

MEETING HELD FEBRUARY 21, 2012

A meeting of the Board of Trustees of the Village of Port Chester, New York, was held on Monday, February 21, 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, Luis Marino and Joseph Kenner.

It should be noted that Trustees Daniel Brakewood and John Branca were absent and Trustee Bart Didden arrived after the executive session.

Also present were Village Manager, Christopher Russo; Village Clerk, Joan Mancuso; Village Attorney, Anthony Cerreto and Village Treasurer, Leonie Douglas. Assistant Village Manager / Director of Code Enforcement, Christopher Steers arrived at 7:15 p.m.

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On motion of Trustee Kenner, seconded by Trustee Marino the meeting was declared opened at 6:45 p.m.

ROLL CALL

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

Executive Session:

At 6:46 p.m., on motion of Trustee Terenzi, seconded by Trustee Marino, the Board of Trustees adjourned to an executive session for consultation with Counsel regarding the Modified Marina Redevelopment Project. Included in the Executive Session with the Village Attorney were the Village Manager, the Village Treasurer and the Village Clerk.

ROLL CALL

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

No action was taken in the executive session.

Trustee Kenner made a motion to close the executive session at 7:10 p.m., Trustee Marino seconded the motion.

ROLL CALL

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

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Public Hearing: Community Residences

The Clerk read Affidavits of Publication stating that the following Public Notice were duly published in the Westmore News and the Journal News on February 10, 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, February 21, 2012, at 7:00 P.M., in the Courtroom, 350 North Main Street, Port Chester, New York, to facilitate a general discussion with regard to the location of community residences in the Village of Port Chester pursuant to New York State Mental Hygiene Law, Section 41.34.

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

JOAN MANCUSO
Village Clerk

Dated: February 10, 2012

On motion of Trustee Kenner, seconded by Trustee Didden, the public hearing was declared open.

ROLL CALL

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

Mayor Pilla provided a quick overview noting that the purpose of this public hearing is to have a general discussion about the New York State Padavan Law that was adopted in 1978 regarding community residences (group homes). He said that this hearing is not for any specific application noting that one application was brought forth recently but has been withdraw for more review by the State Agency that over sees these residences. The Mayor noted that Assemblyman George Latimer is in the audience tonight.

Trustee Didden said that at the January meeting he gave a presentation with matrixes on how group homes have impacted our Village. He said that this presentation showed the comparisons made to all the other Villages in the County, the Towns and the Cities by the number of facilities, per square mile, per households and population. Trustee Didden said that the presentation also included information about the Padavan Law and quotes from Senator Frank Padavan that it was his hope that by not setting caps even though the passage of the original law had contemplated caps that while it did not set caps that everyone would be doing their fair share and that was in 1978 so now 34 years later we have evidence that it has not leveled out. He spoke about the facilities in the City of Rye which the State listing has three noting two are at the Osborne facility and none are under the category of group homes. Trustee Didden then spoke about the facilities in Harrison compared to Port Chester. He said

that he requested this public hearing so we could hear from the public on this topic and consider seeking legislative relief from the State.

Trustee Kenner said that he wanted to clarify the intent of the public hearing and that Trustee Didden commented on this that the cards are stacked against us and that we want to hear from the public on how they feel on this subject but it seems like even before we start we have lost. He said that our intent is to go on record and especially since we have our Assemblyman here to find out what legislative relief there is available for Port Chester so we at least have a chance because he does not think we do at this point so that it what he is hoping to get out of this public hearing tonight.

Trustee Terenzi noted that the Village has fought this in the past and has lost so not sure what will come of this. He said that Assemblyman Latimer's insight on this may be helpful.

Mayor Pilla said that we need to have a perspective on this topic. He said that Senator Oppenheimer could not be here this evening but provided a contact for him to speak to the Deputy Counsel of the New York State Office of Persons with Development Disabilities (OPWDD) who spoke on the law. He spoke about the Padavan Law and that the intent of this law is that persons with disabilities can live as a single family and it ensures that persons with disabilities are not excluded from living anywhere. The Mayor said that it is being questioned why aren't they living in other communities and it is because they are choosing to live here. He said that the site selection is done by the organization proposing the residence along with review by this State Agency which the municipality can offer an alternate site for consideration and that regarding saturation that Trustee Didden has detailed there are no caps within the law. Mayor Pilla said that the law is clear on two things that there is a need in the area which is defined as throughout the County not in the individual communities and that the burden of proof lies on the municipality as to whether the area will be that substantially altered by the residents. The Mayor noted that these types of residences are not as popular because of the cost of these facilities and the reduction of grant money for them. He said that more are in our Village because of the lower property values. The Mayor agrees that there is an impact on the Village regarding taxes since they are tax exempt because of their not for profit status but with user fees for example on the sewers that will be discussed later can offset some of this impact.

Trustee Terenzi said that the Mayor brought up the fact that these residences are coming here because of the affordability of the property. He said that from his knowledge which goes back that the upfront cost of the construction of the facility and the land is from the State and whether the State is not funding for higher property costs may be an issue but what was the primarily use of the State funds was for the operating of the facility. Trustee Terenzi said that our property values are much lower than for example in the City of Rye or the Villages of Harrison and Rye Brook so these organizations can purchase property at a much lower cost.

Mayor Pilla stated that absolutely we have done our fair share on this subject and noted that the law is silent on the issue of taxes. He said that if the public has concerns on the

tax issue then would encourage them to support him and the Board on their proposal to tax all properties fairly for their share of the services that are provided. The Mayor noted that we can have a user fee on everything except police, fire and EMS. He said that short of that it is letting people decide where to live and not stopping them.

Trustee Didden said that he hopes at the end of tonight's public hearing that the audience gives a perspective that the glass is half empty and not the Mayor's half full. He said that it is not the residents' choice to live in Port Chester but the economy of the industry that is a multi-million dollar industry and is driven by State funding. Trustee Didden said that Port Chester is a great place to live but it has nothing to do that they want to live here. He said that you cannot even say it is about public transportation because some of the sites in our Village are not convenient to public transportation. Trustee Didden spoke further about the cost of lots throughout the County and of course these organizations are going to try and find the lowest cost for properties / houses and that these organizations are getting funding from the State so the State should look at this issue that communities like ours are getting more of the impact of these homes than the more affluent communities.

