anthony M. Cerreto, Village Attorney

ROLL CALL

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

NOES: None.

ABSENT: Trustee Marino, Kenner and Ceccarelli.

DATE: November 3, 2014

RESOLUTION #4

AWARDING BID VILLAGE SEWER AND DRAINAGE IMPROVEMENTS

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

WHEREAS, the Village of Port Chester has advertised for bids for Sewer and Drainage Improvements (Bid No. 2014-07); and

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

WHEREAS, the Village's consulting engineer, Dolph Rotfeld Engineering, P.C., recommends that the Board accept the low bid of Joken Development Corp., 9 Belway Place, White Plains, New York 10661. Now therefore, be it

RESOLVED, that the Board of Trustees hereby awards the bid for Sewer and Drainage Improvements in the amount of \$199,747.00, and be it

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

FURTHER RESOLVED, that the funding for said work be appropriated from Sewer Improvement 5.8120.400.2013.132.

Approved as to Form:

Anthony M. Cerreto, Village Attorney

ROLL CALL

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

NOES: None.

ABSENT: Trustee Marino, Kenner and Ceccarelli.

DATE: November 3, 2014

RESOLUTION #5

AUTHORIZATION TO EXECUTE NEW YORK STATE DEPARTMENT OF STATE'S LOCAL WATERFRONT REVITALIZATION PROGRAM GRANT CONTRACT FOR BULKHEAD REPAIR

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

WHEREAS, the New York State Department of State (“DOS”) Local Waterfront Revitalization Program (“LWRP”) provides grant funding opportunities for planning initiatives and projects that advance strategies for community and waterfront revitalization; and

WHEREAS, the Village of Port Chester’s exigent situation to replace the failing Village Marina Bulkhead and reactivate the adjacent public pedestrian promenade qualifies as an eligible project under the DOS-LWRP initiative; and

WHEREAS, the Village of Port Chester Office of Planning and Development submitted an application to the DOS for final design and construction documents plus permits to replace the failing bulkhead and conduct related waterfront improvements to advance economic development in the Village; and

WHEREAS, on January 9, 2014, the Village of Port Chester was awarded a DOS-LWRP grant for \$450,840, structured as a 50/50 matching grant a portion of which may consist in-kind services; and

WHEREAS, \$112,905 in funds are currently available in the existing Marina Redevelopment Project for this purpose. Now therefore be it

RESOLVED, the Board of Trustees authorizes the Village Manager to sign and execute the contract prepared by the DOS for final design and construction documents to replace the failing bulkhead (C#1000444); and be it further

RESOLVED, that the Village of Port Chester contribute its 50% grant match in an amount to be appropriated up to \$225,420 from capital budget line 5.7230.400.2009.107 for Marina Improvements.

Approved as to Form:

Anthony M. Cerreto, Village Attorney

ROLL CALL

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

NOES: None.

ABSENT: Trustee Marino, Kenner and Ceccarelli.

DATE: November 3, 2014

REPORT OF THE VILLAGE MANAGER

INITIATIVES/PRIORITIES:

❖ **Strategic Planning: Strategic Actions** (Opportunity Areas #1 Downtown TOD, #2 Downtown: Municipal Center, #3 Waterfront Redevelopment/Revitalization, #4 Fox Island, #5 United Hospital Site Redevelopment).

1) Opportunity Areas #1-5:

- Several Special BOT workshops have been held on the 345-16 Height and Floor Area Bonus Program and an appraisal has been completed. Application for said program has been made by AGD North Pearl, LLC regarding their proposed development at 120 N. Pearl Street. A public hearing has been held on said application and there is a follow up workshop and proposed action on the application this evening.
- 2nd Consolidated Funding Application (CFA) results pending information release from the Department of State.

2) Opportunity Area #1, 5: Urbanomics presented its findings related to the IDA on September 10th. The Base Formula has been drafted and vetted. There are some concerns surrounding the factoring of “hard costs” pending additional capacity data from the school board. A presentation to the BOT is pending a final presentation to the School Board of the results, formulary, and any other concerns.

3) Opportunity Area #2: As you are aware NDC has been engaged by the BOT to begin phase three of the Municipal Center feasibility study. It is understood that NDC, will direct and undertake certain design and planning-related activities as encapsulated as Task Three.

