

**MEETING HELD JANUARY 17, 2012**

A meeting of the Board of Trustees of the Village of Port Chester, New York, was held on Tuesday, January 17, 2012 at 6:00 P.M., in the Court Room of the Police Headquarters Building, 350 North Main Street, Port Chester, New York, with Mayor Dennis Pilla presiding.

Present in addition to Mayor Pilla, were Trustees Saverio Terenzi, Bart Didden, John Branca and Luis Marino.

It should be noted that Trustee Daniel Brakewood arrived at 6:10 p.m., and Trustee Joseph Kenner was absent.

Also present were Village Manager, Christopher Russo; Village Clerk, Joan Mancuso; Village Attorney, Anthony Cerreto; Village Treasurer, Leonie Douglas; Assistant Village Manager, Christopher Steers; Planning Director, Christopher Gomez. Police Chief Joseph Krzeminski arrived at 7:38 p.m.

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On motion of Trustee Didden, seconded by Trustee Marino, the meeting was opened at 6:08 p.m.

**ROLL CALL**

AYES: Trustees Terenzi, Didden, Branca, Marino and Mayor Pilla  
NOES: None  
ABSENT: Trustees Brakewood and Kenner

**Work Session: Auditor's Report for Fiscal Year 2010-2011**

The first item on the agenda is a work session with Tom Malecki, of Drescher & Malecki, LLP, the Village Auditor's regarding the Village's audit for Fiscal Year 2010-2011.

Mr. Malecki reviewed with the Board an audit summary for the May 31, 2011 Audit. He said that his firm's opinion based on their audit and the report of other auditors, that the financial statements referred to present fairly, in all material respects, the respective financial position of the governmental activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the Village as of May 31, 2011, and the respective changes in financial position and the respective budgetary comparisons for the General Fund for the year then ended in conformity with account principles generally accepted in the United States of America. He then instructed the Board on the financial statement highlights which included comparison of the revenues versus the expenditures for the last five fiscal years noting that for 2010-2011 the expenditures were slightly over the revenues due to New York State Retirement Pension, the early retirement incentive and transportation which includes the cost of the very heavy snow removal last winter.

Mr. Malecki then reviewed the fund balance for the last five fiscal years of the amounts that have been designated as reserved and the unreserved amounts noting that the unreserved amount for the 2010-2011 fiscal year is about 13.4% of the total Village Budget which is in line of what the State Comptroller recommends. He noted that the Village's debt service payments over the five year review have been much higher than all of the New York villages' average.

The observations submitted by the audit firm were detailed by Mr. Malecki noting that there are three that have been provided to the Board. He said that the first is regarding journal entry policy and procedures with the recommendation that the Village adopt a formal policy regarding the posting of journal entries. Mr. Malecki said that the second observation is regarding capital projects deficit and it is recommended that the Village monitor their capital projects to ensure that any deficits are remedied through adequate funding and additionally that the Village should enforce a policy that appropriately closes out inactive or completed projects. He said that the Treasurer's office has been working on closing out old capital projects in regarding this to observation. Mr. Malecki concluded that the third observation is regarding the segregation of duties with the recommendation that the Village should implement a formal policy in which an individual independent of the cash receipts function will be delegated to prepare deposits and perform reconciliations.

Trustee Terenzi and Mayor Pilla commented on the observations and noted that action has been taken by the Board to increase the personnel in the Treasurer's office regarding the segregation of duties.

Mr. Malecki continued that there are proactive basis observations for the Board including a financial planning model which can have different levels of complexity, user charges and fees, policies and procedures manual and capital assets.

The Mayor commented on these proactive observations and noted that there will be a discussion later on in the meeting regarding user charges in reference to a sanitary sewer rent project.

Trustee Terenzi asked Mr. Malecki to speak on his opinion regarding how should the handing of over expenditures be done during the fiscal year. He said that it is his position that the Board sets the budget but for example there is a need to hire extra personnel during the year that we would use the under-expended lines toward this over expenditure.

Mr. Malecki said that it comes down to the Board's philosophy on this issue. He spoke about Section 112 of the law on this subject and further explained. There was further discussion on this subject between Trustee Terenzi and Mayor Pilla. The Mayor said that the Board needs to review on a quarterly basis the budget to address any over expenditures. Mr. Malecki said that strict interpretation of the law is not to spend if the budget is not there. Trustee Terenzi inquired what do most municipalities do on this topic. Mr. Malecki said that it is usually a balance between the two, the law and paying for example overtime when you have major snow storms or other activities but it needs to be the final determination of the Board. The Board continued this discussion about over expending budget lines and it was noted that the Manager has the ability to shift funds between lines in departments' budgets.

Mayor Pilla said that our next Board meeting, Leonie Douglas, the Village Treasurer will be reviewing with the Board the six month revenues and expenditures and would expect to act on the following four items; policy on fund balance, policy of fund adjustments, half year financial review and adjustments of the current budget. He asked if the auditors could be available by phone for the next meeting scheduled for February 6<sup>th</sup>. Mr. Malecki said that they could.

Trustee Brakewood noted that there needs to be correction of the audit report on page 21 that it states that the elected board is five council members and that the Clerk is elected.

Mr. Malecki said that was an error that listed the elected members of a town not a village which will be corrected.

Trustee Brakewood also asked about liability listed on page 16 of the audit.

Mr. Malecki explained what the actual liability is and it was noted that this is over a thirty year period and that we are in the third year of the thirty years.

Trustee Terenzi noted that this notion in the audit is not a funded liability.

Mayor Pilla and the Board thanked Mr. Malecki and the firm of Drescher & Malecki, LLP for their report of the audit for Fiscal Year 2010-2011 along with Leonie Douglas, the Village Treasurer.

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**Executive Session:**

Mayor Pilla said that a motion for an executive session was listed as the last item on the agenda tonight for consultation with Counsel regarding the Modified Marina Redevelopment Project but Trustee Branca has requested that this session be held earlier. He asked for a motion for this executive session.

At 6: 55 p.m., Trustee Branca made a motion for consultation with Counsel regarding the Modified Marina Redevelopment Project, Trustee Marino seconded the motion. Beside the Village Attorney, also included in the executive session was the Village Manager, the Village Treasurer and the Village Clerk.

Trustee Didden stated that he recuses himself from all matters regarding G&S who is the developer of this project.

**ROLL CALL**

AYES: Trustees Brakewood, Terenzi, Branca, Marino and Mayor Pilla  
NOES: None  
ABSENT: Trustee Kenner

The Board members excluding Trustee Didden and the mentioned staff left the Courtroom and convened in the Detective Bureau downstairs in the Police Department.

No action was taken in the executive session.

At 7:08 p.m., on motion of Trustee Branca, seconded by Trustee Marino, the executive session was closed and the Board returned to the Courtroom to continue the public portion of the meeting.

