

MEETING HELD NOVEMBER 12, 2013

A meeting of the Board of Trustees of the Village of Port Chester, New York, was held on Tuesday, November 12, 2013, in the Village Hall Conference Room, 222 Grace Church Street, Port Chester, New York, with Mayor Neil Pagano presiding.

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

It should be noted that Trustee Adams arrived at 6:05 p.m.

Also present were Village Manager, Christopher Steers; Village Clerk, Janusz R. Richards; Village Attorney, Anthony Cerreto; Village Treasurer, Leonie Douglas; Acting Police Chief, John R. Telesca; Christopher Ameigh Administrative Aide to the Village Manager; Labor Councils Mr. Terry O'Neil and Ms. Emily E. Harper.

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

ROLL CALL

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

NOES: None.

ABSENT: Trustee Adams.

DATE: November 12, 2013

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

MOTION FOR EXECUTIVE SESSION

At 6:05 p.m., on motion of Trustee Ceccarelli, seconded by Trustee Kenner the Board adjourned into an executive session regarding particular person(s).

ROLL CALL

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

NOES: None.

ABSENT: None.

DATE: November 12, 2013

Present in addition to the Board of Trustees, were Village Manager, Christopher Steers; Village Clerk, Janusz R. Richards; Village Attorney, Anthony Cerreto; Village Treasurer, Leonie Douglas; Acting Police Chief, John R. Telesca; Christopher Ameigh

Administrative Aide to the Village Manager; Labor Councils Mr. Terry O'Neil and Ms. Emily E. Harper.

No action was taken in executive session.

At 6:54 p.m., a motion to come out of executive session was made by Trustee Adams, seconded by Trustee Marino, the Board of Trustees closed the executive session.

ROLL CALL

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

NOES: None.

ABSENT: None.

DATE: November 12, 2013

WORK SESSION

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

Trustee Brakewood gave a presentation on "R2F Revitalization Program."

R2F Revitalization Program

Goal: Revitalize R2F Neighborhoods

Current State

Dilapidated housing

Small (<1000sq ft. per unit)

Retrofitted 1 FAM

Outdated

Absent landlords

"Profits" derived from rents

"Profits" go to landlord Minimal maintenance Overcrowded (SRO's) Code violations

declining assessments High rents

Lack of private investment

Low quality of life: lack of open space, lack of parking

Future State

New modern structures

Target 1,500 sq. ft. per unit

Designed to be 2 FAM townhome

Provide modern conveniences

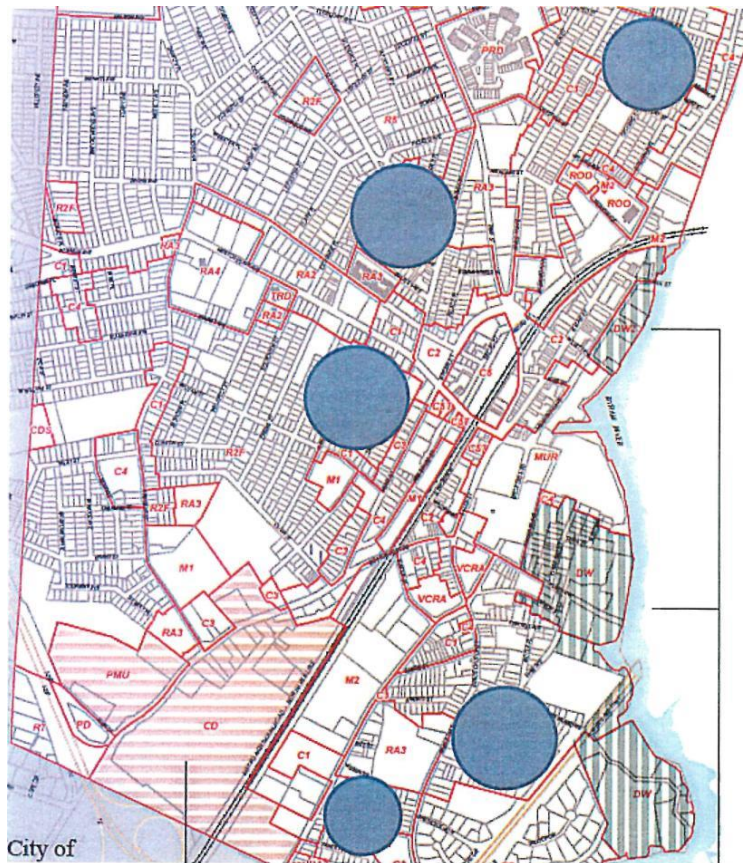
Owner occupied

"Profits" derived from home equity

"Profits" go to residents

- Pride in ownership
- Safe housing
- Code compliant
- Increasing assessments
- Affordable Housing
- Encourage private investment
- Fix quality of life issues... increase open space, provide adequate parking