Mayor Pilla said that the law says that they can live anywhere they want.

Trustee Didden disagreed that it isn't they wanting to live here but the corporation choosing.

Trustee Marino said that he would like to hear from the public instead of arguing. He said that the Board received a list of the current facilities and we have a lot. Trustee Marino said that he is not against these facilities noting that he came to the Village from out of the country and choose to live here. Trustee Marino said that the Board was elected by the people so let's hear what the people have to say and work together on this issue.

Bea Conetta, King Street, said that she is not against group homes stating that one good thing about these residences is there are no school children. She said that this is about the companies that oversee these facilities not the people in the residences. Mrs. Conetta said that Port Chester gets dumped on noting that we already have 12 of these facilities within our two and half square miles. She said that we are the most welcoming Village in the whole area but they will continue to put more here if we do not fight this.

Mayor Pilla mentioned that the Deputy Counsel of the OPWDD said that most communities do not hold hearings or attempt to fight applications for these facilities.

Goldie Solomon, Puritan Drive said that government is supposed to represent the people. She said that our taxes are too high and that nothing is being sold so who can buy properties here but the not for profits corporates. Ms. Solomon said that these organizations cannot afford the properties in other communities because of their property values but stated that these not for profits do benefit from these residences and make money. She said that we need help from the State and our representatives like George Latimer but he is only one vote at the State. Ms. Solomon spoke about zoning and the State should make that these residences are equally spread out throughout the County. Ms. Solomon said that government is not working for the people.

Heather Paul, Hobart Avenue said that when anyone from the public speaks on this we are not against the people of these homes stating that we are parents, grandparents and neighbors so we understand the need for these residences. She said that she has lost her confidence in government that put in place laws like these without considering the impact to communities like ours and that other communities have little or no impact. Mrs. Paul said that we already have twelve group homes and compared it to a lifeboat situation where only so many can fit in a lifeboat but there are others and if you take one more what will happen. She said that this is not the individuals choosing where they want to live but the organizations. Mrs. Paul said that these individuals need help but so does our community. She stated that other communities may not have had public hearings because they only have one or two homes in their community but we are saturated here so we have to consider the welfare of all the people in Port Chester as well.

John Giangrande, Park Place spoke about the high taxes and that he is on a fixed income and these facilities should pay too.

Pat McDonald, Betsy Brown Road, said that she struggled to come here tonight stating that she has worked for about 35 years in human services and has no objection of people getting services and she has supported these services but there is something off in this balance. She said that if the unit that we are looking at to share the burden of holding these group homes is the County how come the County is so tipped to the southeast corner stating that it should not be that way. Ms. McDonald said that she understands there are constraints that the Village has to obey the law but the law has gotten to a point now where it does not make any common sense. She said that people are coming to Port Chester working hard noting that she has been here almost 30 years paying her taxes that continue to climb every single year noting that she is still paying her taxes with no children in school which she is happy to do to support things in the community but when it comes to having large organizations come in and choose sites stating that she agrees with Trustee Didden and the others who have spoken about this that it is not the residents that are choosing. Ms. McDonald said that she would love to know how many in the group home are actually from Port Chester which she said that she is sure the vast majority are not from Port Chester and if it is a question of us helping our own that is one thing but if it is a question of a non-profit saying that the land is cheaper there so lets' buy this site in Port Chester rather than spending the extra money someplace else than that is not about consumer choice or the best thing for the community but simply the bottom line. She said that she does not know what the options are but we are at the saturation point and the County is a very big area and we are only two and half square miles so why are there twelve of these facilities here.

Mayor Pilla asked Ms. McDonald if her issue is of shouldering the financial burden.

Ms. McDonald said her problem is one of fairness in general and if it is the County that is charged as the unit of supporting group homes then how come the burden is not being spread equally within the County which is one piece and the other piece as the gentleman who just spoke she is paying so much taxes now she and her husband cannot even think about retiring in Port Chester because they could not afford it. She said that there will be no

type of tax exempt residences for them and understands that persons with disabilities need services and support that is why the State is paying for them to have these facilities but there has to be balance in this.

William Giangrande, Park Place said that the lot on Betsy Brown Road where the facility was proposed he make complaints to Code Enforcement and it got cleaned up because it wasn't being done. He said that the property owners at 51 Betsy Brown next to this empty lot did not know that a group home was going there. Mr. Giangrande said that these facilities should all be on the tax rolls.

Gene Ceccarelli, Munson Street said that he heard about the Padavan Law noting that this law is 35 years old and needs to be looked at. He said that this law seems to be targeted toward the low to middle income communities because if it wasn't these homes would not be concentrated in Port Chester. Mr. Ceccarelli said that the tax free issue is not relevant even if we put group homes on the tax rolls but that the issue is that we have enough group homes in the Village of Port Chester.

Mayor Pilla said that he spoke earlier about user fees such as a Sanitary Sewer Rent Project but that is not necessarily the only option that we could ask for a payment in lieu of taxes (PILOT) that some group homes and their organizations can contribute through a PILOT and that we could asked this of future applications.

Mr. Ceccarelli said that the Village has taken on a great deal of the burden noting that the Village already has a large number of non-profits including about twenty-five churches with their accessory properties and the twelve group homes so we have done the good neighbor hosting these non-profits.

Trustee Terenzi stated that there is about 18% off the tax rolls.

Mr. Ceccarelli said that is a healthy amount and related it to a healthy tree where a vine grows on the tree after a while it will kill the healthy tree. He spoke about the effects of continuing to provide services that the tax payers are at a critical point with mass exodus from the State of New York.

Mayor Pilla noted that this 18% also includes commercial properties with PILOTS done through the Village's Industrial Development Agency such as G&S and Neri's.