**ROLL CALL**

AYES: Trustees Brakewood, Terenzi, Branca, Marino and Mayor Pilla  
NOES: None  
ABSENT: Trustee Kenner

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**Public Hearing:**

The Clerk read Affidavits of Publication stating that the following Public Notice were duly published in the Westmore News and Journal News on January 6, 2012, certified by Angelina Brescia, Office Manager of the Westmore News and Florence Bonilla, Principal Clerk of the Journal 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 Tuesday, January 17, 2012, at 6:30 P.M., in the Courtroom, 350 North Main Street, Port Chester, New York, to hear public comments on the proposal of Ability Beyond Disability to establish a community residential facility for six (6) developmentally disabled persons on vacant property adjacent to 51 Betsy Brown Road, Port Chester, New York.

Interested persons will be afforded the opportunity to be heard at this time.

JOAN MANCUSO  
Village Clerk

Mayor Pilla said that this public hearing was scheduled from notice to the Village from Ability Beyond Disability of their proposal to establish a community residential facility for six developmentally disabled persons at this location on Betsy Brown Road. He said that the Village received a letter from this organization dated January 11, 2012 that they have been instructed by the New York State Office of Persons with Developmental Disabilities (OPWDD) that they need to rescind the notice to the Village because OPWDD has not completed its due diligence review on this project. The Mayor asked Anthony Cerreto, the Village Attorney since the organization has made this notice to rescind what would be the required procedure of the Board.

Mr. Cerreto said that there should be a motion of the Board to cancel the public hearing.

Trustee Didden made a motion to cancel the hearing, Trustee Marino seconded the motion.

Before the roll call on the motion, Trustee Branca said that he understands that this group is rescinding but said that this is not going away since they have indicated that it is under State review they will be back and then we will still need to have a hearing.

Mayor Pilla said that is correct that is why this hearing is being cancelled. He said that the Board does not want to prejudge this proposal and that later on the agenda there is a resolution to set a public hearing on the law regarding these community residences and what the impacts to the Village on this subject.

The Clerk then called on the vote for the motion to cancel the hearing.

ROLL CALL

- AYES: Trustees Brakewood, Terenzi, Didden, Branca, Marino and Mayor Pilla
- NOES: None
- ABSENT: Trustee Kenner

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**Work Session: Comprehensive Plan**

Mayor Pilla said that this work session will be a joint meeting of the Board of Trustees, the Comprehensive Plan Advisory Committee (CPAC), the Planning Commission and the Zoning Board of Appeals with BFJ Planning regarding the synthesis of the Comprehensive Plan. He said that Frank Fish and Sarah Yackel of BFJ Planning is here for this work session and will give the floor to Mr. Fish to continue.

Mr. Fish had provided the Board and the members of CPAC, Planning and Zoning in attendance with an agenda that covers the project schedule, the working draft of Comprehensive Plan Synthesis dated January 17, 2012, Chapters 13 and 14 of the Comprehensive Plan covering Land Use Strategies and Zoning Recommendations, State Environmental Quality Review (SEQR) intent to be Lead Agency by the Board of Trustees and a Public Hearing on the plan by CPAC. He then reviewed the project schedule and said that they are recommending moving up the public hearing to June instead of July and that the zoning adjustments would be ready for April. Mr. Fish said that Vince Ferrandino of Ferrandino & Associates is also here this evening and that his firm is responsible for the SEQRA and would be available for June. Mr. Fish then spoke on the plan, the zoning changes and the draft generic environmental impact statement.

Mayor Pilla asked if they should have the plan hearing now instead of June.

Mr. Fish said that the State law recently changed and if you have a Committee on the Plan that the Committee would have a public hearing so CPAC could have a public hearing sooner so the public can make comments then after that period CPAC can give the plan to the Board of Trustees.

Ms. Yackel said that the draft working plan of today can be provided to be placed on the Village website so the public can review.

The Mayor asked the Assistant Village Manager, Christopher Steers and Planning Director, Christopher Gomez if they can set this up for a CPAC hearing for February.

Trustee Didden inquired the status of the CPAC and if they need to be reconstituted.

Greg Gregory a former member of CPAC and member of the Planning Commission said that it was his understanding that when CPAC initially submitted the plan their function stopped so they may need to be a reconstituted.

Mr. Cerreto said that he would provide the Board with an opinion on this subject.

The Planning Commission was asked to officially convene their meeting.

Michael Scarola on behalf of the Planning Commission asked for a motion to call their meeting to order.

Commissioner Greg Gregory at 7:30 p.m., made a motion to open the meeting of the Planning Commission, Commissioner Peter Coperine seconded the motion.

#### ROLL CALL

AYES: Commissioners Coperine, Gregory, Baxter and Scarola

NOES: None

ABSENT: Commissioners Cervinka, Pellon and Chairman Antaki

Mr. Fish continued his presentation and reviewed the table of contents and that comments from the previous meeting of the Board, CPAC and Planning have been considered for Chapters 1 through 12. He said that Chapters 13 and 14 have been provided to all the members of the Board, CPAC, Planning and Zoning by email and that they have received some comments on those particular chapters.

Ms. Yackel reviewed the map in the Plan regarding the Planning Intensity Zones which shows neighborhood protection and enhancement zones, limited intensity planning zones in the Purdy Avenue, Fox Island, Kohl Shopping Center and United Hospital areas and the higher intensity planning zones of the central waterfront, Abendroth Avenue and South

Main Street and the downtown train station areas. Ms. Yackel then spoke about the proposed top zoning priorities which include the following:

**Downtown:**

**Port Chester Train Station:**

- Mixed-use commercial / residential development (Contextual / Form Based Zoning)
- Maintain building heights to 8 stories, *bonusable to 120 feet*.
- Density bonus permitted in exchange for public benefit (i.e. public parking, open space, etc.)
- Eliminate the Planned Railroad Station Plaza Development floating zone.

**Abendroth Avenue, South Main Street and Pearl Street:**

- Mixed-use commercial / residential development (Contextual / Form Based Zoning)
- Decrease building heights to 5 stories (1 commercial / 4 residential) between Route 1 and Abendroth Avenue and Pearl between Westchester Avenue and Route 1 / Boston Post Road.

**Central Waterfront:**

- Eliminate Marina Urban Redevelopment District (MUR)
- Mixed-use commercial / residential development (Contextual / Form Based Zoning)
- Decrease building heights to 4 stories between Abendroth Avenue / Brick Oven Road and the waterfront.

**Fox Island:**

- Permit both “wharf-type” development (mix of restaurants and residential) and a mix of commercial / office uses with additional open space, with the possibility of light industrial uses.
- Limit heights to 4 stories (50’)
- Allow residential uses by special permit to eliminate potential conflicts between uses.
- Provide public waterfront open space and access.