Issues are Concentrated in 5 key R2F neighborhoods



Issues

- Overcrowded Schools
- Traffic Congestion
- Crime
- Excessive Drain on Village Resources

Design Principals

- No tax increases
- No free money
- No new housing units
- Create economic opportunity for local residents
 - Home equity
 - Jobs
- Increase the tax base
- Integrate the community

Example: Smith St. between Westchester Ave & William St

#	Units	Acres	Dimensions	Assessment
75	3F	.15	45.7 F x 119 D	\$331,000
73	2F	.15	50.0 F x 132 D	\$274,300
69	2F	.16	50.0 F x 132 D	\$229,900
65	2F	.16	50.0 F x 131 D	\$218,100
61	3F	.18	60.0 F x 130 D	\$273,100
59	IF	.14	46.5 F x 129 D	\$182,800
47	RVL	.31	100 F x 128 D	\$153,800
45	2F	.15	50.0 F x 126 D	\$203,000
43	2F	.15	50.0 F x 125 D	\$259,100
37	2F	.20	68.0 F x 125 D	\$241,200
33	2F	.17	55.6 F x 124 D	\$253,700
27	2F	.16	53.0 F x 124 D	\$224,700
72	2F	.17	77.6 F x 105 D	\$242,700
66	2F	.19	79.0 F x 107 D	\$250,900
64	2F	.11	44.4 F x 111 D	\$194,000
62	2F	.10	40.0 F x 113 D	\$208,300
58	2F	.06	40.0 F x 68D	\$205,200
54	IF	.08	62,5 F x 57.5D	\$217,500
50	Multi	.13	48.7 F x 121 D	\$416,500
44	2F	.09	50.0 F x 84D	\$221,100
42	411 A	.05	51.2 F x 53D	\$413,100
36	2F	.07	47.8 F x 69D	\$234,100
32	3F	.08	50.0 F x 77 D;	\$266,100
28	2F	.09	50.3 F x 79D	\$208,200
22	2P	.09	48;3F x 85D	\$243,700
12	2F	.05	30.7 F x 75 D	\$198,800
10	2F	.06	36.0 F x 75D	\$209,500

3.5 acres	27 Parcels	58 units	\$6.6 Million	\$113.4k per unit
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Recent Affordable Example: Fox Island Homes

| 2.9 acres | 35 units | 2,160 sq. ft. per unit | 2.5 bathrooms | \$200k to buy |

Total project cost \$12 million
 Total revenue generated (\$200k x 35 units) \$7 million

Subsidies:

New Homes Land Acquisition funds (County)	\$415,000
HOME Investment Partnership Program funds (Federal)	\$2.2 million
Housing Implementation funds	\$1.0 million
The New York State Affordable Housing Corporation	\$1.4 million
Infrastructure Development Demonstration Program	\$175,000

Total subsidies \$5.2 million
% subsidized 43%



Smith Street Revitalization Project at 100%

| 3.5 acres | 27 Parcels | 58 Units | \$6.6 million | \$ 113.4k per unit |

Total project cost	\$19.7 million
Land Acquisition	\$6.6 million
New Construction (1,500 sq. ft. per unit x \$150 x 58 units)	\$13.1 million
Total revenue generated (\$200k x 58 units)	\$11.6 million

Subsidies:

