

**MEETING HELD AUGUST 15, 2011**

A meeting of the Board of Trustees of the Village of Port Chester, New York, was held on Monday, August 15, 2011 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, Bart Didden, John Branca and Joseph Kenner.

It should be noted that Mayor Pilla arrived at 6:20 p.m., and Trustees Daniel Brakewood and Luis Marino were absent.

Also present were Assistant Village Manager, Christopher Steers; Village Clerk, Joan Mancuso; Village Attorney, Anthony Cerreto; Village Treasurer, Leonie Douglas; Assistant to the Village Manager, Elisa Sciarabba and Village Engineering Consultant, Dolph Rotfeld.

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

ROLL CALL

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

At 6:04 p.m., on motion of Trustee Kenner, seconded by Trustee Branca, the Board of Trustees adjourned to an executive session for consultation with Special Counsel, Brian Sokoloff and Anthony Cardosa along with the Assistant Village Manager and Village Attorney regarding litigation in the matter of Quick Cash vs. the Village of Port Chester.

ROLL CALL

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

No action was taken in executive session.

On motion of Trustee Kenner, seconded by Trustee Terenzi, the Board of Trustees closed the executive session at 6:15 p.m.

ROLL CALL

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

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At 6:15 p.m., on motion of Trustee Kenner, seconded by Trustee Branca the Board of Trustees adjourned to an executive session regarding matters leading to the appointment of particular persons to the Waterfront Commission and Planning Commission.

ROLL CALL

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

No action was taken in executive session.

On motion of Trustee Kenner, seconded by Trustee Branca, the executive session was closed at 6:55 p.m., and the public portion of the meeting was re-opened after a five minute recess.

ROLL CALL

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

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Mayor Pilla said that the first presentation is from G&S Port Chester, LLC regarding proposed mixed-used redevelopment of Retail D site of the Downtown (Modified Marina) Redevelopment Project. The Mayor spoke about the partnership that the Village has had with G& that began in 1990 to redevelop the waterfront in Port Chester.

Trustee Didden left the dais and recuse himself from this presentation.

Mark Weingarten, Esq., attorney for G&S gave more background information about the G&S Project. He said that a petition was filed last fall regarding the Retail D site of the project which is located on the corner of Westchester Avenue, North Main Street and Abendroth Avenue. Mr. Weingarten explained that this site was originally approved for the construction of an approximately 40,000 square feet of retail floor area in a three story building and that the petition is requesting for one floor of retail and four floors of residential. He spoke about the current tenants of the development including Costco, Stop & Shop, the AMC Movie Theatre, Panera Bread, Applebee's, Buffalo Wild Wings, Euro Asian Marshall's, Petco, DSW, Bed, Bath & Beyond, Michaels and other smaller tenants which have brought in people to the Village that has benefited the other businesses downtown, have help with employing a large number of people about 1,000 and has generated large amounts of sales tax. Mr. Weingarten introduced Robert Weinberg who was from the firm Robert Martin and is a partner with Greg Wasser in this project.

Mr. Weinberg gave an overview of the proposed project noting that this would be a luxury building mostly one bedroom units with some studios and some two bedrooms. He said that the amenities would not be designed for families and that this residential portion of the project would result in very few school children. Mr. Weinberg also spoke about the payment in lieu of taxes (PILOT) payments and no benefits on these.

Trustee Kenner said that Mr. Weingarten had mentioned the number of jobs from the project about one thousand and has this information been quantified by the different businesses.

Mr. Weingarten said no it has not but that the project has hit or has been over its benchmarks. He said that with this presentation will request a referral to the Planning Commission for their review and recommendation.

Mr. Weinberg continued that the proposed design of the new building is comparable to the existing development noting that it is an irregular site and showed examples of the

proposed building to the building located across on the other side of Westchester Avenue. He said that the lobby would be on Westchester Avenue and a drive thru for dropping off would be from Abendroth Avenue onto Westchester. Mr. Weinberg spoke further about the entrances to the building, access, facilities, inner court yard for the residential units with private terraces considered for the courtyard units. He said that these would not be condo units but rentals that G&S would build and own.

Trustee Branca asked how many of the units would be two bedrooms.

Mr. Weingarten said 16 out of the 79 total would be two bedrooms and 56 would be one bedroom units. He noted that there would be 12,000 square feet of retail space on the first floor.

Trustee Branca asked if they would use the parking spaces at the Marina Lot and/or the tier parking garage.

Mr. Weingarten said that they are not using any particular parking spaces. He spoke about the MUR district and the Land Acquisition & Development Agreement (LADA) and that there is more than enough parking from the entire project. He said that rental parking spaces could be made with the MTA on the second level noting that there is no overnight parking in the Marina lot.

The Board further discussed the parking situation of the Marina Lot and complaints of current downtown residents regarding overnight parking.

Mayor Pilla spoke about the parking study that was done before the firehouse retail portion of the G&S project on South Main Street and what the result of this study.

Mr. Weingarten said that they would not take from the parking for their tenants.

Trustee Terenzi asked when this site had the approval of 28,000 square feet of retail what was the number of parking in the Marina lot.

Mr. Weingarten said roughly 3 per 1,000.

Trustee Terenzi asked what would be the parking for a one bedroom and two bedrooms.

Christopher Steers, the Assistant Village Manager said one and half per dwelling unit.

There was further dialogue between Trustee Terenzi and Mr. Weingarten regarding parking. Mr. Weingarten said that these residential units are aimed toward young professionals and empty nesters and that with its close proximity to all the amenities of the downtown, the train station and other mass transit some rentals of these units may not require parking. Trustee Terenzi said that it would seem that parking for the retail portion of this site would be toward the Marina lot. Mr. Weingarten said that the traffic signals would need to be looked at also.

Trustee Terenzi asked about the overall tax burden on the project.

Mr. Weingarten said that there would be the PILOT on the retail portion the residential would be a separate agreement noting that for a one bedroom fair market value is between two hundred and twenty five or two hundred and fifty per foot and that the size unit is about 550 square feet. Mr. Weinberg said that they looked at projects similar in surrounding areas such as White Plains.

The Board further asked Mr. Weingarten the approximate square footage of the different types of units.

Mr. Weingarten said that the studio units would be between 450 and 550 square feet, the one bedroom units between 550 and 700 square feet and the two bedroom units between 700 and 950 square feet.

Trustee Kenner said that outside of the terrace what else would qualify these rentals as luxury.

Mr. Weingarten said that there would be a fitness room, the lobby, upscale design and finishes.

Mr. Weinberg said also it is location, location, location.

Mayor Pilla also noted that the downtown should be a mixed use and spoke further on the improvements that the Village has made with the façade program, streetscape improvement project and a downtown revitalization effort and Code Enforcement Amnesty Pilot Program.

Trustee Terenzi spoke about the calculated tax rate of residential versus retail and Mr. Weingarten commented.

Mayor Pilla said that the Village's Industrial Development Agency would be part of those discussions also. He said that we are not here to approve anything this evening that there will need to be a deep dive to review the proposal and the site plan.

Mr. Weingarten said that the zoning amendments would be by the Board of Trustees and the Planning Commission would review and then give their recommendations back to the Board for consideration.

The Board discussed adding a resolution to the agenda to refer the matter to the Planning Commission.

Mr. Weingarten said that there should a declaration of intent for Lead Agency under SEQRA and the referral.

There being no object, Trustee Terenzi made a motion to add a resolution to the agenda, Trustee Kenner seconded the motion.

**ROLL CALL**

AYES: Trustees Terenzi, Branca, Kenner and Mayor Pilla

NOES: None

ABSENT: Trustees Brakewood and Marino

Trustee Didden recused himself.

**G&S PORT CHESTER, LLC  
MIXED-USED REDEVELOPMENT OF RETAIL D SITE**

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

RESOLVED, that the Board of Trustees hereby directs staff to provide the necessary resolutions for consideration of G&S Port Chester, LLC regarding proposed mixed-used redevelopment of Retail D site of the Downtown (Modified Marina) Redevelopment Project.

