

MEETING HELD NOVEMBER 4, 2013

A meeting of the Board of Trustees of the Village of Port Chester, New York, was held on Monday, November 4, 2013, 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 Kenner was absent.

Also present were Village Manager, Christopher Steers; Village Clerk, Janusz R. Richards; Village Attorney, Anthony Cerreto; Director of Planning and Development Christopher Gomez; Acting Police Chief, John R. Telesca; Christopher Ameigh Administrative Aide to the Village Manager and Village Planner Jesica Youngblood.

On motion of Trustee Brakewood, seconded by Trustee Adams the meeting was declared opened at 6:06 p.m.

ROLL CALL

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

NOES: None.

ABSENT: Trustee Kenner.

DATE: November 4, 2013

MOTION FOR EXECUTIVE SESSION

At 6:07 p.m., on motion of Trustee Marino, seconded by Trustee Ceccarelli the Board adjourned into an executive session regarding Village Manager's Evaluation.

ROLL CALL

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

NOES: None.

ABSENT: Trustee Kenner.

DATE: November 4, 2013.

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

No action was taken in executive session.

At 6:22 p.m., a motion to come out of executive session was made by Trustee Marino, seconded by Trustee Adams, the Board of Trustees closed the executive session.

ROLL CALL

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

DATE: November 4, 2013.

**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 status of pending investigation.

MOTION FOR EXECUTIVE SESSION

At 6:07 p.m., on motion of Trustee Adams, seconded by Trustee Brakewood the Board adjourned into an executive session regarding status of pending investigation.

ROLL CALL

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

DATE: November 4, 2013.

Present in addition to the Board of Trustees, were Village Manager, Christopher Steers; Village Clerk, Janusz R. Richards; Village Attorney, Anthony Cerreto; Acting Police Chief, John R. Telesca and Labor Council Mr. Terry O'Neil.

No action was taken in executive session.

At 7:06 p.m., a motion to come out of executive session was made by Trustee Terenzi, seconded by Trustee Adams, the Board of Trustees closed the executive session.

ROLL CALL

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

DATE: November 4, 2013.

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

The following Public Notices were duly published in the Journal News and the Westmore News on October 25, 2013, certified by Cecilia Hernandez, Principal Clerk of the Journal News and Angelina Brescia, Office Manager of the Westmore News.

PUBLIC NOTICE

PUBLIC NOTICE is hereby given that the Board of Trustees of the Village of Port Chester, New York, will hold a PUBLIC HEARING on Monday, November 4, 2013, at 7:00 P.M., in the Village Justice Courtroom, 350 North Main Street, Port Chester, New York, to consider an interim local law further modifying the Amnesty Period with regard to Local Law No. 4 of 2012 establishing a Permit Amnesty Program.

Interested persons are invited to attend and will be afforded the opportunity to be heard at this time. The copy of the proposed law is available at the Village Clerk's office or online at the Village website www.portchesterny.com.

Date: October 22, 2013

/s/ JANUSZ R. RICHARDS

JANUSZ R. RICHARDS

Village Clerk

Village of Port Chester, New York

On motion of Trustee Brakewood, seconded by Trustee Adams, the public hearing was declared re-open.

ROLL CALL

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

NOES: None.

ABSENT: Trustee Kenner.

DATE: November 4, 2013.

PUBLIC COMMENTS

Mayor Pagano asked if there was anyone who would like to comment regarding the Public Hearing

Ms. Goldie Solomon commented our houses go back to the 1800's and they have to be repaired. The elderly, sick and veterans cannot afford to pay into an amnesty program.

Ms. Bea Conetta called Mr. Miley's office and I commend them for the work they are doing. There have been some changes, not enough, that have made it easier. But, the fees are extremely high. You shouldn't pay \$200 to be put in the front of the line. Estoppel is illegal. Mr. Miley gave me a list of all the things you need a permit for. The majority of the people didn't know they had open permits or CO's.

Mr. B. Abel commented on the good of the Amnesty Program. It's good till Sept. '14 and you will decide then whether it will be extended. It is tough for people to understand that changes are being made.

On motion of Trustee Marino, seconded by Trustee Brakewood, the public hearing was closed.

ROLL CALL

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

NOES: None.

ABSENT: Trustee Kenner.

DATE: November 4, 2013.

Adoption of Local Law No. 13 of 2013

AN INTERIM LOCAL LAW FURTHER MODIFYING THE AMNESTY PERIOD OF THE PERMIT AMNESTY PROGRAM

SECTION 1: Purpose and Intent.

Pursuant to Local Law No. 4 of 2012, the prior Board of Trustees adopted an interim local law establishing a permit amnesty program to all properties within the Village of Port Chester under certain terms and conditions. The local law provided for a time period to make application for such amnesty from October 1, 2012 to December 31, 2012. This time period, described under said local law as the Amnesty Period, was extended by Local Law No. 1 of 2013 to April 30, 2013, and again by Local Law No. 10 of 2013 to October 31, 2013, all in order to provide more opportunity for individuals to learn and participate and thereby more fully satisfy the Board's intentions in establishing the amnesty program. The current Board of Trustees believes that a further, and final extension of the amnesty period is necessary so as to conclude the amnesty program and the limited remedial relief conferred under same.

SECTION 2. Section 2 of Local Law No. 4 of 2012 is further modified so that the amnesty period for the Permit Amnesty Program shall be deemed to expire on September 30, 2014.

SECTION 3: Effective Date

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

RESOLUTION

AN INTERIM LOCAL LAW FURTHER MODIFYING THE AMNESTY PERIOD OF THE PERMIT AMNESTY PROGRAM

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

RESOLVED, that the Village of Port Chester Board of Trustees hereby adopts
Local Law# 13 of 2013 FURTHER MODIFYING THE AMNESTY PERIOD OF THE
PERMIT AMNESTY PROGRAM.

Approved as to Form:

Village Attorney, Anthony Cerreto

ROLL CALL

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

NOES: None.

ABSENT: Trustee Kenner.

DATE: November 4, 2013.

PRESENTATION OF NEW POLICE APPOINTMENTS

Mayor Pagano opened with a statement regarding the promotions.

“There’s a saying, that - stripes on a sleeve and brass on a collar don’t make one a leader,
and from my own personal experience, I can attest that truer words were never spoken.

It’s not so much the title means anything ... the real power is in the ability and capacity to
both influence those who are under you in your position, whether it’s Patrolman, sergeant
or lieutenant, and more importantly to inspire those who are working for you in those
positions. That’s what promotion is all about.”

Tonight, on behalf of the BOT of Trustees I have the honor and very pleasant duty of
promoting two of Port Chester’s finest to leadership positions.

