

MEETING HELD JULY 2, 2012

A meeting of the Board of Trustees of the Village of Port Chester, New York, was held on Monday, July 2, 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 Daniel Brakewood, Saverio Terenzi, Luis Marino and Joseph Kenner.

It should be noted that Trustees Bart Didden and John Branca were absent.

Also present were Village Manager, Christopher Russo; Village Attorney, Anthony Cerreto; Assistant Village Manager / Director of Code Enforcement, Christopher Steers; Village Treasurer, Leonie Douglas, Police Chief Krzeminski, and Deputy Village Clerk; Jacqueline Johnson.

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

AYES: Trustees Terenzi, Marino, Kenner and Mayor Pilla

NOES:

ABSENT: Trustees Brakewood, Didden and Branca

It should be noted that Trustee Brakewood arrived at 6:13 pm.

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WORKSESSION

1. Starwood Capital Presentation on Proposed Zoning Text Change & Related Project

A work session was held with the following people: Maria Rigopoulos, David Smith and other Associates from Mill Creek who are consultants for Starwood Capital; Mr. Anthony Gioffre, Esq., attorney for Starwood Capital and Village staff.

Ms. Maria Rigopoulos, consultant for Starwood Capital said to the Board that the old United Hospital site should be a mixed use site and presented to the Board more specific demographic and financial factors of why the property should become a mixed use site. Based on the information that was presented to the Board; the Board asked that Ms. Rigopoulos, Mr. Smith and other Associates representing Starwood Capital to come up with more park integration ideas and comparables for the old United Hospital site and to meet with Board again at the next Board of Trustees meeting. Mr. Steers said that Starwood will be meeting with staff before the next Board of Trustees meeting. Trustee Kenner said that he will not be at the July 16, 2012 meeting and will probably have questions in the interim.

2. Zoning and Code Enforcement

A work session on the Zoning and Code Enforcement was held with staff.

Mr. Christopher Steers, Code Enforcement Director /Assistant Village Manager presented to the Board a follow up presentation regarding the code enforcement solutions/ strategies, nuisance abatement, community outreach/education and amnesty process. Mr. Steers concluded in his presentation that he will draft up a local law of the amnesty program for further discussion at the next meeting.

PUBLIC COMMENTS

Mayor Pilla asked if there was anyone from the audience who would like to make any comments.

Mr. Gioffre, Esq. commented on the zoning laws and the proposed amnesty program.

Mr. Terranova, Chairman of Parks Commission commented that the Village of Port Chester should purchase the property for sell on 201 Grace Church Street for Edgewood Park.

Ms. Goldie Solomon commented about Starwood Capital and taxes.

Mr. Ceccarelli complimented Mr. Steers on the code enforcement presentation and commented about the presentation and the Comprehensive Plan.

Mr. Abel commented on the proposed sewer rent law.

PRESENTATION

Sewer Rent Law

At the request of Staff, the sewer rent presentation was deferred while they await the approval of the New York State Public Service Commission.

RESOLUTIONS

RESOLUTION
SETTING PUBLIC HEARING
SEWER RENT LAW

On motion of TRUSTEE BRAKEWOOD, seconded by TRUSTEE MARINO, the following resolution was tabled to July 16, 2012 by the Board of Trustees of the Village of Port Chester, New York:

RESOLVED, that a public hearing be held on August 6, 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 amending the Code of the Village of Port Chester, establishing a new chapter, Chapter 267 entitled "Sewer Rent".

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

NOES: None

ABSENT: Trustees Didden and Branca

DATE: July 2, 2012

DISCUSSIONS

1. Entertainment Law Enhancements

Chief Krzeminski commented that he recommends the changes to the law. Staff requested to have only one set of recommendations based upon the information received from all required departments. Staff also requested to have a work session at the next meeting to discuss the changes as well as change the public hearing to the second meeting in August.

Trustee Terenzi commented that he would like to see in a chart or bullet form, the current Village law, the original law before the changes, and the changes they are proposing.