ROLL CALL

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

Trustee Didden recused himself.

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The Mayor said that the next presentation is an update regarding the Comprehensive Plan Study.

Christopher Steers, the Assistant Village Manager who has been assigned to lead this process gave a short update to the Board on the process that has been taken so far including meetings with the Comprehensive Plan Advisory Committee and the retaining of the two consultants, Buckhurst Fish Jacquemart, Inc. (BFJ Planning) and Ferrandino & Associates who has provided the Board with an update on their scope of work. Mr. Steers said that Frank Fish of BFJ Planning and Vince Ferrandino of Ferrandino & Associates are here to update the Board on their work.

Mr. Fish spoke on the plan synthesis and update along with the zoning. He said that they proposed to simplify the existing two volume plan into a single volume document that highlights and addresses the most significant concerns of the Village and that they also proposed to update all of the demographic data contained in the existing plan to reflect the release of the 2010 Census data. Mr. Fish spoke further on synthesizing the current plan into one concise document and that this document will set forth the Village's vision for the future and identify goals and strategies for achieving the Plan goals. He continued that following the Plan synthesis and update, BFJ will review all of the existing zoning recommendations contained in the 2009 and 2010 draft plans and will streamline many of these recommendations and synthesize them into a more general set of zoning recommendations.

Mr. Ferrandino spoke on the Route 1 Study and the areas of study along this route including the Kohl's Shopping Center and the United Hospital site.

Mayor Pilla asked when would they come back to the Board on the synthesis.

Mr. Fish said possibly a late September session with the Board to discuss items so we can complete the plan synthesis and update. He said that the draft Comprehensive Plan would be made into a synthesis document would be in the range of 75 to 90 pages.

Trustee Kenner asked about Task C on page six of the outline from BFJ Planning.

Mr. Fish said that the last sentence for this task will instead read "this task will conclude with a brief overview of applicable processes and programs to analyses affordable housing". He also spoke about the Local Waterfront Revitalization Plan (LWRP) that is being updated.

Mr. Steers said that there will be future meetings in September with the CPAC and then a joint meeting will be scheduled with CPAC and the Board of Trustees.

Trustee Kenner asked about the expenditures of the Industrial Development Agency Impact Agreement with Kingsport that is being used to offset the cost of these studies. He

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said that he wants to know what has been earmarked from this money and what is not encumbered. The Board had a brief discussion on this matter with the Village Treasurer.

Mayor Pilla asked that an update on the Comprehensive Plan process be on a monthly agenda of the Board.

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Mayor Pilla asked if anyone from the audience would like to speak at this time. He recognized Goldie Solomon.

Ms. Solomon said that there are many issues here that the public should know about and before the Board takes action the public has to speak. She said that there is too much off of the tax rolls with non-profits and group homes and that nothing is being sold in the Village. Ms. Solomon said that G&S wants to build more residential but something is wrong with that proposal because nothing is being sold. She said that our taxes are too high, that we need our waterfront park and that there is not enough parking in the Village. Ms. Solomon spoke about the Mariner and Castle housing projects and that these projects will overload our schools even though the developer of these projects say they won't. She said that we are in a recession / depression and something needs to be done to reduce our taxes. Ms. Solomon said that G&S took everything down including the old South End Fire Station which she wanted to stay and be made into a museum. She said that the County Sewer Treatment Plant is located in our Village and that no other community would allow that. Ms. Solomon concluded that we can not be compared to cities as the representatives of G&S indicated in their presentation.

The Mayor asked if anyone from the audience would like to speak. He recognized Richard Abel.

Mr. Abel said that there are resolutions regarding the designation of bank depositories and that there are banks on these that do not have branches in the Village. He said that we should use banks that are here. Mr. Abel spoke about an incident with a parking enforcement officer that was parked illegally and the Mayor and Trustees as the Board of Police Commissioners should oversee these employees. He asked if there are any other items for the agenda.

Mayor Pilla told Mr. Abel that there would be no additional items for this agenda that would be spending money.

Ms. Solomon also noted that the first waterfront concert will be held on August 17<sup>th</sup> and that the Port Chester Day is scheduled for August 27<sup>th</sup>.

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The Clerk presented the first resolution on the agenda of the appointment of Jacqueline Johnson as Deputy Village Clerk.

Trustee Branca made a motion for discussion, Mayor Pilla seconded the motion.

The Mayor asked the Clerk how many individuals applied for this position and she said about eighteen applications were received. Mayor Pilla said that the Board interviewed Ms. Johnson at the last meeting who was the Clerk's recommended choice. He said that she

was the only candidate that has municipal experience working for the last several years for two different Villages in the County.

Trustee Didden said that he would vote no for this appointment because within the pool of candidates there were residents that are qualified for the position and would rather hire someone from the community.

APPOINTMENT OF DEPUTY VILLAGE CLERK

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

RESOLVED, that JACQUELINE R. JOHNSON be and she hereby is appointed DEPUTY CLERK for the Village of Port Chester, New York, said appointment to be effective immediately and to expire on April 1, 2013, at an hourly rate of \$25.00 or as further adopted by the Board of Trustees, delivered in accordance with the payroll periods as have been or will be established by the Village for payment of its employees.

ROLL CALL

- AYES: Trustees Terenzi, Branca, Kenner and Mayor Pilla
- NOES: Trustee Didden
- ABSENT: Trustees Brakewood and Marino

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The Clerk said that the next appointment resolution is for an appointment of a full member of the Waterfront Commission.

Trustee Kenner made a motion for discussion, Trustee Branca seconded the motion.

Mayor Pilla noted that three names were proposed to fill this position and the alternate position on the Waterfront Commission and that the Board interviewed two of the candidates during one of the earlier executive sessions. He said that these resolutions are in blank so amendments are required

Trustee Didden made a motion to amend the resolution for the appointment of Tav Passerelli as a full member of the Waterfront Commission, Mayor Pilla seconded the motion.

The Board discussed the consideration of this candidate.

ROLL CALL

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

Trustee Kenner made a motion to amend the resolution for the appointment of Michael O'Connor as a full member of the Waterfront Commission, Trustee Terenzi seconded the motion.

Trustees Branca, Kenner and Terenzi spoke favorably about Mr. O'Connor noting that he had serve as Chairman of this Commission.

Trustee Didden noted that Mr. O'Connor was not able to be interviewed this evening due to a meeting conflict but that it is our positions as elected Board members to make these

appointments. He said that until he and the entire Board can meet with Mr. O'Connor he would vote no on this appointment.

Mayor Pilla also spoke about Mr. O'Connor and noted that the current Chairman has requested that he be appointed back to the Waterfront Commission.

The Board voted on the amendment of the name of Michael O'Connor as a full member of the Waterfront Commission.

ROLL CALL

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

APPOINTMENT OF FULL MEMBER OF THE WATERFRONT COMMISSION

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

RESOLVED, that MICHAEL O'CONNOR, residing at 61 Clermont Avenue, Port Chester, New York, be and he hereby is appointed as a full member of the Port Chester WATERFRONT COMMISSION, effective immediately, and to expire December 2, 2013.

ROLL CALL

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

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The Clerk presented the last appointment resolution regarding the appointment of the alternate member to the Waterfront Commission.

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

Trustee Kenner made a motion to amend the resolution that Gene Ceccarelli be appointed as the alternate member, Trustee Branca seconded the motion.

ROLL CALL

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

APPOINTMENT OF ALTERNATE MEMBER OF THE WATERFRONT COMMISSION

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

RESOLVED, that GENE CECCARELLI, residing at 91 Munson Street, Port Chester, New York, be and he hereby is appointed as the alternate member of the Port Chester WATERFRONT COMMISSION, effective immediately, and to expire December 2, 2012.



