

MEETING HELD DECEMBER 3, 2012

A meeting of the Board of Trustees of the Village of Port Chester, New York, was held on Monday, December 3, 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, Bart Didden, Luis Marino and Joseph Kenner.

It should be noted that Trustee Branca was absent.

Also present were Village Manager, Christopher Steers; Village Clerk, Janusz R. Richards; Village Attorney, Anthony Cerreto; Village Treasurer, Leonie Douglas and Administrative Aide to the Village Manager, Chris Ameigh.

On motion of Trustee Kenner, seconded by Trustee Marino, the meeting was declared opened at 6:07 p.m.

Roll Call

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

NOES:

ABSENT: Trustee Branca

MOTION FOR EXECUTIVE SESSION

At 6:08 p.m., on motion of Trustee Kenner, seconded by Trustee Marino, the Board of Trustees adjourned into the first executive session to interview a candidate for appointment to Industrial Development Agency (IDA).

Roll Call

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

NOES: None

ABSENT: Trustee Branca

No Action was taken in the first executive session.

At 6:20 p.m., on motion of Trustee Kenner, seconded by Trustee Didden, the Board of Trustees closed the first executive session.

Roll Call

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

NOES: None

ABSENT: Trustee Branca

At 6:22 p.m., on motion of Trustee Didden, seconded by Trustee Marino, the Board of Trustees adjourned into a second executive session to discuss the CSEA negotiations with counsel.

Roll Call

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

NOES: None

ABSENT: Trustee Branca

No action was taken in executive session.

At 6:29 p.m., on motion of Trustee Kenner, seconded by Trustee Marino, the second executive session was closed.

Roll Call

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

NOES: None

ABSENT: Trustee Branca

At 6:30 p.m., on motion of Trustee Terenzi, seconded by Trustee Marino, the Board of Trustees adjourned into a third executive session for consultation with special counsel, Mark Chertok and Tony Cerreto, regarding Starwood application and Comprehensive Master Plan.

Roll Call

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

NOES: None

ABSENT: Trustee Branca

No action was taken in executive session.

At 7:06 p.m., on motion of Trustee Didden, seconded by Trustee Kenner, the third executive session was closed.

Roll Call

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

NOES: None

ABSENT: Trustee Branca

After a short recess, on motion of Trustee Didden, seconded by Trustee Kenner, the public portion of the meeting was reopened at 7:20 p.m.

Roll Call

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

NOES: None

ABSENT: Trustee Branca

AWARD PRESENTATION

Presentation to Port Chester High School Boys Varsity Soccer Team

Mayor Pilla spoke to the audience about the Port Chester High School Boys Varsity Soccer Team made history in Port Chester by winning Class A, Sectionals and Regional Championships. The Port Chester High School Boys Varsity Soccer Team went on to play in the New York State Championship game and placed second in New York State. Mayor Pilla proclaimed that Wednesday, December 5, 2012 as the Port Chester High School Boys Varsity Soccer Team Day and presented to each team member, as well as one for the high school, their individual proclamation.

ADD-ON REPORT- SEWER RENT PROGRAM

The Board unanimously agreed to add on an update from Mr. Dichter regarding the sewer rent program.

Mr. Dichter said that it took a while for United Water to figure out how they wanted to proceed with the proposed sewer rent program agreement. The proposed agreement will consist of two parts. The first part will consist of sharing with the village the consumptions of residential and commercial properties. The second part will consist of the terms for billing and collection.

Mr. Dichter said that the petition for the Village's proposed sewer rent program was sent to the Public Service Commission (PSC) and hopes to have an approval in the next few weeks.

Mr. Dichter said that General Municipal Law provides municipalities to charge sewer rent and gives alternative ways to do the billing. The following alternative ways are:

1. Based on water consumption
2. Number of plumbing fixtures on the property
3. Number of people on premises
4. Volume and character of the discharge (this is based more towards businesses)
5. Any other equitable basis for doing so or a combination of the ways listed above.

Trustee Didden asked Mr. Dichter if he knows of anyone in New York State using the methodology of number two (2) and three (3). Mr. Dichter answered that he does not know of any municipalities in New York State, but there are some municipalities that do use the plumbing fixtures method as a means of doing the billing, as well as the number of bathrooms.

Mayor Pilla asked Mr. Dichter about the time frame for the sewer rent set up. Mr. Dichter answered that the set up should be complete by March 2013 and the sewer rent billing program should begin in May 2013.

Mr. Dichter said that he will speak to the Board again when he has an update from the Public Service Commission.

