

MEETING HELD MAY 16, 2012

A meeting of the Board of Trustees of the Village of Port Chester, New York, was held on Wednesday, May 16, 2012 at 6:00 P.M., in the Village Hall Conference Room at 222 Grace Church Street, Port Chester, New York, with Mayor Dennis Pilla presiding.

Present in addition to Mayor Pilla, were Trustees Daniel Brakewood, Saverio Terenzi and Luis Marino.

It should be noted that Trustees John Branca and Joseph Kenner were absent and Trustee Didden arrived at 6:30 p.m.

Also present were Village Manager, Christopher Russo; Village Attorney, Anthony Cerreto; Village Clerk, Joan Mancuso; Assistant Village Manager / Director of Code Enforcement, Christopher Steers and Director of Planning and Development, Christopher Gomez. It should be noted that Village Treasurer, Leonie Douglas arrived at 6:35 p.m.

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On motion of Trustee Marino, seconded by Trustee Terenzi, the meeting was opened at 6:12 p.m.

ROLL CALL

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

At 6:13 p.m., Trustee Marino made a motion to adjourn to an executive session for consultation with Special Counsel, John Watkins, Leeann Watkins and Matthew Clifford of Watkins & Watkins. LLP, regarding litigation in the matter of Didden and Bologna vs. the Village of Port Chester. Also attending the executive session was the Village Attorney and the Village Manager. Mayor Pilla noted that Trustee Didden had noted to the Board that he expressed his recusal of this session so is not in attendance for this portion of the meeting.

ROLL CALL

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

No action was taken in the executive session.

At 6:29 p.m., on motion of Trustee Brakewood, seconded by Trustee Terenzi, the executive session was closed and the public portion of the meeting was re-opened.

ROLL CALL

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

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The Board of Trustees held a work session with the following staff and consultants regarding the Comprehensive Plan Zoning Amendments: Assistant Village Manager / Director of Code Enforcement, Christopher Steers, Director of Planning and Development, Christopher Gomez, Village Manager, Christopher Russo, Village Attorney, Anthony Cerreto, Frank Fish, Sarah Yackel and Michael Keane of BFJ Planning and Vince Ferrandino of Ferrandino & Associates.

Mayor Pilla noted that the goal for tonight's work session is to finalize the language of the Comprehensive Plan.

Mr. Steers said that is correct and also the zoning. He said that for the zoning the remaining items need to be discussed and decided on are the MUR district and the United Hospital site.

Mr. Fish spoke about the status of the work and timeline for the Comprehensive Plan, zoning amendments and State Environmental Quality Review. He said that the remaining issues that Mr. Steers had noted are the MUR, the United Hospital site and the revised proposed C5 Downtown Mixed Use Transitional district and the rezoning of Purdy Avenue from M1 district to DW.

Trustee Terenzi stated that Comprehensive Plan Advisory Committee (CPAC) member Neil Pagano had provided the Board with comments regarding the Marina Urban Renewal District (MUR) and that he agrees with Mr. Pagano that the MUR should remain.

There was discussion regarding the MUR District between the Board, staff and the consultants along with the G&S's proposal of a site within their development that some Board members believe would benefit from the proposed change of the MUR.

Mayor Pilla noted that before this particular G&S proposal was introduced that the Comprehensive Plan Advisory Committee (CPAC) with the prior consultant considered all areas.

Trustee Brakewood said that what should be considered is what is better for development of this area as a C2 or MUR.

Trustee Didden spoke further about the MUR district and downsizing of this district. There was further discussion on this topic. Mr. Fish showed the area on a map and asked the Board and staff if they were of a consensus of keeping the MUR portion north of the gut of the marina which includes the marina parking lot. Staff and the Board members presents were agreeable with keeping of the MUR as indicated.

Mayor Pilla questioned why are we isolating G&S not to change.

Mr. Steers said that questions still remain regarding G&S noting that they have not discussed the urban renewal areas and that the zoning is separate.

Ms. Yackel recommended leaving the language in the Plan about the considered changes to the MUR.