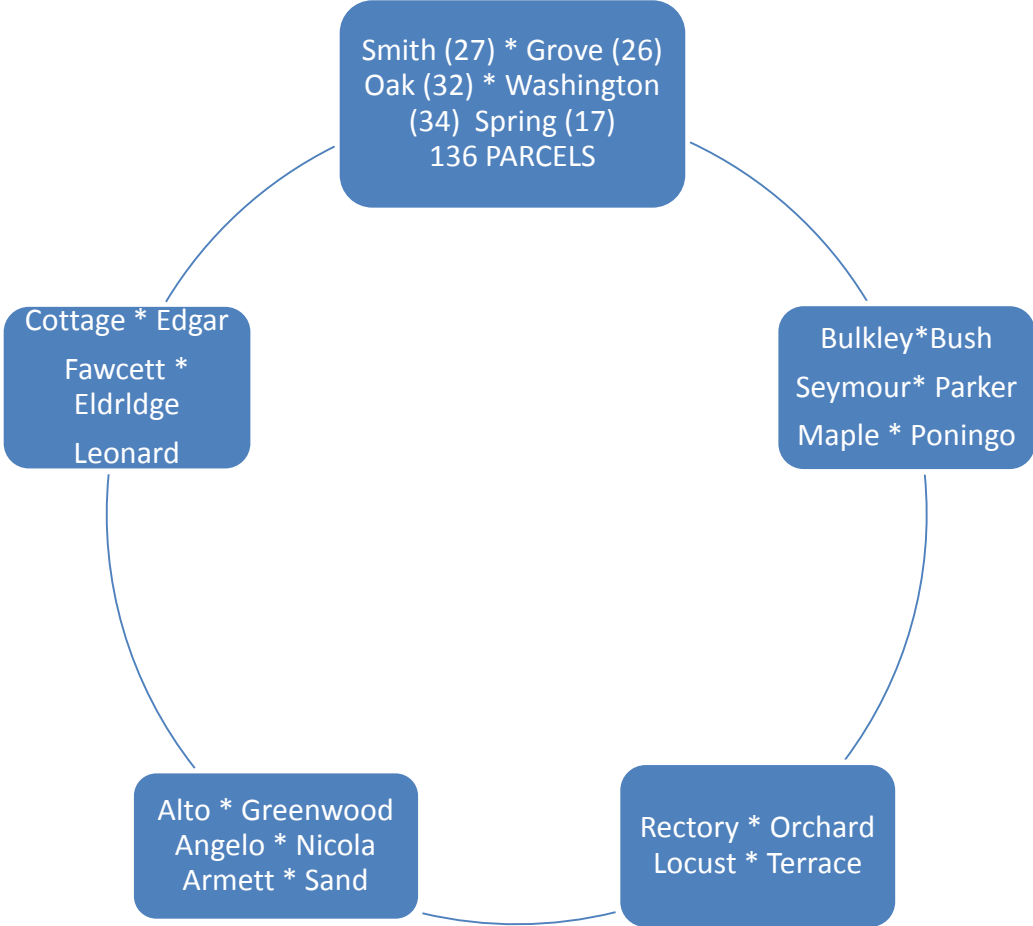
- New Homes Land Acquisition funds (County)
- HOME Investment Partnership Program funds (Federal)
- Housing Implementation funds
- The New York State Affordable Housing Corporation
- Infrastructure Development Demonstration Program

Total subsidies \$8.1 million
% subsidized 41%

Total assessment increases from \$6.6 to \$11.6 million

5 Key R2F Neighborhoods

|80 acres | 600 Parcels | 1,300 Units | \$150 million | \$115 k per unit|



Overall R2F Revitalization Project

| 80 acres | 600 Parcels | 1,300 Units | \$150 million | \$115 k per unit |

Total project cost	\$443.0 million
Land Acquisition	\$150.0 million
New Construction (1,500 sq. ft./unit x \$150 x 1,300 units)	\$293.0 million
Total revenue generated (\$200k x 1,300 units)	\$260.0 million

Subsidies:

- New Homes Land Acquisition funds (County)
- HOME Investment Partnership Program funds (Federal)
- Housing Implementation funds
- The New York State Affordable Housing Corporation
- Infrastructure Development Demonstration Program

Total subsidies \$183.0 million
% subsidized 41%

20% Participation (120 parcels) would be an \$88 million project with \$36 million in subsidies

Total assessment increases from \$150 to \$443 million

Questions

- Is an \$88 million project viable?
- Is it possible to get \$36 million in subsidies?
- How can we fund the subsidies?

- Traditional Affordable Housing sources like grants/tax incentives/etc.
- Developer Bonus Incentive Fund
- Borrowing against future increased assessables
- Don't use Affordable Programs, sell at full-value of \$285k

- What's the minimum percentage of parcels on a street that need to be in the program to spark private investment?
- How small/large can the program be and still be worth doing?
- What criteria needs to be used to put parcels in the program?
- What happens to be the people who currently live in selected parcels?
- Is the Board interesting in making this a priority?