The Municipal Building Feasibility Study Task Three budget will be comprised of the following activities and costs associated with each element of the study:

Activity #1 Site Investigation – Phase I \$11,000

- *Federal, state & local records review of environmental database*
- *Evaluation of adjacent parcels and historical usage*
- *Preparation of written report on site investigation*
- *Phase I ESA report according ASTM-1527 Standard*
- *Identify any environmental concerns for Phase 2 review*

Activity #2 Environmental Site Investigation – Phase II \$35,000

- *Geophysical investigation of underground concerns*
- *Soil sampling, groundwater testing*
- *Order of Magnitude Projections*
- *Local subsurface soils sampling & testing*

Activity #3 Site Survey \$14,000

- *Boundary/Topographic Site Parcels*
- *Structure/Improvements Review*
- *Utility Mapping*
- *NYS Board for Engineering & Land Surveying Report*

Activity #4 Site Geotech Investigation \$69,000

- *Drilling of Borehole for subsurface analysis*
- *Perform Field Permeability testing in borehole*
- *Sieve analysis*
- *Organic Content ASTM Method C Review*
- *Dry Unit Weight Rock Cores*
- *Modeling of subsurface*

Activity #5 Architect ACMEP (design) \$235,000

- *Abatement plan – allowance for demolition plan*
- *Foundations footing sizes, depths and layout with standard details*
- *Steel framing plan and column scale – including member sizes; including force protection at police station;*
- *Skin/Glazing schedule elevations*
- *Drywall and Carpentry – partition layouts*
- *Elevator size capacity, general type*
- *MEP/ HVAC design, general type*
- *Architectural drawings using REVIT*
- *Site Plan*
- *Roof Plan – drainage, minimum insulation thickness; system type;*
- *Floor Plan- layouts, general type; finish schedule;*
- *Elevations – street level & floors*
- *Typical Overhead Section (2-3)*
- *Finish Schedule REVIT standard*

Activity #6 Constructability Review \$75,000

- *Identification of building materials & pricing*
- *Costing of steel quotes;*
- *Site prep work estimate*
- *Foundation pricing*
- *Labor hours schedule*
- *Subcontractor pricing schedules*
- *Finish Schedule by general type*
- *Construction period schedule & 12 month pricing*

The analysis conducted as part of the Work Scope described above will permit NDC to determine project cost and site feasibility, which will serve to provide the Village with a reasonable analysis of the undertaking involved in the review. NOTE: Activities #1 through #4 shall be completed within ninety (90) days from the execution of this Agreement.

NDC shall provide me with regular reports on the progress of these Activities. If in the course of undertaking these Activities, NDC discovers that the designated site is found to be unsuitable due to environmental or physical conditions existing thereon, NDC will immediately notify us of the existence and extent of same. Once so notified, the Village may, in its discretion, elect to have NDC suspend further services under this Agreement until an alternative location for the Project is identified or to terminate this Agreement under the provisions stated hereinafter with no recourse beyond payment for services satisfactorily performed to such date of notice.

Further, in the event that Activities #1 through #4 yield promising results in terms of site suitability such as to warrant further services, we will be notified, and upon written authorization, NDC shall initiate Activities #5 and Activity #6 and complete same within One Hundred and Twenty Days (120) days of authorization by Village Manager to proceed. The overall program will start no later than November 15, 2014.

- 4) **Opportunity Area #3:** the contract for the bulkhead design grant award in the amount of \$225,000 in on this agenda for acceptance. Note: it is a matching grant **up to** that amount. Our initial tact was to try to recapture prior expenditures up to 18 months ago, however the contract specs and guidelines did not allow for this to be feasible. At this time the relevant capital project line has about \$112,000 in available funds. This currently gives the Village access to \$224,000 in funds to be applied towards the design expenses. Although unlikely, if there is a need for additional funds in the future such requests will be made to the BOT.

The methodology now is to design the bulkhead in two phases, Phase 1 being the first Activity Node and temporary “shoring” up of the vinyl area; Phase 2 being the complete steal replacement and partial bridging of the cove. This approach allows us to first make progress toward re-activation of the waterfront as planned and it also gives us time to build potential funding resources from grants, districts, and/or parking revenues without stalling the entire capital improvement project.

Finally, the Department of State’s “Work Plan” dictates the steps / tasks throughout the project and it is important to note that the RFP for design now being drafted must be reviewed by the Waterfront Commission and ultimately approved by the Department of State prior its issuance

- 5) **Opportunity Area #5:** Staff has met with the planning team for Starwood to discuss the nuances of their environmental review and to clarify BOT expectations. Staff has also met with AKRF (the Villages selected consultant)

regarding the ongoing SEQRA process relating to the United Hospital Site and their specific tasks in reviewing any SEQRA submittals from Starwood.