ROLL CALL

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

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AGREEMENT WITH GENERAL CODE  
FOR ELECTRONIC DOCUMENT SCANNING SERVICES

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

RESOLVED, that the Village Manager is hereby authorized to enter into an agreement with General Code, 781 Elmgrove Road, Rochester, New York 14624 for the Electronic Document Scanning Services – Phase 1 (Off-Site) pursuant to their proposal dated July 27, 2011 in the amount of \$167,144; and be it

RESOLVED, that funding of \$167,144 will be appropriated from the payment of the Impact Fee Agreement with Kingsport Apartments LP and that an Electronic Doc. Scanning-Building Department Project FY 2011-12 be established in the Capital Fund as follows:

REVENUE:

5.5.2772.2011.118 Misc Revenue –Kingsport Apt. Impact Fee \$167,144

APPROPRIATION:

5.3620.400.2011.118 Electronic Doc Scanning-Bldg Dept 11/12 \$167,144

ROLL CALL

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

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The Clerk presented the next resolution of a budget amendment regarding payment to FairVote in reference to the 2010 Village Trustee Election.

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

Mayor Pilla explained that this budget amendment would finalize the payment to FairVote as consultants for the 2010 Election. He spoke further on what FairVote provided to the Village for this process. The Trustees further discussed this budget amendment with the Mayor and expressed concerns on the timing of this amendment after the election process along with the review process for their invoices. They asked to see the actual invoices. Mayor Pilla suggested tabling the resolution until the next meeting.

Trustee Kenner made a motion to table the resolution to the September 6<sup>th</sup> Board meeting, Mayor Pilla seconded the motion.

ROLL CALL

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



WHEREAS, filings were made against the Town of Rye for these and for subsequent tax assessment years; and

WHEREAS, these proceedings are on the trial calendar in the Westchester Supreme Court; and

WHEREAS, after conference with the Court, the parties have agreed to settle these proceedings, and, with regard to the Village of Port Chester, by the Village accepting a reduction in the assessment for the tax assessment years 2002 through 2004 with a total refund due of \$1,609.25, statutory interest being waived, as follows:

Section 136.79-2-33

Year	Original Assessment.	New Assessment.	Amount of Reduction
2002	\$9,200	\$8,350	\$850
2003	\$9,200	\$6,800	\$2,400
2004	\$9,200	\$6,300	\$2,900

Section 136.79-2-32

No reductions

Now, therefore, be it

RESOLVED, that the Village Attorney is authorized to sign the Consent Judgment with Griffin, Coogan, Blose & Sultzer, P.C., attorneys for petitioner, Steilman Service Company, settling the above matter in the amount of \$1,609.25 charged to General Fund A/C 1960.480.

ROLL CALL

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

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DESIGNATION OF DEPOSITORIES  
FOR THE VILLAGE OF PORT CHESTER

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

RESOLVED, that the JP MORGAN CHASE, N.A.; WELLS FARGO; CUTWATER MANAGEMENT (MBIA – Cooperative Liquid Assets Security System); TD BANK; M & T BANK be and they hereby are designated as Depositories for funds of the Village of Port Chester, New York, and that all withdrawals there from be made by check or order duly signed by the Village Treasurer of the Village of Port Chester, New York, or her designate.

ROLL CALL

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

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DESIGNATION OF DEPOSITORY  
FOR THE POLICE PENSION FUND

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

RESOLVED, that JP MORGAN CHASE BANK, N.A., Port Chester Branch, be and hereby is designated as the depository for the funds of the Police Pension Fund of the Village of Port Chester, New York, and that all withdrawals there from be made by check or order, duly signed by the Treasurer of the Police Pension Fund.

ROLL CALL

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

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BUDGET AMENDMENT – DEA FUNDS  
UPGRADING POLICE DEPT. DVR SYSTEM

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

WHEREAS, The Police Chief recommends the use of DEA Funds to upgrade their DVR system and purchase one 16 channel 480 Rec/480 view stand alone and one 26 inch professional CCTV Monitor in the amount of \$5,128 plus installation from Dream Theatre, 36 Rockland Avenue, Port Chester, NY 10573. Now, therefore be it

RESOLVED, that the Board of Trustees of the Village of Port Chester, New York hereby authorizes the Village Treasurer to modify the 2011-12 General Fund Budget as follows:

GENERAL FUND

Balance Sheet:

001-001-0695          Deferred Revenue DEA          (\$5,128.00)

Revenues:

001-0001-2613          Use of Deferred DEA Funds          \$5,128.00

Appropriations:

001-3120-0200          Police Equipment          \$5,128.00

ROLL CALL

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

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BUDGET AMENDMENT – DEA FUNDS  
BALLISTIC VESTS PURCHASE FOR POLICE DEPT.

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

WHEREAS, The Police Chief recommends the use of DEA Funds assist in the purchasing of 3 ballistic vests in the amount of \$1,893.39 from Buckshollow Emergency Equipment Corp., 15 Secor Road, Mahopac, NY 10541, and

WHEREAS, \$946.70 is needed from the DEA Funds to complete the purchase. Now, therefore be it

RESOLVED, that the Board of Trustees of the Village of Port Chester, New York hereby authorizes the Village Treasurer to modify the 2011-12 General Fund Budget as follows:

GENERAL FUND

Balance Sheet:

001-001-0695          Deferred Revenue DEA                  (\$946.70)

Revenues:

001-0001-2613          Use of Deferred DEA Funds              \$946.70

Appropriations:

001-3120-0200          Police Equipment                          \$946.70

ROLL CALL

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

NOES:                  None

ABSENT:                Trustees Brakewood and Marino

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DONATION FOR PORT CHESTER DAY FIREWORKS

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

RESOLVED, that the Board of Trustees of the Village of Port Chester accept the donations of the Tarry Lodge and the Tarry Market each in the amount of \$2,500.00 for a total of \$5,000.00 for the Port Chester Day fireworks display to be held on August 27, 2011; and be it further

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

REVENUE:

001-0001-2705          Gifts & Donation                          \$5,000

APPROPRIATION:

001-7550-0562          Celebrations – Port Chester Day        \$5,000

BUDGETARY CONTROL:

001-0001-0510          Estimated Revenues                      \$5,000

001-0001-0960          Appropriations                              \$5,000

ROLL CALL

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

NOES:                  None

ABSENT:                Trustees Brakewood and Marino

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The Clerk presented the next resolution authorizing the Mayor to enter into an agreement with Grucci Fireworks for the Port Chester Day Fireworks display.

Trustee Branca made a motion for discussion, Trustee Kenner seconded the motion. The Board discussed why the resolution has the Mayor being authorize to sign this agreement when it should be the Manager.

Trustee Branca made a motion to amend the resolution that it be the Village Manager be authorized to sign instead of the Mayor, Trustee Kenner seconded the motion.

ROLL CALL

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

FIREWORKS BY GRUCCI  
PORT CHESTER DAY FIREWORKS DISPLAY

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

RESOLVED, that the Village Manger is authorized to sign contract with Fireworks by Grucci, One Grucci Lane, Brookhaven, New York 11719, to provide fireworks display for the 2011 Port Chester Day at Lyon Park with contract in the amount of \$5,000.00.

ROLL CALL

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

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The Clerk presented the next resolution to set the public hearing on the assessment and appropriations of Phase II of the Sidewalk Betterment Program.

Trustee Didden made a motion for discussion, Mayor Pilla seconded the motion.

Trustee Branca noted that his property is part of this program which was established before he became Trustee. He asked the Village Attorney whether he should abstain from this vote.

Anthony Cerreto, the Village Attorney said that this was not a volunteer program but rather a determined sidewalk district by the prior Board but would recommend that Trustee Branca abstain from this matter.