**United Hospital:**

- Allow a mix of uses (retail, hotel, restaurant, residential, senior housing, office park, conference building, convention center) – see table below.
- Require connectivity to Boston Post Road.
- Rezone the site from R2F to a new mixed-use district.

Proposed Zoning Requirements: United Hospital Site

Maximum Floor Area Ratio (FAR) for hotel / convention center	0.40
Maximum FAR for commercial uses	0.20
Maximum FAR for residential uses	0.20
Maximum FAR for senior housing / assisted living	0.15
Maximum FAR for community facility	0.10
Maximum site coverage	70%
Maximum building height for hotel	8 stories
Maximum building height for commercial / residential uses	<ul style="list-style-type: none"> <li>• 5 stories, or 55 feet (4 residential floors over ground floor commercial)</li> <li>• 8 stories, or 85 feet, by special permit only</li> </ul>
Residential Apartments	Only efficiency (studio), one-bedroom and two-bedroom dwelling units shall be permitted

*Note: The proposed maximum FAR of 0.80 would be comprised of any combination of permitted uses.*

**Residential Neighborhoods:**

- Strategic upzonings in four existing multi-family residential neighborhoods.
- Decrease residential floor area ratios (FARs) in ALL residential Districts.
- Decrease “Maximum Height of Buildings” as follows:
  - RA3 District from 8 to 6 stories
  - RA4 District from 10 to 7 stories
- Require site plan review for all two- and multi-family districts.
- Eliminate the conservation subdivision (cluster development) regulations.

**Other:**

- Purdy Avenue
- Kohl’s Shopping Center

Ms. Yackel said that their firm is also involved with the update to the Local Waterfront Revitalization Plan (LWRP) and spoke about open space in the Department of Public Works area on Fox Island Road.

Mr. Fish spoke further about the recommendations being made for the United Hospital site that Ms. Yackel had reviewed including the building heights for this site.

Trustee Terenzi noted that on this site exists buildings that are fourteen stories and would these buildings be grandfathered with these proposed new regulations.

Mr. Fish said that yes the existing buildings would be grandfathered that new construction would be subject to new regulations.

Trustee Terenzi asked if we took the grid for the hospital site and do a build out with the recommendations from the Plan and if they kept the fourteen story nonconforming use there and renovated it how many additional units would they be able to get on that property.

Mr. Fish spoke about the calculations of the floor area ratios (FARs) and what those maximums would be and it would allow for all the different type of proposals for the site including hotel, conference center, commercial, retail and residential. He noted that the FARs would provide for more units that would be of smaller sized and spoke about what the current zoning allows which is two family dwellings.

Mayor Pilla said that the United Hospital site is zoned now to have a hospital there and two family units that would equate to over one hundred two-family dwellings and that what is being discussed here is to change the zoning so going forward with the final zoning and adopting the plan will provide what is by right of what the developer of this site could build and it would be a marketing vision. He said that the Comprehensive Plan document and the zoning with it would give two important points that the site can be redeveloped and along with that the taxing of the new development.

Trustee Terenzi inquired what is the process regarding the United Hospital site with the owner of the property and have they been involved at all with these discussions of the site.

Mr. Fish said that every option that they wanted is included in the plan for this site with less density which was a concern of the Village.

Ms. Yackel noted that this site could have more senior housing.

The Mayor said that Starwood Capital had purchased this property and we have been very consistent in aligning them and the development community as a whole with the Master Plan. He said that the more that they become engage in what will be the by right for them or any successor would be the most beneficial to them. Mayor Pilla continued that this proposal

for the hospital site offers a wide variety of development options from what the existing zoning allows of two-family units but is not sure what the current needs for a hotel or commercial space are because he has been told that there is not this need which concerns him.

Trustee Terenzi asked if anyone from the marketing end has reviewed the proposals and does it make sense.

Mr. Fish noted that Urbanomics is their economic personnel that provided the housing study for the Village. He spoke about the vacancy rates of commercial space and noted that condo units are not selling due to the fact that banks are not giving mortgages for those types of units so developers are marketing rental units more which the Village has demand for. Mr. Fish said that the proposals for the United Hospital site is much like a menu that the property owner can pick and choose from.

Mayor Pilla said that this should be refined and then a meeting can be arranged with the property owner Starwood.

Mr. Fish spoke about what most contractors are doing now which is not buying property but contract vendee and the fact that the real estate market has gone down since Starwood brought the property is out of their and the Village's control.

Trustee Terenzi said that they have noted their error of buying this property during that market but the question is who is going to pay for that mistake the Village of Port Chester or them.

Mr. Ferrandino told the Board that they have not done an analysis regarding the hotel and office market but noted that there is additional demand for retail space.

Mr. Terenzi asked what would be the potential of the office space in Port Chester when we are competing with Connecticut that has dramatic tax incentives and cities like White Plains and New Rochelle who can keep their taxes.

Mr. Ferrandino stated that Port Chester has certain strengths waiting to be exercised. He said that there is tremendous potential and will test our economics of this with the State Environmental Quality Review Act (SEQRA) process. Mr. Ferrandino further explained that the impacts will be tested out through the generic impact statement.

The Mayor said that he has spoken to some developers and was told that a commercial group building out of Stamford and asked them what the incentives were for them to leave Manhattan and was told that there really wasn't much of an incentive but the allure of the Stamford and overall taxes of Connecticut is lower. He noted that banks will only lend 50% for commercial properties and spoke further about the commercial vacancy rates. Mayor Pilla said that it is really important to increase the ratable here.

Trustee Terenzi stated that we are fully value assessed Town which also affects us.

Mayor Pilla noted that there is no bonuses proposed for the hospital site and the proposal is downsizing residential in some areas. He spoke further on this aspect and asked about considering density for something at this site maybe providing for senior housing or something like that for a public benefit.

Mr. Fish said that they can look at that if the Board is of a consensus. There was further discussion between the Board and Mr. Fish on this subject.



Trustee Brakewood said that he has brought up the subject that the Village consider acquiring land in certain areas of the Village to increase park area and access and should that be included in the plan.

Christopher Steers, the Assistant Village Manager said that would be vetted through the SEQRA process but is hearing that the Board would like some mention of that in the plan. He said that he believes that was what was discussed with the Comprehensive Plan Advisory Committee.

Gene Ceccarelli, a member of CPAC said that he is concerned with the density in the Village. He said that if a developer provides retail / commercial space that is the risk that they take but is not sure if we should be encouraging more residential.

Trustee Brakewood mentioned the information provided with the Housing Study and thought there were about eight hundred units that were currently empty and believes that the average size of those units could accommodate about twenty-three hundred people. He continued that this is what is currently available before any of the pending residential developments are completed.

