

MEETING HELD FEBRUARY 28, 2012

A special meeting of the Board of Trustees of the Village of Port Chester, New York, was held on Tuesday, February 28, 2012 at 6:00 P.M., in the Village Hall Conference Room, 222 Grace Church Street, Port Chester, New York, with Deputy Mayor Joseph Kenner presiding.

Present in addition to Deputy Mayor Kenner, were Trustees Daniel Brakewood, Bart Didden and Luis Marino.

It should be noted that Trustees Saverio Terenzi and John Branca arrived at 6:06 P.M. and Mayor Dennis Pilla arrived at 6:30 P.M.

Also present were Village Manager, Christopher Russo, Assistant Village Manager/Director of Code Enforcement, Christopher Steers, Village Attorney, Anthony Cerreto, Director of Planning and Development, Christopher Gomez and Deputy Village Clerk, Jacqueline Johnson.

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At 6:00 p.m., Trustee Didden made a motion to open the meeting, Trustee Marino seconded the motion.

ROLL CALL

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

At 6:00 p.m., on motion of Trustee Didden, seconded by Trustee Marino, the Board of Trustees adjourned to an executive session for the following:

1. Consult with Brian S. Sokoloff of Sokoloff Stern LLP, and Village Attorney regarding the matter of Dolores Gonzales v. the Village of Port Chester. No action was taken in executive session.
2. Consult with Village Attorney, Director of Code Enforcement, and Director of Planning and Development regarding Code Enforcement Legal Strategy. No action was taken, but was discussed to meet again on March 6, 2012 to discuss the amnesty program and to draft legislation to start on March 16, 2012.

After the motion and vote to open the executive session, Trustees Branca and Terenzi arrived at 6:06 P.M. and Mayor Pilla was reached by cellular telephone and then arrived at 6:30 P.M.

Trustee Marino made a motion to close the executive session at 7:40 p.m., Trustee Didden seconded the motion. The public portion of the meeting was reopened at 7:41 p.m.

ROLL CALL

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

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Mayor Pilla said that we will continue with the agenda with a work session with Rose Noonan of the Housing Action Council to discuss the housing rehabilitation program to revitalize the neighborhood.

Trustee Didden asked about the status of the CDBG block grant. Mayor Pilla answered that some of the CDBG money that was originally awarded to Port Chester was reallocated to the County to administer other programs, but Port Chester will have \$800,000.

Rose Noonan asked the Board how they would like to use the funds and suggested one of the eligible uses of the money could be used for owner occupied, landlord or both. Mayor Pilla said that he would prefer owner occupied. Trustee Brakewood said that he would like it to be owner occupied.

Trustee Brakewood commented that the focus should be on condensing and reverting back from a three family house to a single family house because places that were built to be a single family home are now two to three family homes. Trustee Brakewood also commented that if the Village has \$800,000, then we should also look for people who would not normally move into this area.

Mayor Pilla commented that reverting a three family house to a single family would be a different program. Trustee Branca commented that he does not think the property owner would revert back from a three family to a single family home and thinks that the money should be used to have every house up to code compliance. Christopher Steers, Assistant Village Manager / Director of Code Enforcement also agreed with Trustee Branca to use the money to bring houses up to code compliance including electrical, smoke alarms, etc.

Trustee Didden said that some property owners do not have the money to get their house up to code compliance and we should come up with a short term lending facility as long as the house has equity in it, so that the house can sell with a valid C.O. (certificate of occupancy.) Trustee Kenner asked who would administer the program.

Rose Noonan suggested that another entity with a fee could administer the short term lending program. Rose Noonan also commented that she can do a housing rehabilitation program with code enforcement.

Trustee Brakewood asked if this could be in conjunction with the Code Enforcement Amnesty program. Mr. Steers said yes. Trustee Marino commented that he does not want owners who committed the illegal additions to be eligible for an amnesty program.

Trustee Branca asked Mr. Steers if the money could be used for a façade program. Chris Steers said yes. Mayor Pilla commented that there would be likely many applicants to afford loan. Trustee Marino commented that we should target low income property owners and come up with a simple policy.

Trustee Brakewood commented that the loan program would not be a good idea and thinks that it should be an amnesty grant program. Mayor Pilla commented that a large number of Port Chester homes are having problems and thinks it should be a code amnesty program and not a forgivable loan program.

Trustee Didden commented that if they give the money away, then they would only be helping a small amount of properties.

Rose Noonan commented that they could target a certain area in order to make an impact. Mayor Pilla commented that it should be neighborhood based, fixing illegal conditions, and code compliance and prioritize life safety.

Mayor Pilla asked Rose Noonan to come back to the Board in a couple of weeks with a model showing the different types of programs that were discussed. Rose Noonan said that she will come back to the Board with a model program.

There being no further business, on motion of Trustee Branca, seconded by Trustee Marino the meeting was closed at 8:46 p.m.

ROLL CALL

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

NOES: None

ABSENT: None

Respectfully submitted,



Jacqueline Johnson
Deputy Village Clerk