SIDEWALK BETTERMENT PROGRAM PHASE II  
SETTING PUBLIC HEARING REGARDING  
APPROPRIATIONS AND ASSESSMENTS

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

New York:

WHEREAS, a map or plan and an appropriation and assessment of costs have been prepared in such a manner and in such detail determined by the Board of Trustees (the "Board") of the Village of Port Chester ("the Village) in the County of Westchester, State of New York,(the "State") as required by Section 22-2200(2) of the Village Law following a public hearing held on July 27, 2009 and August 17, 2009 relating to the establishment, construction, acquisition, improvement and financing of a sidewalk improvement area comprising of lands in the Village of Port Chester, including pavement, curbs, driveway, but excluding storm sewers, drain and improvements, if any, to streets (the "Project"), and including all necessary materials, equipment, machinery and apparatus, land and rights-in-land required in connection therewith in and for the Village; and

WHEREAS, such map or plan and appropriation and assessment of costs of the Project have been duly filed in the office of the Village Clerk and are now available for public inspection in the office of the Village Clerk located at 222 Grace Church Street, Port Chester, New York; and

WHEREAS, such plan or map prepared for the Board by Dolph Rotfeld Engineering, P.C., duly licensed and doing business in the State of New York (the "Engineer") showing the boundaries of the Project as co-terminus with the boundaries of the Village, with specific locations of areas included and an estimate of the total cost of the Project; and

WHEREAS, following the aforesaid public hearing, the Board has determined an apportionment and assessment of a portion of the costs to be raised by local assessments upon the benefited lands, a copy of which is on file for public inspection at the office of the Village Clerk; and

WHEREAS, the boundaries of the Project, the apportionment and assessment of the costs of the Project assessed on lands to be benefited and the apportionment and assessment of the costs of the Project to be a general charge of the Village are as described in Schedule "A" annexed hereto; and

WHEREAS, the maximum amount proposed to be expended for the Project is \$1,000,000.00

Now, therefore, be it

RESOLVED, that a public hearing of the Village Board of Trustees shall be held at 350 North Main Street, Port Chester, New York, on the 19<sup>th</sup> day of September 2011 at 7:00 p.m., to consider such map and plan and apportionment and assessment of the several benefited lands in the Village and the allocation of apportionment and assessment between the benefited lands and the Village at large, the method of determining the apportionment and assessment, and to hear all persons interested in the subject thereof as is required or authorized by law and to hear all objections that may be raised to the Project; and be it further

RESOLVED, that the Village Clerk shall publish at least once in the Journal News and Westmore News, designated as the official newspapers of the Village for such solicitation, a copy of this resolution calling a public hearing, certified by the Village Clerk, the publication thereof to be not less than ten (10) days before the date of such public hearing, and be it further

RESOLVED, that the Board, following such public hearing, may modify or correct the apportionment and assessment of costs of the lands benefited by the Project and to the Village at large, may add or exclude lands, may adjourn the public hearing to consider modifications or corrections, or the addition of lands or the exclusion of lands from the benefited area of the Project; provided, however, that no addition of lands or increase in assessments shall be made at the public hearing without due notice to the real property owner of record; and that the aforementioned notice shall be and deemed to be a notice of completion, on file at the office of the Village Clerk, after which filing any person deemed to be aggrieved may within fifteen (15) days of such filing, may apply to a court of record for an order of certiorari to review said apportionment and assessment; otherwise, the apportionment and assessment, and the map or plan, approved, accepted and determined by the Board shall be final and conclusive fifteen days (15) days after said filing.

ROLL CALL

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

Schedule A

Description

Sidewalk Improvement Area (The Project)  
 Village of Port Chester, County of Westchester, State of New York

Total project cost is \$944,939.60

Allocation to Residential Lands is \$396,712.80 (Please see attachment)

Allocation to Village-at-Large is \$548,226.81 (Please see attachment).

House #	Street	SBL	Total S.F. Installed	50% of Total S.F.	50% of S.F.Total x(\$10.5034SF)
<b>FIRST YEAR</b>					
43	Adams Ave.	136.45-1-62	530.5	265.25	\$2,786.03
34	Barton Pl.	135.76-2-59	472.5	236.25	\$2,481.43
125	Breckenridge Ave	135.76-2-30	125	62.50	\$656.46
127	Breckenridge Ave	135.76-2-29	295.25	147.63	\$1,550.56
137	Breckenridge Ave	135.76-2-27	237.5	118.75	\$1,247.28
142	Breckenridge Ave	135.76-2-22	247.5	123.75	\$1,299.80
153	Breckenridge Ave	135.76-2-25	194.25	97.13	\$1,020.14
16	Clermont Avenue	136.62-1-5	239.38	119.69	\$1,257.15
20	Clermont Avenue	136.62-1-6	287.5	143.75	\$1,509.86
24	Elmont Avenue	136.77-1-24	708	354.00	\$3,718.20
49	Elmont Avenue	136.69-1-75	25	12.50	\$131.29
59	Elmont Avenue	136.69-2-23	331.34	165.67	\$1,740.10
56	Grandview Ave	141.44-2-72	156.5	78.25	\$821.89
62	Grandview Ave	141.44-2-44	181.65	90.83	\$953.97
65	Grandview Ave	141.44-2-62	256.5	128.25	\$1,347.06
67	Grandview Ave	141.44-2-69	147.95	73.98	\$776.99
68	Grandview Ave	141.44-2-41	166.19	83.10	\$872.78
69	Grandview Ave	141.44-2-70	324.12	162.06	\$1,702.18



70	Grandview Ave	141.44-2-46	806.75	403.38	\$4,236.81
71	Grandview Ave	141.44-3-1	101.5	50.75	\$533.05
73	Grandview Ave	141.44-3-2	175	87.50	\$919.05
75	Grandview Ave	141.44-3-3	245	122.50	\$1,286.67
76	Grandview Ave	141.44-2-67	297.93	148.97	\$1,564.64
77	Grandview Ave	141.44-2-40	556.58	278.29	\$2,922.99
78	Grandview Ave	141.44-2-65	301	150.50	\$1,580.76
80	Grandview Ave	141.44-2-64	109	54.50	\$572.44
82	Grandview Ave	141.44-2-66	281	140.50	\$1,475.73
83	Grandview Ave	141.44-2-63	113.35	56.68	\$595.28
90	Grandview Ave	141.44-2-61	618.75	309.38	\$3,249.49
100	Grandview Ave	141.44-2-71	37.5	18.75	\$196.94
104	Grandview Ave	141.44-2-73	211.5	105.75	\$1,110.73

-	Grant St	141.44-2-48	672.05	336.03	\$3,529.40
20	Grant St	141.44-3-42	75	37.50	\$393.88
31	Grant St	141.44-2-22	405	202.50	\$2,126.94
37	Grant St	141.44-2-24	182.5	91.25	\$958.44
38	Grant St	141.44-2-26	299.87	149.94	\$1,574.83
44	Grant St	141.44-2-29	209.1	104.55	\$1,098.13
70	Grant St	141.44-2-52	281.88	140.94	\$1,480.35
79	Grant St	141.44-2-59	137.38	68.69	\$721.48
179	Grant St	141.44-2-60	401.94	200.97	\$2,110.87

72	Hawley Avenue	136.45-2-13	150	75.00	\$787.76
76	Hawley Avenue	136.45-2-12	202.08	101.04	\$1,061.26

36	Indian Rd	136.45-1-59	410.71	205.36	\$2,156.93
68	Indian Rd	136.53-2-19	321.25	160.63	\$1,687.11
80	Indian Rd	136.53-2-17	50	25.00	\$262.59
86	Indian Rd	136.53-2-16	134.25	67.13	\$705.04
96	Indian Rd	136.53-2-14	387.5	193.75	\$2,035.03

3	Inwood Ave	141.44-3-12	320	160.00	\$1,680.54
5	Inwood Ave/Bent Ave	141.44-3-13	306.15	153.08	\$1,607.81
81	Inwood Ave	141.44-3-15	460.93	230.47	\$2,420.67
83	Inwood Ave	141.44-3-16	266.25	133.13	\$1,398.27
84	Inwood Ave	141.44-2-37	150	75.00	\$787.76
85	Inwood Ave	141.44-3-17	61	30.50	\$320.35
86	Inwood Ave	141.44-2-36	195.85	97.93	\$1,028.55
87	Inwood Ave	141.44-3-18	108.9	54.45	\$571.91
95	Inwood Ave	141.44-3-20.1	98.75	49.38	\$518.61
96	Inwood Ave	141.44-2-33	227.5	113.75	\$1,194.76
99	Inwood Ave	141.44-3-21	471.75	235.88	\$2,477.49