Mayor Pilla mentioned his suggestions of building bonus for senior housing and asked Mr. Ceccarelli if he would be in favor of something like that.

Mr. Ceccarelli said that he would be fine with that.

Trustee Didden said that he has concerns of the residential impacts because there are no formulas or examples in the Plan regarding residential impacts.

Mr. Ceccarelli noted the impacts to the School District regarding more residential in some areas and asked if there is still a 10% set aside for affordable housing.

The Mayor said that the 10% set aside is not part of this plan.

Mr. Ceccarelli said that if CPAC will have a public hearing in February that they would need a prior meeting of CPAC, staff and the planners to fully discuss the plan before the public hearing.

Mr. Fish clarified that the CPAC hearing would only be the on the plan that only the Board of Trustees could have a public hearing on the zoning.

Trustee Brakewood said that there is nothing in this plan that speak about what types of residential units could be developed whether it be rentals, condos, co-ops, affordable and also for the commercial uses whether it be medical uses, retail like home improvements store or other retail type stores.

Mr. Fish said that is correct.

Trustee Brakewood said that the plan provides for broad categories.

Richard Hyman said that the hospital site is critical to Port Chester and the proposal by Mr. Fish and BFJ Planning provides for creative ways to use this site but if you over restrict this site nothing will get developed there. He spoke about the Planning Commission who has received reports on residential developments in the Village where it was stated that there would be zero school children. Mr. Hyman said that the Village needs to be fully informed on this subject.

The Mayor asked Mr. Hyman to tell the Board and the public his professional qualifications.

Mr. Hyman said that he was Deputy Commissioner of Planning in Mount Vernon under Vince Ferrandino and then become the Commissioner in Mt. Vernon when Mr. Ferrandino started his own firm. He continued that he was also the Deputy Commissioner of Planning for the City of White Plains. Mr. Hyman talked about his higher education and noted that he is a lifelong resident of Port Chester.

Marvin Ravikoff said that a program should be provided so that you can plug in all the aspects of the dream that the plan proposes and what would be the results if this total dream came true and would this benefit the property owners with reduced taxes.

Trustee Terenzi said that there is no way that residential development would reduce the tax burden.

Mr. Ravikoff said that what he is saying is has the overall dream been considered and what the results would be.

Mayor Pilla told Mr. Ravikoff that the program he is referring to is called a build out and that our new Planner, Chris Gomez can explain.

Christopher Gomez, the Director of Planning & Development said that there is such a program that the Mayor referred to regarding build out of proposals and spoke further on the aspects of the program.

Mr. Ravikoff said that we as the Village are broken in a lot of ways and we need to face that. He said that business owners can do more but the Village is missing the pieces. Mr. Ravikoff spoke about a commercial shopping center that he owns on Irving Avenue that should have taken six months to get approvals on but took a year and half and it was his rights to develop this site.

Robert Weinberg, on behalf of G&S Developers said that G&S has put a lot of money into the Village with their project and the required improvements. He said that G&S has presented a plan to actually do what the Comprehensive Plan is calling for downtown. Mr. Weinberg continued that this plan was supposed to be referred to the Planning Commission for their review and it did not happen. He said that we had money for this project but with the lagging may shift to other areas / projects.

Trustee Terenzi said that the G&S proposal of this type of housing in the Village square may be the exception of the notion that housing in a village does not pay for itself.

Mr. Weinberg said that he would agree with Trustee Terenzi if you go out of town. He said that the reason that CPAC noting that he thinks CPAC has done a wonderful job they have concentrated on mixed-use and density downtown. Mr. Weinberg said that area is willing to pay taxes, fundamentally retail and residential housing developers are willing to pay taxes based on rent and the more successful they are the more they pay rent so then more will be what the assessor says they owe in taxes. He said that is why tax increment technique will get you a garage built noting that he designed that garage seven – ten years ago.

Mayor Pilla spoke about G&S proposal for the Retail D site at the corner of Westchester Avenue, North Main Street and Abendroth Avenue.

Trustee Brakewood said that the proposal is consistent with the Master Plan.

The Mayor said that it is and that the proposal should be place on the agenda for the next Board meeting to refer the matter to Planning.

Mr. Weinberg said that residential out of the downtown is not beneficially but residential downtown would be. He said that their proposal for the Retail D site was created pursuant to what the plan is calling for in this area. Mr. Weinberg urged the Board to refer the matter to Planning and see how it goes from there.

Mr. Cerreto noted that the Board considered a motion to refer this proposal to the Planning Commission which did not carry. He said what the Mayor is asking for is a motion to reconsider so in order for that to move forward one of the voters against this proposal would have to make a motion for the return.

The Mayor asked if any of the Trustees here tonight would make a motion for this return, it was indicated for this to be a separate discussion of the Board.

Mr. Scarola said that in regard to the proposed building bonus that the feedback that the bonus be used as a tool is fine and CPAC understands that but should be within limits.

Mr. Fish noted that in the plan there is a cap in the downtown of the use for bonus.

Trustee Didden spoke about the proposed caps stories versus feet. There was further discussion about the current heights regulations versus what is being proposed.

Mr. Fish and Ms. Yackel noted that the bonus is only proposed for used at the train station and spoke further on those bonus amounts.

Rev. Bruce Baker said that he hopes that affordable housing and the set asides are included in the Master Plan stating that it should be Village wide not just certain districts. He said that the previous Board thought it was important and would like it continued.

Trustee Branca expressed his concern regarding affordable housing stating that we have done more than our fair share in this area. He noted that the Village is exempt from the County Fair Housing Settlement because of the housing we already have. Trustee Branca said that affordable housing does not pay its fair share which is a burden to the rest of the tax payers who subsidize this type of housing.

The Mayor spoke about other options that the Board is considering regarding this subject being a fee in lieu of housing rehabilitation program which would not create more units.

Rev. Baker said that the medium income in Port Chester is about half of what it is in the rest of the County so there is still a great need for affordable housing here.

Trustee Terenzi asked what would be the medium income in this Village if we took away the housing projects, Section 8 housing and affordable housing we would be the same as the rest of the County. He spoke about the different housing in the Village and the Mitchell Lama housing at the South Regent Street apartments and have been told that people living there have a much higher income than what is required for their rent and the rest of us are subsidizing that property. Trustee Terenzi said that he is looking for fairness here.

Mayor Pilla spoke about the statistics of the percentage of people in Port Chester who find it unaffordable and spoke more about these fees in lieu of funds.

Trustee Terenzi said that he does not want to tell Starwood that they have to provide eighty units of affordable housing because it will not be economically viable.

The Mayor agreed with Trustee Terenzi on that topic and there was further discussion between the two of them regarding the makeup of where residents are coming from that live in subsidized housing in our Village.