PUBLIC COMMENTS

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

Ms. Goldie Solomon commented about property taxes and Starwood Capital. Ms. Solomon also wished everyone a Merry Christmas and a happy new year.

Ms. Ellen Keenan commented regarding permit parking on Oak and Grove Street. Mr. Steers said that he will follow-up with Ms. Keenan in regards to the permit parking situation.

Mr. Reavis commented regarding Ms. Keenan's parking permit situation, traffic congestion in the village and the African American cemetery.

Mr. Abel commented about G & S and the traffic congestion in the village. Mr. Abel also commented about the Final Generic Environmental Impact Statement (FGEIS) resolution and hopes that the Board passes it at tonight's meeting.

Mayor Pilla commented that his goal is to complete the outstanding intersections in the village and as of January 1, 2013, the village will have the right to elect the responsibility to complete the outstanding intersection between Broad and Pearl Street.

Mr. Gioffre commented regarding Starwood Capital and the Final Generic Environmental Impact Statement report and resolution.

Mr. Steve Simmons commented regarding Starwood Capital and the former United Hospital site and Comprehensive Plan.

PRESENTATION

From Planning staff and Consultants regarding Route 1 Corridor Study and Housing Study.

Mr. Ferrandino of Ferrandino Associates spoke regarding the statistics and findings for the housing and corridor study. The Board asked several questions to Mr. Ferrandino and one of his associates and there was further discussion on both studies. Mayor Pilla asked Mr. Steers to set up a workshop regarding the findings on both studies.

RESOLUTIONS

Add-on resolution

Trustee Brakewood made a motion to add-on the resolution for the appointment of Mr. Frank Ferrara to the Industrial Development Agency, seconded by Trustee Didden.

ROLL CALL

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

NOES: None

ABSENT: Trustee Branca

DATE: December 3, 2012

RESOLUTION

On motion of TRUSTEE DIDDEN, seconded by TRUSTEE KENNER, the following resolution was adopted by the Board of Trustees of the Village of Port Chester,

New York:

RESOLVED, that FRANK FERRARA, residing at 29 Lafayette Drive, Port Chester, New York, be and he hereby is appointed a member of the Port Chester INDUSTRIAL DEVELOPMENT AGENCY, in place and in the stead of Philip Siemprevivo, effective immediately, and to serve at the pleasure of the Board of Trustees.

ROLL CALL

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

NOES: None

ABSENT: Trustee Branca

DATE: December 3, 2012

RESOLUTION

COMPREHENSIVE PLAN AND RELATED ZONING AMENDMENTS ACCEPTANCE OF FINAL GENERIC ENVIRONMENTAL IMPACT STATEMENT AS COMPLETE

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

WHEREAS, the Board of Trustees adopted a Positive Declaration directing that a Draft Generic Environmental Impact Statement [DGEIS] be prepared with regard to the Village's proposed Comprehensive Plan and related zoning amendments; and

WHEREAS, the Board of Trustees adopted a Scoping Document on May 7, 2012 for which a DGEIS was prepared for the Comprehensive Plan and related zoning amendments; and

WHEREAS, the DGEIS and appendices were prepared by Ferrandino & Associates Inc. and submitted to the Board of Trustees on September 26, 2012, independently reviewed and accepted by the Board as adequate with respect to its scope and contents for the purpose of commencing public review; and

WHEREAS, the DGEIS was circulated to all involved and interested agencies and made available to the public; and

WHEREAS, a public hearing on the DGEIS was held on October 22, 2012 with the record held open for public comment through the close of business on November 1, 2012; and

WHEREAS; a Final Generic Environmental Impact Statement [FGEIS] and appendices were prepared by Ferrandino & Associates Inc. and submitted to the Board of Trustees on November 30, 2012.

WHEREAS, the Board of Trustees has independently reviewed the FGEIS.

NOW, THEREFORE, BE IT RESOLVED, that the Board determines that the FGEIS is adequate with respect to its scope and content under the State

Environmental Quality Review Act (SEQRA) and is therefore accepted by the Board of Trustees; and be it further

RESOLVED, that the Village Clerk shall file and distribute the Notice of Completion and FGEIS in accordance with the SEQRA regulations; and be it further

RESOLVED, that the Village Clerk shall publish the Notice of Completion in accordance with the SEQRA regulations.