Mr. Ceccarelli said that he went to the different surrounding communities asking about information for community residences in their municipalities. He said that the City of Rye, Town/Village of Harrison and the Town of Greenwich did not provide him with any information and basically told him he had to figure it out on the tax rolls. Mr. Ceccarelli said that he also spoke to the County and they could not give him information but instead provided him with large listing of community health departments and entities to contact which was confusing. He said that this shows how certain municipalities play games and that it seems that they mask these properties that they hide the information. Mr. Ceccarelli said that when he heard of the public hearing that was held in January on an application for another group home in the Village he had contacted an Assistant Secretary of the US Department of Housing and Urban Department and forwarded an email in February giving him a rundown of what Port Chester is having to deal with in terms of group homes noting

that this was the person that was quoted in the newspaper that the City of Rye's affordable housing on Port Chester's border was a missed opportunity. He said that he does not anticipate an answer to his letter so maybe he has to write the President of the United States to try and get an answer. Mr. Ceccarelli said that he is glad that Assemblyman Latimer is here to speak on this and hopes we get some political support behind us and when it comes to the federal government they like to use this word fair when it comes to housing but where does fairness come in when the call is made for all communities to do their share.

Mayor Pilla noted for the record he researched and there has been only two court cases on the Padavan Law that were successful one in Oyster Bay and the other in the Bronx on a technically noting that one court ruled that there was over saturation.

Richard Abel of Quintard Drive said that this is a slippery slope noting that we have twelve group homes but have there been any complaints about them, is the property not being maintain have they done something wrong. He said that from his knowledge by seeing and going by these group homes that they are being better maintained then the homes beside them. Mr. Abel said let's not say group homes are bad neighbors stating that he has seem both sides of this and that it all sounds familiar like affordable housing and maybe this should be looked at by the Department of Justice. He said when you talk about our fair share we have to be careful about falling into a rap of limiting things. Mr. Abel said that twelve but lets' put that into perspective on the total number of parcels in the Village which is 5,500. He concluded that he agrees other communities should do their fair share and that we should talk to our Federal Representatives on this issue because he believes that this is a bigger issue then just the Village or the County.

Trustee Didden noted that this is the State law that is creating this situation. There was a brief discussion between Trustee Didden and Mr. Abel about the Federal lawsuit against the County regarding affordable housing which the Village of Port Chester is not a part of. Trustee Didden noted the comments by the Mayor that there were only two cases on the Padavan Law that was successful and all the rest of the cases sided with the State and the Padavan Law which is understandable because while caps were considered they were never instituted.

Mr. Abel said that capping itself becomes an issue and questioned how much of an impact it has on our community. He questioned if we have the money and the means to lead this fight.

Trustee Didden said that he is not seeking litigation but a legislative relief for an amendment to the Padavan Law for caps on these facilities. He said he is looking for community input and comments from this Board to form a subcommittee that could meet with our State representatives.

Mr. Abel said that this is much more important than a hotel tax that the Village wanted to send a Home Rule to the State on. He said that if you look at the side that the Feds have already come in on affordable housing isn't this the same issue.

There was further discussion between Mr. Abel and Trustees Kenner and Terenzi and Mayor Pilla regarding affordable housing.

Mayor Pilla spoke further about the Padavan Law and zoning laws regarding grouper housing (fraternities).

Linda Turturino of Birch Street said that her neighborhood has a group home on Parkway Drive. She said that she has no problem with these facilities but agrees with the other speaker that there needs to be fairness. Ms. Turturino said that she did research on the Padavan Law and something needs to be done to make this law more equitable. There was a discussion about taxes and that non-profits pay special assessments taxes. Mayor Pilla spoke further about the proposed sewer tax project and consideration regarding something similar for sanitation costs.

Ms. Turturino said that one upside regarding group homes is you know how many are living there stating that we cannot control our residential residences.

Neil Pagano advised the Board and the public that the Comprehensive Plan Advisory Committee (CPAC) is holding their public hearing on the Comprehensive Plan on February 23rd and that the public should come and speak on the plan. Mr. Pagano stated that he is the Chairman of the Industrial Development Agency (IDA) and that Neri's is fully taxed that they have completed their PILOT with the IDA. He said that Port Chester has a big heart and that we have gone over and beyond in multiple areas. Mr. Pagano said that he did a quick study about subsidizes in the Village where properties are given a break that they are taxed less than a typical property. He said that if all of these properties were taxed at the normal rate that these assessables would total more than two million in property taxes to our budget. Mr. Pagano said that the current number of group homes is costing the Village \$170,000 a year. He said that we cannot talk about fairness and density but you cannot talk about density without speaking to the impacts. Mr. Pagano said that the Village should anticipate the developers and that these developers are in it to make a profit even these organizations that oversee group homes. He said that there is no way that the Village shouldn't do its homework on this issue regarding PILOTS and to look at alternate sites. Mr. Pagano agreed that we need legislative support on this issue.

Trustee Didden noted that the Village could recommend alternative sites in the Village but cannot recommend locations outside of our community.

Mr. Pagano spoke about PILOTS. Mayor Pilla said that tonight's engagement is good because it becomes a record.

State Assemblyman George Latimer said he appreciates the original invite and that he was available to be here tonight to hear these comments. He said as he understands it there are three basic issues here, the concentration of group homes in Port Chester, the lack of similar distribution in other communities and the question of the costs of being taxed exempt that those homes represent to Port Chester. Assemblyman Latimer said that Trustee Didden basically laid out what the next logical step is that the Board would have further discussions on these issues in whatever time frame that will be noting that the sooner the better and if the Board establishes a subcommittee he would be happy to participate and that State Senator Oppenheimer should be invited. He said that the committee should crystalize what would an amendment would be to the law but noted as Ms. Solomon stated that even though he is only

one vote he would speak to members at the State level but could not move forward until something concrete is presented for consideration. Assemblyman Latimer said that it would be helpful that members of the Board to come to Albany and recommended bringing the public too to express your concerns. He said that what he heard tonight fundamentally is embedded in the law and that it is a question of whether or not review of the law that there is something that makes it more fair to communities that have taken on the burden already and whether that be financial or cap that would be what is discussed and kicked around in a conversation. Assemblyman Latimer said that at the end of the day this is a big state with different interests but Port Chester is part of the state and he is happy to support the Village on this issue.