Trustee Didden said that later in the meeting he will provide information on group homes in the Village which is something else that the rest of the tax payers contribute to because they are taxed exempt. He said that he disagrees with Rev. Baker who uses the label of fair / affordable housing and that he believes that everyone should have fair housing but not at the expense of the other taxpayers.

The Mayor said that it sounds like the policy decision of this body of shifting from set aside to fee in lieu of rehabilitation. There was further discussion on this topic and the Board members present were agreeable with going in the direction of the fee in lieu of.

Trustee Branca noted that for anyone who owns a single family home in this Village knows we are one of the highest taxed communities in the County. There was further discussion amongst the Board about tax rates in other communities. Trustee Branca continued that Port Chester has done a lot in this area, our population is large and we have a large segment of senior citizens on fixed incomes trying to stay here which is tough for them. He said that this Board is trying to keep the tax rate down.

Rev. Baker said that he is sensitive to that issue and there was further discussion between Rev. Baker and Trustee Branca. Rev. Baker said that he would encourage the Board to include the 10% set aside.

Tom Kissner said that he is here representing the Reavis on behalf of the NAACP stating that there is a tendency to confuse affordable housing and low income housing. He said that affordable housing is for middle income people and restricting lower income discourages middle income persons like police, fire and school teachers. Mr. Kissner said that he is in support of the 10% set aside.

Trustee Didden said that he respects Mr. Kissner's comments and he is all for providing for municipal employees but we have not done an analysis on the need of housing for these employees. He said that if a developer comes and has to do 10% of so many units and there is not a need for all those units, the remaining ones would go out to anyone in the County.

Trustee Terenzi spoke about current available units in the Village such as co-ops and that he does not believe that municipal or school employees wouldn't be able to afford those types of units without having to create more affordable units.

Mr. Kissner said that he still thinks there are people who are struggling to afford to live here. He continued that in response to Trustee Didden comment about other property owners subsidizing for others that he justifies this because there is still a need for affordable housing here.

Hattie Adams spoke about 330, 340 & 350 South Regent Street Apartments which are mainly middle income residents, working families and seniors trying to keep it affordable to us. She said that these facilities are down to their final payment through the initial Mitchell Lama program and there is talk about a buy out for the residents.

Trustee Terenzi said that calculating what the taxes are if broken down by apartment it would be embarrassing for all the people in Port Chester to know what are the taxes generated per unit.

There was further discussion between Trustee Terenzi and Mrs. Adams regarding this property.

Mr. Scarola said that CPAC supports the fee in lieu of especially for rehabilitation of existing properties. He said that the housing study that was presented last month provides a great amount of information and would like the representatives from BFJ to complete their presentation.

Mr. Hyman told the Board that the law of the State of New York is that you need to provide housing needs of the community but also regional needs. He noted the loss of affordable housing at 999 High Street. Mr. Hyman said that the Village cannot use community development block grant funds for relocation – downsizing of multi-families even if they are illegal units. He also spoke about the Castle project and their fee in lieu of. There was further discussion between Mr. Hyman and the Board. Trustee Terenzi noted that the housing at 999 High Street was for the workers at United Hospital to provide housing for that specific group of employees that the hospital has closed and there are still residents in that housing location.

Mr. Hyman spoke about Chapter 7 in the Plan entitled “housing” and the ETPA should not be included under affordable housing and explained further. He also noted that Section 8 vouchers are portable that they can go anywhere else in the County if the holder of that voucher relocates out of the Village.

Trustee Branca said that there have been several statements that Port Chester has done its fair share and asked Mr. Hyman if he thinks we have done our fair share.

Mr. Hyman said that in the past yes Port Chester has done its fair share.

Trustee Branca continued asking Mr. Hyman if he thinks we have done more than our fair share.

Mr. Hyman said no because we have more need. He spoke more about the rehabilitation housing project that the Board is speaking of and believes it is a good idea but there are restrictions for the use of these funds.

Trustee Brakewood asked about ETPA and what it is based on. Mr. Hyman explained ETPA and that it deals with rentals for certain number of units and there was further discussion on this subject.

Mayor Pilla noted that during the initial public workshops on the Comprehensive Plan that the second only to lowering my taxes that during the SWOT analysis was to make Port Chester more affordable. He noted that the Village of Port Chester has received more Community Development Block Grant money than any other Village in the County because of our low to moderate income areas.

Trustee Terenzi said that when he was on the Board fifteen years ago he had done an analysis regarding the subsidized housing in the Village and spoke further on all of the housing that the Village does provide and what the cost is to the rest of the taxpayers.

The Mayor inquired as to the consensus of the Board regarding the fee in lieu of plan.

Trustee Branca said that he thinks that the fee in lieu of payment for housing rehabilitation is a good plan but the Board needs further discussion on a plan for this program.

Trustee Didden said in response to the Mayor’s comments that Port Chester needs more affordable housing that anyone would say that our community should be more affordable no matter what their income level bracket is.

Mr. Fish reviewed the proposed up-zoning in residential neighborhoods noting that in an effort to preserve the existing built character of certain residential neighborhoods as well as to prevent future increases in density within the Village's residential neighborhoods, this Plan proposes the up-zoning of four residential areas. He spoke about the four selected residential areas that would go from an R2F (two-family residence) zone to a R5 (one family residence) zone or RA3 (multi-family residence) zone to a R2F (two-family residence) zone. Mr. Fish noted that these particular areas are largely under-built in terms of the densities allowed under their existing zoning and that these areas were also selected in that they provide for an additional transition zone between lower density and adjacent higher-density residential uses.

Trustee Brakewood spoke about these proposed areas and noted that up-zoning is a two prong approach along with code enforcement.

Ms. Yackel noted that in what has been provided code enforcement was not included because it is not something new that the Village is providing but that it is one of the first things talked about under the residential zoning portion of the plan.

Mr. Fish said that their firm has received all the comments regarding this draft of the plan which will be placed on the website so that CPAC can hold their public hearing.

Mayor Pilla asked that the copy to be placed on the website to include the bonus in the plan regarding the United Hospital site.

Trustee Didden asked about other downsizing areas.

Ms. Yackel spoke further on that topic and there was further discussion between Trustee Didden and Ms. Yackel.

Trustee Didden spoke about transition areas in the single family areas.

Mr. Fish said that they do not want to go too far to make properties nonconforming so that is why they are proposing the four target areas. He told the Board that the next step for them regarding the Comprehensive Plan is for the Board to declare Lead Agency Intent and suggested that this could be done at the next Board meeting on February 6<sup>th</sup> along with doing the same Lead Agency Intent for the update to the Local Waterfront Revitalization Plan.

Mayor Pilla asked if the CPAC public hearing on the plan along with tonight's feedback will provide for the zoning and SEQRA portion of the plan by the end of May.