APPROVED AS TO FORM:

Village Attorney, Anthony Cerreto

ROLL CALL

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

NOES: None

ABSENT: Trustee Branca

DATE: December 3, 2012

**RESOLUTION
SET PUBLIC HEARING AMENDING CHAPTER 345,
WITH REGARD TO PERMITTING COSMETIC RECONDITIONING WORK
ON VEHICLES AT AUTOMOTIVE DEALERSHIP SERVICE CENTERS**

On motion of TRUSTEE MARINO, seconded by TRUSTEE BRAKEWOOD
the

following resolution was adopted as amended by the Board of Trustees of the
Village of Port Chester,

New York:

WHEREAS, petition was made for the Board of Trustees to amend Chapter 345-61 with regard to Automotive Dealership Service Centers so as to permit the cosmetic reconditioning of vehicles; and

WHEREAS, the Planning Commission has favorably recommended the proposed amendment. Now, therefore, be it

RESOLVED, that a public hearing is to be held on Monday, January 7, 2013 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 the Code of the Village of Port Chester, Chapter 345, Section 345-61W with regard to permitting cosmetic reconditioning work on vehicles at automotive service centers.

Approved as to Form:

Village Attorney, Anthony Cerreto

ROLL CALL

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

NOES: None

ABSENT: Trustee Branca

DATE: December 3, 2012

RESOLUTION

RECREATION DEPARTMENT

AFTER SCHOOL READING AND VISUAL ART PROGRAMS

On motion of TRUSTEE KENNER, 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 Recreation Program requires instructors; and

WHEREAS, such services have been appropriated in the 2012-2013 Village Budget; and

WHEREAS, the Recreation Leader has selected several providers to facilitate these programs. Now, therefore, be it

RESOLVED, that the Board of Trustees hereby authorizes the Village Manager to enter into agreements with the following individuals regarding the Village of Port Chester Recreation After-School Reading and Visual Art Program:

-Jean Tummarello as a Reading Facilitator at the rate of \$30/hour per 2 hour session.

-Leslie Hatzel as a Reading Facilitator at the rate of \$30/hour per 2 hour session.

-Eileen Nero as a Reading Specialist at the rate of \$40/hour per 2 hour session

-Deirdre McDermott as an Art Specialist at the rate of \$40/hour per 2 hour session

-Pam Mickatavage as an Art Specialist at the rate of \$40/hour per 2 hour session

-Angela Fuoco as an Art Specialist at the rate of \$40/hour per 2 hour session

-Katherine Loper as an Art & Reading Coordinator at the rate of \$40/hour session; and

be it further

RESOLVED, that funding be made from General Fund Youth Programs Department, Code 7310-434 Reading and 7310-435 Arts.

APPROVED AS TO FORM:

Village Attorney, Anthony Cerreto

ROLL CALL

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

NOES: None

ABSENT: Trustee Branca

DATE: December 3, 2012

RESOLUTION
HOLIDAY PARKING FOR 2012

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

WHEREAS, by letter from the President of the Chamber of Commerce dated November 12, 2012 request has been made that there be free parking on North Main Street, South Main Street, Abendroth Avenue, the lower portion of Willett Avenue from North Main Street to Abendroth Avenue and Westchester Avenue from December 17, 2012 to December 28, 2012 for the Holiday Season; and

WHEREAS, this practice has been a tradition in the Village of Port Chester for many years; and

WHEREAS, this practice not only encourages shoppers and visitors to the Village, the “Restaurant Capital of Westchester County”, but also increases property values and the Village’s tax base. Now, therefore, be

RESOLVED, that enforcement be suspended so that there will be free parking for up to the maximum two hours of parking starting from a point north of Mill St Bridge in the Byram River, to the Metro North railroad tracks, continuing West and then South along the Metro North tracks to South Main Street, proceeding East on South Main Street and continuing East on Purdy Avenue to the Byram River and then North back to the starting point, and to include all meters on Westchester Avenue for the 2011 Holiday Season from December 17, 2012 to December 28, 2012.

APPROVED AS TO FORM:

Village Attorney, Anthony Cerreto

ROLL CALL

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

NOES: None

ABSENT: Trustee Branca

DATE: December 3, 2012

RESOLUTION
STIPULATION OF AGREEMENT
CSEA – RANK & FILE

On motion of TRUSTEE MARINO, seconded by TRUSTEE KENNER, the following resolution was **tabled to December 17, 2012** by the Board of Trustees of the Village of Port Chester, New York:

WHEREAS, the Village of Port Chester and the CSEA, Local 1000, AFSCME, AFL-CIO, Westchester Local 860 Village of Port Chester Unit (Rank and File) have entered into negotiations for a new multi-year labor agreement for the term of June 1, 2011 through May 31, 2015; and

WHEREAS, those negotiations have been successfully concluded; and

WHEREAS, a Memorandum of Agreement reflecting amendments to the existing labor agreement has been signed by the negotiating teams, and subject to the approval of both the Union and Village; and