Bea Conetta of King Street said that we should not sound like defeatists stating that when the Department of Justice stopped us from voting for four years if we had done something sooner as she did writing to the Chief Justice that it would not have been so long. She said that she believes that this could be done here too on this matter so go above the heads that authorizes these locations. Mrs. Conetta asked who picks the site.

Trustee Didden said that the site locations are picked by the non-profit group. He spoke about the Betsy Brown Road site and was told that a real estate broker in Rye found that site and shopped it around to organizations. Trustee Didden said that these are major money making corporations that have multiple locations in our State and others.

Mrs. Conetta said that she thought it was the State buying and purchasing these properties. She said that this is a private money making business and that they target us because of property values and that the State should realize that this small 2.5 square mile Port Chester has had their share.

Trustee Terenzi said that isn't it ironic that a broker from Rye was able to arrange this deal and would they have a deal in Rye and still be able to sell houses in Rye. He said that answer would be no.

Mrs. Conetta said that this puts a whole new light on this for her stating that this is a private money making business and they are targeting this poor welcoming town of Port Chester because our properties are lower and because our Boards in the past didn't maybe try and change the law or go over the heads of whoever is allowing them to do this. She said that if you want something badly enough you fight for it until you get it done and that she thinks that we should not have one other group home in Port Chester ever. Mrs. Conetta stated that she is not against group homes and feels for those people but she feels for Port Chester first.

Mayor Pilla confirmed that the State approves the application but the non-profits pick the location.

Mrs. Conetta asked if the State would not approve if there are more for Port Chester.

The Mayor said that the spirit of the law is that they can choose where ever to live.

Mrs. Conetta questioned if we could go over their heads.

Mayor Pilla said that we could ask the State to change the law or we could ask to be excluded or exempted.

Mrs. Conetta said that its pays to go higher.

Mr. Abel spoke about having perspective noting the United Hospital had helped all types and when the hospital was closed it was a major lost to the Village but this property raised the assessables and hopefully when it is developed it will raise it more. He said that another group home is just a small fraction of what is off the tax rolls. Mr. Abel said that what we are talking about are disabled persons.

Trustee Terenzi said that we are not talking about the disabled persons but the fairness in the surrounding communities.

Mr. Abel said that we have to worry about ourselves also and what he is trying to say in our own Village we lost a hospital that was off the tax rolls and is back on the tax rolls so there is no net loss here.

Trustee Terenzi said that Mr. Abel's theory is that we picked up 26 million dollars' worth of assessables so we should match it with group homes and affordable housing.

Mr. Abel said no.

Trustee Terenzi asked Mr. Abel what is he saying then.

Mr. Abel said that what he is trying to say is that it is such a small piece of the giant puzzle.

Trustee Terenzi said that he agrees with that statement.

Mr. Abel continued that he agrees that it is not fair on a larger level but on our community this is not representative of a terrible thing that is coming stating that it is not like someone is coming in and wiping out the entire Betsy Brown Road and building low income housing or something.

Trustee Didden said that always looking the other way has taken a toll on this Village.

There was further discussion between Mr. Abel and Trustee Didden on what may or may not happen with more of these types of residences.

Trustee Didden commented that he has stated before regarding affordable or work force housing that he is willing do for our own people so if we have mentally challenged people here in the Village of Port Chester that need services there really is no discussion here.

Mr. Abel said that he agrees. He said that he sees Trustee Didden's point and there are two sides to this.

Mayor Pilla noted that Mr. Abel had said earlier that this is a slippery slope and he does think the Padavan Law does needs to be reconsidered.

Mr. Abel said that he agrees completely.

The Mayor said that he thinks we stand a chance to be more successful if we look at this more of the perspective not of the perspective that we do not want another group home but rather that we should not have to shoulder the economic burden.

Mr. Abel asked if this would even be an issue if they were taxable.

Mayor Pilla said that he would not suspect it would be.

Mr. Abel said that he remembers all the complaints in the past and all the people who came to meetings and after it was done no one even remembered that it was there. He said that they are good neighbors and even if they are a non-profit who does it they are not a bad neighbor and it is serving a need that needs to be addressed.

Mrs. Paul told a story regarding a resident of the Rye that her daughter met at a gathering in Washington, D.C. that said that all their help comes from Port Chester and that our Village is referred to as Poor Chester. She said we are taken advantage of and more affluent communities that surround us have ways and means to avoid these and other types of residences.

The Mayor spoke again about user fees that he mentioned earlier which would ease the financial burden. He agreed with Assemblyman Latimer that a Subcommittee of the Board be established to bring new ideas to the Assemblyman and Senator Oppenheimer.

Trustee Didden noted that the Mayor speaks about user fees but we cannot assess fees for services such as police, fire, emergency services and parks and we cannot even deal with the situation of school taxes.

Mayor Pilla said that the notion of a subcommittee with constructive changes makes sense.

Trustee Didden inquired if the Board needs a resolution to form the subcommittee noting that the State legislative session end in June or can we ask for volunteer members of the Board and from citizens.

The Mayor said why do we not think about this before we ask for it because he does not know how many citizens or Board members may be needed.

Trustee Didden said to the Mayor that the Mayor stalled it a month ago when he had the presentation. He said that everyone that came to the podium have the same concerns and comments so this should not be held up.

Mayor Pilla noted that the Board will be having a special meeting on February 28th and Trustee Didden can provide his input to Anthony Cerreto, the Village Attorney who can compose a resolution that can be circulated to the Board to be considered.

Mr. Cerreto said that it would helpful that the Board members provide input regarding the proposed subcommittee.

The Mayor questioned moving forward with the subcommittee stating that there are so many big items that the Board and staff are working on and would rather that we work on what we can do. There was further back and forth discussion between Trustee Didden and Mayor Pilla regarding moving forward with a subcommittee.