Would acting Chief, Captain John Telesca join me at the podium to help me convey these
honors to the two police officers.”

Promotion ceremony of Sergeant Robert Salerno to Lieutenant with the Village of Port Chester Police Department

Mayor Pagano noted the accomplishments of Sergeant Salerno.

14 years of service - joined the Department in August 1999

6 years as a Sergeant - Promoted in September 2007

1994 - BBA Degree in Finance from Florida Atlantic University with minor in accounting.

By 2015 Expects to obtain his Masters of Science Degree in Sociology with concentration in Criminology– Fordham University

Awards

1. 3 Commendations for participation in Gun/Weapon arrests
2. A number of Letters of Appreciation and Honorable Mention
3. As an active police officer and squad leader he has over 450 career arrests to his credit
4. Certified Field Training Officer

Robert is married to Tatiana – They have 2 children - a daughter Samantha – age 4 and a son Matthew age 1 year

Promotion ceremony of Police Officer Thomas Fleming to Sergeant with the Village of Port Chester Police Department.

Mayor Pagano noted the accomplishments of Police Officer Fleming.

19½ years of service as Police Officer – joined Department in 2/1994

1989 - Graduated from Stepinac HS

1993- BA in Criminal Justice from Iona College

2007 - Masters of Science in Criminal Justice – Iona College

2008 - Masters of Science in Protection Management – John Jay College

2 Department Letters of Commendation

2 Honorable Mention Certificates

2010 - Meritorious Award for Exceptional Police Work – Journal News

2003 - 3 meritorious awards for Exceptional Police Work Village of PC PBA

1996 - Meritorious Awards for Exceptional Police Work from the Port Chester PBA and from the American Legion.

Tom is married to Theresa and they have 2 children, a son Sean age 5 and a daughter Sofia age 4

RESOLUTIONS

RESOLUTION #1

TRAFFIC CONTROL AT ABENDROTH AVENUE AND ADDEE STREET

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

WHEREAS, on January 25, 2010 the Planning Commission approved an application for site plan approval from Phoenix Capital Partners, II, LLC., for the development of a 100-unit residential building on the corner of Abendroth and Willett Avenues; and

WHEREAS, on the recommendation of the Village’s consulting traffic engineer, the approval was conditioned upon the applicant installing a traffic light at the intersection of both streets so as to mitigate the development’s impact on vehicular traffic; and

WHEREAS, the applicant has installed such traffic light site which has been tested to the satisfaction of the Village; and

WHEREAS, the traffic light has been added to the Village’s inventory of traffic lights with Con Edison; and

WHEREAS, the Traffic Sergeant has provided a memorandum as to the necessary action that must be taken so that the traffic light, together with other related regulations, may be enforced. Now, therefore, be it

RESOLVED, that the Code of the Village of Port Chester, Chapter 319. Vehicle and Traffic, Section 319-69, Schedule VIII, and pursuant to the provisions of Section 319-12 Stop Intersections, be amended as follows:

	<u>Stop Sign on</u>	<u>Direction of Travel</u>	<u>At intersection of</u>
Delete	Abendroth Avenue	north and south	Adee Street
Delete	Abendroth Avenue	north and south	Willett Avenue
Delete	Adee Street	east	Abendroth Avenue
Delete	Marina Parking Project No. 3, Lot No. 1, Adee Street exit	west	Abendroth Avenue

and be it further

RESOLVED, that the Code of the Village of Port Chester, Chapter 319, Section 319-62, Schedule I, and pursuant to the provisions of Section 319 -5: Traffic Control Signals be amended as follows:

Location

Add Abendroth Avenue and Adee Street

and be it further

RESOLVED, that the Code of the Village of Port Chester, Chapter 319, Section 319--64, Schedule III, and pursuant to the provisions of Section 319 -7: Prohibited Turn on Red Signal, be amended as follows:

Signal Facing Traffic on Direction of Travel At Intersection of

Add Abendroth Avenue North Mill Street

Approved as to Form:

Village Attorney, Anthony Cerreto

ROLL CALL

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

NOES: None.

ABSENT: Trustee Kenner.

DATE: November 4, 2013

RESOLUTION #2

APPOINTING CHAIRMAN OF THE ZONING BOARD OF APPEALS

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

RESOLVED, that WILLIAM VILLANOVA of Port Chester New York, is currently serving as a member and acting chairman of the Port Chester ZONING BOARD OF APPEALS is hereby appointed chairman of the Port Chester ZONING BOARD OF APPEALS, with said term to expire December 31, 2015.

Approved as to Form:

Village Attorney, Anthony Cerreto

ROLL CALL

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

NOES: None.

ABSENT: Trustee Kenner.

DATE: November 4, 2013

Motion to Add-on a Resolution

Mayor Pagano asked for a motion to consider an add-on a resolution to provide a merit increase in compensation of the Village Manager following a performance and goals evaluation process.

On motion of Trustee Ceccarelli, seconded by Trustee Brakewood, the motion received a unanimous vote of those present.

ROLL CALL

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

NOES: None.

ABSENT: Trustee Kenner.

DATE: November 4, 2013

ADD-ON RESOLUTION #3

PROVIDING FOR A MERIT INCREASE IN COMPENSATION OF THE VILLAGE MANAGER FOLLOWING A PERFORMANCE AND GOALS EVALUATION PROCESS

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

WHEREAS, by employment agreement dated August 20, 2012, Christopher D. Steers was appointed as the Village Manager of the Village of Port Chester with a two-year term; and

WHEREAS, the Agreement has an effective date of October 11, 2012; and

WHEREAS, Section 3 of the Agreement provides for an annual performance and goals evaluation; and

WHEREAS, the Board and Village Manager have successfully undergone such a process using a format recommended by the International City/County Manager's Association in conformance with the Village Charter and the terms of the employment agreement; and

WHEREAS, Section 3 of the Agreement also provides that the Board may increase the salary of the Manager depending upon the outcome of the annual performance and goals evaluation; and

WHEREAS, the overall score awarded to the Village Manager through said process is a 4.3 out of 5; with 4 being "Above Average" and 5 being an "Excellent" rating; and

WHEREAS, the Village Manager has accepted the additional responsibility of managing the Village Police Department and is taking on this additional responsibility without the benefit or assistance of an Assistant Village Manager. Now, therefore, be it

RESOLVED, in accordance with the Employment Agreement between the Village of Port Chester and Christopher D. Steers, dated August 20, 2012, the Board of Trustees hereby increases the annual base salary of the Village Manager from \$180,000 to \$190,000, effective on the Manager's anniversary date of October 11, 2013.