- ❖ **Property Condition Study RFP:** Again, the RFP has been issued and interviews have been conducted by the BOT. The selected consultant will conduct a general neighborhood condition survey and utilize existing census and crime data to delineate specific Areas of Rehabilitation/Redevelopment Opportunity (ARO) within the village. Once specific areas are identified, the selected consultant will complete the following tasks for existing parcels located within each ARO and provide supportive data and recommendations in a narrative report format:
 - Create a parcel-based database, indexed by Section, Block, and Lot, identifying all existing building and health code violations, structural deficiencies, substandard, insanitary, or deteriorated conditions, tax delinquencies, judgment and mechanics liens, mortgage defaults, vacancy, abandonment, and zoning code violations. Existing structural integrity should be rated Good, Fair, Poor, or Deteriorated based on field reconnaissance, exterior observation, and generally accepted criteria for property condition assessment.
 - Generate existing land use and thematic maps for each Area of Rehabilitation/Redevelopment Opportunity illustrating concentration and salient trends of attributes identified above.
 - Utilize appropriate census geographies (census tract, block group or block) and parcel-based database to provide demographic tables and charts for each Area of Rehabilitation/Redevelopment Opportunity extrapolating population density, vacancy rate, age of housing stock, property condition, and crime rate relative to the Village and Westchester County as a whole.
 - Based on all quantitative data collected, provide specific recommendations for each Area of Rehabilitation/Redevelopment Opportunity (ARO) to leverage the powers of the Port Chester Board of Trustees, Port Chester Industrial Development Agency (PCIDA), Port Chester Local Development Corporation (LDC), existing state and federal resources, loans, subsidies, grant funding, public/private partnerships, condemnation powers of the village etc. as a means to facilitate viable rehabilitation/redevelopment opportunities. Recommendations should provide short, medium, and long term neighborhood enhancement strategies aligned with the goals and objectives of the village comprehensive plan and local waterfront revitalization program.
 - Provide detailed process and legal framework for implementation of recommended revitalization strategies.
 - Attend, upon request, Port Chester Village Board of Trustees meetings and other public meetings to discuss work in progress or to present findings and recommendations on completed tasks.

At the recommendation of the Board, Staff has had subsequent discussions with the two final consultants for the neighborhood revitalization strategies RFP. Next

step is to schedule special workshop with both consultant teams in November to further discuss appropriate neighborhood revitalization and economic development strategies in concert with the Village's strategic comprehensive plans.

❖ **Community Outreach Efforts:**

- **Coffee with the Village Manager:** this will be a quarterly outreach effort held at the Senior Center as a means of creating improved community dialogue and to encourage information sharing with the community. The first Coffee session was held on October 17th with the following discussion topics:

- Economic Development Strategic Plan
- Town of Rye Move
- Capital Improvement Projects
- Permit Amnesty Program
- Open Discussion

This outreach initiative was actually the brain child of Carol Neilson (she suggested it during our performance conference and as it turns out was a great suggestion). The session was well attended and well received.

- **NAACP Town Hall Meetings:** two meeting have been held to give residents an opportunity to express their concerns about the recent local racially charged and insensitive activities. The meetings are held in hopes of creating an open and constructive community dialogue about these issues. Attendance has been relatively light however participants are committed to the effort.

ACTIONS:

1. **Performance Conferences:** As part of my efforts to tighten up operations and to further team development I have instituted quarterly to biannual performance conferences with all department heads. Although I communicate, coach, and direct on a daily basis; the conferences allow for a more focused and thoughtful discussion on priorities performance and initiatives. One of the initiatives is to provide the BOT with more detailed information on departmental activities; as such my updates will include more detail on departmental activities.
2. **Emergency Medical Services Committee:** As you are aware The Village is a member of the EMS Committee and said committee meets quarterly. Budget priorities are managed by Scott Moore, EMS Administrator; who does an exceptional job. Attached is the last agenda, budget summary, and activity report for EMS for the last quarter. Also attached is the audited financial statement for EMS.

3. **DPW Snow Plow Straining:** As part of our commitment to keeping our staff well trained in their areas of responsibility, each DPW worker who drives a plow has received a two day plow operator safety class room training. The training was provided by Ground Force Training Corp.

4. **Automatic External Defibrillator (AED) program:** I instituted a more formal program relating to the placement, maintenance, and utilization of AED within Village Premises. Scot Moore is taking lead on program development and structure in coordination with Chief Conway (who is a certified AED trainer). The purpose and intent is to ensure proper administration, utilization, training, and AED reporting. I will follow with the BOT on this as the program is solidified.