Mr. Cerreto inquired as to the intent of the Board that the subcommittee would be made of members of the Board of Trustees and no one else.

Mayor Pilla said that Mr. Cerreto's question requires some thought with maybe some input from Assemblyman Latimer on a subcommittee. He said that we will bring forth a subcommittee and some changes to be considered.

On motion of Trustee Didden, seconded by Trustee Kenner, the public hearing was closed.

ROLL CALL

AYES: Trustees Terenzi, Didden, Marino, Kenner and Mayor Pilla

NOES: None

ABSENT: Trustees Brakewood and Branca

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Public Hearing: Charter, Title VI – Fire Patrol & Rescue Company No. 1

The Clerk read Affidavits of Publication stating that the following Public Notice was duly published in the Westmore News and the Journal News on February 10, 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, February 21, 2012, at 7:00 P.M., in the Courtroom, 350 North Main Street, Port Chester, New York, to consider the advisability of adopting a local law to amend Title VI of the Charter of the Village of Port Chester with regard to Fire Patrol & Rescue Co. No. 1.

Interested persons will be afforded the opportunity to be heard at this time. The proposed law is available at the Village Clerk’s office or online at www.portchesterny.com

JOAN MANCUSO
Village Clerk

Dated: February 10, 2012

On motion of Trustee Marino, seconded by Trustee Didden, the public hearing was declared open.

ROLL CALL

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

Mayor Pilla stated that Trustee Marino had brought this proposed local law forward regarding the membership numbers for the Fire Patrol & Rescue Company.

Trustee Marino explained that all of the other volunteer fire companies can have up to sixty active members and that Fire Patrol is by our Charter only allowed to have twenty, so this will allow for this company to have the same number of members as all of the other volunteer companies. He said that nothing else will be changed except for this membership.

The Mayor asked if anyone from the audience would like to speak on this proposed law. He recognized Goldie Solomon.

Ms. Solomon said that it is very important that we have our Fire Department that works for the public which they do. She said that the Fire Department puts their life on the line and if they deserve more men then they deserve it. Ms. Solomon told the Board to take into consideration that they have the same number of members as everyone else.

Mayor Pilla recognized Angelo Sposta, Jr of Fire Patrol and Rescue Company No. 1.

Mr. Sposta told the Board that all of the volunteer companies have active and inactive members and what this would do is increase their active membership numbers to the same as the rest of the volunteer companies.

Mr. Cerreto advised the Board that an amendment is necessary to the proposed law on the second page to add to the sentence that reads; “The members of the several fire, hook, hose, ladder, axe and bucket companies” to include the words “patrol and rescue”.

Trustee Kenner made a motion to amend the law pursuant to Mr. Cerreto’s recommendation, Trustee Didden seconded the motion.

ROLL CALL

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

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

ROLL CALL

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

On motion of Trustee Didden, seconded by Trustee Kenner and approved, the following Local Law No. 1, 2012 was adopted:

ROLL CALL

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

Be it enacted by the Board of Trustees of the Village of Port Chester, New York as follows:

A LOCAL LAW AMENDING THE CHARTER OF THE VILLAGE OF PORT CHESTER WITH REGARD TO THE FIRE PATROL & RESCUE CO. NO.1

SECTION 1: The purpose of this local law is to establish uniformity of the membership requirements with regard to the fire companies that have been established as the Port Chester Fire Department.

SECTION 2: Title VI, Section 2 of the Charter of the Village of Port Chester is hereby amended as follows:

The trustees shall procure fire engines and other apparatus used in the extinguishment of fires and have the charge and control of the same, and shall provide fit and secure engine houses or other places for keeping and preserving the same, and shall have power to organize fire, hook, hose, ladder, axe, patrol and rescue and bucket companies, and to appoint a suitable and competent number of able and respectable inhabitants of said village as firemen, and to take the care and management of the engines and other apparatus and implements made and provided for the extinguishment of fires; to prescribe the duties of firemen and to make rules and regulations for the government of the fire department; and the said trustees are hereby authorized to raise money in addition to the amounts authorized to be raised by section one of title four of the charter of the Village of Port Chester, by tax to be assessed upon the estate, real and personal, within the bounds of said corporation, which is to be collected from the several owners and occupants thereof, for the hiring of necessary quarters for fire apparatus and meeting rooms for the members of the several fire companies, and for the purchase of fire apparatus, fire hose and other implements necessary or proper for the use of the members of the fire department of said village, or any of the companies of said department, and to defray the expenses of the annual inspection of said department, to pay for the use of horses for the drawing and conveying of said fire apparatus to fires, and the

maintenance and superintendence of the fire alarm system, but no tax shall be levied and collected for that purpose in any one year exceeding one-tenth of one per centum of the total assessed valuation of the real and personal property in said village, as appears upon the assessment-roll of said village for the preceding year, until the same shall have been authorized by a vote of a majority of the taxable inhabitants of said village qualified to vote under this act, present at any annual election or meeting or at an special meeting duly called for that purpose. The members of the several fire, hook, hose, ladder, axe, patrol and rescue and bucket companies, when organized under this section, shall have the power to elect a chief engineer, and one or more assistant engineers and each company to elect a foreman and one assistant foreman, and a secretary and treasurer for each of their respective companies, and to select members to fill any vacancy which may occur in their ranks, providing that no engine or other company shall exceed the number of members allowed by the trustees, who have the power to regulate the members for each company, not to exceed sixty members to any one company.

They may adopt by-laws for the government of their respective companies, and may impose fines and forfeitures for the violation of the same; they may expel any member from the ranks for improper conduct or neglect of duty but no expulsion shall be made unless a majority of all the members of the company concur in the same; during the time such companies shall remain duly organized, they shall have the custody of the engine and other apparatus pertaining to the fire department, subject, nevertheless, to the paramount possession, authority and control of the mayor and trustees of the village.

SECTION 2: Title VI, Section 6 of the Charter of the Village of Port Chester is hereby repealed.