Approved as to Form:

Village Attorney, Anthony Cerreto

ROLL CALL

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

NOES: None.

ABSENT: Trustee Kenner.

DATE: November 4, 2013

PUBLIC COMMENTS

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

Ms. Goldie Solomon commented that when you hire people from out of the area they better know about this community and our firemen and policemen.

Ms. Bailey-Thomas on behalf of the PC-Rye branch of the NAACP we have an October luncheon. We show our support for Christopher Steers and the work he has done for the Village.

Mr. Giangrande said that on Westchester Avenue by the Post Office there are stumps protruding from the sidewalk.

Mr. Tyrone and Mr. Bailey said that the road closings worked well for traffic control. It kept pressure off the Village. On Thursday, Friday and Saturday every hotel in and around Port Chester were full. 90% of patrons surveyed at the Capital Theater said they would come back. We have been in contact with the MTA and look forward to working with them.

Mr. Reavis had three issues. The United Hospital property. (Mayor Pagano said there is no agreement on the table at this time). Secondly, the traffic problems in the Village and people not

paying attention to the Walk/Do Not Walk signs. Last issue is regarding funding to the after school program. The students in the area in need should be given priority.

Trustee Adams touched on the traffic problem and especially in the area of the Costco, Cinema area.

Village Manager Steers commented that falls into a request that was made several weeks ago and this has been referred to the traffic commission.

Ms. Bailey-Reavis stated she is a long-time resident and want to compliment the Board of Trustees and Village for the work they are doing. There is no gain without pain.

Ms. Goldie Solomon said this Sunday is Bethesda Baptist's 96th anniversary celebration. Come out to support. On Sunday at St. Peter's Church there will be a Bolivian concert.

Mr. B. Abel said all resolutions passed by this Board become a public record. In the resolution for the parking stations it says "by buried". Change to "be buried".

Ms. Bea Conetta commented on behalf of Joseph Krzeminski. The public doesn't know what's going on, only what's written and said at the meetings. He has not had a chance to defend himself and he needs to be heard.

Ms. Lina Accurso commented on what's been happening here during the last 6 months. Our police department helped get the Diamond Club out of Port Chester. The Board is in violation of the Constitution in bullying. Stop harassing older people and letting those who can pay \$200 to be put ahead of them.

PRESENTATION

Zoning Overlay Concepts: Southern Gateway Mixed Use and Byram River Waterfront Districts.

Director of Planning and Development Christopher Gomez had a draft text of the Overlay Concepts for the Zoning Districts as discussed in August and at the October 21st meeting. Introduced Steve Barshov, special environmental counsel, and Village Planner Jesica Youngblood of our office. We have a map. First is the Southern Gateway Mixed Use and second is the Byram River Waterfront. I will go over the potential overview.

To go back, an Overlay Zone covering the Southern Gateway Mixed Use includes the shopping center and several parcels along the Boston Post Road, approximately 79 acres, approximately 15 acres in the PMU zone and the balance in the CD area. The PMU zone and the CD zone have certain restrictions. The Overlay Zone is merely added on top of that. An eligible cite would have certain uses, certain bonuses.

At this point, this is in concept form. The next step, if this were to be accepted, would be for the Village Attorney to put this in local law form to be set up for a hearing.

Mayor Pagano asked if this would go to public law prior to us getting that formula.

Chris said the concept is for us to mitigate any impacts. We will look at the tipping study. We have had multiple meetings with the school board.

Mayor Pagano stated he would not even be interested in entertaining this until we have this point straightened out. These answers need to be in the document before we even consider it.

Trustee Brakewood said he spoke with several members of the school board and the Superintendent and they are now aware of any tipping study. Don't know whether they are talking past each other.

Mayor Pagano made a representation that homework would be done to the point where this board would be ready to mitigate with the folks from Starwood and that was the only promise made to them, that we would be able to roll this thing out somewhere around the end of the year. That leaves us 60 days.

Trustee Terenzi asked for an explanation on the CD for the Southern Gateway and why you are including the Kohl's Shopping Center and everything else in there that is completely built out for commercial. This would lead to more commercial in the scheme of things.

Trustee Terenzi questioned what is going to happen to the DW. What does the overlay do to the United Hospital property?

Trustee Brakewood commented on the parking spaces. He stated should be a breakdown on commercial and residential units.

Trustee Terenzi said a 500 unit parking garage would cost \$10M. That would give them 800 units theoretically. That is the benefit of an Overlay Zone.

Trustee Brakewood said there is a Public Policy question – what will it do to improve the community? Secondly, what is the benefit?

Trustee Terenzi commented it still boils down to how many more kids will be in the schools and the cost.

Trustee Adams asked a question for the people in the Southern Gateway mixed use area -- if the Overlay is legal for 820 units at the United Hospital site. How does the Overlay District help or hurt the taxpayers of Port Chester? Overlay Districts themselves are neither tax positive nor tax negative

Chris Ameigh commented we have to see what is best for the public. It is very important on a policy level that you need guidance to see the types of things the community receives.

Trustee Brakewood commented on reduction of density in other neighborhoods. There is no incentive in this plan. It would be good to have a conversation with NDC to talk about this. All of this is starting to come together but we still have a tremendous amount of work to do.

Mayor Pagano asked Chris Ameigh the next steps to move forward. He suggested a work session ASAP.

The Village Clerk will poll the board and NDC to set a date for a Work Session. A workshop will be held on November 12th at 6:00 p.m.

Village Attorney Cerreto said that the Starwood property was one of the things we wanted NDC to focus on when they came to Port Chester.

Southern Gateway Mixed Use Overlay Zone Draft Conceptual Outline

Overlay Zone Definition

An overlay zone is a mapped district superimposed on one or more established zoning districts which establishes supplemental standards for development within the geographic area that is included within the overlay district. Overlay zoning can be used to impose additional restrictions on development, but can also authorize a density bonus or other incentive zoning to encourage or facilitate certain types of development or provision of public improvements. An overlay zone could authorize grant of a special permit for certain uses or size of development if an eligible parcel within the mapped overlay district complies with specific eligibility, design, community benefit and other appropriate criteria, including but not limited to consistency with the Village's comprehensive plan. Overlay zoning is an effective tool for guiding development to implement comprehensive plan recommendations in a manner that is more targeted and focused than can be accomplished via traditional "Euclidean" zoning.

Location

The Southern Gateway Mixed Use Overlay Zone would be comprised of approximately 79 acres within the CD Design Shopping Zoning District and PMU Planned Mixed Use District along the Boston Post Road Corridor in the southwestern portion of the Village adjacent to the City of Rye (see attached map).