WHEREAS, the Association has ratified the Memorandum of Agreement. Now, therefore, be it

RESOLVED, that the Board of Trustees hereby ratifies and approves the Memorandum of Agreement with CSEA, Local 1000, AFSCME, AFL-CIO, Westchester Local 860 Village of Port Chester Unit (Rank and File) in the form annexed herein; and be it further

RESOLVED, that the Village Manager be authorized to execute the successor agreement when it is prepared, and be it further

RESOLVED, that the Board of Trustees authorizes the Village Treasurer to modify the General Fund Budget as follows:

From:		
Contingency – Contractual	1.1990.400	\$82,487
To:		
Justice Court – Personnel Services	1.1110.100	\$7,332
Finance – Personnel Services	1.1320.100	\$3,394
Village Clerk – Personnel Services	1.1410.100	\$1,054
Law – Personnel Services	1.1420.100	\$1,115
Buildings-Village Hall-Personnel Services	1.1621.100	\$1,011

Central Garage-Personnel Services	1.1640.100	\$5,194
Police Civilian-Personnel Services	1.3127.100	\$2,735
Building Dept-Personnel Services	1.3620.100	\$2,718
Code Enforcement-Personnel Services	1.3989.100	\$6,242
Street Administration-Personnel Services	1.5010.100	\$1,873
Street Maintenance-Personnel Services	1.5110.100	\$14,183
Street Cleaning-Personnel Services	1.5190.100	\$1,244
Nutrition (SNAP)-Personnel Services	1.6730.100	\$1,735
Nutrition (Transp.)-Personnel Services	1.6750.100	\$918
Parks-Personnel Services	1.7110.100	\$2,394
Youth Program-Personnel Services	1.7310.100	\$2,314
Refuse/Garbage-Personnel Services	1.8160.100	\$21,170
Social Security-FICA	1.9030.802	\$4,750
Social Security-Medicare	1.9030.810	\$1,111
Total		\$82,487

APPROVED AS TO FORM:

Village Attorney, Anthony Cerreto

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

NOES:

ABSENT: Trustee Branca

DATE: December 3, 2012

DISCUSSION

To extend and/or modify the amnesty program.

Mayor Pilla spoke regarding the amnesty program. With further discussion from the Board and staff on this subject; the Board agreed that the amnesty program should be extended for an additional four months. The Board asked staff to have a resolution at the next meeting to set up a public hearing for the amnesty program extension.

CORRESPONDENCES

From Boy Scout Troop 6, Port Chester, New York

The Board acknowledged the correspondence and congratulated Daniel Vitagliano on reaching the rank of Eagle Scout.

From WU/LH 100-110 Midland, LLC, owner of building at which DCH BMW is a tenant, stating they are in favor of Zoning Text change.

The Board acknowledged the correspondence which will be on the January 7, 2013 meeting as a public hearing.

From John B. Colangelo representing owner of 18-20 Willett Avenue objecting to Zoning District change from 2C to “DW.”

The Board noted the correspondence for the record. {See insert “A”}

From Reliance Engine & House, Co., No. 1 requesting permission to sponsor a parade on September 22, 2013 celebrating their 190 years of service to the community.

The Board referred the correspondence to staff.

From Ability Beyond Disability.

Add-on resolution

Trustee Didden made a motion to add-on a resolution to set a public hearing on Monday, December 17, 2012 on the proposal of Ability Beyond Disability. The motion was seconded by Trustee Marino.

ROLL CALL

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

NOES: None

ABSENT: Trustee Branca

DATE: December 3, 2012

RESOLUTION
SET PUBLIC HEARING TO ESTABLISH
A COMMUNITY RESIDENTIAL FACILITY

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 December 17, 2012 at 7:00 p.m. at the Village Justice Courtroom, 350 North Main Street, Port Chester, New York 10573, to consider establishing a community residential facility for six (6) developmentally disabled persons on vacant property adjacent to 51 Betsy Brown Road, Port Chester, New York.

ROLL CALL

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

NOES: None

ABSENT: Trustee Branca,

DATE: December 3, 2012

From Phil Semprevivo resigning from Industrial Development Agency (IDA)

The Board acknowledged the correspondence and thanked Mr. Semprevivo for his service.

PUBLIC COMMENTS AND BOARD COMMENTS

Public:

There were no comments from the public.

Board:

Trustee Brakewood commented that he is happy that the Master Plan/Comprehensive Plan is moving forward and thanked the staff for their hard

work. Trustee Brakewood commented that he thinks the village is moving in the right direction and hopes that this Board will be able to adopt the Master Plan/Comprehensive Plan.

