

**VILLAGE OF PORT CHESTER
BOARD OF TRUSTEES
Regular Meeting
Monday, October 2, 2023 at 6:30 P.M.
PROPOSED EXECUTIVE/CLOSED SESSION 6:30-7:00 P.M.
TOWN OF RYE JUSTICE COURTROOM
350 North Main Street
AGENDA**

Trustee Joseph E. Carvin, Jr. will be attending the meeting via videoconferencing from 1207 Hillsboro Mile, Hillsboro Beach, FL 33062, which will be open to the public for this meeting as well as the 350 N. Main Street Location.

I	CALL TO ORDER / PLEDGE OF ALLEGIANCE	
II	PROPOSED EXECUTIVE/CLOSED SESSION	ACTION
1	Appeal Hearing on the Taxi Commission's decision to suspend Carlos Arteaga's Taxi Driver License for 2 weeks	
III	PRESENTATION	ACTION
1	By Angelo V. Sposta Chief Engineer Port Chester Fire Department	
2	Taxi Commission regarding amendments to the Village Code and updates from the Chair	
IV	DISCUSSIONS	ACTION
1	New York State Liquor Application for Los Remolinos Nightclub Corp located 107 Adee Street	Requested by: BOT
2	New York State Liquor Authority's 500 ft. Law Hearing regarding Texas Chili Restaurant and Bar Inc.	Requested by: Village Clerk
V	PUBLIC COMMENTS	ACTION
VI	REPORT OF THE VILLAGE MANAGER	ACTION
VII	RESOLUTIONS	ACTION
1	Awarding BID #2023-19 - 2023 Paving Program to Laura Li Industries, LLC., P.O. Box 195, Purchase, New York 10577	
2	Authorization of Village Mayor to enter into purchase and sale agreement for the conveyance of development rights over the New Broad Street Municipal Parking Lot	
VIII	CORRESPONDENCE	ACTION
1	From the Rye Town Park Commission regarding their intent to declare lead agency for Pavilion Roof Replacement Project	
2	From Kings Capital Construction requesting to hang a custom-made light pole banner during the holiday season	
3	From Salsa Picante requesting the use of a portion of the Shopper's Parking Lot #17, for a fund-raising Taco Eating Contest to benefit the Cozmad Foundation (ITF). It will include parking spaces #958 - #966 at a cost of \$20 per space	
4	From Charles Sacco on request to post two banners announcing the Columbus Day Parade	

IX	PUBLIC COMMENTS AND BOARD COMMENTS	ACTION

CALL TO ORDER
PLEDGE OF ALLEGIANCE

**PROPOSED MOTION
FOR
EXECUTIVE / CLOSED SESSION**

PRESENTATION

PRESENTATIONS

#1

PRESENTATIONS

#2

DISCUSSION

DISCUSSIONS

#1

LAW OFFICE OF
BRUNO V. GIOFFRE, JR., PLLC

707 WESTCHESTER AVENUE, SUITE 305-A
WHITE PLAINS, NEW YORK 10604

TELEPHONE (914) 481-8900
FACSIMILE (914) 481-8905
bruno@bgioffrelaw.com



Admitted in NY, CT & FL

September 5, 2023

Via Overnight Mail

Village Clerk
Village of Port Chester
222 Grace Church Street
Port Chester, New York 10573

Re: Notice to Municipality of OP Liquor License Application for
Los Remolinos Nightclub Corp – 107 Adee St, Port Chester, New York 10573

Dear Village Clerk:

On behalf of our client, Los Remolinos Nighclub Corp, we hereby notify you pursuant to Alcohol Beverage Control Law, Sections 64, Subdivision 2a and 99D, that our client intends to file an application for an On-Premises Liquor License located at 107 Adee Street, Port Chester, New York 10573 with the New York State Liquor Authority ("SLA"). Enclosed herewith is a completed SLA Standardized Notice for your review.

Thank you for your consideration. Should you have any questions, please do not hesitate to contact the undersigned.

Very truly yours,

Law Office of Bruno V. Gioffre, Jr., PLLC

A handwritten signature in black ink, appearing to read "Bruno V. Gioffre, Jr." with a stylized flourish at the end.

Bruno V. Gioffre, Jr., Esq.

OFFICE USE ONLY		
<input type="radio"/> Original	<input type="radio"/> Amended	Date _____

Standardized NOTICE FORM for Providing 30-Day Advance Notice to a Local Municipality or Community Board

1. Date Notice Sent: Sept 5, 2023 1a. Delivered by: Overnight Mail, Tracking Number and PO

2. Select the type of Application that will be filed with the Authority for an On-Premises Alcoholic Beverage License:
For premises outside the City of New York:

New Application Removal Class Change

For premises in the City of New York:

New Application New Application and Temporary Retail Permit Renewal Alteration Removal
 Class Change Method of Operation Corporate Change



For **New** and Temporary Retail Permit applicants, answer each question below using all information known to date
 For **Renewal** applicants, answer all questions
 For **Alteration** applicants, attach a complete written description and diagrams depicting the proposed alteration(s)
 For **Corporate Change** applicants, attach a list of the current and proposed corporate principals
 For **Removal** applicants, attach a statement of your current and proposed addresses with the reason(s) for the relocation
 For **Class Change** applicants, attach a statement detailing your current license type and your proposed license type
 For **Method of Operation Change** applicants, although not required, if you choose to submit, attach an explanation detailing those changes

Please include all documents as noted above. Failure to do so may result in disapproval of the application.