Purpose

The Village of Port Chester adopted its first Comprehensive Plan in December 2012 and related zoning text and map amendments in March 2013. During the comprehensive plan process it was recommended that implementation of adopted comprehensive plan policies and goals through additional "Phase II" zoning amendments be adopted to better align the Village zoning law with the Plan's stated goals and objectives in those geographic areas that are within the proposed Overlay Zone. Within these geographic areas, overlay zoning can authorize issuance of special permits for desirable mixed-use development conditioned upon inclusion of important public benefits, all while ensuring mitigation of any potentially significant adverse environmental impacts.

The proposed Southern Gateway Mixed Use Overlay District includes large underutilized tracts suitable for mixed-use projects that could create a sustainable mix of residential, office, hotel, retail, and entertainment uses to serve both resident and nonresident (e.g., office and visitor) populations. Recognizing this potential and in furtherance of the Comprehensive Plan, the Village could use incentives included in the Overlay District standards to encourage and incentivize redevelopment that will both enhance the mixed use character of the Southern Gateway Area and concurrently provide significant public benefits. The establishment of Southern Gateway Mixed Use Overlay District will include incentives separate and apart from the underlying CD Design Shopping and PMU Planned Mixed Use Districts to induce specific development and public facilities, while concurrently assuring that all appropriate standards for

development approval within the overlay district are satisfied, including mitigation of potentially significant adverse environmental impacts.

The former United Hospital and existing Kohl's shopping center sites are identified in the Comprehensive Plan land use strategies as Intensity Zones for targeted development. At 15.4 acres, the former United Hospital site represents the single largest redevelopment site in Port Chester, and is well positioned to serve as a key visual gateway to the Village. The Plan specifically supports reactivating this site as a mixed use development including some combination of hotel/convention center, retail stores, restaurants, residential uses and community facilities. It further recommends zoning amendments to the existing CD Design Shopping Center District to permit a mix of commercial and residential uses to reinforce and appropriately redevelop portions of the existing Kohl's site.

As such, the Southern Gateway Mixed Use Overlay District is established to target and further incentivize development within the underlying CD Design Shopping and PMU Planned Mixed Use Development Districts for projects that would be consistent with the Village's Comprehensive Plan, would create signature, mixed-use projects, and would include with "placemaking" strategies to ensure that the projects would be compatible with the surrounding community.

Eligibility of Development Sites

The Southern Gateway Mixed Use Overlay District is established as an overlay zone with potential application to development sites within the bounds identified herein. All permitted principal and accessory uses, dimensional regulations, and potential density bonuses available in Southern Gateway Mixed Use Overlay District apply only to development areas or parcels that meet the following eligibility requirements:

- (1) The development area or parcel shall be a minimum of five acres (217,800 sq. ft.) in lot area.
- (2) At least 25% of total developed square footage must be dedicated to non-residential use.

Permitted Uses

Permitted uses within the Southern Gateway Mixed Use Overlay District are the same as those for the underlying PMU Planned Mixed Use Zoning District and supersede underlying CD Design Shopping District uses.

Permitted principal uses.

- (1) Multi-family dwellings containing efficiency, one-bedroom and two-bedroom units only; age restricted housing (e.g. 55+) including all unit configurations; convalescent home or nursing home.
- (2) Hotel or motel.

(3) Bar or tavern; catering or events establishment; cabaret; table service restaurant, no drive-in, open front, fast-food or curbside service restaurants.

(4) Assembly hall; membership club; fraternal organization or similar social institution not operated for a profit.

(5) Health club, including racquetball facilities and indoor swimming pools; commercial indoor athletic training facility; bowling alley.

(6) Theater

(7) Retail store or personal service shop.

(8) Office, office building; bank, excluding any drive-in windows.

(9) Off-street parking lot or garage for motor vehicles; minimum requirements shall be in accordance with Section 345-14.

(10) Ground-floor office as accessory use to multifamily

development. Permitted accessory uses.

(1) Private garage or private off-street parking area, in accordance with

Section 345-14. (2) Sign, in accordance with Section 345-15.

Special Exception Uses.

(1) Church or other place of worship, parish house, rectory, Sunday school, convent, seminary; customary accessory structure or use, including cultural, recreational or athletic facility, meeting room or similar accessory structure or use related to a school, church or other place of worship.

(2) Hospital; medical and dental offices; ethical pharmacy.

(3) School, elementary or high, public, private or parochial, having a curriculum equivalent to that ordinarily given in public schools; nursery school, day camp or day-care center.

(4) Funeral home.

(5) Radio or television station studio; excluding transmission tower. (6)

Veterinary hospital or board and care of small animals.

Lot Area Per Dwelling Unit

- (1) A minimum of 1,000 square feet of lot or development site area per dwelling unit is required for all residential development.

Density Bonus

A Floor Area Ratio (FAR) density bonus of up to 1.0, beyond the maximum permitted FAR in the underlying CD Design Shopping Center and PMU Planned Mixed Use Districts, may be achieved via special permit granted by the Village Board of Trustees for the provision of a specific public benefit to the Village as outlined below, under the provisions of this Section, and in accordance with all site eligibility requirements, design guidelines, and stated project review criteria. The cost of the improvements need not equal the value of the benefits granted.

In no event may the total FAR for a development site within the Southern Gateway Mixed Use Overlay Zone exceed 2.0, to be comprised cumulatively from maximum FAR allocation from the underlying CD Design Shopping Center or PMU Planned Mixed Use Development Districts, any bonus achieved through the Southern Gateway Mixed Use Overlay Zone Special Permit, and Section 345-16 Building Height and Floor Area Bonus Program.

Table 1. FAR Density Bonus, Public Amenities

Public Benefit	Specific Public Benefit	FAR Bonus
Provision of new public parking in excess of that required for proposed uses and which provides a significant public benefit or significant improvement or replacement of an existing parking facility within the Village.	200 Spaces	0.2
	300 Spaces	0.3
	400 Spaces	0.4
	500 Spaces	0.5
Provision of new publicly accessible open space or dedicated parkland on-site or anywhere within the Southern Gateway Mixed Use Overlay District.	1 Acre	0.2
	2 Acres	0.3
	3 Acres	0.4
	4+ Acres	0.5
Provision of publicly accessible or publicly dedicated, open or enclosed program space on-site or anywhere within the Southern Gateway Mixed Use Overlay District to be dedicated for community use and or youth programming.	<10,000 Sq. Ft.	0.1
	10,000-19,999 Sq. Ft.	0.2
	20,000-49,999 Sq. Ft.	0.3
	50,000-74,000 Sq. Ft.	0.4
	75,000+ Sq. Ft.	0.5
Provision of publicly accessible or publicly dedicated, open or enclosed space on-site or anywhere within to be dedicated for municipal service use (Police, Fire or Village Offices) or public school facility.	<10,000 Sq. Ft.	0.1
	10,000-19,999 Sq. Ft.	0.2
	20,000-49,999 Sq. Ft.	0.3
	Ft.	0.4
	50,000-74,000 Sq. Ft.	0.5

