

**MEETING HELD NOVEMBER 15, 2011**

A meeting of the Board of Trustees of the Village of Port Chester, New York, was held on Tuesday, November 15, 2011 at 6:00 p.m., in the Village Hall Conference Room, 222 Grace Church Street, Port Chester, New York with Mayor Dennis Pilla presiding.

Present along with Mayor Pilla were Trustees Daniel Brakewood, Bart Didden, John Branca, Luis Marino and Joseph Kenner.

It should be noted that Trustee Saverio Terenzi was absent.

Also present were Village Manager, Christopher Russo; Assistant Village Manager, Christopher Steers; Village Attorney, Anthony Cerreto and Village Clerk, Joan Mancuso.

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On motion of Trustee Didden, seconded by Trustee Kenner the meeting was opened at 6:10 p.m.

ROLL CALL

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

The Board met with Frank Fish and Sarah Yackel of Buckhurst Fish & Jacquemart, Inc. (BFJ Planning) regarding the synthesis of the Comprehensive Plan.

Also participating in the meeting were members of the Comprehensive Plan Advisory Committee (CPAC) Gene Ceccarelli and Robert Weinberg on behalf of Greg Wasser of G&S.

Christopher Steers, the Assistant Village Manager said that Mr. Frank and Ms. Yackel will go over the working draft of the synthesis and that CPAC will also receive the draft at their next meeting scheduled in a few weeks. He said that BFJ will also review items from the Housing Study that is being conducted by BFJ.

Frank Fish, partner of BFJ Planning gave an overview of where the synthesis is now noting that there will be 14 draft chapters and that chapters 13 and 14 have not been written yet that they need confirmation from the Trustees for these chapters. He said that currently the draft is just over 100 pages.

Ms. Yackel noted that this includes recommendations.

Mayor Pilla asked if this data includes the 2010 census information.

Mr. Fish and Ms. Yackel said yes it does. Mr. Fish continued that there is consideration of a third meeting with the Board that would include the Comprehensive Plan Advisory Committee (CPAC) that they will review economics of the plan. He told the Board on the process of the update to the Local Waterfront Revitalization Plan (LWRP) that at this proposed third meeting they would need the Board to take lead agency status for the LWRP process. Mr. Fish spoke about the Housing Study that their firm is conducting for the Comprehensive Plan which they will review later in the meeting but noted that this study will consists of four chapters which three have been completed and that the fourth chapter will be the recommendations.

Mr. Fish than spoke about items regarding the United Hospital site and there was further discussion regarding this site between Mr. Fish and the Board.

Mr. Fish said that he wants to inform the Board that the Waterfront Commission from the public work session on the LWRP update asked that there be a discussion regarding the area of the gut. He said that they are asking to create a park for that area by either filling the gut or covering it over. There was a brief discussion and the Board's only concern is what can be done environmentally to the gut.

Mr. Fish continued with the downtown proposal regarding heights and spoke about the plan of Hempstead New York of their heights for their downtown which is mostly five stories with higher around the train station. He said that multiple studies show that one public school child per ten units and that this is a net tax plus. There was further discussion on this topic and rental vs. condo. Mr. Fish noted that there is a 90/10 ratio for the proposed Comprehensive Plan that 90% of the Village would be preserved with 10% of the Village subject to growth.

Mr. Steers stated that still needs to be a follow up discussion about the United Hospital site.

Ms. Yackel said that the downtown should be the center of the Village and that the consensus is that we do not want the United Hospital site to compete against the downtown.

Mr. Fish spoke about several cities building heights and said that for instance Washington D.C. has a height of 12 stories and does not think we need to go that high.

Ms. Yackel noted that what is being proposed with the plan is less than what could happen today.

Mayor Pilla said that the density bonus should be considered for the United Hospital site because of infrastructure. He said that Starwoods will be coming back with a new proposal.

The Board then held a brief discussion with Mr. Fish and Ms. Yackel regarding the heights around the train station along with the proposal of density bonus consideration for this area. Mr. Fish noted that if the Village allowed eight stories around the train station with consideration of bonus to twelve that would be very beneficial. He continued his comments that developers rather pay into parking funds which cost less if parking is not under the building but instead adjacent.