This 30-Day Advance Notice is Being Provided to the Clerk of the Following Local Municipality or Community Board:

3. Name of Municipality or Community Board: Village of Port Chester

Applicant/Licensee Information:

4. Licensee Serial Number (if applicable): New Application Expiration Date (if applicable): New Application

5. Applicant or Licensee Name: Los Remolinos Nightclub Corp

6. Trade Name (if any): N/A

7. Street Address of Establishment: 107 Adee Street

8. City, Town or Village: Port Chester, NY Zip Code: 10573

9. Business Telephone Number of applicant/ Licensee: 914-565-4419

10. Business E-mail of Applicant/Licensee: DYORTEGA85@GMAIL.COM

11. Type(s) of alcohol sold or to be sold: Beer & cider Wine, Beer & Cider Liquor, Wine, Beer & Cider

12. Extent of Food Service: Full Food menu; full kitchen run by a chef/cook Menu meets legal minimum food requirements; food prep area required

13. Type of Establishment: Bar/Tavern

Seasonal Establishment Juke Box Disc Jockey Recorded Music Karaoke

14. Method of Operation: (check all that apply) Live Music (give details i.e., rock bands, acoustic, jazz, etc.): _____

Patron Dancing Employee Dancing Exotic Dancing Topless Entertainment

Video/Arcade Games Third Party Promoters Security Personnel

Other (specify): _____

15. Licensed Outdoor Area: (check all that apply) None Patio or Deck Rooftop Garden/Grounds Freestanding Covered Structure
 Sidewalk Cafe Other (specify): _____

16. List the floor(s) of the building that the establishment is located on:

17. List the room number(s) the establishment is located in within the building, if appropriate:

18. Is the premises located within 500 feet of three or more on-premises liquor establishments? Yes No

19. Will the license holder or a manager be physically present within the establishment during all hours of operation? Yes No

20. If this is a transfer application (an existing licensed business is being purchased) provide the name and serial number of the licensee:

Name
Serial Number

21. Does the applicant or licensee own the building in which the establishment is located? Yes (if YES, SKIP 23-26) No

Owner of the Building in Which the Licensed Establishment is Located

22. Building Owner's Full Name:

23. Building Owner's Street Address:

24. City, Town or Village: State: Zip Code:

25. Business Telephone Number of Building Owner:

Representative or Attorney Representing the Applicant in Connection with the Application for a License to Traffic in Alcohol at the Establishment Identified in this Notice

26. Representative/Attorney's Full Name:

27. Representative/Attorney's Street Address:

28. City, Town or Village: State: Zip Code:

29. Business Telephone Number of Representative/Attorney:

30. Business E-mail Address of Representative/Attorney:

I am the applicant or licensee holder or a principal of the legal entity that holds or is applying for the license. Representations in this form are in conformity with representations made in submitted documents relied upon by the Authority when granting the license. I understand that representations made in this form will also be relied upon, and that false representations may result in disapproval of the application or revocation of the license.

By my signature, I affirm - under **Penalty of Perjury** - that the representations made in this form are true.

31. Printed Principal Name: Title:

Principal Signature: 

From: [Donohue, Kevin](#)
To: [Summa, Sara](#); [Chiulli, Lawrence](#); [Kiliveros, Lt. G.](#); [Presta, Sgt M](#); [Rosabella, Chief Chris](#)
Cc: [Cerreto, Anthony](#)
Subject: RE: Liquor License Application - Los Remolinos Nightclub Corp.
Date: Friday, September 8, 2023 5:16:53 PM
Attachments: [image003.png](#)
[image004.png](#)
[image005.png](#)

No permits have been applied for and permits have been issued.

No certificates of occupancies has been issued



Kevin Donohue, CFM

**Building Inspector
Building Department**

T: 914.939.5203

F: 914.939.8747

E: KDonohue@PortChesterNY.gov

222 Grace Church St. | Port Chester, NY 10573

From: Summa, Sara <SSumma@portchesterny.gov>
Sent: Thursday, September 7, 2023 9:43 AM
To: Chiulli, Lawrence <LChiulli@portchesterny.gov>; Donohue, Kevin <KDonohue@portchesterny.gov>; Kiliveros, Lt. G. <LtKiliveros@portchesterny.gov>; Presta, Sgt M <DetSgtPresta@portchesterny.gov>; Rosabella, Chief Chris <ChiefRosabella@portchesterny.gov>
Cc: Cerreto, Anthony <ACerreto@portchesterny.gov>
Subject: Liquor License Application - Los Remolinos Nightclub Corp.

Good Morning,

Please see attached new liquor license application for Los Remolinos Nightclub Corp. located 107 Adee Street.

Please send your comments or recommendations at your earliest opportunity.