Rebuild sanitary sewer infrastructure along Boston Post Road from High Street to Purdy Avenue.		0.8
Rebuild Village water infrastructure from S. Regent Street through Touraine Avenue through Hospital site to High Street and		0.7
Traffic improvements occurring at the following intersections: - High Street and Boston Post Road - South Regent Street and Boston Post Road - Kohl’s Shopping Center and Boston Post Road - Olivia/Pearl Street and Boston Post Road - I-287/I-95 highway exit ramp onto Boston Post Road - South Main Street and Grace Church Street and Purdy Avenue Beck Avenue with Midland Avenue and Boston Post Road		TBD

It is the intent of the Southern Gateway Mixed Use Overlay District to provide incentives for “Placemaking” development schemes that will enhance and be integrated within the existing fabric of the Village so as not to create separate enclaves of development. As such, projects approved within the Southern Gateway Mixed Use Overlay District are eligible for the following density bonuses for inclusion of the specific design elements listed below.

Table 2: FAR Density Bonus, Design Amenities

Design Amenity	FAR Bonus
Connected interior street grid with limited use of cul-de-sacs and dead end streets reflecting the existing character of the surrounding built environment.	0.1
Defined pedestrian and bicycle facilities to facilitate internal site circulation and safe integration to the Boston Post Road.	0.1
Integration of existing transit infrastructure into development scheme, including Bee Line Bus stops, provision of Metro-North shuttle, and any future I-287 east/west transit schemes	0.1

Application and Procedure

An application to establish an eligible development site to the Southern Gateway Mixed Use Overlay District and to seek a special permit for applicable FAR bonuses for such site shall be initiated by formal petition to the Village Board of Trustees. Along with its petition, the applicant shall submit a description of its proposed project, including a conceptual plan and statement of proposed use, together with an environmental assessment of the potential impacts associated with the proposed project to the satisfaction of the Village Board of Trustees or other lead agency in accordance with the State Environmental Quality Review Act and its implementing regulations. At a minimum, this environmental assessment shall be a Long Environmental Assessment Form (EAF) with supplemental information and studies submitted by the applicant and Part 3 of the EAF completed by the Lead Agency identifying the project's potential impacts with respect to: aesthetics, streetscapes, and neighborhood character, including a visual impact study; parking demand and available supply; traffic generation; and demand on water and sanitary sewer infrastructure.

Review Process and Criteria

The Village Board of Trustees may designate a development site to the Southern Gateway Mixed Use Overlay Zone and grant FAR bonuses via special permit provided the proposal meets the specific criteria included herein:

- (1) That the public benefit(s) obtained by virtue of the density bonus substantially meets the goals of the Village as expressed in the Comprehensive Plan.
- (2) The applicant must demonstrate that all sewer, stormwater, and traffic impacts generated from the proposed project can be successfully mitigated so as not to create any unmitigated significant adverse environmental impacts. Acceptable mitigation techniques must at the very least maintain the same traffic Level of Service (LOS) values for affected intersections and all sanitary sewer and stormwater infrastructure. This may be achieved through road widening, installation of traffic signals, interchange realignment, improved pedestrian crossings, construction of new sanitary or wastewater sewer lines, or any other mitigation techniques deemed acceptable by the Village Board of Trustees, Village Manager, Village Engineer, and Director of Planning and Development.
- (3) For all projects containing a residential component, dwelling unit configurations shall include an appropriate mix of dwelling unit types and sizes to assure that the potential adverse impact on the public school system is minimized in furtherance of the Comprehensive Plan. The applicant must also provide a per student fee, based on an agreed upon formula developed by the School District and Village, to mitigate the increased burden on the local school system from school age children generated from residential development.

Byram Riverfront Overlay Zoning District Draft Conceptual Outline

Overlay Zone Definition

An overlay zone is a mapped district superimposed on one or more established zoning districts which establishes supplemental standards for development within the geographic area that is included within the overlay district. Overlay zoning can be used

to impose additional restrictions on development, but can also authorize a density bonus or other incentive zoning to encourage or facilitate certain types of development or provision of public improvements. An overlay zone could authorize grant of a special permit for certain uses or size of development if an eligible parcel within the mapped overlay district complies with specific eligibility, design, communal benefit and other appropriate criteria, including but not limited to consistency with the Village's comprehensive plan. Overlay zoning is an effective tool for guiding development to implement comprehensive plan recommendations in a manner that is more targeted and focused than can be accomplished via traditional "Euclidean" zoning.

Location

The Byram Riverfront Overlay District (BROD) boundaries include all parcels wholly or partially encompassed by the underlying DW Design Waterfront, DW2 Downtown Design Waterfront, R2F Two Family Residence, and C2 Main Street Business Districts as indicated on the Official Village Zoning Map.

Purpose

The Village of Port Chester adopted its first Comprehensive Plan in December 2012 and related zoning text and map amendments in March 2013. During the comprehensive plan process it was recommended that implementation of adopted comprehensive plan policies and goals through additional "Phase II" zoning amendments be adopted to better align the Village zoning law with the Plan's stated goals and objectives in those geographic areas that are within the proposed Overlay Zone described herein. In this instance, overlay zoning granted via special permit can encourage desirable mixed-use development, induce inclusion of important public benefits, and ensure mitigation of any potentially significant adverse environmental impacts.

The Byram Riverfront Overlay District will promote economic development and/or redevelopment opportunities through mixed use development for the riverfront area that will implement the planning goals and objectives of the Village's Comprehensive Plan and Local Waterfront Revitalization Program while concurrently providing significant public benefits.

The Byram Riverfront Overlay District is in concert with the Village's Comprehensive Plan (Plan) and the Local Waterfront Revitalization Program (LWRP). The Plan supports renovating and upgrading existing industrial uses to allow for "wharf type" development in the form of commercial, office, restaurant, and other complementary land uses designed to reactivate the Byram River waterfront. All development along the waterfront must comply with the policies and recommendations of both the Plan and LWRP while concurrently mitigating potentially significant, adverse environmental impacts.

The overall purpose will be achieved by:

- (1) Providing public amenities, services, and attractions that will draw both residents and visitors alike to the riverfront and further the public use and enjoyment of the area.