Trustee Didden also commented regarding the Master Plan/Comprehensive Plan and thanked staff for their hard work. Trustee Didden also thanked staff and acknowledged the Board, Mr. Steers, Mr. Richards, Mr. Pagano, Restaurant Deport, Park Deli, Pathmark and Neri Bakery for the help as well as their donations for the employee luncheon, which was held the day before Thanksgiving. Trustee Didden also congratulated Fire Chief McFadden on his service to the village.

Trustee Kenner also commented regarding the Master Plan/Comprehensive Plan and hopes the Board will adopt the plan on December 17, 2012.

Mayor Pilla also commented regarding the Master Plan/Comprehensive Plan. Mayor Pilla also told the public that Santa will be coming to the Marino on Thursday, December 6, 2012 to light the Christmas tree.

At 10:34 p.m., on motion of Trustee Kenner, seconded by Trustee Marino, the Board adjourned into an executive session to discuss the Rye Brook contract negotiations.

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

No action was taken in executive session.

At 10:42 p.m., on motion of Trustee Kenner, seconded by Trustee Marino, the executive session was closed.

Roll Call

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

At 10:47 p.m., on motion of Trustee Didden, seconded by Trustee Kenner, the meeting was closed.

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

NOES: None

ABSENT: Trustee Branca

Respectfully submitted,


Jacqueline Johnson
Deputy Village Clerk

JOHN B. COLANGELO
ATTORNEY AT LAW

DAVID GREGORY GALLO
OF COUNSEL

VILLAGE OF PORT CHESTER.

NOV 26 2012

RECEIVED 

211 SOUTH RIDGE STREET
RYE BROOK, NEW YORK 10573
(914) 939-0002

FAX (914) 939-2665
e mail: jbcclaw100@aol.com

October 23, 2012

Mayor Dennis Pilla &
Members of the Board of Trustees
Village of Port Chester
222 Grace Church Street
Port Chester, NY 10573

Re: 18-20 Willett Avenue, Port Chester, NY

Dear Mayor Pilla and Members of the Board of Trustees:

On Friday, August 10, 2012, my client and I met with Chris Gomez and the Planning Department to voice our objection to the proposed re-zoning of 18-20 Willett Avenue from a C-2 Zoning District to a "DW" Zoning District. Following the meeting, I sent a letter to him dated August 14, 2012, placing our objections in writing. My client objects to the re-zoning for the following reasons:

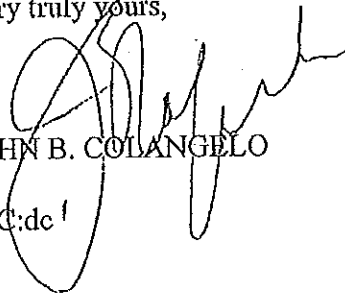
1. The existing structure was built in 1910, and was built to the property line, therefore, it is non-conforming and will not comply with the "DW" requirement. In addition, we will be unable to conform with the new "DW" parking requirements. Since the Village transferred the Marina Parking Lot to G & S, there is no additional parking available for this building.
2. In recent years the owner has made a large financial investment in the building and all current uses are code-compliant. With the opening of The Willett House in 1989, this property owner contributed greatly to the revitalization of Port Chester as a restaurant town.
3. The border for the "DW" Zone should be Willett Avenue because my client's property is the only property South of Willett Avenue to have a "DW" designation. There are no other properties that would be affected by this request because my client's property is the only one South of Willett Avenue affected.
4. We can see no reason why this parcel was included in the "DW" Zone and not the C-2 Zone; it is much more advantageous to my client to have this building in a C-2 Zone, which would allow more flexibility in renting space in the building. There are much more restrictive uses in the "DW" Zone, especially with regard to parking. This building does not front on the river, but rather is separated by the Marina Parking Lot and the Waterfront Promenade which is in the MUR Zone.

This building was initially built for industrial purposes when the Village was an industrial village. It has since been extensively renovated for more current uses at great cost to the owner.

To be placed in the "DW" Zone would severely restrict the uses for this building, a building which does not lend itself easily to a waterfront use. Therefore, the owner requests that this parcel be maintained in a C-2 Zone and not a "DW" Zone. As stated, this request would only affect this parcel and no other adjacent parcels. It is requested that this written objection be made part of the public record to be considered by the Board in its review of the Comprehensive Zoning Change.

If you require additional information, please feel free to contact me.

Very truly yours,


JOHN B. COLANGELO

JBC:dc'

cc: Chris Gomez, Planning Dept.
Anthony Cerreto, Esq.