Best,



**Sara Summa
Office Assistant
Village Clerk's Office**

T: (914) 939 5202

E: SSumma@PortChesterNY.gov

222 Grace Church ST. | Port Chester, NY 10573

From: [Presta, Sgt M](#)
To: [Summa, Sara](#)
Cc: [Rosabella, Chief Chris](#)
Subject: RE: Liquor License Application - Kiosko Restaurant
Date: Wednesday, September 13, 2023 2:13:38 PM
Attachments: [image001.png](#)
[image002.png](#)

Sara,

In regards to Los Remolinos I hold any comments until they file for all and any permits pertaining to the building department as well as a Cabaret License. Then application can be revisited.

Best,

Lt. Marcello Presta
Detective Division
Office # 914-939-6407
DETSGTPresta@portchesterny.gov

From: Rosabella, Chief Chris <ChiefRosabella@portchesterny.gov>
Sent: Tuesday, September 12, 2023 4:32 PM
To: Kiliveros, Lt. G. <LtKiliveros@portchesterny.gov>; Presta, Sgt M <DetSgtPresta@portchesterny.gov>
Subject: FW: Liquor License Application - Kiosko Restaurant

Can someone let me know asap on the three that are still outstanding?

Thanks

Chief Chris Rosabella
Port Chester Police Department
350 North Main Street
Port Chester, N.Y. 10573
[914-939-6386](tel:914-939-6386) (office)
[914-939-2303](tel:914-939-2303) (fax)
[914-300-4291](tel:914-300-4291) (cell)
ChiefRosabella@portchesterny.gov

From: Summa, Sara <SSumma@portchesterny.gov>

Sent: Tuesday, September 12, 2023 2:39 PM

To: Rosabella, Chief Chris <ChiefRosabella@portchesterny.gov>

Subject: RE: Liquor License Application - Kiosko Restaurant

Thank you Chief.

There are a few application that are still outstanding.

- Los Remolinos Nightclub
- El Palacio De Maria
- DJ Gym Port Chester

Thank you,



Sara Summa
Office Assistant
Village Clerk's Office

T: (914) 939 5202

E: SSumma@PortChesterNY.gov

222 Grace Church ST. | Port Chester, NY 10573

DISCUSSIONS

#2

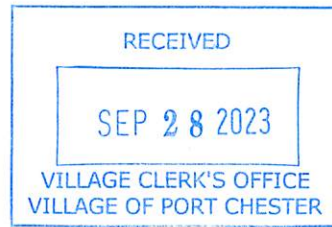


State Liquor Authority

KATHY HOCHUL
Governor

LILY M. FAN
Chair

EDGAR DE LEON
Commissioner



TEXAS CHILI RESTAURANT AND BAR INC - # 1358339
TEXAS CHILI RESTAURANT AND BAR

Date: 9/28/2023

23 1/2 N MAIN ST

PORT CHESTER NY 10573

500 FOOT HEARING NOTICE

(Revised 12/31/21)

According to the Authority's records, this application is subject to the 500 Foot Law. If an applicant is seeking an On Premises Liquor License and the applicant's premises is: (1) in a city, town or village with a population of 20,000 or more; and (2) there are three or more establishments already operating with an On Premises Liquor License within a 500-foot radius of the applicant's premises, the application is subject to the 500 Foot Law. As a result, the application cannot be approved unless the Authority finds that issuing the license is in the public interest. The 500 Foot Law requires that, before the determination is made, the Authority consult with the municipality and conduct a hearing to consider arguments and information on the issue of public interest.

NOTE TO MUNICIPALITIES: There may also be a temporary retail permit associated with this application.

The hearing will be conducted as follows:

- Neither the applicant, the applicant's representative, or anyone who wishes to be heard in support or opposition will be able to attend the hearing.
- Applicants must complete and return the public interest questionnaire (12/31/21 revised form) provided with this notice. No other document that an applicant submits will be accepted as a substitute. If needed, the applicant can attach supplemental pages to the questionnaire. Additional pages should be signed and dated by the person submitting the questionnaire.
- Anyone who wishes to be heard in support or opposition must send a written submission.
- All submissions, including the applicant's public interest questionnaire, must be sent by email to Secretarys.office@sla.ny.gov. Please include the serial number in the subject line when responding.
- The submissions must be received within 15 days of this notice. The due date of the submission is considered as the hearing date for public notice under ABCL Section 100 (9)(b).
- After the deadline for submissions has passed, the record will be reviewed by an Administrative Law Judge who will issue a recommendation as to whether the applicant has demonstrated that it would be in the public interest to issue the license.
- If the applicant has submitted an application for a temporary retail permit, the permit will be issued if the Administrative Law Judge finds that the applicant has demonstrated that it would be in the public interest to issue the license.
- Submissions not sent directly to Secretary's Office using the above email address, or any submission received after the deadline will not be considered by the Administrative Law Judge in making their recommendation.
- The Administrative Law Judge will not have a copy of the application as part of the record. This questionnaire will replace any public interest statement submitted with the application.