Mr. Cerreto noted that the plan will need certain language for that proposal.

Mr. Fish then moved on to the next item of the remaining issues regarding the United Hospital site. He showed the Board the Comprehensive Plan Guidelines for the

proposed zoning requirements of the United Hospital site which was presented to the Board at the May 7th meeting. Mr. Fish noted that Starwood had proposed a mixed-use development for this site. He reviewed the residential floor area ratio (FAR) of what is allowed now and there was further discussion regarding the former hospital site. A discussion ensued regarding assisted senior living units and Trustee Didden spoke about a proposed project in Greenwich, Connecticut for this type of housing and how many units are being proposed. Mr. Fish spoke about the proposed FAR for senior housing / assisted living which could be raised to provide for more of these types of units. He suggested doubling this FAR from 0.15 to 0.3 and the Board members present were agreeable to this recommendation.

Trustee Brakewood said that there was an interfaith group that before the hospital closed urged for a medical / living development at this site that would include doctor offices, outpatient, senior / assisted living and medical.

Mr. Fish said that the Comprehensive Plan proposal would allow for all that Trustee Brakewood spoke on.

Trustee Brakewood stated that the original proposal by Starwood for the hospital site had much larger building heights than five stories. There was further discussion on this topic and Mr. Fish noted that Starwood has indicated that they want to build a total of 5 stories, 4 floors of residential over the first story. He said that 5 stories is a less expensive type of build. Mr. Steers spoke about the available bonuses for this site that would allow them to go higher. Mayor Pilla mentioned the consideration of a bonus that would provide school benefits which was briefly discussed. Mr. Steers spoke further on the maximum heights for the site and Mr. Fish noted that the plan seeks that the hospital site not be higher than downtown. Mr. Steers also noted that the table for this site is being taken out of the plan so it can be amended at any time. There was further discussion between the Board, the staff the consultants regarding the maximum height of 10 stories for the hospital site and the Board was advised that Mr. Ferrandino can also consider in the review in the draft environmental impact statement (DEIS) a top height of 12 stories.

Mr. Fish went on to the last remaining issue regarding the revised proposed C5 Downtown Mixed Use Transitional District. Mr. Gomez reviewed the revisions with the Board noting that these changes were from the discussion at the last meeting. He said that they have removed the block of Westchester Avenue to Irving Avenue between North Pearl and Poningo Streets where the Simmons Building is located and across Westchester Avenue between Pearl and Smith Streets where St. Peter's Church is located. Mr. Gomez showed the Board that they have extended the proposed transitional district along South Main Street down to the G&S Fire House Retail. There was a discussion about the height for this district which is proposed as 4 with bonus to 4.5 and it was mentioned the consideration of 5 that would be bonusable by feet. The discussion on the C5 district continued and Trustee Didden expressed his concern of the area within the C5 district at Summerfield Park where a Mobil gas station is located that would allow for a large building because of this heavy traffic area near the train station. This area was discussed

and noted that it sits further down from the train station area and the buildings behind it so the first story would reach the ground level of these.

Mr. Steers asked if there was a consensus from the Board to move forward with the transitional C5 district and the Board members present were in agreement. There was further discussion about the C5 district that allows for a bonus.

Mr. Fish and Mr. Steers finished up the work session reviewing the work schedule with the Board and that they will be provided for the next Board meeting on May 21st a final draft of the Comprehensive Plan and the related zoning amendments along with a resolution to set the public hearing in the required time frame and refer these to the Planning Commission and the County.

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At 7:50 p.m., on motion of Trustee Didden, seconded by Trustee Brakewood, the Board of Trustees adjourned to an executive session regarding real property negotiations (price) of potential real estate acquisition. Included in the executive session was the Village Manager, the Village Treasurer, the Assistant Village Manager and the Director of Planning and Development.

ROLL CALL

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

No action was taken in the executive session.

There being no further business, on motion of Trustee Didden, seconded by Trustee Brakewood the meeting was closed at 8:05 p.m.

ROLL CALL

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

Respectfully submitted,

Joan Mancuso
Village Clerk