5. **Finance:**

- **Payroll Services:** Staff has reviewed products from four payroll service providers as follows:
 - KVS / Sprain Brook
 - ADP
 - Pay Checks
 - PBI Payroll

Each company provides similar products and services. ADP gave the best presentation of products due to their **process-centric** implementation approach. However all other companies except for KVS /Sprain Brook would still require double data entry as they are essentially a secondary databases that would not post to our existing General-Ledger.

As we have gone through the process I realized there is a need for us to further analyze our processes and procedures in order to more fully understand our needs. Automation does the following:

- Eliminate Manual Process
- Time and Cost Savings
- Control Labor Costs
- Electronic Scheduling
- Time and Labor Reporting / Management
- Fair & Consistent Application of Policies
- Integration with Payroll / HR

- Electronically stored historical data

Obvious efficiencies will be gained by further automation. To the extent that some benefits are obvious, others are not. I will be spending more time with staff analyzing our workflows to further identify our specific needs. A first swipe at it reveals some management deficiencies that can be readily corrected by automated time and leave reporting (leave slips and real time attendance records, etc...).

The benefits of bio-metric time recording however, is debatable. Invariably this leads to sky rocketing over-time costs, negative impacts on morale, and the inevitable drop in productivity. Further discussion on this aspect is encouraged.

- **Village Audit:** The audited financial statements for the Village of Port Chester for fiscal year ending May 31, 2014 will be ready for presentation on Monday, November 3, 2014.
- **Utility Savings Audit:** The Utility Savings Audit by Computel Consultants is in its information gather stage. The Finance Department is working closely with Computel in identifying electric, telephone, water, and cable television companies that are currently contributing municipal gross receipt tax to the Village of Port Chester. We are currently gathering the data necessary for Computel to distribute their audit letters for electric, street lighting, gas, and telephone companies.

PROJECTS:

1. Street Paving:

- All street paving/Village sidewalk/curb work is underway with completion expected within the next few weeks.
- Note: issues relating to the prior year's street paving have been resolved: ELQ is undertaking all remediation as directed.
- Note: Staff is holding Con Ed and United Water's feet to the fire relating to better coordination and better remediation of their street opening. Con Ed has recently agreed to our new standards and will be reimbursing the Village for areas repaved on their behalf. Formal agreement pending.

- 2. Town of Rye Move:** the project continues to move forward. Occupancy of 350 N. Main and 222 Grace Church Street is scheduled for November. The Village Court Clerks have been moved to their new space. Rye Town Court is scheduled to move in on November 7th.

3. **350 North Main Street:** The proposed capital improvements to the building continue to move forward. RFPs have been received relating to the Brick work and bid award will be on the next agenda.
4. **Pay Station / Meters:** Service update as follows:
- Parking Meter installation and rollout on Midland and Horton has been successful. Next generation machines in these locations have avoided the power issues that we have seen in other areas.
 - Machines that were having power issues throughout town received new modems as promised by our contractor. These machines appear to be functioning much better as a result and power outages have returned reasonable levels. We are monitoring the situation closely to avoid a repeat of last year's winter troubles.
 - Coin acceptor issues appear they have been diagnosed on our older machines. The replacement of corroded plates internal to the mechanisms appears to be a long term fix. This situation is still in testing but we believe progress is being made. Every effort is being made to ensure revenue streams as the weather changes.
 - Site prep for parking lot shelters has been planned and will occur shortly. Shelters will be ordered and installed this winter.

DISCUSSIONS

Booting and Towing: Attorney Cerreto commented before this is put into law it should go on the agenda as a public hearing for the December meeting. In the meantime he would like to work with the police chief because this requires the work of the police department for it to be a success.

Ethics/Gifts – Requested by Trustee Adam: Trustee Adams commented that Port Chester is not in line with New York State that has a \$75 gift acceptance. If you go to an affair and someone buys you a cup of coffee, you are against the law. We should get in line with New York State in terms of ethics and gift acceptance. I would like for Port Chester to have on its books the same law that New York State goes by. Attorney Cerreto commented that the New York State law has been held unconstitutional by a lower court in upstate that it is too vague. You may want to refer to the Board of Ethics. Attorney Cerreto's recommendation is that we make a distinction between hospitable gifts and gifts that actually might appear that something is wrong.

Acquiring the services of an outside payroll company.

Trustee Terenzi commented he has been trying to get this accomplished for a while. Based on what he saw, ADP came in with some stellar recommendations. Village Manager Steers commented that all their databases bought something to the table. ADP looked at lining up process. The complication is their own databases. The only one that

doesn't have that problem is KVS database. Our home database is KVS. Mr. Steers suggested we take another look at ADP and get together with KVS. ADP had more of human resources. We have to understand what all the implications are. The process for implementation would be where the department head is responsible for taking the attendance. Mr. Steers commented we need to have a process. Mr. Brakewood commented that this is also a way of knowing who is in a building.