11	Irenhyl Ave	135.76-2-60	291.25	145.63	\$1,529.56
12	Irenhyl Ave	135.76-3-86	229.38	114.69	\$1,204.63
20	Irenhyl Ave	135.76-3-81	176.25	88.13	\$925.61
21	Irenhyl Ave	135.76-2-49	467.5	233.75	\$2,455.17

428	Irving Ave	135.84-3-46	49	24.50	\$257.33
525	Irving Ave	135.84-3-34	682.73	341.37	\$3,585.49
381	Irving Ave	136.77-1-33	419.25	209.63	\$2,201.78
391	Irving Ave	136.77-1-21	842.5	421.25	\$4,424.56
395	Irving Ave	136.77-1-20	23.8	11.90	\$124.99
398	Irving Ave	136.77-1-48	175	87.50	\$919.05

600	King St	136.45-1-53	227.5	113.75	\$1,194.76
620	King St	136.45-1-42	1238	619.00	\$6,501.60

61	Munson St	136.45-1-61	1142.63	571.32	\$6,000.75
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92	North Regent St	136.69-1-9	316.12	158.06	\$1,660.17
155	North Regent St	136.69-2-27	309.44	154.72	\$1,625.09
165	North Regent St	136.69-2-26	475.93	237.97	\$2,499.44

145	North Regent St	136.69-2-28	732.5	366.25	\$3,846.87
220	North Regent St.	136.61-2-19	580	290.00	\$3,045.99
9	Park Ave	136.69-1-31	25	12.50	\$131.29
35	Park Ave	136.61-1-12	222.72	111.36	\$1,169.66
37	Park Ave	136.61-1-11	18	9.00	\$94.53
43	Park Ave	136.61-1-9	308.75	154.38	\$1,621.46
45	Park Ave	136.61-1-8	58.75	29.38	\$308.54
46	Park Ave	136.61-1-3	298.5	149.25	\$1,567.63
47	Park Ave	136.61-1-7	197.5	98.75	\$1,037.21
48	Park Ave	135.68-2-8	201.67	100.84	\$1,059.11
51	Park Ave	136.61-1-5	151.25	75.63	\$794.32
54	Park Ave	135.68-2-11	131.25	65.63	\$689.29
54	Perry Ave	135.84-3-26	70	35.00	\$367.62
75	Shelley Avenue	136.45-2-29	160	80.00	\$840.27
89	Shelley Avenue	136.45-2-33	231.25	115.63	\$1,214.46
26	Sherman St	141.44-3-14	200	100.00	\$1,050.34
38	Sherman St	141.44-3-7	380	190.00	\$1,995.65
40	Sherman St	141.44-3-6	298.75	149.38	\$1,568.95
44	Sherman St	141.44-3-5	102.5	51.25	\$538.30
46	Sherman St	141.44-3-4	553.75	276.88	\$2,908.13
115	Touraine Ave.	141.44-2-4	207.45	103.73	\$1,089.47
127	Touraine Ave.	141.52-1-26	95.58	47.79	\$501.96
110	Washington St	142.29-3-56	231.25	115.63	\$1,214.46
112	Washington St	142.29-3-55	142.5	71.25	\$748.37
114	Washington St	142.29-3-54	47.5	23.75	\$249.46
121-123	Washington St	142.29-3-48	257.5	128.75	\$1,352.31
125	Washington St	142.29-3-49	322.5	161.25	\$1,693.67
128	Washington St	142.29-3-52	160	80.00	\$840.27
129	Washington St	142.37-1-29	161.98	80.99	\$850.67
130	Washington St	142.29-3-51	202.68	101.34	\$1,064.41
132	Washington St	142.29-3-50	164.38	82.19	\$863.27
133	Washington St	142.37-1-30	291.18	145.59	\$1,529.19
134	Washington St	142.37-1-28	255.3	127.65	\$1,340.76
135	Washington St	142.37-1-31	284.01	142.01	\$1,491.54
136	Washington St	142.37-1-27	219.25	109.63	\$1,151.44
138	Washington St	142.37-1-26	626.65	313.33	\$3,290.98
139	Washington St	142.37-1-32	276.48	138.24	\$1,451.99
107/105	Washington St	142.29-3-45	200	100.00	\$1,050.34
1	Webster Pl	136.69-1-69	245	122.50	\$1,286.67
14	Webster Pl	136.77-1-25	289.65	144.83	\$1,521.15
15	Webster Pl	136.69-1-68	313.9	156.95	\$1,648.51
18	Webster Pl	136.77-1-26	275.23	137.62	\$1,445.43
23	Webster Pl	136.69-1-67	506.25	253.13	\$2,658.67
24	Webster Pl	136.77-1-27	491.68	245.84	\$2,582.16
25	Webster Pl	136.69-1-66	1294.83	647.42	\$6,800.06
28	Webster Pl	136.69-1-1	597.58	298.79	\$3,138.31
-	Wesley & WWII Park	135.84-3-50	175		\$0.00
11	Wesley Ave	135.84-3-49	127.5	63.75	\$669.59
18	Wesley Ave	135.84-2-70	126.25	63.13	\$663.03
22	Wesley Ave	135.84-2-71	285	142.50	\$1,496.73
24	Wesley Ave	135.84-2-72	155	77.50	\$814.01
26	Wesley Ave	135.84-2-73	65	32.50	\$341.36
43	Wesley Ave	135.84-3-40	2.5	1.25	\$13.13
53	Wesley Ave	135.76-3-91	437.21	218.61	\$2,296.10
60	Wesley Ave	135.76-3-74	311.67	155.84	\$1,636.80
74	Wesley Ave	135.76-3-78	237.01	118.51	\$1,244.71
92	Wesley Ave	135.76-3-79	152.5	76.25	\$800.88
96	Wesley Ave	135.76-3-80	227.5	113.75	\$1,194.76

114	Wesley Ave	135.76-2-50	326.88	163.44	\$1,716.68
118	Wesley Ave	135.76-2-51	216.75	108.38	\$1,138.31
122	Wesley Ave	135.76-2-52	189.5	94.75	\$995.20
126	Wesley Ave	135.76-2-53	168.12	84.06	\$882.92

**SECOND YEAR**

14	Austin Pl	136.54-1-31	107.5	53.75	\$564.56
17	Austin Pl	136.54-1-50	180	90.00	\$945.31

43	Bent Ave.	141.44-3-41	375.03	187.52	\$1,969.55
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37	Browndale Place	136.53-2-33	366.75	183.38	\$1,926.06
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12	Clark Pl	136.77-2-12	50	25.00	\$262.59
15	Clark Pl	136.77-2-35	175	87.50	\$919.05
19	Clark Pl	136.77-2-34	175	87.50	\$919.05
29	Clark Pl	136.77-2-31.2	102.5	51.25	\$538.30

3	Columbus Avenue	136.78-1-43	228.75	114.38	\$1,201.33
11	Columbus Avenue	136.69-2-5	234.88	117.44	\$1,233.52

16	Elizabeth St	136.69-1-53	341.37	170.69	\$1,792.77
22	Elizabeth St	136.69-1-54	260	130.00	\$1,365.44
28	Elizabeth St	136.69-1-57	337.23	168.62	\$1,771.03

8	Glen Avenue	136.78-1-38	225	112.50	\$1,181.63
33	Glen Avenue	136.70-1-13	317.5	158.75	\$1,667.41
49	Glen Avenue	136.70-1-9	672.5	336.25	\$3,531.77
52	Glen Avenue	136.69-2-2	290	145.00	\$1,522.99
315	Glen Avenue	136.53-1-19	70	35.00	\$367.62
319	Glen Avenue	136.53-1-18	1146.25	573.13	\$6,019.76