SECTION 3: This local law shall be effective immediately upon filing with the Secretary of State.

BY ORDER OF THE BOARD OF TRUSTEES OF
THE VILLAGE OF PORT CHESTER, NEW YORK
DENNIS PILLA, Mayor
JOAN MANCUSO, Village Clerk

Adopted: February 21, 2012

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Presentation: Port Chester Youth Baseball League

Mayor Pilla said that Peter Pascale is here on behalf of the Baseball League to make this presentation noting that Mr. Pascale is also the Chairman of the Village's Waterfront Commission.

Mr. Pascale notified the Board and the public as the Chairman of the Waterfront Commission there will be a public workshop held regarding the update of the Local Waterfront Revitalization Plan that will be held on February 29, 2012 at 7:30 p.m., in the Senior Center and invited all to attend.

Mr. Pascale presented the proposal of the Port Chester Youth Baseball League for a new baseball field at Lyon Park. He said that this proposed field would solely be for rookie league and t-ball use noting that the field will be smaller than the standard little league sizing which will minimize park space taken; that it will supply a better quality field for t-ball / rookie league games (permanent with better drainage) and a better field will support more games and bring the baseball community closer together (fewer games at King Street School). Mr. Pascale said that the proposal is to build a baseball field in the area between left field of the minors field and the Girl Scout House noting that the proposed areas is utilized

very little by the public / community; that the field can be sized to fit within space since it is not proposed to be full size and the backstop and dugout fencing proposed for protection of kids during games noting that there would be no full field fencing.

Mr. Pascale said that the current t-ball field that is used is closer to the gazebo and has drainage issues and that the proposed new location of the field is slightly larger to accommodate the rookie league.

Mayor Pilla said that the League is just moving the location of the field that is now in Lyon Park.

Mr. Pascale said that is correct but would also allow for the rookie league play.

Trustee Terenzi asked Mr. Pascale if the League is using the ball field at Edgewood Park.

Mr. Pascale said that they do not use Edgewood Park.

Trustee Terenzi inquired if the proposed site in Lyon Park would be permanent.

Mr. Pascale said that the League would like it to be a permanent field and we went before the Park and Recreation Commissions which recommended that they only have temporary cutouts for the bases.

Trustee Terenzi asked how many are in the t-ball and rookie leagues?

Mr. Pascale said that overall there is somewhere between 400 and 500 and 50% to 60% are in the rookie league.

Trustee Terenzi said that he is not in favor of this proposal right now that they should consider using Edgewood Park for this play.

Trustee Kenner asked if the Park and Recreation Commissions asked about using Edgewood Park instead.

Mr. Pascale said that no the Commissions did not and that the League would ask the Board to consider us to at least move the t-ball field to the proposed location and would do it on a temporary basis.

Trustee Didden spoke about parking and traffic concerns in the area where they are proposing the field in Lyon Park near the Girl Scout House.

Mr. Pascale told the Board that they already have three games at the other location in Lyon Park so there will be no additional impact of parking or traffic.

Trustee Terenzi said that one of his concerns is the open space issue at the park.

Mr. Pascale said that they are not trying to establish a brand new field just moving the location of what is there now.

Mayor Pilla asked what would be the next steps on this proposal.

Mr. Cerreto said that if the Board is acceptable with the idea they can move forward that this is a policy decision of the Board.

Trustee Terenzi questioned that the Park Commission had no issue with this proposal.

Heather Paul, a member of the Park Commission said that what was proposed to them was just the move of the field within the park.

Trustee Marino asked what will happen to the other field location.

Mr. Pascale said that it would be filled in and be open space again.

Trustee Didden asked Mr. Pascale if the League would take the new location as a temporary condition.

Mr. Pascale said that yes they would.

Mayor Pilla inquired what would be our next steps on this proposal.

Mr. Cerreto said that the Board would have to adopt a resolution granting permission for this use in the park.

Trustee Terenzi spoke about rookie league and his concerns with foul balls that would go in the area of the Girl Scout House and Putnam Avenue.

Mr. Pascale said that the League would install temporary fences.

Trustee Terenzi said that if the Village gets complaints about the use of this open space that it needs to be addressed.

Mayor Pilla asked Mr. Cerreto to prepare a resolution for the Board's consideration for the next meeting.

Trustee Marino asked how long would the temporary status be for.

Mr. Cerreto told the Board that the agreement with the Baseball League expires next year.

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Presentation: Nixle

Mayor Pilla advised the Board that the representative from Nixle regarding replacement system for Reverse 911 could not attend this evening so this presentation will be rescheduled.

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Public Comments:

Bea Conetta spoke about the internet publication the Port Chester Patch which is reporting issues with an establishment in the Village called La Dolce Vita where patrons pay to dance with a female. She said that they are reporting incidents that are worse than the Diamond Club. Mrs. Conetta said that something has to be done about establishments like this. There was more discussion on this topic.

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Richard Abel spoke about the proposed resolution regarding the Department of Justice Election matter. He said that it does not hurt to ask them about what can be done about the situation of early voting but questioned if they have jurisdiction on the mayoral election since that is not part of the Consent Decree. There was further discussion amongst the Board on the subject of the 2013 Election the issues regarding the early voting process for the trustee seats and possible consideration of amending the Consent Decree.

Mr. Abel then asked if the resolution to set the public hearing regarding the parking meter zones would increase the enforcement times. The Board explained that this proposed law is for the ability to increase the time limit, specifically for the meters on North Main Street for the Police and Court.

Gene Ceccarelli said that Mrs. Conetta had mentioned La Dolce Vita but there is something else that is coming to the Village on Main Street called the Glamour Club that will be a cabaret. He said that this is not his vision or the vision of the community for more bars / cabarets in the Village.

Resolutions:

The Clerk presented the first resolution on the agenda to authorize the Village Manager to enter into a retainer agreement for real property appraisal services.

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

Mayor Pilla said that the Village has been looking at the needs for the Police Department and Village Court and this resolution will allow for appraisal of property.