Ms. Yackel said that they would meet with the Board in March or April on the zoning section of the Plan.

Trustee Brakewood said that the housing study done compared us to just the other Villages in the County and has concerns that is the only comparison. He said that it is misleading and spoke about the population comparison.

Mr. Fish said that their firm provided the Village with a proposal to expand the housing study to provide further comparisons.

Mr. Steers told the Board that our new Planner will work on the additional comparisons.

There was a final discussion between the Board, Mr. Fish and Ms. Yackel on the timing of the process and that the Lead Agency Intent resolutions for the Comprehensive Plan and the LWRP will be on the February 6<sup>th</sup> Board meeting. Mayor Pilla and the Board thanked Mr. Fish and Ms. Yackel for this review of the synthesis of the Plan.

Trustee Branca was excused at 9:25 p.m.

\* \* \* \* \*

**Public Comments:**

Mayor Pilla said that the Board would take public comments at this time and recognized Bea Conetta.

Mrs. Conetta complimented the Board for their last meeting that they all worked together and that they spoke about saving money for the Village. She said that regarding the issue of group homes that she had contacted Assemblyman Latimer and Senator Oppenheimer offices on this issue and that she was told that the State Law does not allow the issue of lost taxes to be considered with these applications. Mrs. Conetta said that these residences serve a great purpose for the developmentally disabled but believes that we have done our fair share because we have a number of these homes in our Village. She said that she was told that one reason to fight this issue is on saturation. Mrs. Conetta noted that she lives on King Street and there is one a block up on Upland Street, another block or so down King Street and now this proposal a block away on Betsy Brown Road. She said that Assemblyman Latimer said that he is willing to talk to the Board for changes to the law and consideration of payment in lieu of taxes (pilot) for these properties. Mrs. Conetta said that she is not against these types of facilities but surrounding communities should take on some of the burden. She said that she is also in agreement with the payment in lieu of for affordable housing instead of 10% set asides. Mrs. Conetta concluded her remarks that she heard that a night club was opening on North Main Street stating that we do not need those types of establishments here.

The Mayor recognized Mario Karas as the next speaker. Mr. Karas asked the Board if they have considered his recommendation for the placement of curbing on Quintard Drive. Mayor Pilla told Mr. Karas that to put curbs on Quintard involves more than just curbing but drainage too. The Mayor noted that the Village cannot just put in new curbs because the homeowners may have to pay that would require a special assessment district for this improvement. Mr. Karas said that he would like some type of curbing that it does not have to be concrete but how about asphalt. Christopher Russo, the Village Manager said that this topic of curbing came up when we were discussing the use of the remaining funding of capital projects to use toward sidewalks, curbs and walkways in Village parks. Mr. Karas said that he understand this use for the parks but what about the curbs that were done in other areas. Mr. Russo said that the repairs that Mr. Karas has mentioned were for existing curbs that were damaged by our plows. Trustee Brakewood said that he has heard from residents of Quintard Drive that they do not want curbing. Mayor Pilla suggested that that a community event be held for this neighborhood to discuss this topic. Mr. Karas asked if he could put in his own curbing and if he did and the Village decides to put it on the whole street would you take it away. He said that another neighbor has done this. Mr. Russo said that putting in a curb would require a permit and engineering plans. The Mayor said that we were using this funding for sidewalks and curbs in parks so a further discussion is required with the whole neighborhood so will arrange for a community meeting. Mr. Karas then asked what is the status of his request to remove the stop sign on Quintard Drive. Mayor Pilla said that the Traffic Commission reviewed this request at their last meeting and the Board has received a

letter from them with their minutes and that their recommendation is to remove the stop sign on Quintard Drive (east bound) at Renshaw Place and the result is to return the stop sign in front of 44 Quintard Drive which will control traffic in the east bound land of Quintard Drive at Field Place. Mr. Karas told the Board not to move the stop sign that he just wants them removed on Quintard altogether. He said that this should be part of the community discussion. Police Chief Krzeminski said it has been recommended from the start that a traffic consultant review this roadway and make a report. There was further discussion about the stop sign and that there would be a cost for a consultant to review this matter. The Mayor suggested that before anything is considered that this community meeting be arranged and held with the residents of Quintard Drive.

The next speaker recognized was Aldo Vitagliano, Esq. Mr. Vitagliano said that he is here representing an estate regarding a property on Shelley Avenue which they are trying to sell. He said that they have an offer which is being held up because of outstanding permits. Mr. Vitagliano further explained the situation regarding this property that required additional fees and much longer search times than what has been told to the Board. He said that this property received a certificate of occupancy in the mid 1980's from an addition that required a zoning variance that was granted and now they are being told that at that time there should have been an additional variance regarding that application that they were never told of and that they have to go back to the Zoning Board of Review which will take two more months or longer to get a zoning variance which may cause the loss of this sale. He said that something has to be done with the situation that property owners, title companies and lawyers are facing dealing with the Village that has become a very long, complicated, costly and burdensome process which is killing the housing market in our Village. Mayor Pilla responded to Mr. Vitagliano's comments noting that the Village wants to make sure that all properties are safe and in compliance with all of the regulations which takes time. Trustee Didden noted that a meeting was held with members of the Port Chester – Rye BAR Association on this subject and spoke about a possible amnesty program. There was further discussion on that subject and the zoning process which Mr. Cerreto and Mr. Steers made clarification of the Zoning Board of Appeals process. The Mayor said that further discussion is required on the topic of certificates of occupancies so asked that it be included as a discussion item for the second February meeting of the Board.

Mayor Pilla then recognized Thomas Kissner. Mr. Kissner said that Doris Bailey-Reavis asked him to raise some issues to the Board. He said that any residential developments in the Village will put more pressure on our school system and municipal services. Mr. Kissner said that they also receive complaints about absentee landlords and how they maintain and operate their buildings.

The next speaker recognized was Richard Abel. Mr. Abel said that he is property owner and resident of Quintard Drive and that he likes the rustic nature of their street and noted that because of the width of the street does not believe curbing can be done due to the municipal property lines. He said that 999 High Street was mentioned earlier and that there are antennas on that building that have leases for a number of years so that building is not going to be taken down anytime soon because then all funding received by the building owner would have to be paid back. Mr. Abel said that the discussions regarding affordable



housing and group homes are good discussions to have. He continued his comments asking if anything was put in place to rein in the overtime costs for the police and fire budgets besides cutting their overtime lines. Mr. Abel said that he believes that cutting the overtime lines is not responsible and that if the Board had a plan that would be the more responsible thing to do. Trustee Didden noted that the Board spoke to the Chiefs of the Police and Fire Departments regarding their overtime lines and that is why they were cut. Trustee Marino noted that the overtime budget for the Fire Department is due to a shortage of personnel. He said that the Board has already met with the Police Chief and is supposed to meet with the Fire Chief so asked that this be included on the next Board meeting. Mayor Pilla noted that the next Board meeting has quite a large agenda so asked that it be scheduled for the second February meeting.