The Mayor asked if the Board would consider density bonus for the United Hospital site stating that he thought that was mentioned. Ms. Yackel said that the density bonus was only being proposed for the downtown and that the height for the hospital site is limited to 8 stories. There was further discussion regarding the hospital site.

Ms. Yackel then moved on to the residential neighborhoods and spoke about the item to pursue strategic upzoning in existing multi-family residential neighborhoods. She said that she toured the neighborhoods and there are four areas that could be considered for upzoning and showed the Board these small sections for consideration to change from R2F (two-family) to R5 (one-family) or RA3 (three-family) to R2F (two-family). Mr. Fish said that it would be better to start small and see if this will succeed. The Board reviewed these areas with Ms. Yackel and Mr. Fish and there were further discussions on this topic. Ms. Yackel continued with the residential neighborhoods and the proposed elimination of the conservative subdivision (cluster development) regulations. She said

that the CPAC was not fully agreeable to this elimination. The Board discussed this and was agreeable with the elimination of this regulation noting that the Village has limited open space. Ms. Yackel then briefly reviewed the other recommendations under the residential neighborhoods which were more fully discussed at the last meeting with the Board of Trustees. Mayor Pilla asked if the CPAC has reviewed these recommendations since that last meeting. Ms. Yackel told the Board that the CPAC has not meet this month that they will be meeting after Thanksgiving but noted that they are supportive of the upzoning.

Ms. Yackel and Mr. Fish then spoke about the two proposals for Fox Island with Option #1 to allow "wharf-type" development including a mix of restaurants, residential and small retail space and Option #2 to permit mix of commercial/office uses combined with additional public space. Mr. Fish said that option #2 recognizes what is there noting that the public works facility could be condensed slightly for more public space. Trustee Brakewood spoke about the Yacht Club space. Robert Weinberg suggested merging together the two options. Trustee Branca said that he would want to know the residential density for this area. Mr. Fish said that the residential would be a special permit by the Board so you would have control of the density and height for this area. Trustee Didden spoke about the only roadway into this area being Fox Island Road and consideration of another entrance from Purdy Avenue there was further discussion on this topic.

Mr. Fish spoke about the City of Yonkers downtown noting that they have ten zones. He then spoke about our downtown and the differences within the commercial district stating that G&S might be its' own separate zone. Ms. Yackel spoke about formed based zoning and Mr. Fish noted the multiple uses and spoke further about floor area ratio (FAR). Mr. Steers noted the CPAC discussion about preserving the character of the downtown.

Mr. Fish and Ms. Yackel then provided the Board with a draft of the housing study. The Board discussed some of the aspects of this draft study with Mr. Fish and Ms. Yackel and it was noted that the study compares Port Chester with every Village in the County and that the Board would like some comparable information of cities. Mr. Steers said that they will ask the consultant to also look at three cities and that there will be a meeting with the consultant to review this housing study.

Ms. Yackel then covered all the general policy items noting that they will be meeting with CPAC in the next few weeks.

Mr. Fish told the Board that they will send them the LWRP update when it is ready and that the Board will need to be lead agency for this plan.

Mayor Pilla recognized William Ferenz, owner of the Showboat.

Mr. Ferenz showed the Board where he has recommended that the Showboat could be placed not at the gut but closer to the area of the marina off of Willett Avenue. He said that his proposal would re-establish the pump-out station, restrooms and transient docks.

Mr. Fish said that the Waterfront Commission will review Mr. Ferenz's proposal and the send to the State on the options of the gut. He said that this would need to be included in the LWRP update.

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Trustee Didden suggested that the Showboat location be past the gut below the promenade by Costco because the area Mr. Ferenz is suggesting is very congested.

The Mayor asked how would we facilitate parking.

Mr. Weinberg said that G&S will be conducting a survey which will be done in the next several weeks on how their parking is being used. He said that there is a possibility that this information may be completed in December.

There being no further business, on motion of Trustee Branca, seconded by Trustee Marino, the meeting was closed at 8:15 p.m.

**ROLL CALL**

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

Respectfully submitted,



Joan Mancuso  
Village Clerk