Trustee Kenner asked where would the funding for this service come from.

Christopher Russo, the Village Manager said that we do not have a specific line that would fund this cost but would be a legal contractual expense.

Trustee Didden said that he would like to look at this at a higher approach of all the needs.

Mr. Russo said that the appraisal would cover numerous parcels.

Mr. Cerreto said that the Board can hold an executive session on this matter to discuss further.

Trustee Didden said that he would vote against this resolution as is because he believes there are other ways that the Board could consider.

Mayor Pilla recommended moving forward on the resolution then the Board could have the executive session at the next meeting. A brief discussion continued amongst the Board on whether to have the executive session before acting on the resolution.

Trustee Kenner made a motion to table the resolution to the end of the meeting, Trustee Didden seconded the motion.

ROLL CALL

AYES: Trustees Terenzi, Didden, Marino, Kenner and Mayor Pilla

NOES: None

ABSENT: Trustees Brakewood and Branca

RESOLUTION AUTHORIZING DISCUSSION WITH THE UNITED STATES DEPARTMENT OF JUSTICE WITH REGARD TO THE 2013 VILLAGE ELECTION

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

WHEREAS, in the matter of the United States v. Village of Port Chester, the federal court held that the Village of Port Chester 's method of electing Trustees as provided for in its Village Charter violated Section 2 of the Voting Rights Act; and

WHEREAS, after further proceedings, the court granted the Village's preferred remedy, cumulative voting, to replace said method; and

WHEREAS, the parties thereafter entered into a consent decree which is in place for the 2010, 2013 and 2016 Village Elections; and

WHEREAS, said consent decree contains provisions to increase the opportunity for voters to elect the candidate of their choice; and

WHEREAS, said consent decree also provided that the provisions therein may be changed by agreement and court approval; and

WHEREAS, in the upcoming 2013 Village Election, the Mayor's election will also coincide with the election of all six Trustee seats; and

WHEREAS, it is apparent that the combination of these two elections present technical and logistical challenges to the Village Clerk who is responsible for managing the village elections; and

WHEREAS, early voting is one such area, where it is not easily feasible to implement early voting for only the trustee election and that such combination may have unintended adverse consequences on minority voter participation; and

WHEREAS, early voting increased the opportunities for 2,500 additional voters in the 2010 election and therefore seeking to eliminate early voting from the consent decree would not be a viable option. Now, therefore, be it

RESOLVED, that on behalf of the Board of Trustees, the Mayor is authorized to arrange a discussion with the U.S. Department of Justice to determine if there is any interest and/or feasibility of amending the Consent Decree so as to include early voting for the entire 2013 Village Election; and be it further

RESOLVED, that the Village Clerk and Village Attorney be a part of any such discussion and that the Board be provided a written report as the results at its next forthcoming meeting.

ROLL CALL

AYES: Trustees Terenzi, Didden, Marino, Kenner and Mayor Pilla

NOES: None

ABSENT: Trustees Brakewood and Branca

RESOLUTION IN SUPPORT OF AN APPLICATION BEING PREPARED BY THE PACE LAW SCHOOL LAND USE LAW CENTER FOR A TRANSIT-CENTERED DEVELOPMENT GRANT

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

WHEREAS, the Board of Trustees of the Village of Port Chester recognizes that there are inherent benefits in Transit-Centered Development; and

WHEREAS, the Village of Port Chester is a highly urbanized center located strategically in the Tappan Zee corridor, on the New Haven MetroNorth commuter rail line (with nearly 40 daily trains stops at the station), and served by Westchester County Bee-Line Bus System; and

WHEREAS, with only 2.2 square miles, much of the village’s downtown commercial center and several commercial corridors are within a half mile of the MetroNorth station; and

WHEREAS, the Village desires to reinforce and enhance the existing mix-used character in the vicinity of the train station through sustainable design to encourage transit oriented development (TOD); and

WHEREAS, the goal of the grant is to review the Village Comprehensive Plan and Zoning Regulation, in the context of the implementation of the plan and subsequent zoning strategies. In addition, existing site plan and subdivision regulations and the current planning and zoning board processes will be reviewed to identify where the Village can make amendments to foster Transit-Centered Development.

WHEREAS, the village is committed to this enhancement and improvement in its nearly completed revisions of its comprehensive plan and the zoning amendments that will follow, particularly new provisions that relieve traffic congestion, update parking requirements, and encourage walking and cycling; and

WHEREAS, all of this will enhance the inherent transit orientation of the station area; and

WHEREAS, in the development of the comprehensive plan, the village collaborated with all interested community organizations and will continue to do so with the work undertaken through this grant; and

WHEREAS, the Village is interested in seeing that the sustainability standards and protocols implemented through this grant incorporate local culture and arts; and

WHEREAS, incorporation of sustainability standards from the LEED-ND rating system is highly compatible with the planning objectives and historical development of the village;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Trustees of the Village of Port Chester, New York hereby supports the grant application being prepared by Pace Law School Land Use Law Center, serving as consultant to the Village seeking to receive \$40,000.00 in funding from the One Region Funders’ Group Tri-State Transportation Campaign Transit-Centered Development Grant Program.

ROLL CALL

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

SETTING PUBLIC HEARING ON CHAPTER 319
VEHICLE AND TRAFFIC WITH REGARD TO
PARKING METER ZONES AND TIME LIMITS

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 to be held on March 5, 2012 at 7:00 p.m. at the Village Justice Courtroom, 350 North Main Street, Port Chester, New York 10573, to consider the advisability of adopting a local law to amend Chapter 319 of the Code of the Village of Port Chester with regard parking meter zones and time limits.

ROLL CALL

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

Discussion:

Mayor Pilla said that there is a discussion item regarding the Sanitary Sewer Rent Project and Mr. Russo will update the Board on this proposal.

Mr. Russo notified the Board that since their meeting with the water company the Village has provided them with a cd of all the property parcels. He said that Leonie Douglas, the Village Treasurer is working with the General Foreman on the costs and she is working to provide the information for the Enterprise Fund. Mr. Russo said that the Water Company's legal department is working on the document IOU.