88	Glendale Pl	136.61-2-51	278.25	139.13	\$1,461.29
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74	Halstead Avenue	136.47-2-58	193.5	96.75	\$1,016.20
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35	Hobart Ave	136.54-1-47	119	59.50	\$624.95
36	Hobart Ave	136.46-1-12	50	25.00	\$262.59
38	Hobart Ave	136.46-1-13	132.5	66.25	\$695.85
39	Hobart Ave	136.54-1-46	47.5	23.75	\$249.46
40	Hobart Ave	136.46-1-14	197.35	98.68	\$1,036.42
43	Hobart Ave	136.54-1-45	309.13	154.57	\$1,623.46
56	Hobart Ave	136.46-1-18	325.6	162.80	\$1,709.95
60	Hobart Ave	136.46-1-19	199.75	99.88	\$1,049.03
63	Hobart Ave	136.54-1-40	319.5	159.75	\$1,677.92
68	Hobart Ave	136.46-1-22	187.31	93.66	\$983.70
75	Hobart Ave	136.46-1-7	135	67.50	\$708.98
76	Hobart Ave	136.46-1-24	206.9	103.45	\$1,086.58
84	Hobart Ave	136.46-1-26	100	50.00	\$525.17
85	Hobart Ave	136.46-1-5	175	87.50	\$919.05
93	Hobart Ave	136.46-1-3	301.75	150.88	\$1,584.70
97	Hobart Ave	136.46-1-2	259.85	129.93	\$1,364.65
106	Hobart Ave	136.47-1-12	76.25	38.13	\$400.44
109	Hobart Ave	136.47-1-10	50	25.00	\$262.59
116	Hobart Ave	136.47-1-15	262.44	131.22	\$1,378.26
127	Hobart Ave	136.47-2-21	131.5	65.75	\$690.60
131	Hobart Ave	136.47-2-20	50	25.00	\$262.59
135	Hobart Ave	136.47-2-19	187.75	93.88	\$986.01
136	Hobart Ave	136.47-1-20	120	60.00	\$630.20
139	Hobart Ave	136.47-2-18	210.45	105.23	\$1,105.22
145	Hobart Ave	136.47-2-17	52.5	26.25	\$275.71
147	Hobart Ave	136.47-2-16	268.5	134.25	\$1,410.08
150	Hobart Ave	136.47-1-24	227	113.50	\$1,192.14
158	Hobart Ave	136.47-1-26	224.5	112.25	\$1,179.01
162	Hobart Ave	136.47-2-4	105	52.50	\$551.43

aug. 15, '11

165	Hobart Ave	136.47-2-12	200	100.00	\$1,050.34
62	Leicester Street	136.77-1-38	83.5	41.75	\$438.52
66	Leicester Street	136.77-1-39	211	105.50	\$1,108.11
70	Leicester Street	136.77-1-40	127	63.50	\$666.97
78	Leicester Street	136.69-1-79.3	279.25	139.63	\$1,466.54
82	Leicester Street	136.69-2-9	130	65.00	\$682.72
83	Leicester Street	136.77-2-1	137.1	68.55	\$720.01
86	Leicester Street	136.69-2-10	82.5	41.25	\$433.27
88	Leicester Street	136.69-2-10	60	30.00	\$315.10
100	Leicester Street	136.69-2-12	337.5	168.75	\$1,772.45
115	Leicester Street	136.70-1-50	200	100.00	\$1,050.34

576	Locust Street	136.55-1-72	99	49.50	\$519.92
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222	Madison Avenue	136.55-2-21	261.64	130.82	\$1,374.05
226	Madison Avenue	136.55-2-22	76.25	38.13	\$400.44
229	Madison Avenue	136.56-1-12	175	87.50	\$919.05
231	Madison Avenue	136.56-1-11	154	77.00	\$808.76
232	Madison Avenue	136.55-2-24	25	12.50	\$131.29
233	Madison Avenue	136.56-1-10	86.75	43.38	\$455.58
238	Madison Avenue	136.55-2-27	100	50.00	\$525.17
240	Madison Avenue	136.55-2-28	151	75.50	\$793.01
245	Madison Avenue	136.56-1-8	73.25	36.63	\$384.69
250	Madison Avenue	136.55-2-30	230	115.00	\$1,207.89
258	Madison Avenue	136.55-2-33	232.75	116.38	\$1,222.33

224	Mortimer Street	136.63-1-59	75	37.50	\$393.88
233	Mortimer Street	136.63-1-66	260.25	130.13	\$1,366.75
235	Mortimer Street	136.63-1-65	231.43	115.72	\$1,215.40
237	Mortimer Street	136.63-1-64	62.5	31.25	\$328.23

108	Munson Street	136.45-2-82	172.5	86.25	\$905.92
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117	Neuton Avenue	135.68-2-15	175.5	87.75	\$921.67
115	Neuton Avenue	135.68-2-14	347.5	173.75	\$1,824.97

16	Oak Street	142.22-1-12	78.32	39.16	\$411.31
20	Oak Street	142.22-1-11	119.69	59.85	\$628.58
22	Oak Street	142.22-1-10	195	97.50	\$1,024.08
29	Oak Street	142.30-1-18	259.26	129.63	\$1,361.56
30	Oak Street	142.30-1-28	121.25	60.63	\$636.77
35	Oak Street	142.30-1-20	267.5	133.75	\$1,404.83
36	Oak Street	142.30-1-26	75	37.50	\$393.88
39	Oak Street	142.30-1-21	62	31.00	\$325.61
40	Oak Street	142.29-3-26	72.5	36.25	\$380.75
44	Oak Street	142.29-3-25	76.44	38.22	\$401.44
55	Oak Street	142.30-1-25	83.25	41.63	\$437.20
57	Oak Street	142.29-3-27	378	189.00	\$1,985.14
61	Oak Street	142.29-3-29	371.42	185.71	\$1,950.59
62	Oak Street	142.29-3-20	414.01	207.01	\$2,174.26
70	Oak Street	142.29-3-18	280.85	140.43	\$1,474.94
71	Oak Street	142.29-3-30	177.5	88.75	\$932.18
72	Oak Street	142.29-3-17	109.15	54.58	\$573.22
75	Oak Street	142.29-3-31	285.8	142.90	\$1,500.94
118	Oak Street	142.29-3-39	250.53	125.27	\$1,315.71
129	Oak Street	142.37-1-44	282.5	141.25	\$1,483.61
130	Oak Street	142.37-1-42	301.42	150.71	\$1,582.97
132	Oak Street	142.37-1-41	264.4	132.20	\$1,388.55
137	Oak Street	142.37-1-45	182.1	91.05	\$956.33
138	Oak Street	142.37-1-39	265.75	132.88	\$1,395.64
139	Oak Street	142.37-1-46	25	12.50	\$131.29
142	Oak Street	142.37-1-38	236.03	118.02	\$1,239.56
146	Oak Street	142.37-1-37	157.5	78.75	\$827.14
120/122	Oak Street	142.29-3-38	194.75	97.38	\$1,022.77

141/143	Oak Street	142.37-1-47	200.83	100.42	\$1,054.70
31/33	Oak Street	142.30-1-19	166.5	83.25	\$874.41

39	Olivia Street	142.37-1-50	230.94	115.47	\$1,212.83
22	Olivia Street	142.37-1-12	190.1	95.05	\$998.35
245	Olivia Street	142.37-1-36	384.03	192.02	\$2,016.81
259	Olivia Street	142.37-1-33	410.86	205.43	\$2,157.71

44	Puritan Drive	136.61-2-10	290	145.00	\$1,522.99
52	Puritan Drive	136.53-2-55	285	142.50	\$1,496.73
55	Puritan Drive	136.53-1-45	265.25	132.63	\$1,393.01
88	Puritan Drive	136.53-2-27	175	87.50	\$919.05
91	Puritan Drive	136.53-1-46	1157.5	578.75	\$6,078.84
100	Puritan Drive	136.53-2-24	280	140.00	\$1,470.48
103	Puritan Drive	136.53-1-48	293.25	146.63	\$1,540.06
107	Puritan Drive	136.53-1-49	432.5	216.25	\$2,271.36
108	Puritan Drive	136.53-2-21	463.5	231.75	\$2,434.16
111	Puritan Drive	136.53-1-51	1123.35	561.68	\$5,899.50

81	Putnam Ave	136.55-1-2	153.67	76.84	\$807.03
99	Putnam Ave	136.55-1-14	775	387.50	\$4,070.07
111	Putnam Ave	136.55-1-31	324.6	162.30	\$1,704.70