- (2) Connecting the public and surrounding residential neighborhoods to the waterfront through public accessways, walkways, or other appropriate means.
- (3) Encouraging a mix of land uses, both residential and non-residential, that will enhance the unique character and aesthetic of the riverfront environment and area. This purpose will be achieved through maximizing public ingress to and egress from the riverfront.
- (4) Providing a balance of water-dependent or water-enhanced uses that capture the intent of ‘wharf-type’ development and are consistent with the vision and priorities expressed in the Village’s Comprehensive Plan and Local Waterfront Revitalization Program (LWRP).
- (5) High quality and aesthetically appealing urban design elements and development features that attracts both public and private investment. Such development or redevelopment should:
 - (a) Attract small businesses, artisans, or entrepreneurs.
 - (b) Preserve views of the Byram River for the maximum enjoyment and benefit by the community as a whole.
 - (c) Encourage sustainable (“green”) standards and development principles as a means to preserve natural resources and features.

Eligibility Requirements

All development within the BROD must meet all of the following eligibility requirements:

- (1) The BROD boundary includes parcels wholly or partially encompassed by the underlying DW Design Waterfront, DW2 Downtown Design Waterfront, R2F Two Family Residence, and C2 Main Street Business Districts as indicated on the Official Village Zoning Map.
- (2) Lot Size – The minimum lot size for any development parcel(s) shall be 20,000 square feet.
- (3) Each development scheme must further the policies and recommendations of both the Village Comprehensive Plan and the Local Waterfront Revitalization Program.

Permitted Uses

Permitted uses within the Byram Riverfront Overlay District are the same as those for the underlying DW Design Waterfront District and DW2 Downtown Design Waterfront

District and supersede the underlying use regulations of the C2 Main Street Business and R2F Two Family Residential Districts upon issuance of the BROD Special Permit.

- (1) Multifamily dwelling.
- (2) Multifamily dwelling (floors above first floor). (3) Church or other place of worship.
- (4) Convalescent home or nursing home.
- (5) Membership club, fraternal organization or similar social institution not operated for a profit.
- (6) Public utility facility.
- (7) School, elementary or high, public, private or parochial, having a curriculum equivalent to that ordinarily given in public schools.
- (8) Bank, excluding drive-in. (9) Hotel or motel.
- (10) Hotel or motel (floors above first floor). (11) Hotel, limited service.
- (12) Marina or yacht club. (13) Theater.
- (14) Office or office building.
- (15) Radio or television station studio, excluding transmission tower.
- (16) Radio or television station studio, excluding transmission tower (floors above first floor). (17) Retail store or personal service shop, services clearly incidental to retail sales on the premises or to personal services.
- (18) Veterinary hospital or board and care of small animals. (19) Wholesale business, storage building or warehouse. (20) Creamery, ice cream parlor or bakery plant.
- (21) Laundry or dry-cleaning plant.
- (22) No nuisance industry, provided that in nonindustrial districts equipment is used that has a rating of no more than five horsepower.
- (23) Printing plant.
- (24) Research laboratory, provided that it shall not be obnoxious, by reason of dissemination of smoke, dust, fumes, noise or vibration, or hazardous from fire waste materials or the creation of excessive demands upon municipal services.

Additional permitted uses in the BROD include the following: (1) Pier, dock, marina, boat launching and boat storage. (2) Boat building or repair operations

(3) Establishments for sale of rental vessels, such as kayaks, canoes, paddle boats, etc.

(4) Public park, promenade, boardwalk

Dimensional Standards

Specific dimensional standards shall apply to the BROD as described within the bounds herein. All underlying zoning dimensional regulations shall remain except for the following regulations:

- (1) Lot Size – The minimum lot size for any development parcel(s) shall be 20,000 square feet.
- (2) Lot Area Per Dwelling Unit – The minimum lot area per dwelling unit regulation for all eligible parcels shall be reduced by 250 square feet except for parcels in the underlying DW2 Downtown Design Waterfront District, which shall be reduced by 100 square feet.

Density Bonus

A Floor Area Ratio (FAR) density bonus of up to 1.0, beyond the maximum permitted FAR in the underlying DW Design Waterfront, DW2 Downtown Design Waterfront, C2 Main Street Business, and R2F Two Family Residential Districts, may be achieved via special permit granted by the Village Board of Trustees for the provision of a specific public benefit to the Village as outlined below, under the provisions of this Section, and in accordance with all site eligibility requirements, design guidelines, and stated project review criteria. The cost of the improvements need not equal the value of the benefits granted.

Table 1. FAR Density Bonuses, Public Amenities

Public Benefit	Specific Public Benefit	FAR Bonus
Provision of new public parking in excess of that required for proposed uses and which provides a significant public benefit or significant improvement or replacement of an existing parking facility within the Village.	200 Spaces	0.2
	300 Spaces	0.3
	400 Spaces	0.4
	500 Spaces	0.5
Provision of new publicly accessible open space or dedicated parkland on-site or anywhere within the Byram Riverfront Overlay District.	0.25 Acre	0.2
	0.25+ Acres	0.4

Wayfinding & Signage – A cohesive sign design will provide navigational aid and will be part of a branding scheme for the district. All signs must adhere to regulations of Section 345-15 Sign Regulations.		0.05
Provision of a public marina pump out station.		0.2
Provision of public restroom facilities, at least two ADA compliant stalls provided.		0.2
Utilities – All new utilities installed as part of any development must be buried underground.		0.3

Design Recommendations

Design recommendations within the BROD provide special aesthetic controls to appropriate a cohesive development scheme in furtherance of the Village’s Comprehensive Plan and Local Waterfront Revitalization Program.

The following recommendations should be clearly indicated and executed.

- (1) Sustainable principles shall be implemented through stormwater management (rain gardens, retention ponds, barrels, pervious pavement). The BROD encourages the use of sustainable building materials. All construction activities must enlist best management practices identified by the Village.
- (2) Vegetation and Landscaping – A vegetated buffer must be provided parallel to the Byram River for all properties abutting the Byram River.
- (3) Façades - Buildings shall articulate any façade fronting a public street, public space, park, or trail with a cohesive design and aesthetic features. No blank walls shall exist when fronting a public street, public space, park, or trail.
- (4) Public Facilities and Access – Public facilities, such as benches, recycling/trash receptacles, and signage must be provided for any development as means to provide public access to the riverfront.
- (5) Other Features – All physical site features - light poles, curbing, construction and paving materials, etc. – must be cohesive in concept and design in order to create a unified landscape fabric.