The Board discussed with Mr. Russo the costs, including the capital aspects and other matters related to the Sanitary Sewer Rent Project. Mr. Russo informed the Board that the Village is on target on their end and is waiting on the Water Company which is the agreement and the water use information.

Reports:

The Clerk presented a report from Brooksville Engine & Hose Co. #5 on the election to active membership of Mehdi El Messoussi.

The Board noted the action taken by Brooksville Engine & Hose Co. #5.

The Clerk presented a report from Washington Engine & Hose Co. #4 on the election to active membership of John Indiveri.

The Board noted the action taken by Washington Engine & Hose Co. #4.

The Clerk presented a report from Harry Howard Hook & Ladder Co. #1 on the election to active membership of Reynaldo Sanchez.

The Board noted the action taken by Harry Howard Hook & Ladder Co. #1.

Correspondence:

The Clerk presented correspondence from Gene Ceccarelli on his resignation as the alternate of the Waterfront Commission.

The Board noted Mr. Ceccarelli resignation stating that pursuant to a resolution that the Board adopted at an earlier meeting he now is a full member of the Waterfront Commission.

Public Comments:

Richard Abel spoke about the sewer district discussion that the Board held with the Manager and that it appears that these costs would be assessed through user fees. He said that these user fees will not be deductible on your income tax which could burden the single family owners. Mr. Abel said that he believes assessing user fees is fair and equitable but that this project and the outcome needs to be explained to the public.

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Board Comments:

Trustee Terenzi noted the passing of former Mayor Peter Iasillo. He said that he spent five years on the Board with Mayor Pete and remained friends beyond the Board of Trustees. Trustee Terenzi said that he and his family has known the Iasillo family and spoke about Peter's father and their family business. He extended his thoughts to the Iasillo family and that Mayor Pete will always be fondly remembered.

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Trustee Didden also spoke about great memories he has of Mayor Iasillo including the bed races that were held in the Village that Mayor Pete oversaw. He said that he was the fabric of our community.

Trustee Didden said that the Board has received a letter from the Port Chester Board of Education regarding development and asked that the Village Attorney review this letter and advise the Board.

Trustee Didden told the Board that he and Mayor Pilla were guest of the BAR Association luncheon today and they had a discussion about building department process and code enforcement. He said that he had proposed legislation regarding certificates of occupancies and other legislation that did not go forward by this Board which led to continued discussions with the BAR and staff. Trustee Didden said that we need to focus on management and asked for a focus policy discussion from the top down for policy of all departments that relate to building and code. He said that we are getting calls from property owners on issues noting that we cannot break the law or look the other way but we need to define structures regarding property owners that did not generate these issues. Trustee Didden said that we need to really focus and pass some legislation and asked for a series of special meetings with the senior department heads. He also spoke about an approach for the Zoning Board of Appeals to expedite the ZBA process whether it be additional meetings of the Zoning Board but we would need to speak to the Zoning Board on these topics. Trustee Didden said that he would like the Board to set a target to have a public hearing on legislation for the middle of April.

Mayor Pilla said that before we can set a public hearing the Board would need a law to consider and that there is not one yet.

Trustee Didden said that he is asking for this target date because these issues have not moved forward and wants a continuation of the discussion with a time frame to act. More discussion was held between Trustee Didden and Mayor Pilla on this subject.

Trustee Marino expressed his condolences to the Iasillo family noting that he attended Pete Iasillo's wake and stated what a good man he was. Trustee Marino commended the Port Chester Police Department on the arrest of a suspect in the recent stabbing / death of a man on Poningo Street.

Trustee Kenner also expressed his condolences on the passing of former Mayor Iasillo. He said that he has reported to staff the situation of a utility pole located on the corner of Westchester Avenue and South Regent Street that is leaning and that Con Edison has indicated that it is structurally sound and they would charge us to correct the situation.

Mr. Russo said that Con Edison fixed a utility pole in the same situation because it had a transformer on it but since this particular pole does not have a transformer it is low on the list.

Trustee Kenner said it seems that is the reason is just because we are Port Chester and in other communities it would be fixed.

Trustee Didden said that the intersection that Trustee Kenner is speaking about should also be looked at for a turn lane from South Regent Street onto Westchester Avenue and if that is done that particular pole may have to be moved.

Mayor Pilla said that he agrees with Trustee Didden's comments that we need to teak zoning process. He stated that more urgently we need to consideration enhancing the compliance process for planning, zoning and building code violations which was discussed at the last meeting in the presentation from J. Michael Divney and John Nolan.

The Mayor spoke about next year's budget process and has concerns regarding police adjustment.

Executive Session:

At 10: 20 p.m., Trustee Didden made a motion for an executive session regarding real property, Trustee Marino seconded the motion. Included in the executive session were the Village Manager, the Village Attorney and the Assistant Village Manager.

ROLL CALL

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

No action was taken in the executive session.

At 10:27 p.m., Trustee Didden made a motion to close the executive session, Trustee Marino seconded the motion.

ROLL CALL

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

Resolution:

Trustee Didden made a motion to bring back the resolution regarding the retainer agreement for real estate appraisal services, Trustee Kenner seconded motion.

ROLL CALL

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

RETAINER AGREEMENT REAL ESTATE APPRAISAL SERVICES

On motion of TRUSTEE TERENZI, 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 is considering acquisition of real property for public use; and

WHEREAS, appraisal services are required to initiate acquiring real property; and

WHEREAS, the Village staff are seeking competitive proposals for such services. Now, therefore be it

RESOLVED, that the Village Manager be authorized to enter into a retainer agreement with Lane Appraisals, Inc., 178 Myrtle Boulevard, Larchmont, NY 10538 for professional real estate appraisal services for a sum not to exceed \$12,000.00.

ROLL CALL

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

There being no further business, on motion of Trustee Didden, seconded by Trustee Kenner the meeting was closed at 10:30 p.m.

ROLL CALL

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

Respectfully submitted,



Joan Mancuso
Village Clerk