CORRESPONDENCES

From Joan M. Di Buono on her resignation from the Board of Ethics.

The Board duly noted the correspondence.

Port Chester Yacht Club regarding bulkhead.

The Board referred the correspondence to staff without objection.

Mayor Pagano asked for a motion to combine correspondence 3, 4, 5 and 6 of the agenda for the purpose of refereeing the correspondences to staff without objection.

From Leonard Sorbara of 37 Upland Street - Sewer Rent Appeal.

From Editha Comia, 480 King Street - Sewer Rent Appeal.

From Manuel Yanez of 328 Locust Avenue - Sewer Rent Appeal.

From Ruth Ann Cosgrove 305 Glen Avenue - Sewer Rent Appeal.

There being no objections, on motion of TRUSTEE CECCARELLI, seconded by TRUSTEE BRAKEWOOD, the motion was accepted by the Board of Trustees of the Village of Port Chester, New York.

ROLL CALL

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

NOES: None.

ABSENT: Trustee Marino, Kenner and Ceccarelli.

DATE: November 3, 2014

Permission Requested for Parade on December 27, 2014.

The Board referred the correspondence to staff without objection.

From Putnam Engine & Hose Co., No. 2 regarding the expulsion of a member Eugene Sciavillo.

The Board duly noted the correspondence.

From Harry Howard Hook & Ladder Co. No. 1 regarding the election of a member Carlos E. Ruano.

On motion of TRUSTEE BRAKEWOOD, seconded by TRUSTEE TERENCE, The Board of Trustees accepted the election of Carlos E. Ruano as a member to Harry Howard Hook & Ladder Co. No. 1 with the Port Chester Fire Department.

ROLL CALL

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

NOES: None.

ABSENT: Trustee Marino, Kenner and Ceccarelli.

DATE: November 3, 2014

From Harry Howard Hook & Ladder Co. No. 1 regarding the resignation of Timothy Gordon Hannigan.

The Board duly noted the correspondence.

From Harry Howard Hook & Ladder Co. No. 1 regarding the resignation of Christopher Lutton.

The Board duly noted the correspondence.

From U.S. Department of Transportation Federal Transit Administration regarding extension approval.

The Board duly noted the correspondence.

MINUTES

Mayor Pagano asked for a motion to combine the minutes of 10/02/2014, 10/06/2014 and 10/20/2014 of the agenda for the purpose of casting one vote for all minutes.

There being no objection TRUSTEE ADAMS, made a motion, seconded by TRUSTEE CECCARELLI, to combine the minutes of 10/02/2014, 10/06/2014 and 10/20/2014, the motion was adopted by the Board of Trustees of the Village of Port Chester, New York:

ROLL CALL

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

NOES: None.

ABSENT: Trustee Marino, Kenner and Ceccarelli.

DATE: November 3, 2014

On motion of TRUSTEE ADAMS, seconded by TRUSTEE TERENCE, The Board of Trustees accepted the minutes of 10/02/2014, 10/06/2014 and 10/20/2014.

ROLL CALL

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

NOES: None.

ABSENT: Trustee Marino, Kenner and Ceccarelli.

DATE: November 3, 2014

PUBLIC COMMENTS AND BOARD COMMENTS

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

Comments were made by:

Public

No comments were made by the public

Board

Trustee Adams commented he does not want to see the electoral process taken out of the hands of the voter. He thanked Trustees Brakewood and Ciccarelli for attending his son's Eagle Scout presentation and he congratulated his son on obtaining Eagle Scout.

Trustee Brakewood thanked Dr. Arnel for coming forward and requesting a change to the zoning code. He would support a referendum for the new Municipal Center.

Trustee Terenzi commented that we have knocked down the long term debt substantially. The name of the game is to increase the accessible.

Trustee Ciccarelli commented on the looks of the Village Hall on the front of the audit report. We should see what NDC recommends before we go forward. He thanked Trustee Marino and the Knights of Columbus on their fundraiser.

Mayor Pagano commented how this Village comes together during times of crisis.

At 10:19 p.m., on motion of TRUSTEE CECCARELLI, seconded by TRUSTEE ADAMS, the meeting was closed.

ROLL CALL

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

NOES: None.

ABSENT: Trustee Marino, Kenner and Ceccarelli.

DATE: November 3, 2014

Respectfully submitted,

Janusz R. Richards
Village Clerk