OFFICE USE ONLY
Original Amended Date

Standardized NOTICE FORM for Providing 30-Day Advance Notice to a Local Municipality or Community Board

7020 3160 0001 2745 3296

1. Date Notice Sent: 12/06/2022

1a. Delivered by: Certified Mail Return Receipt Requested



2. Select the type of Application that will be filed with the Authority for an On-Premises Alcoholic Beverage License:
For premises outside the City of New York:

New Application Removal Class Change

For premises in the City of New York:

New Application New Application and Temporary Retail Permit Renewal Alteration Removal
Class Change Method of Operation Corporate Change

For New and Temporary Retail Permit applicants, answer each question below using all information known to date
For Renewal applicants, answer all questions
For Alteration applicants, attach a complete written description and diagrams depicting the proposed alteration(s)
For Corporate Change applicants, attach a list of the current and proposed corporate principals
For Removal applicants, attach a statement of your current and proposed addresses with the reason(s) for the relocation
For Class Change applicants, attach a statement detailing your current license type and your proposed license type
For Method of Operation Change applicants, although not required, if you choose to submit, attach an explanation detailing those changes

Please include all documents as noted above. Failure to do so may result in disapproval of the application.

This 30-Day Advance Notice is Being Provided to the Clerk of the Following Local Municipality or Community Board:

3. Name of Municipality or Community Board: Village of Port Chester

Applicant/Licensee Information:

4. Licensee Serial Number (if applicable): Expiration Date (if applicable):

5. Applicant or Licensee Name: Texas Chili Restaurant and Bar Inc

6. Trade Name (if any): Texas Chili Restaurant and Bar

7. Street Address of Establishment: 23 1/2 N. Main St

8. City, Town or Village: Port Chester, NY Zip Code: 10573

9. Business Telephone Number of applicant/ Licensee: 914-565-2415

10. Business E-mail of Applicant/Licensee: moyherdez@yahoo.com

11. Type(s) of alcohol sold or to be sold: Beer & cider Wine, Beer & Cider Liquor, Wine, Beer & Cider

12. Extent of Food Service: Full Food menu; full kitchen run by a chef/cook Menu meets legal minimum food requirements; food prep area required

13. Type of Establishment: Restaurant (full kitchen and full menu required)

Seasonal Establishment Juke Box Disc Jockey Recorded Music Karaoke

14. Method of Operation: Live Music (give details i.e., rock bands, acoustic, jazz, etc.):

Patron Dancing Employee Dancing Exotic Dancing Topless Entertainment

Video/Arcade Games Third Party Promoters Security Personnel

Other (specify):

15. Licensed Outdoor Area: None Patio or Deck Rooftop Garden/Grounds Freestanding Covered Structure
Sidewalk Cafe Other (specify):

OFFICE USE ONLY		
<input type="radio"/> Original	<input type="radio"/> Amended	Date _____

16. List the floor(s) of the building that the establishment is located on:

17. List the room number(s) the establishment is located in within the building, if appropriate:

18. Is the premises located within 500 feet of three or more on-premises liquor establishments? Yes No

19. Will the license holder or a manager be physically present within the establishment during all hours of operation? Yes No

20. If this is a transfer application (an existing licensed business is being purchased) provide the name and serial number of the licensee:

Name	Serial Number

21. Does the applicant or licensee own the building in which the establishment is located? Yes (if YES, SKIP 23-26) No

Owner of the Building in Which the Licensed Establishment is Located

22. Building Owner's Full Name:

23. Building Owner's Street Address:

24. City, Town or Village: State: Zip Code:

25. Business Telephone Number of Building Owner:

Representative or Attorney Representing the Applicant in Connection with the Application for a License to Traffic in Alcohol at the Establishment Identified in this Notice

26. Representative/Attorney's Full Name:

27. Representative/Attorney's Street Address:

28. City, Town or Village: State: Zip Code:

29. Business Telephone Number of Representative/Attorney:

30. Business E-mail Address of Representative/Attorney:

I am the applicant or licensee holder or a principal of the legal entity that holds or is applying for the license. Representations in this form are in conformity with representations made in submitted documents relied upon by the Authority when granting the license. I understand that representations made in this form will also be relied upon, and that false representations may result in disapproval of the application or revocation of the license.

By my signature, I affirm - under **Penalty of Perjury** - that the representations made in this form are true.

31. Printed Principal Name: Title:

Principal Signature:

PUBLIC COMMENTS

**REPORT
OF
THE VILLAGE MANAGER**

RESOLUTIONS

RESOLUTION

**RES 01
10-02-2023**

AWARDING BID FOR 2023 PAVING PROGRAM PROJECT

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

WHEREAS, the Village of Port Chester advertised for competitive bids for the 2023 Paving Program Project (Bid No.: 2023-19); and

WHEREAS, 5 bids were submitted; and

WHEREAS, Laura Li Industries, LLC., P.O. Box 195, Purchase, New York 10577 was the lowest responsible bidder in the amount of \$1,100,900.00 for the base bid and \$122,000 for the alternate, for a total bid of \$1,222,900,00, and meets all bid requirements; and

WHEREAS, through the Village Manager, the village’s consulting engineers, Delaware Engineering, recommends that such bid be accepted. Now, therefore, be it

RESOLVED, that the Board of Trustees hereby awards the bid for the 2023 Paving Program Project (Bid No.: 2023-19) to Laura Li Industries, LLC. in the amount of \$1,222,900,00 base bid and alternate); and be it further

RESOLVED, that the Village Manager is authorized to enter into the requisite agreement with the contractor for such work; and be it further

RESOLVED, that funds are appropriated in Capital Project expenditure line item H.5110.400.2023.234.

Approved as to Form:



Anthony M. Cerreto, Village Attorney



Delaware Engineering, D.P.C.