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**Resolution:**

The Clerk presented the only resolution on the agenda to set a public hearing to facilitate a general discussion regarding the location of community residences.

Trustee Didden made a motion for discussion, Trustee Marino seconded the motion.

Trustee Didden made a presentation on what is a group home and how the New York State Padavan Law of 1978 occurred which allows group homes to bypass local zoning, as long they met state codes. The presentation noted that the Padavan Law allows community protests on limited grounds if an area was oversaturated with group homes or if a better site could be found, the timetables of the law and the uniform procedures of the code. Trustee Didden noted that besides the fruitless appeals what can we do and indicated a possible solution to seek a legislative remedy which will set the criteria for the applicant when selecting a location and for the hearing officer to consider which the code states that the nature and character of areas within the municipality would be substantially altered such as but not limited to community density of the existing number of group homes to households, existing number of group homes per square mile or existing number of group homes to the population.

Trustee Didden then showed slides comparing the number of group homes by Villages as of the State Registry dated September 19, 2011 as follows:

Tuckahoe	1	Tarrytown	8
Sleepy Hollow	1	Scarsdale	5
Rye Brook	3	Port Chester	12
Pleasantville	9	Town & Village of Pelham	1
Pelham Manor	1	Town & Village of Ossining	20
Mount Kisco	10	Town & Village of Mamaroneck	8
Larchmont	3	Irvington	2
Hasting-on-Hudson	3	Harrison	3
Elmsford	2	Dobbs Ferry	11
Croton-on-Hudson	4	Buchanan	2
Bronxville	1	Briarcliff Manor	6
Ardsley	2		

Trustee Didden noted that we are the community with the second highest number of facilities. He then showed the number of facilities for the following towns.

Yorktown	22	Somers	6
Pound Ridge	3	North Salem	4

North Castle	1	New Castle	1
Mount Pleasant	23	Lewisboro	3
Greenburg	3	Eastchester	2
Cortlandt	9	Bedford	7

And besides the Towns of Yorktown and Mount Pleasant the Village of Port Chester is higher than any of the other towns in the County. He then showed the number of facilities located in the following cities:

Yonkers	51	White Plains	43
Rye	3	Peekskill	11
New Rochelle	26	Mount Vernon	19

Trustee Didden noted that we have more than the Cities of Rye and Peekskill and that two of the facilities in the City of Rye are at the Osborn. He then showed a comparison of group homes per square mile for the Villages with Port Chester having the highest number of 5.02 per square mile, Pleasantville following that with 5 per square mile and our neighbors in Rye Brook only 0.86 per square mile and Mamaroneck with 0.81 per square mile. Trustee Didden continued with the comparison per square mile of Port Chester (5) compared to the Towns and none of the Town even reached 1 per square mile. Then he showed the same comparison between Port Chester and the cities and Port Chester was still the highest with Mount Vernon coming in second with just over 4 per square mile. Trustee Didden then compared the number of group homes to households for villages which showed that nine other communities were higher in this category than Port Chester and fourteen were less than Port Chester. He continued this comparison regarding households to the towns and Port Chester was tied for the fifth place of the twelve towns and compared to cities Port Chester was in second place with Peekskill and White Plains leading in this category of the six cities and Port Chester.

Trustee Didden then showed a comparison to population with the villages and that is a category that Port Chester was less than the other categories with ten other villages having a higher percentage. The next slide showed this same comparison to the towns and that Port Chester was in fifth place of the twelve towns and the comparison to the cities Port Chester was third of the six cities shown.

Trustee Didden continued with his presentation that maybe there is something more than density and how about social economic issues and what is the existing percentage of the population living at or below the poverty level, housing values for owner occupied units and how does the cost of Port Chester housing units compare to other villages. He showed a slide of the twenty three villages and Port Chester regarding the percentage of population living in poverty with Port Chester being second with 11.5% only following Sleepy Hollow which was 12.6% and that seventeen of the villages ranged from 0.09% to 5.50% and three villages ranged from 6.9% to 9.3%. The slide show continued with this comparison of the towns showing that Port Chester is at the top of this comparison with Rye being 9.8% and Ossining at 8.4% and all other towns under 5%. He concluded this category with the comparison of the cities and that Port Chester was fourth in this category compared to the six cities at 11.5% and the City of Rye at 1.4%. Then he showed a comparison of the median value of owner

occupied housing units for seventeen of the villages which Port Chester was one of the lowest for the median value.

Trustee Didden concluded his presentation regarding Port Chester's percentage of subsidized housing for these categories, Section 8 18.79%, Public Housing 42.39%, subsidized affordable housing units 24.07%, other categories 16.02% and the state listing of group homes 10.17%. He compared the Village to the other villages regarding Section 8 units with Port Chester having the highest number 228 and sixteen villages have none, the number of public housing with Port Chester again the highest at 340 units, Tuckahoe with 149, Tarrytown with 151, Sleepy Hollow with 86 and Mount Kisco with 76 and all the other village none, the subsidized affordable housing units show that Port Chester leads greatly all other villages with 714 units with the next closest being Sleepy Hollow with 384 and that the only category that Port Chester is not the highest is under the all other categories where Port Chester comes in second with 181 with Tarrytown the highest with 228.

There was further discussion on the information that Trustee Didden provided.

The Clerk indicated that the resolution did not include a date and time for the public hearing so the resolution needs to be amended with this information. There was a brief discussion amongst the Board on what meeting date this hearing will be scheduled for in February.

Trustee Marino made a motion to amend the proposed resolution to schedule the date of the public hearing for February 21, 2012 for 7:00 p.m., Trustee Terenzi seconded the motion.

ROLL CALL

- AYES: Trustees Brakewood, Terenzi, Didden, Marino and Mayor Pilla
- NOES: None
- ABSENT: Trustees Branca and Kenner

SETTING PUBLIC HEARING REGARDING  
COMMUNITY RESIDENCES

On motion of TRUSTEE DIDDEN, seconded by TRUSTEE MARINO, the Following resolution was adopted by the Board of Trustees of the Village of Port Chester, New York

RESOLVED, that a public hearing is hereby scheduled for February 21, 2012 at 7:00 p.m., in the Village Justice Courtroom, 350 North Main Street, Port Chester, to facilitate a general discussion with regard to the location of community residences.