Trustee Kenner made a motion to add on the resolution to reschedule the public hearing for the entertainment law, Chapter 165 “Dance Halls and Cabarets” to August 20, 2012, seconded by Trustee Brakewood.

ROLL CALL

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

NOES:

ABSENT: Trustees Didden and Branca

RESOLUTION
SETTING PUBLIC HEARING
CHAPTER 165 “DANCE HALLS AND CABARETS”

On motion of TRUSTEE KENNER, seconded by TRUSTEE BRAKEWOOD, the following resolution was rescheduled to August 20, 2012 by the Board of Trustees of the Village of Port Chester,

New York:

RESOLVED, that a public hearing be held on August 20, 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 amending the Code of the Village of Port Chester, entertainment law, Chapter 165, “Dance Halls and Cabarets”.

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

NOES: None

ABSENT: Trustees Didden and Branca

DATE: July 2, 2012

2. March 2013 Election Update

Mayor Pilla stated that the Board authorized the Village Attorney Mr. Cerreto and himself to meet with the Department of Justice regarding the early voting process and new voting machines. Mayor Pilla also stated that Mr. Russo, staff and himself met with the County Board of Elections to discuss the election process and commented that he is concerned about turning the March 2013 election over to the County. Mayor Pilla commented that the Village will probably not turn the March 2013 election over to the County due to the time frame, concerns the county has, and use of the lever machines.

VI. CORRESPONDENCE

The Deputy Clerk presented correspondence from the Park Commission to replace and restore memorial plaques. The Board referred the correspondence to staff.

VII. REPORTS

The Deputy Clerk presented a report from Washington Engine & Hose Co. No. 4 on the election of new member Andrew Murphy and noting the resignation of member John Indiveri. The Board congratulated Mr. Murphy on his election and thanked Mr. Indiveri for his service.

PRESENTATION

1. Leasing Village Property on Willett Avenue

Mayor Pilla stated that the Village has property that is adjacent to Willett Avenue parking lot which is now a landscape. B & H USA Grill, LLC, d/b/a “Cousin Frankie’s” spoke with staff in regards to having a revocable lease agreement for the use of the unimproved portion of the Downtown Shoppers Parking Lot for use of outdoor patio dining. The Board authorized staff to negotiate the conceptual details of the agreement and asked that the B & H USA Grill LLC restaurant, d/b/a “Cousin Frankie’s” give a presentation at the next meeting.

VIII. PUBLIC COMMENTS AND BOARD COMMENTS

Public Comments:

Mayor Pilla asked if there was anyone from the audience who would like to make any comments. There were no comments from the public.

Board Comments:

Trustee Brakewood commented regarding the bulkhead repairs and asked about the repairs for the Bush Homestead roof. Staff said they will have an update regarding the Bush Homestead repairs at the next meeting.

Trustee Terenzi gave his condolences to the Colangelo family.

Trustee Marino asked staff about the Bush Homestead roof and wished everyone a happy 4th of July.

Trustee Kenner also gave his condolences to the Colangelo family and asked to add to the August 6th meeting under discussion, a follow up on the Boards and Commissions appointments.

Mayor Pilla commented that staff met with G&S to discuss parking management and that staff should have an update at the next meeting. Mayor Pilla commented that he will be meeting with the Chamber of Commerce and downtown merchants regarding the opening of the Capital Theatre. Mayor Pilla also commented that the next public hearing for the Comprehensive Plan will be on July 16, 2012 and wished everyone a happy 4th of July.

At 8:39 p.m., on motion of Trustee Marino, seconded by Trustee Terenzi, the Board of Trustees adjourned to an executive session for consultation regarding matters related to a potential Village real estate transaction.

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

No action was taken in executive session.

At 8:58 p.m., on motion of Trustee Terenzi, seconded by Trustee Marino, the executive session was closed at 8:58 pm.

Respectfully submitted,

Jacqueline Johnson
Deputy Village Clerk