28 Madison Avenue Extension
Albany, New York 12203

Tel: 518.452.1290
Fax: 518.452.1335

Mr. Stuart Rabin
Village Manager
Village of Port Chester
222 Grace Church St,
Port Chester, NY 10573

Tuesday, September 26, 2023

Subject: 2023 Paving Program
Bid No. 2023-19 opened on 9/21/2023
Recommendation to Award

Dear Mr. Rabin,

Bids were received on September 21st, 2023 at Village Hall for Bid No. 2023-19, 2023 Paving Program. Four (4) bids were received, a bid tabulation is provided below. We have reviewed the bids, and determined that the low bidder is a responsive and qualified contractor. We recommend the project be awarded to **Laura Li Industries** for the total amount of **\$1,222,900.00**.

<u>Contractor</u>	<u>Base Bid</u>	<u>Alternate</u>	<u>Bid Total</u>
Laura Li Industries	\$ 1,100,900.00	\$ 122,000.00	\$ 1,222,900.00
<i>ELQ Industries</i>	<i>\$ 1,174,000.00</i>	<i>\$ 110,000.00</i>	<i>\$ 1,284,000.00</i>
<i>Montesano Brothers</i>	<i>\$ 1,496,600.00</i>	<i>\$ 143,000.00</i>	<i>\$ 1,639,600.00</i>
<i>JR Cruz Corp.</i>	<i>\$ 2,118,500.00</i>	<i>\$ 155,000.00</i>	<i>\$ 2,273,500.00</i>

Feel free to call me any time at (518) 452-1290 (office), or (201) 839-7548 (Mobile) if you have any questions or concerns.

Sincerely,

James Cavalari
Project Engineer

RESOLUTION

**RES 02
10-02-2023**

AUTHORIZE VILLAGE MAYOR TO ENTER INTO PURCHASE AND SALE AGREEMENT FOR THE CONVEYANCE OF DEVELOPMENT RIGHTS TO NERI BAKERTY TO FACILITATE ADDITION FOR STORAGE OVER THE NEW BROAD STREET MUNICIPAL PARKING SURFACE LOT AND TO PROVIDE A FIVE-YEAR OPTION FOR THE VILLAGE TO ACQUIRE DEVELOPMENT RIGHTS ON CERTAIN RELATED NERI BAKERY PROPERTIES ON PEARL AND SMITH STREETS FOR A POTENTIAL NEW STRUCTURED PARKING LOT AND TO AUTHORIZE NERI BAKERY TO MAKE APPLICATION TO PLANNING COMMISSION FOR SITE PLAN APPROVAL FOR SUCH ADDITION

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

WHEREAS, the Village owns and operates a municipal parking surface lot on New Broad Street, (hereinafter “Village Lot”); and

WHEREAS, in correspondence dated June 23, 2023, Anthony Tirone, Esq. expressed interest on behalf of Neri Bakery related entities (“Neri Bakery”) in acquiring development rights above the Village Lot to provide an addition for storage space; and

WHEREAS, the village has been advised that it is not feasible to construct structured parking at the location; and

WHEREAS, the area of the requested development rights is unnecessary and surplus to village needs; and

WHEREAS, in the exercise of due diligence the village commissioned an independent appraisal valuing such development rights; and

WHEREAS, the Board of Trustees has the power to sell real property pursuant to New York State Village Law Section 1-102(1) and the method of sale chosen is within the sound discretion of the Board of Trustees; and

WHEREAS, the available methods of sale include the right to sell the property through a private negotiated sale; and

WHEREAS, the Board of Trustees is entrusted with a fiduciary duty to secure the

best price obtainable in its judgment or on the most beneficial terms in the public interest for any lawful use; and

WHEREAS, concurrently the village has the urgent need for a structured parking facility in the downtown area; and

WHEREAS, the Board has commissioned a Request for Proposals (“RFP”) to retain a consultant to study the feasibility of a structured parking facility at a number of alternative locations; and

WHEREAS, the selected consultant has begun its work; and

WHEREAS, the parties have since concluded their negotiations, with the material terms of the transaction to be as follows:

- Sale price of \$400,000 to Neri Bakery for development rights at the New Broad Street parking lot
 - Consideration to include Neri Bakery making physical improvements to the lot, such as new paving, lighting and striping
 - Village to authorize and support Neri Bakery’s application for site plan approval for the proposed addition
 - Village to have a five year option of acquiring development rights to the aforesaid Neri Bakery parcels on Pearl and Smith Streets for a potential structured municipal parking facility with a sales price fixed at \$400,000, with the ground level of such facility reserved for Neri Bakery’s exclusive use.
- Now, therefore, be it

RESOLVED, that the area above the New Broad Street parking lot sought is hereby declared unnecessary and surplus to village needs; and be it further

RESOLVED, that the Board of Trustees hereby directs the Village Attorney or of counsel to prepare the requisite Purchase and Sale Agreement consistent with this resolution; and be it further

RESOLVED, that upon presentment the Mayor is hereby authorized to execute the Purchase and Sale Agreement; and be it further

RESOLVED, that the Board authorizes Neri Bakery to make application to the Planning Commission for site plan approval for the proposed addition; and be it further

RESOLVED, that this resolution and Purchase and Sale Agreement shall be subject to all applicable law, rules, or regulations, including but not limited to, compliance with the State Environmental Quality Review Act 6 NYCRR Section 617 (“SEQRA”); and be it further

RESOLVED, in furtherance of same, the Board hereby declares its’ intent to designate itself as Lead Agency for the purposes of a coordinated SEQRA review and that such notice be given to all interested and involved agencies.