ROLL CALL

- AYES: Trustees Brakewood, Terenzi, Didden, Marino and Mayor Pilla
- NOES: None
- ABSENT: Trustee Branca and Kenner

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**Discussion Item: Sanitary Sewer Rent Project Status**

Mayor Pilla said that he requested the first discussion item regarding the status of a Sanitary Sewer Rent Project. He said that he wanted to update the Board and informed them that he and the Village Manager, the Village Treasurer and the Village Attorney went to the headquarters of United Water the private water provider for the Village and spoke to them about this project. The Mayor said that United Water does Sanitary Sewer Rent Projects for other municipalities so that is beneficially to the Village to move forward on this project. Mr.

Russo noted that we have to provide them with property data. The Mayor stated that there also needs to be a financial review by Ms. Douglas.

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**Discussion Item: Parking Ticket Amnesty Analysis**

The Mayor noted that Trustee Brakewood had requested this discussion item and has an analysis for the Board.

Trustee Brakewood provided the Board with a presentation of an analysis of the Parking Ticket Amnesty Program putting November Parking Ticket performance in perspective. He reviewed the month-to month parking ticket revenue over a 35 month period from January of 2009 through October of 2011 showing the ups and downs of these revenue periods noting that the average revenue over this entire period is \$112,000. Trustee Brakewood then showed a comparison of the revenue of November 2009, November 2010 and October 2011 to the standard baseline performance with the average gross impact being \$54,000. He then compared the revenue from tickets paid within 30 days to after 30 days noting that revenue from tickets paid within 30 days has been increasing since October 2010 and that revenue from tickets paid after 30 days has been on a random walk and has dropped significantly in September (\$35K) and October (\$33k).

There was a great deal of discussion between the Board members on this data and certain periods where the revenue had decreased. They spoke about management of the personnel and consideration of investing in more parking pay stations for Irving and Abendroth. Trustee Didden also relayed information that was told to him that regarding the pay stations that there is a delay of information on the ones with the solar panels and that they would work better if they had direct line voltage. More discussion followed regarding Trustee Didden's comments.

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**Discussion Item: Fire Department – Increase Membership of Fire Patrol & Rescue Co.**

Mayor Pilla said that Trustee Marino has requested this discussion item so will give him floor to explain.

Trustee Marino said that he has been advised that within the Village Charter, the Fire Patrol & Rescue Company has a limitation of twenty (20) members and the rest of the volunteer companies can have membership up to sixty (60). He said that he has spoken to the Village Attorney and the Clerk and that a public hearing is required to increase the membership for Fire Patrol & Rescue.

Mr. Cerreto said that this would be a simple local law change.

Trustee Didden said that he does not want to disqualify any volunteer because they have reached their number so asked Trustee Marino to go back to the companies of what amount of active members are needed for fires.

Trustee Marino said that the membership number of sixty members would be fine.

The Board requested that a resolution be placed on the next Board agenda with the proposed law to set a public hearing on this matter.

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**Reports:**

The Clerk presented a report from Putnam Engine & Hose Co. No. 2 on the election to active membership of Claudio Ocasio.

The Board of Trustees noted the action taken by Putnam Engine & Hose Co. No. 2.

The Clerk presented a report from Harry Howard Hook & Ladder Co. No. 1 on the election to active membership of Sam Sciavillo.

The Board of Trustees noted the action taken by Harry Howard Hook & Ladder Co. No. 1.

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**Correspondence:**

The Clerk presented correspondence from Joseph Poletsky resigning from the Traffic Commission.

The Board of Trustees noted the resignation of Joseph Poletsky and thanked him for his service to the Village on this commission.

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**Public Comments:**

Mayor Pilla asked if anyone from the audience would like make any other comments. He recognized Richard Abel.

Mr. Abel said that regarding the discussion of the parking amnesty program and parking tickets that we should be encouraging people to come to Port Chester. He said that Rye has free parking on their main street noting that he does not want us to be Rye but we should not discourage people because of parking violation issues. Mr. Abel said that we should also make it easier for some to pay for parking tickets and that the writing of tickets is out of control.

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**Board Comments:**

Trustee Brakewood thanked Trustee Didden for his presentation and information regarding group homes. He said that it shows that we are higher on the aspect of the number of facilities within a square mile but not in other areas of the number of households and population so it does not appear that it is an out of control situation. Trustee Brakewood then spoke about the subject of parking tickets and enforcement noting that there are many different ways to pay for improvements and get rid of parking fees. He recommended that the Chamber of Commerce make a proposal for a business improvement district.

Trustee Terenzi said that it was great that our auditors were here tonight and that our finances are in great shape. He commended Ms. Douglas and her staff for all the work they are doing. Trustee Terenzi said that he thinks the Village can do a few initiatives in the next six to twelve months that could be done because of the borrowing rates that will be exciting and beneficial to the Village.

Trustee Didden told Trustee Brakewood that he is proposing taxing more to our small business owners with a business improvement district. Trustee Brakewood said that he is fine with continuing parking revenue noting that a good majority is paid by people outside our community. Trustee Didden suggested increasing the time of enforcement until midnight and spoke about a valet parking process used by a city in another state.

Trustee Marino asked when the Board would be meeting with the Fire Chief. Mayor Pilla said at one of the meetings in February if not the first meeting then the second one. Trustee Marino asked the Manager what is the status for the use of the career firefighters for code enforcement. Mr. Russo told the Board that he meet with the career fire fighters last week with that being one of the subjects.

Trustee Didden also noted that the Port Chester High School Debate Team will be on the MSG Cable Channel tomorrow.

Mayor Pilla noted that the next Village Election is fourteen months away and one item that needs to be addressed is regarding Early Voting which is allowed for the Trustees seats but not the Mayoral seat. He said that we need to speak to the Department of Justice and the Court on this issue and asked that Mr. Cerreto be authorized to send a letter and/or have a meeting with the parties and that he would like to be included in these discussions. There was no objection from the Board members present that Mr. Cerreto to send a letter on this topic. The Mayor also told the Board that he and Mr. Russo met with the City of New Rochelle on their purchasing process of reverse auctions of goods that he further explained. He said that this process has been on the Governor's Executive Budget and there have been discussions for State Home Rule legislation for the Village to pilot such a program which would be of no cost to the Village.

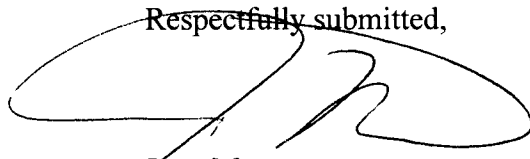
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There being no further business, on motion of Trustee Didden, seconded by Trustee Marino the meeting was closed at 11:58 p.m.

ROLL CALL

- AYES: Trustees Brakewood, Terenzi, Didden, Marino and Mayor Pilla
- NOES: None
- ABSENT: Trustees Branca and Kenner

Respectfully submitted,



Joan Mancuso  
Village Clerk