

**VILLAGE OF PORT CHESTER
BOARD OF TRUSTEES
Regular Meeting
Monday, January 6, 2025 at 6:30 P.M.
PROPOSED EXECUTIVE/CLOSED SESSION 6:30-7:00 P.M.
PROPOSED EXECUTIVE/CLOSED SESSION AT THE END OF THE MEETING
TOWN OF RYE JUSTICE COURTROOM
350 North Main Street
Port Chester, New York
AGENDA**

Trustee Joseph E. Carvin, Jr. will be attending the meeting via videoconferencing from 10 Seaview Long Beach Road, Christ Church, Christ Church, Barbados, 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 Lyda Escobar's Taxi Driver License for 60 Days	
III	AFFIDAVIT OF PUBLICATION AND NOTICE OF PUBLICATION RE:	ACTION
1	Public Hearing to consider a proposed local law amending Chapter 345 (Zoning) a local law to amend the code of the Village of Port Chester, Chapter 345, "Zoning," Section 345-802 "Administration" and to amend Section 345-812, "Compliance Required" and to amend Section 345-813, "Violations and Penalties; Enforcement" and to amend Section 345-1003 "Defined Terms"	
IV	PRESENTATION	
1	Save the Sound	
2	Accessory Dwelling Units	
V	MINUTES	ACTION
1	Approval of November 27, 2024, December 2, 2024 and December 16, 2024 minutes	
VI	PUBLIC COMMENTS	ACTION
VII	REPORT OF THE VILLAGE MANAGER	ACTION
VIII	RESOLUTIONS	
1	Awarding Bid# 2024-17 - Repair of Collapsed Bulkhead Along Byram River Phase 3.1 to Dockhand Services LLC in the amount of \$362,433.13	
2	FY2024/25 General Fund Budget Amendment – Election	
3	FY 2024-25 General Fund Budget Transfer - Recreation (Port Chester Youth Baseball League-Babe Ruth Prog)	

4	Establishing a vicinity within which a member of the Fire Department may reside	
5	Creating New Designation of Duty Officer Within the Port Chester Fire Department	
6	Fire Department Training Requirements	
7	Appointment of Holly Gluck to the Beautification Commission	
8	Appointment of Angelo Ponzi to the Beautification Commission	
9	Appointment of David Gemio to the Traffic Commission	
10	Capital Projects - Close Out & Associated Inter Fund Transfers	
11	Authorize Village Manager to execute agreement with NYS-OCFS (Office of Children and Family Services) for 2024 SYEP (Summer Youth Employment Program) in an amount not to exceed \$23,303	
IX	CORRESPONDENCE	ACTION
1	<p>Correspondence from Steven Wrabel on behave Westchester Triathlon to pass through the streets of Port Chester to hold their Toughman Westchester Triathlon on Sunday, September 21, 2025. The streets for the bike portion of the race in Port Chester will be:</p> <ul style="list-style-type: none"> • Grace Church St • Don Bosco Place • Willet Ave. • King St 	
X	PUBLIC COMMENTS AND BOARD COMMENTS	ACTION
XI	PROPOSED EXECUTIVE/CLOSED SESSION	ACTION
1		

CALL TO ORDER
PLEDGE OF ALLEGIANCE

**PROPOSED MOTION
FOR
EXECUTIVE / CLOSED SESSION**

AFFIDAVIT OF PUBLICATION
AND
NOTICE OF PUBLICATION RE

PUBLIC HEARING

1

Local Law Filing

Village of Port Chester, New York

Local Law No. I-20 of the Year 2024

A LOCAL LAW AMENDING THE CODE OF THE VILLAGE OF PORT CHESTER, CHAPTER 345, “ZONING”, SECTION 345-802 “ADMINISTRATION” AND AMENDING SECTION 345-812, “COMPLIANCE REQUIRED” AND AMENDING SECTION 345-813, “VIOLATIONS AND PENALTIES; ENFORCEMENT” AND AMENDING SECTION 345-1003 “DEFINED TERMS”

Be it enacted by the Board of Trustees of the Village of Port Chester, New York, as follows:

SECTION 1: Purpose and Intent

The purpose and intent of this Local Law is to amend the Code of the Village of Port Chester (the “Code”) to achieve the following objectives: (A) remove references to the Director of Code Enforcement as the Zoning Code Administrator, (B) update language to replace "Code Enforcement" with "the Building Inspector or their designee" where applicable, (C) specify which positions qualify as a “designee” within this Chapter, and (D) reconcile the Code provision defining "Zoning Administrator" under Section 345-1003.

The purpose of this legislative amendment is to address outdated provisions, promote fairness, and enhance the effectiveness of the Village’s regulatory framework by modernizing procedures to reflect current operational standards. This amendment aims to ensure the equitable and consistent application of the law by clarifying provisions to make them more accessible and enforceable.