Approved as to Form:



Anthony M. Cerreto, Village Attorney

CORRESPONDENCE



CORR 01
10-02-2023

Rye Town Park Commission

222 Grace Church Street, Suite 302
Port Chester, NY 10573

Tel: 914.939.3075 • Fax: 914.939.1465
www.townofryeny.com

Gary J. Zuckerman, Esq.
President

Deborah A. Reisner
Commission Secretary

Commissioners
Paul Rosenberg
Lindsay Jackson
Luis Marino
Josh Cohn
Emily Proskine Hurd

September 22, 2023

To: Involved and Interested Agencies under SEQR (see Distribution List attached)

Subject: **RYE TOWN PARK**
REPAIR/REPLACEMENT OF PAVILION ROOFS
Designation of Lead Agency in Accordance with SEQRA

Dear Sir/Madam:

The RYE TOWN PARK COMMISSION is hereby notifying you that it intends to perform the following at Rye Town Park at Dearborn Avenue in the City of Rye:

Repair/Replacement of Mediterranean Style Terracotta Tile Roofs on Two Pavilions

Rye Town Park is owned jointly by the City of Rye and the Town of Rye and is managed pursuant to State Statute by the RYE TOWN PARK COMMISSION.

The RYE TOWN PARK COMMISSION hereby declares its intent to serve as the Lead Agency for the environmental review of the proposed action. Further, the RYE TOWN PARK COMMISSION is hereby notifying you that, in accordance with the provisions of the State Environmental Quality Review Act (SEQRA), the RYE TOWN PARK COMMISSION will automatically become the Lead Agency unless you submit a written objection to the RYE TOWN PARK COMMISSION within 30 calendar days of the mailing of this notification. Enclosed for your use, if you choose, is a form for responding to the RYE TOWN PARK COMMISSION.

In accordance with the requirements of SEQRA, enclosed for your review is Part 1 of the Short Environmental Assessment Form (EAF) which has been prepared by the RYE TOWN PARK COMMISSION for the proposed action.

Please be advised that, pursuant to SEQR Section 617.5 (c) this project is a Type 2 action not subject to further review as it is a maintenance or repair involving no substantial changes in an existing structure or facility, or any replacement, rehabilitation or reconstruction will be "in kind" on the same site, and such action does not meet or exceed any of the thresholds in section 617.4 of this Part.

Very truly yours,

Gary J. Zuckerman
President
RYE TOWN PARK COMMISSION

Rye Town Park Commission
Repair/Replacement of Pavilion Roofs
SEQR Lead Agency Coordination

Westchester County Planning Department
148 Martine Avenue
White Plains, NY 10601

New York State Department of Environmental Conservation, Region 3
Regional Director
21 South Putt Corners Road
New Paltz, NY 12561

Erin Drost
NYS Office of Parks, Recreation & Historic Preservation
9 old post Road
Staatsburg, NY 12580

Carolyn D'Andrea, Esq. City Clerk
City of Rye
1051 Boston Post Rd, Rye, NY 10580

Jerry Barberio, Village Manager
P.O Box 369
123 Mamaroneck Avenue
Mamaroneck, NY 10543

Janusz Richards, Village Clerk
222 Grace Church Street
Suite 120
Port Chester, NY 10573

Christopher Bradbury
Village of Rye Brook
938 King Street
Rye Brook, NY 10573

NYS Dormitory Authority
515 Broadway
Albany NY 12207

Rye Town Park
Repair/Replacement of Pavilion Roofs

SEQR Lead Agency Coordination Request Form

_____ This Agency has no objection to the Town of Rye assuming Lead Agency status for this action.

_____ This Agency wishes to be considered for Lead Agency for this action.

_____ Other (see comments below)

Comments:

Agency: _____

Signature: _____

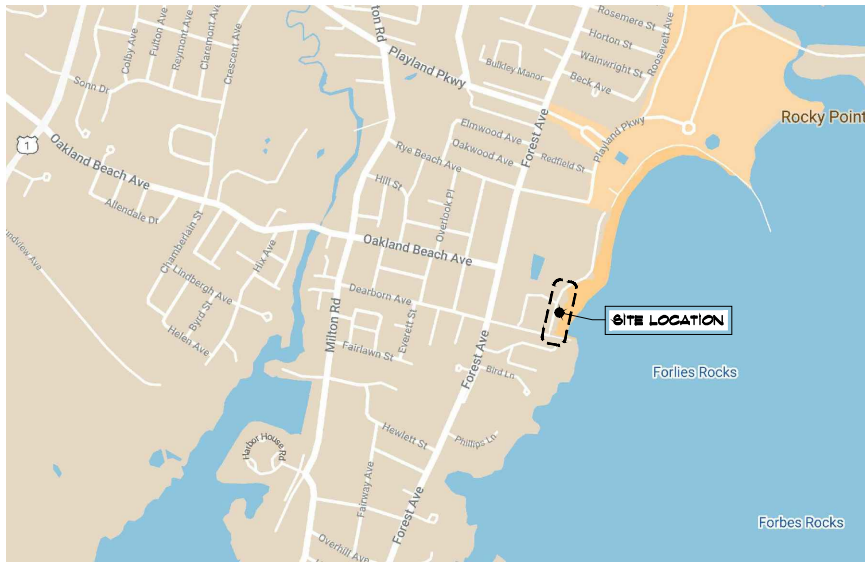
Title: _____

Date: _____

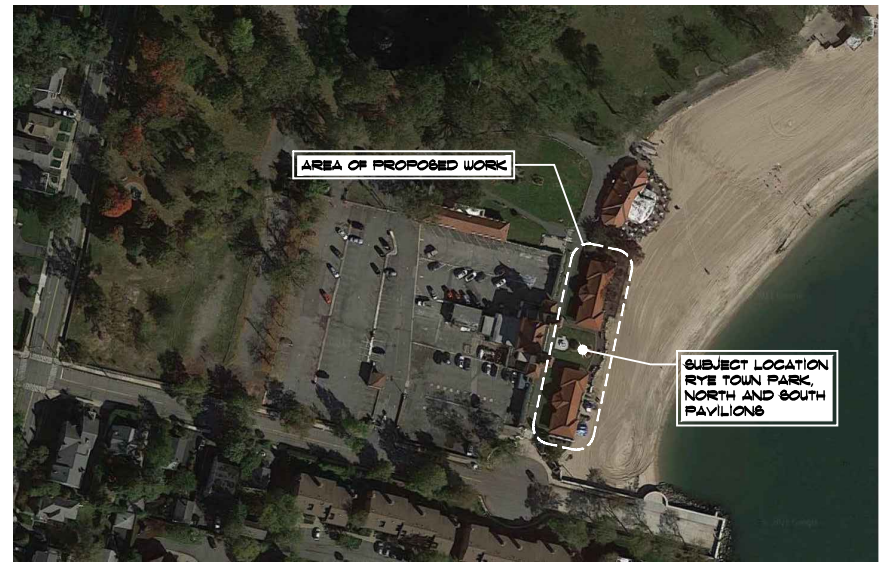
Return to: Rye Town Park Commission
Attn Debbie Reisner, Town Administrator
222 Grace Church Street, 3rd Floor
Port Chester, NY 10573

RYE TOWN PARK PAVILION ROOF REMEDIATION

95 DEARBORN AVENUE, RYE, NY 10580



SITE LOCATION MAP



LOCATION MAP



Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information				
Name of Action or Project: Rye Town Park-Repair/Replacement of Pavilion Roof(s)				
Project Location (describe, and attach a location map): 85 Dearborn Avenue, Rye NY 10580				
Brief Description of Proposed Action: Rye Town Park contains two picnic pavilions with Mediterranean style terracotta tile roofs. These roofs have fallen into severe disrepair and are in need of repair/replacement. The proposed action is to repair/replace both roofs in kind.				
Name of Applicant or Sponsor: Rye Town Park Commission Gary J. Zuckerman, President		Telephone: 914-939-3553 E-Mail: gzuckerman@townofryeny.com		
Address: 222 Grace Church Street 3rd Floor				
City/PO: Port Chester		State: New York	Zip Code: 10573	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: City of Rye Building Permit; Funding by NYS SAM program and administered by the NYS Dormitory Authority			NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		less than 1 acres		
b. Total acreage to be physically disturbed?		0 acres		
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		63 acres		
4. Check all land uses that occur on, are adjoining or near the proposed action:				
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)				
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input checked="" type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):				
<input checked="" type="checkbox"/> Parkland				

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: <u>Long Island Sound</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?		<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?		<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
Rye Town Park is listed on both the National and State Register of Historic Places	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?		<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:
 Shoreline Forest Agricultural/grasslands Early mid-successional
 Wetland Urban Suburban

15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?

NO	YES
<input type="checkbox"/>	<input checked="" type="checkbox"/>

16. Is the project site located in the 100-year flood plan?

NO	YES
<input type="checkbox"/>	<input checked="" type="checkbox"/>

17. Will the proposed action create storm water discharge, either from point or non-point sources?
If Yes,
 a. Will storm water discharges flow to adjacent properties?
 b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?
If Yes, briefly describe:

NO	YES
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?
If Yes, explain the purpose and size of the impoundment:

NO	YES
<input checked="" type="checkbox"/>	<input type="checkbox"/>

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?
If Yes, describe:

NO	YES
<input checked="" type="checkbox"/>	<input type="checkbox"/>

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?
If Yes, describe:

NO	YES
<input checked="" type="checkbox"/>	<input type="checkbox"/>

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE
Applicant/sponsor/name: Rye Town Park Commission Date: September 14, 2023
Signature: Gary Zuckerman Title: President


**KINGS
CAPITAL
CONSTRUCTION**

**CORR 02
10-02-2023**

660 White Plains Road, Suite 560, Tarrytown, NY 10591
Tel: (914) 345-6799 Fax: (914) 345-6797
www.kingscapitalgroup.com

9/26/2023

Village of Port Chester
222 Grace Church Street,
Port Chester, NY 10573

Dear Mayor Marino and Board of Trustees,

Kings Capital Construction is currently constructing a mixed-use development at 30 Broad Street, and we'd like your permission to hang a custom-made light pole banner during the holiday season.