- Will the Board fund a blight study? We need facts.
- Is the Board willing to use Eminent Domain?
- Is the Board interested in using Affordable Housing as a mechanism to promote home ownership and increase assessments.

Priority setting workshop for National Development Council (NDC) projects.

Present at this Workshop were Steve Barshov, special environmental counsel, Michael Cucchiara of the National Development, Dolph Rotfeld, Village Engineer, Mr. Robert H. Johnson, Mr. Thomas Corbia, from the Port Chester-Rye Union Free School District and Mr. Michael Scarola Chairman of the Planning Commission.

Director of Planning and Development Christopher Gomez provided the Board with a different build out scenarios for the Southern Gateway Mixed use overlay district and Southern Gateway Mixed Use Overlay District Draft Bonus Program Elements (see next Page).



SOUTHERN GATEWAY MIXED USE OVERLAY DISTRICT DRAFT BONUS PROGRAM ELEMENTS

	Bonus Program Elements	Specific Public Benefit	
1	Public Marina improvements in accordance with Village Comprehensive Plan or Local Waterfront Revitalization Program (LWRP).	<ul style="list-style-type: none"> • Extension of public promenade along Byram River • Filling the Cove to create a waterfront park • Funding towards bulkhead replacement • Contribution to fund study and/or remediate contaminated land along the Byram River • Provision of a public pump-out station at Village Marina • Provision of public restrooms at Village Marina • Provision of public boat slips and/or transient docking facilities along the Byram River 	
2	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.	<u>Surface Parking Facility</u> 100 spaces 200 spaces 300 spaces 400 spaces 500 spaces	<u>Structured Parking Facility</u> 100 spaces 200 spaces 300 spaces 400 spaces 500 spaces
3	Provision of new publicly accessible open space or dedicated parkland on-site or anywhere within the Southern Gateway Mixed Use Overlay District.	1 Acre 2 Acres 3 Acres 4+ Acres	
4	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. 10,000-19,999 Sq. Ft. 20,000-49,999 Sq. Ft. 50,000-74,000 Sq. Ft. 75,000+ Sq. Ft.	
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. 10,000-19,999 Sq. Ft. 20,000-49,999 Sq. Ft. 50,000-74,000 Sq. Ft. 75,000+ Sq. Ft.	

6	Funding for neighborhood revitalization development program.	To Be Determined
7	Rebuild sanitary sewer infrastructure along Boston Post Road from High Street to Purdy Avenue.	'X' Linear Feet
8	Rebuild Village water infrastructure from S. Regent Street through Touraine Avenue through Hospital site to High Street and Boston Post Road.	'X' Linear Feet
9	Roadway and pedestrian facility improvements.	<ul style="list-style-type: none"> • Street paving • Signal retiming, prioritization; Installation of pedestrian signals; crosswalks • Sidewalk (re)construction • Traffic calming devices, i.e. speed humps, speed tables, roundabouts, traffic circle, chicanes, textured pavement, textured crosswalks, raised intersections, chokers, etc.
10	Traffic intersection improvements.	<ul style="list-style-type: none"> • 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
11	Development Site Design Amenities.	<ul style="list-style-type: none"> • Connected interior street grid with limited use of cul-de-sacs and dead end streets reflecting the existing character of the surrounding built environment. • Defined pedestrian and bicycle facilities to facilitate internal site circulation and safe integration to the Boston Post Road. • 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

Following the presentation the Board agreed on item number 5, 6, 7, and 8 as being the priorities from the items listed in “Southern Gateway Mixed Use Overlay District Draft Bonus Program Elements.”

Priority setting workshop for National Development Council (NDC) projects.

The Board reaffirmed the four priorities listed below.

- A. Municipal Center
- B. Fox Island redevelopment
- C. Waterfront redevelopment
- D. United Hospital site

At 8:37 p.m., on motion of Trustee Marino, seconded by Trustee Ceccarelli, the meeting was closed.

ROLL CALL

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

NOES: None.

ABSENT: None.

DATE: November 12, 2013

Respectfully submitted,

Janusz R. Richards
Village Clerk