Application and Procedure

An application to establish an eligible development site to the Byram Riverfront Overlay District and to seek a special permit for applicable FAR bonuses for such site shall be initiated by formal petition to the Village Board of Trustees. Along with its petition, the

applicant shall submit a description of its proposed project, including a conceptual plan and statement of proposed use, together with an environmental assessment of the potential impacts associated with the proposed project to the satisfaction of the Village Board of Trustees or other lead agency in accordance with the State Environmental Quality Review Act and its implementing regulations. At a minimum, this environmental assessment shall be a Long Environmental Assessment Form (EAF) with supplemental information and studies submitted by the applicant and Part 3 of the EAF completed by the Lead Agency identifying the project's potential impacts with respect to: aesthetics, streetscapes, and neighborhood character, including a visual impact study; parking demand and available supply; traffic generation; and demand on water and sanitary sewer infrastructure.

Review Process

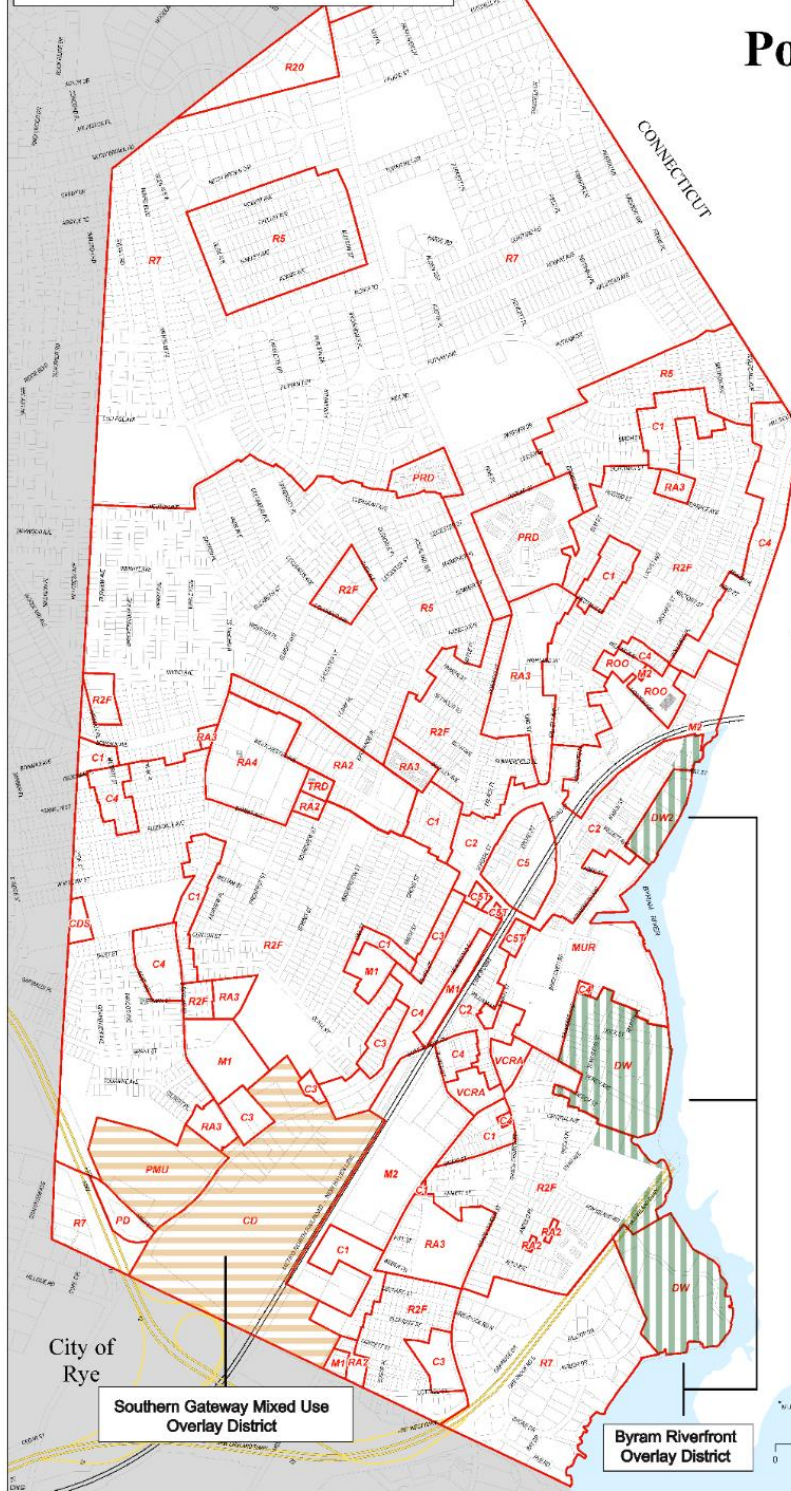
The Village Board may, in its sole and absolute discretion, designate a development site to the Byram Riverfront Overlay District and grant floor area ratio (FAR) bonuses provided the concept plan meets all eligibility requirements and depending on the substance and degree to which the Public Benefits are included in a redevelopment project. In order to grant any bonuses, the applicant must demonstrate and the Village Board must determine and find the following:

- (1) That the public benefit(s) obtained by virtue of the density bonus substantially meets the goals of the Village as expressed in the Village's Comprehensive Plan.
- (2) That sufficient capacity exists within water supply, wastewater conveyance and treatment, and roadway infrastructure to support the density bonus or that appropriate mitigation is provided to the maximum extent practicable.
- (3) For all projects containing a residential component, dwelling unit configurations shall include an appropriate mix of dwelling unit types and sizes to assure that the potential adverse impact on the public school system is minimized in furtherance of the Comprehensive Plan. The applicant must also provide a per student fee, based on an agreed upon formula developed by the School District and Village, to mitigate the increased burden on the local school system from school age children generated from residential development.
- (4) The applicant must demonstrate that all sewer, stormwater, and traffic impacts generated from the proposed project can be successfully mitigated so as not to create any unmitigated significant adverse environmental impacts. Acceptable mitigation techniques must at the very least maintain the same traffic Level of Service (LOS) values for affected intersections and all sanitary sewer and stormwater infrastructure. This may be achieved through road widening, installation of traffic signals, interchange realignment, improved pedestrian crossings, construction of new sanitary or wastewater sewer lines, or any other mitigation techniques deemed acceptable by the Village Board of Trustees, Village Manager, Village Engineer, and Director of Planning and Development.