Our idea is to have a KINGS-blue banner with our silver-colored logo with a message that will say "Happy Holidays".

The banner would be very simple, but to the point, and because we've never seen anything like it on other development sites in Port Chester or Westchester County, we wanted to be the first to do it.

I've included screen shots of general examples for your convenience.

Kindly let us know if we have your consent to move forward.

Thank you for your consideration, we look forward to your positive response.

Sincerely,
JD Summa, CEO & President
Mike Casarella, COO & President
&
Kings Capital Construction



PROJECT **GRAPHICS**

Light Pole Banner Holiday Designs
and Decor. Get Inspired!

Take a look at our Holiday Light Pole Banners

For over 30 years Project Graphics has manufactured the highest quality light-pole banners. We utilize a selection of substrates and print processes to create banners for all environments and budgets.

Inside this catalog is a selection of our newest and most popular designs for the holiday season. Every design can be customized uniquely for your business or community, or we can create a design just for you.

A selection of mounting systems is available for all types of applications including building mounts and vintage lamp posts.

Project Graphics Inc
sales@projectgraphics.com
www.projectgraphics.com
800-655-7311
802-488-8789



Bring holiday cheer to your downtown, shopping center or campus with custom printed light pole banners!

All designs can be personalized to include your town name, company logo or preferred holiday greeting.

Our banners are cut, printed and sewn to order. If you already have banner hardware, we will work with your measurements to ensure a perfect fit.

Available in three different fabrics. Sample swatches available upon request.

Marine Acrylic - The most durable banners in the marketplace. Lasts up to five years of continuous outdoor use. Can be screen printed or dye dispersion printed.

Poly Acrylic - Soft and economical. Perfect for seasonal installations.

18oz Vinyl - Perfect for promoting events.



H140



H220



H90

Check out all of our holiday banner designs on the following pages!



Salsa Picante
110 Adeo St
Port Chester, NY 10573
(914) 481-5488



September 26, 2023

Dear Honorable Mayor Luis Marino and Board of Trustees:

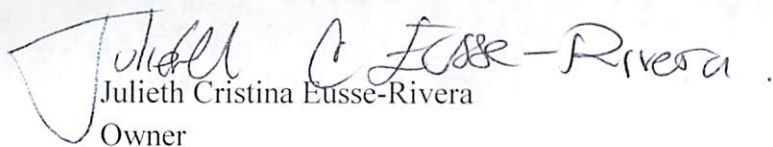
Salsa Picante Restaurant would like to request the use of a portion of the "Shoppers Parking Lot" (behind former Misti Restaurant) for a fund-raising event to benefit the Cozmad Foundation (TTF), a local 501(c)3 not-for-profit organization that benefits the Port Chester Public Schools.

Specifically, we would like to use the area of that lot that includes the last 9 spaces (# 958 thru #966) and is across the street from our restaurant, for a "Taco Eating Contest" where all the proceeds will go to Cozmad Foundation.

Our event will be on Sunday, October 15, 2023 from 6pm to 9pm. We would like access from 5:00pm to 10:00pm for set up and clean up.

We are certainly willing to pay for the parking spaces. We request your approval at your earliest convenience so we can begin to advertise the fundraising event to have a large impact on the schools.

Sincerely,


Julieth Cristina Eusse-Rivera
Owner

From: [Rabin, Stuart](#)
To: [Richards, Janusz](#); [Mayor and Board](#)
Subject: Fwd: Columbus Day Parade Banners
Date: Friday, September 29, 2023 6:42:25 AM

CORR 04
10-02-2023

Please see this forwarded email for review and addition to the 10/2 meeting as correspondence.

Sent via the Samsung Galaxy Z Flip3 5G, an AT&T 5G smartphone
Get [Outlook for Android](#)

From: Charles Sacco <saccfamilytree@gmail.com>
Sent: Thursday, September 28, 2023 9:19:52 PM
To: Phil Dorazio <doraziohomebills@gmail.com>; srabin@pcny.gov <srabin@pcny.gov>; Marino, Luis <MayorMarino@portchesterny.gov>; Rabin, Stuart <SRabin@portchesterny.gov>
Subject: Columbus Day Parade Banners

Dear Mr. Rabin,

We are hopeful you will allow the Knights of Columbus to post two banners announcing the Columbus Day Parade on Sunday, October 8th.

They are very large. In the past they have been draped across Westchester Avenue at the corner of Grove Street. Can one be posted in Lyon Park?

Please feel free to contact me. I will be able to answer any questions or concerns you may have. Thank you for your time and attention.

Sincerely,

Charles Sacco
Fr. John M. Grady Council #503
Knights of Columbus
327 Westchester Avenue
Port Chester NY 10573
www.kofc503.org
914-907-4068
Get up. Show up. Put up.

Links contained in this email have been replaced by ZixProtect Link Protection. If you click on a link in the email above, the link will be analyzed for known threats. If a known threat is found, you will not be able to proceed to the destination. If suspicious content is detected, you will see a warning.

**PUBLIC COMMENTS
AND
BOARD COMMENTS**