22	Putnam Drive	136.55-1-3	148	74.00	\$777.25
24	Putnam Drive	136.55-1-4	235.83	117.92	\$1,238.51
59	Putnam Drive	136.55-1-36	130	65.00	\$682.72
63	Putnam Drive	136.55-1-35	153	76.50	\$803.51
75	Putnam Drive	136.55-1-32	385	192.50	\$2,021.90

115-117	Smith Street	142.38-1-12	149.63	74.82	\$785.81
119	Smith Street	142.38-1-13	175.88	87.94	\$923.67
129	Smith Street	142.37-1-61	202.18	101.09	\$1,061.79
130	Smith Street	142.37-1-59	298.5	149.25	\$1,567.63
134	Smith Street	142.37-1-58	131.4	65.70	\$690.07
135	Smith Street	142.37-1-62	238.64	119.32	\$1,253.27
136	Smith Street	142.37-1-57	301.65	150.83	\$1,584.18
137-139	Smith Street	142.37-1-63	111.94	55.97	\$587.88
140	Smith Street	142.37-1-56	286.65	143.33	\$1,505.40
144	Smith Street	142.37-1-55	124.24	62.12	\$652.47
147	Smith Street	142.37-1-65	78.35	39.18	\$411.47
148	Smith Street	142.37-1-54	288.22	144.11	\$1,513.64
149	Smith Street	142.37-1-66	74	37.00	\$388.63
143/141	Smith Street	142.37-1-64	194	97.00	\$1,018.83
152	Smith Street	142.37-1-53	749.75	374.88	\$3,937.46

16	Summit Ave	142.21-1-6	172.5	86.25	\$905.92
18	Summit Ave	142.21-1-7	175	87.50	\$919.05
19	Summit Ave	142.21-1-29	25	12.50	\$131.29
25	Summit Ave	142.21-1-27	157.5	78.75	\$827.14
31	Summit Ave	142.21-1-26	121.2	60.60	\$636.51
34	Summit Ave	142.21-1-10	105	52.50	\$551.43
36	Summit Ave	142.21-1-11	203.75	101.88	\$1,070.03
46	Summit Ave	142.21-1-13	235.29	117.65	\$1,235.67

435	Westchester Ave	135.84-2-68	132.9	66.45	\$697.95
454	Westchester Ave	141.28-3-58	218.3	109.15	\$1,146.45
460	Westchester Ave	141.28-3-59	235.8	117.90	\$1,238.35
238	Westchester Ave	142.22-1-8	285.25	142.63	\$1,498.05
240	Westchester Ave	142.22-1-14	66	33.00	\$346.61

227	William Street	142.29-3-16	643.3	321.65	\$3,378.42
242	William Street	142.29-3-57	175	87.50	\$919.05

<b>75714.86</b>	<b>37769.93</b>	<b>\$396,712.68</b>
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<b>Total S.F. installed without WW II Park</b>	<b>75539.86</b>
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<b>50/50 Split</b>	<b>37769.93</b>
<b>Total Construction Cost (Incl. Engineering, Legal and Bonding)</b>	<b>\$944,939.60</b>
<b>Minus (Cost of Handicap/Curbs/Asphalt/Public Sidewalks &amp; WWII Park)</b>	
<b>\$151,514.01</b>	
<b>50/50 Cost to be split between Village/ Residents</b>	<b>\$793,425.59</b>
<b>Cost to Residents</b>	<b>\$396,712.80</b>
<b>Cost to Village</b>	<b>\$548,226.81</b>

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SETTING PUBLIC HEARING  
CHAPTER 319 "VEHICLE & TRAFFIC"  
MARVIN PLACE TRAFFIC PATTERN AND PARKING CHANGES

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 a public hearing be held on September 6, 2010 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 by amending Chapter 319, entitled "Vehicle and Traffic" regarding changes to traffic pattern and parking on Marvin Place.

ROLL CALL

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

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SETTING PUBLIC HEARING  
CHAPTER 319 "VEHICLE & TRAFFIC"  
PARKING LOT NO. 11 – HIGHLAND STREET

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

RESOLVED, that a public hearing be held on September 6, 2010 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 by amending Chapter 319, entitled "Vehicle and Traffic" that all the parking meter spaces for Parking Lot No. 11 on Highland Street be two (2) hour limit.

ROLL CALL

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

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VEHICLE AND TRAFFIC REGULATIONS TEMPORARY SUSPENSION FOR  
411 WESTCHESTER AVENUE

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:

WHEREAS, Keystone Realty Associates has made a request by letter dated August 4, 2011 for the accommodation from the Village for additional on-street parking due to preventive maintenance work to the parking lots and driveways of 411 Westchester Avenue; and

WHEREAS, the Village has the obligation to protect the public health and safety; and

WHEREAS, without Village regulation the displacement of such vehicles in the neighborhood would create severe disruption and substantial burden on the surrounding neighborhoods; and

WHEREAS, this matter has been reviewed by the Police Department for appropriate legislation and who has recommended the suspension of certain parking regulations on a temporary basis. Now, therefore be it

RESOLVED, by the Board of Trustees of the Village of Port Chester that traffic regulations Schedule XIII "No Parking or Standing Anytime" and Schedule XIV, Nighttime Parking Prohibited Certain Hours" are hereby suspended for a period of 3 days commencing August 22, 2011.

**Village Code on Vehicle and Traffic, Schedule XIII: Section 319-74 pursuant to the provisions of Section 319- 20; No Parking or Standing Anytime**

<b>Name of</b>	<b>Side</b>	<b>Location</b>
Westchester Avenue	South	from the west curblineline of Prospect Street to the east curblineline of South Regent Street
Westchester Avenue	North	from the west curblineline of Leicester Street to the east curblineline of North Regent Street.

**Village Code on Vehicle and Traffic, Schedule XIV: Section 319-75 pursuant to the provisions of Section 319- 2A; Nighttime Parking Prohibited Certain Hours Anytime**

Irving Avenue	South	from Haseco Avenue to Breckenridge Avenue
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ROLL CALL

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

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Mayor Pilla said that there are several discussion items on the agenda with the first being the Building & Code Departments Growth Management Plan.

Christopher Steers, the Assistant Manager spoke on the proposed plan from the Village Manager noting that at this time they are specifically dealing with the first phase of the plan to staff out Code Enforcement, Building Department and Planning function. He said that Phase I would include for the Code Enforcement Department a full time code enforcement office and a full time office assistant – automated systems and the elimination of a part-time code enforcement officer and under the Building Department a full time assistant building inspector and a part time assistant building inspector and for the Planning and Zoning Administration a full time secretary to the boards and commissions.

The Board then discussed with Mr. Steers the costs for these positions which are estimated for the remainder of the fiscal year to be just over \$170,000.

Trustee Didden spoke about other revenue streams and suggested a permit process regarding removal of open space including use of blacktopping and pavers.

Trustee Branca said that he would anticipate finding revenue in the activity of the Building and Code Departments and the Court.

Trustee Terenzi said that when the Board looks at the three month revenue there could be revenue that we have under estimated including sales tax.

There was further discussion between the Board and Mr. Steers regarding revenue streams. Mr. Steers said that the Manager and he brought this plan to the Board for their consideration.

Mayor Pilla asked Mr. Steers if he has looked at the fines and if they could be increased.

Mr. Steers spoke on what our current fines and violations are noting that violators would be charged a fine of \$1,000 per day per violation.

The Mayor inquired if Mr. Steers could wait until the second meeting in September so the Board would have the three month revenue figures before moving forward on this proposal.

Trustee Branca told Mr. Steers to go forward with the process to fill and it was noted by the Board that the Manager could not hire unless the positions are budgeted.

Mr. Steers informed the Board that they have hired a full time assistant building inspector which was a part time position and noted that there is a saving because he has been given the title of Building Inspector.