DRAFT OVERLAY DISTRICTS

Official Zoning Map

Village of Port Chester New York



NOTE: Map produced by C. Owen, Village of Port Chester Director of Planning and Development. Adopted by the Village of Port Chester Board of Trustees March 18, 2015. (Local Law No. 12015)

ZONING DISTRICTS

SINGLE FAMILY RESIDENTIAL

- R20** One Family Residence 20,000 sq ft min lot
- R7** One Family Residence 7,500 sq ft min lot
- R5** One Family Residence 5,000 sq ft min lot

TWO-FAMILY RESIDENTIAL

- R2F** Two Family Residence 5,000 sq ft min lot

MULTI-FAMILY RESIDENTIAL

- RA2** Multi Family Residence 5,000 sq ft min lot
- RA3** Multi Family Residence 5,000 sq ft min lot
- RA4** Multi Family Residence 5,000 sq ft min lot

PLANNED RESIDENTIAL

- PRD** Planned Residential Development

COMMERCIAL

- C1** Neighborhood Retail
- C2** Main Street Business
- C3** Office and Commercial
- C4** General Commercial
- CD** Design Shopping Center
- CDS** Special Designed Commercial

OFFICE

- PD** Design Professional Building

INDUSTRIAL

- M1** Light Industrial
- M2** General Industrial

WATERFRONT

- MUR** Marina Urban Redevelopment
- DW** Design Waterfront
- DW2** Downtown Design Waterfront

MIXED USE & OTHER

- ROO** Residential Office Overlay
- VCRA** Village Center Redevelopment Area
- TRD** Transitional Residential Development
- PMU** Planned Mixed Use
- C5** Train Station Mixed Use
- CST** Downtown Mixed Use Transitional

City of Rye

Southern Gateway Mixed Use Overlay District

Byram Riverfront Overlay District

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RESOLUTIONS (Continue)

RESOLUTION #3

**RECREATION DEPARTMENT
AFTER SCHOOL READING & VISUAL ART PROGRAMS**

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

WHEREAS, the Village of Port Chester Recreation Program requires instructors; and

WHEREAS, such services have been appropriated in the 2013-2014 Village Budget; and

WHEREAS, the Recreation Leader has selected several providers to facilitate these programs. Now, therefore be it

RESOLVED, that the Board of Trustees hereby authorizes the Village Manager to enter into the following agreements with regard to the Village of Port Chester Recreation After-School Reading and Visual Art Programs;

- Mario Coronado as a Reading Facilitator in the amount of \$40.00 per two hour session
- Meghan Loper as a Reading Facilitator in the amount of \$30.00 per two hour session
- Anne Lammers as a Reading Specialist in the amount of \$40.00 per two hour session
- Deirdre McDermott as an Art Specialist in the amount of \$40.00 per two hour session.
- Kathy Loper as an Art & Reading Coordinator in the amount of \$40.00 per two hour session.
- Pam Mickatavage as an Art Specialist in the amount of \$40.00 per two hour session; and
- Cathy Terrana as an Art Specialist in the amount of \$40.00 per two hour session.

Approved as to Form:

Village Attorney, Anthony Cerreto

ROLL CALL

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

NOES: None.

ABSENT: Trustees Kenner and Ceccarelli.

DATE: November 4, 2013

RESOLUTION #4

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

WHEREAS, The Board of Trustees reserved \$600,000 for “NEW PAYSTATIONS-FY2013-14” in the FY 2013-14 Capital Project Plan adopted 4-29-13.

WHEREAS, appropriations have been made in the amount of \$10,481.70 for equipment to organize and map our parking program inventory.

WHEREAS, the actual cost of the meters to be purchased during phase one of this project is \$596,724.

WHEREAS, the agreed upon design of phase one requires that two power lines be buried in locations where solar power is not an acceptable alternative, requiring further expenditures for work to be performed by the Local Power Authority, and

WHEREAS, an additional \$60,000 is needed to bury the two power lines and for project over-run which will be funded from the Kingsport Impact Fee, now therefore be it

RESOLVED, that the Board of Trustees of the Village of Port Chester hereby authorizes the Village Treasurer to increase the NEW PAYSTATIONS-FY2013-14 Capital Fund Budget by \$60,000 as follows:

New Paystation FY 2013-14 Budget:

Increase Project Budget
From \$600,000 to \$660,000.

5.5.2772.2013.127	Miscellaneous Revenue (Kingsport Impact Fee)
\$60,000	
5.3320.200.2013.127	New Paystations – Equipment
\$60,000	

Approved as to Form:

Village Attorney, Anthony Cerreto

ROLL CALL

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

NOES: Trustee Marino.

ABSENT: Trustees Kenner and Ceccarelli.

DATE: November 4, 2013

CORRESPONDENCES

From the Port Chester High School Booster Club requesting permission to post a sign at Messina Park.

The Board referred the correspondence to staff.

From Washington Engine & Hose Co. 4, Inc. on electing to active membership - Joe Sutton Jr.

The Board accepted the correspondence.

PUBLIC COMMENTS AND BOARD COMMENTS

Public

Mr. R. Abel commented on the United Hospital property. The Overlay Concept project seems like an excuse for something the Board could do anyway. Question whether we need this to begin with. It's a pet peeve but the parking meters have to be fed until 9:00 p.m. The meters should not have to be fed during the time of public meetings.

Ms. Bailey-Reavis recalled the Comprehensive Plan committee. This was an advisory committee. You have to take into consideration the police, fire department and school district in your meeting.

Mr. Bill Villanova, a past member of the Zoning Board. We are looking to what's best for the community.

Mr. Michel Scarola commented on Mr. Gomez's presentation. As a member of the Comprehensive Plan Committee one of things that made it a reward winning plan was the theme of transfer of density from all areas of the village to targeted areas. One of the priorities should be open space. We are top heavy in multi-family housing.

Mayor Pagano said he would welcome Mr. Scarola at the meeting on the 12th.

Board

Trustee Adams said to come out and vote and remember your Veterans.

Trustee Brakewood loves the upgrades on the Capital Theater. He said that people in Stamford now recognize some of the nice spots in Port Chester. Would like to have the Adee Street lot made a paid lot. There are about 12,000 people eligible to vote in Port Chester and our record is about 2,000 people voting. Please keep political signs out of the right-of-way.

Trustee Terenzi commented on the remarks of the public. Don't want people from Rye Brook to come and make negative comments.

Trustee Marino commented that the Board is here to help Chief Krzeminski. He also congratulated the police officers who were promoted. We have two new Marshalls and should appoint them at the next meeting.

At 9:48 p.m., on motion of Trustee Adams, seconded by Trustee Marino, the meeting was closed.

ROLL CALL

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

NOES: None.

ABSENT: Trustees Kenner and Ceccarelli.

DATE: November 4, 2013

Respectfully submitted,

Janusz R. Richards
Village Clerk