\* \* \* \* \*

The next discussion item is Town Assessed Values. Mayor Pilla said that this issue was brought up at the last meeting and that the Town Assessor was asked to come to tonight's meeting but was not available for this meeting. The Mayor said that the Town Supervisor should also come to speak on this subject.

Trustee Didden said that this was brought up by Trustee Terenzi during the hearing on the Diaz subdivision. He said that the Town gets notices of sales but the assessments do not reflect this information in a timely manner. Trustee Didden said that we should either take over the assessment roll or convince the Town to take a better look at the assessments.



Trustee Terenzi spoke about the term of the Town Assessor and his review of the assessments for Hilltop and Harbor Drives.

Trustee Branca said that assessments are a vicious cycle and spoke about the Board of Assessment Review process. He said that he would be against taking over the assessment but would rather get a review by an independent assessor.

Mayor Pilla noted that the assessment is based on the prior year so the process takes a year.

Trustee Kenner asked that Mr. Markowitz come for the next meeting to further discuss this.

\* \* \* \* \*

The next discussion item is food trucks and street vendors.

Trustee Didden said that he had requested this discussion item noting that there are a few food trucks that are stationed on Abendroth Avenue and our regulations do not allow that. He said that these food vendors do not pay rent or property taxes and is not sure if they are even paying to be at a parking meter. Trustee Didden said that it takes away from the restaurants in the downtown.

The Board discussed the current regulations for these food trucks that they have to move every fifteen minutes but that enforcement of that regulation is not done.

Trustee Didden said that if the intention is not to enforce the law then the Board should consider other regulations for these vendors. He suggested franchising out spaces out for bid with a start date of March 1<sup>st</sup> at \$150 or so per space on a weekly basis or an amount on a monthly basis.

Mayor Pilla agrees that we do not enforce the time restriction but there might be legal challenges to that regulation noting that the Board had looked at this a few years ago and was not able to move forward.

There was further discussion on what would be necessary to consider Trustee Didden's proposal.

Trustee Kenner expressed concerns of what the demand would be on staff to consider this proposal and implement.

The Mayor asked the Village Attorney if he could give an analysis of what the effort would be to consider this.

Mr. Cerreto said that it should be a simple framework and could come back in a month.

\* \* \* \* \*

The next discussion item is regarding appointment to the Board of Architectural Review.

Trustee Terenzi noted that he and Trustee Branca have been appointed to the Board of Architectural Review on a temporary basis until resident appointments could be made and noted that they participated in the last meeting of the Architectural Review. He said that a resident, Duane Stover has expressed interest in this Board and would like the Board to interview this candidate who has worked in the sign business.

The Board directed that Mr. Stover be scheduled for the September 6<sup>th</sup> Board meeting.

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Mayor Pilla said that the last discussion item is regarding the Safe Housing Advisory Committee.

Mr. Steers said that staff has received a proposal for the Village's Safe Housing Advisory Committee's Fire Safety and Safe Housing Education and Outreach Initiative which has been provided to the Board.

Trustee Didden, Chairman of the Committee said that beside the proposal the Committee was established for a one year term which is coming to the end and the Board has been provided with a resolution to extend the committee and consider this proposal.

Mayor Pilla said that these are two separate items. He questioned the survey and if this proposal of the surveys is premature.

Mr. Steers spoke on the proposal regarding the surveys. There was continued discussion between the Board and Mr. Steers on the proposal.

Trustee Branca said that the program should be put together for the education process first then consideration of a survey of the program.

Mayor Pilla expressed concern with implementation of the survey.

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The Clerk presented a report from Brooksville Engine & Hose Co. No. 5 on the election to active membership of Jorge Otero.

The Board of Trustees noted the action taken by Brooksville Engine & Hose Co.

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The Clerk presented a report from Harry Howard Hook & Ladder Co. No. 1 on the resignation of Michael Camoia.

The Board of Trustees noted the report from Harry Howard Hook & Ladder Co. #1.

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The Clerk presented a report from Putnam Engine & Hose Co. No. 2 on the election to active membership of Michael Camoia and Samuel Hernandez.

The Board of Trustees noted the actions taken by Putnam Engine & Hose Co. #2.

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The Clerk presented correspondence from Frank Stever resigning from the Park Commission.

The Board of Trustees noted the correspondence from Mr. Stever and thanked him for his service on this Commission.

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The Clerk presented correspondence from Fabiola Montoya resigning from the Park Commission.

The Board of Trustees noted the correspondence from Ms. Montoya and thanked her for her service on this Commission.

\* \* \* \* \*

The Clerk presented correspondence from the Port Chester-Rye Brook-Rye Town Chamber of Commerce requesting the use of the Senior Center on September 21, 2001 from 7:00 p.m. to 9:00 p.m. for a “State of the State, Town of Rye and Villages of Port Chester and Rye Brook” address.

The Board of Trustees referred the correspondence from the Chamber of Commerce to staff.

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The Clerk presented correspondence from the Westchester Triathlon requesting permission for use of certain Village streets for the bike portion of the event to be held on September 25, 2011.

The Board of Trustees referred the correspondence from the Westchester Triathlon to staff.

\* \* \* \* \*

Mayor Pilla asked if anyone from the audience would like to speak at this time. He recognized Gene Ceccarelli.

Mr. Ceccarelli thanked the Board for his appointment to the Waterfront Commission. He said that he has read the Local Waterfront Revitalization Plan which is good but it needs updating so is happy to be part of this Commission to work on the updating of this plan.

The Mayor recognized Richard Abel.

Mr. Abel spoke about the assessment process noting that every time there is a revaluation there are complaints stating that it is hard to get it right that mistakes are made but revaluation is necessary and questioned if it is right that the municipality, the Town that takes the least amount of taxes does the assessments. He said that maybe the Village should renegotiate with the Town on the assessment process. Mr. Abel said that there are two different things between assessment price and what properties are on the market for but once a property has been sold that amount should be considered. He also said that he agrees with the comments made regarding food trucks.

Mayor Pilla asked if anyone else from the audience would like to speak there was none. He asked the Board if they would defer their comments so the Board could conduct executive sessions regarding two items.

Trustee Terenzi said that he would like to make some brief comments before the executive sessions. He noted that passing of Joe Catalano and Donny DiLeo. It was also noted the passing of Fred DeCeasre.

Trustee Didden noted that the Senior Center will be celebrating member Jean Camillo’s 100<sup>th</sup> Birthday this week and wished her a wonderful day. He asked Mr. Abel to contact the Board directly on a personnel issue instead of at a public meeting. Trustee Didden gave best wishes to Elisa Sciarabba, the Assistant to the Village Manager who is leaving the

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Village at the end of the month. He said that Ms. Sciarabba has a great dedication to the Village and that she worked very hard on every item that she was involved with. Trustee Didden said that she will be missed and that when the Board received her email Trustee Marino who is away sends his best to her also.

Trustee Branca thanked Ms. Sciarabba for her time and professionalism. He wished her the best.

Trustee Kenner congratulated Ms. Sciarabba on her upcoming wedding stating that it has been a pleasure working with her.

Trustee Didden also noted an invitation to the Board from the Harry Howard Hook & Ladder Company for their 50<sup>th</sup> year members John Rockey and Alan Tillinghast.

Mayor Pilla noted that a parking summit meeting is being held tomorrow at 8:00 a.m. in the Senior Center to discuss parking in the downtown. He also wished Ms. Sciarabba the best in her future endeavors.

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At 10:20 p.m., Trustee Didden made a motion to adjourn to two executive sessions for the purpose of consultation with Special Counsel regarding the Fox Island Project and contract negotiations with all unions, Trustee Branca seconded the motion.

ROLL CALL

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

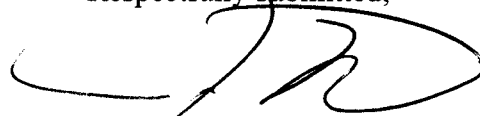
No action was taken in executive session.

There being no further business, on motion of Trustee Branca, seconded by Trustee Kenner, the executive session and the meeting was closed at 10:54 p.m.

ROLL CALL

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

Respectfully submitted,



Joan Mancuso  
Village Clerk