SECTION 2: The Code of the Village of Port Chester, Chapter 345, “Zoning”, is hereby amended as follows:

1. Section 345-802(A)(1): “Designation of Zoning Administrator” is deleted in its entirety, including 345-802(A)(1)(a)-(c), and replaced with the following:

(1) Designation of Zoning Administrator. The Zoning Administrator under this chapter shall be divided into two Department Zoning Administrators, designated as follows:

(a) The Director of Planning and Economic Development is designated as the Zoning Administrator for Building and Lot Plans, Site Plans, Development Parcel Plans, Special Exception Uses, and Subdivisions.

(b) The Building Inspector is designated as the Zoning Administrator for enforcement of the provisions of this chapter under § 345-813, Building Permits,

Sign Permits, and certificates and other permits under the Building Inspector's jurisdiction.

2. Section 345-802(A)(2)(c): "Director of Code Enforcement" Section, including 345-802(A)(2)(c)(1)-(3), is deleted in its entirety.
3. Section 345-802(A)(3)(a) is deleted in its entirety, and replaced with the following:

(3) Method of Acting

(a) Each Department Zoning Administrator may designate one or more individuals within their department as designees. The Building Inspector may also designate the Director of Code Enforcement or their designee.

4. Section 345-812(C) is deleted in its entirety, and replaced with the following:

(C) Revocation of Approval. If any of the Department Zoning Administrators determines that an approval was issued in error because of incorrect, incomplete or inaccurate information or fraud and the relevant deficiencies are not corrected to the satisfaction of the Building Inspector or their designee within such period of time as stated in the "Notice of Violation and Order to Abate," such approval shall be revoked.

5. Section 345-813(B) is deleted in its entirety, and replaced with the following:

(B) Inspection. In order to determine compliance with this chapter, the Building Inspector or their designee is authorized, to the extent permitted by law, to enter, inspect, and examine any Building, Structure, place, land, premises, or Use in the Village of Port Chester.

6. Section 345-813(C)(1) is deleted in its entirety, and replaced with the following:

(C) Written Notice of Violation. Upon finding any construction, Improvements, or Uses to be in violation of this chapter, the Building Inspector or their designee shall transmit a written Notice of Violation and Order to Abate by posting same on the subject property and by personal service or registered or certified mail, to the responsible party(ies).

7. Section 345-813(C)(2) is deleted in its entirety, including 345-813(C)(2)(a)-(f), and replaced with the following:

(2) Content of Notice. The Notice of Violation shall be a written, succinct statement, signed and dated by the Building Inspector or their designee, in form and content containing the following:

- (a) The street address and Tax Parcel Identification Number;
- (b) The condition or activity that violates this chapter;

- (c) The provision(s) of this chapter which is/are violated by the specified condition or activity;
- (d) A period of 30 days for achieving compliance unless a shorter period is determined by the Building Inspector or their designee;
- (e) A directive that compliance be achieved within the specified period of time to the satisfaction of the Building Inspector or their designee; and
- (f) A failure to comply with the directive within the said time shall subject the recipient to enforcement as provided in this section.

8. Section 345-813(C)(3) is deleted in its entirety, and replaced with the following:

(3) Compliance Period. The Building Inspector or their designee is authorized to grant an additional 30 days to comply with a Notice of Violation and Order to Abate on a showing of just cause.

9. Section 345-813(D) is deleted in its entirety, and replaced with the following:

(D) Abatement of Violations. The Building Inspector or their designee may undertake actions including, but not limited to, the issuance of a stop-work or cease-and-desist order, instituting an appropriate legal action or proceeding to prevent, restrain, correct, or abate any violation of this chapter, to prevent the occupancy of premises, or to prevent any activity, business, or Use in violation of this chapter or any conditions or requirements imposed under it or in violation or without complying with a condition imposed by the Zoning Board of Appeals, Planning Commission, or other responsible official.

10. Section 345-1003 is amended. The current definition of “Zoning Administration” is deleted in its entirety, and replaced with the following:

ZONING ADMINISTRATOR — Individuals designated under § 345-802.

SECTION 3: Supersession.

Any provisions of the Village Code that are in conflict or inconsistent with the provisions of this local law are hereby superseded to the extent necessary to give this local law full force and effect.

SECTION 4: Severability.

In the event any court determines that any clause, sentence, paragraph, subdivision or part of this local law or the application thereof to any person, firm or corporation, or circumstance is invalid or unconstitutional. The court’s order or judgment shall not affect, impair, or invalidate the remainder of this local law, but shall be confined in its operation to the clause, sentence, paragraph, subdivision, or part of this local law or in its application to the person, individual,

firm or position or circumstance, directly involved in the controversy in which such judgment or order shall be rendered.

SECTION 5. Effective Date.

This local law shall take effect immediately upon filing with the Secretary of State.

PUBLIC NOTICE

PUBLIC NOTICE is hereby given that the Board of Trustees hereby sets a public hearing for January 6, 2025 at 7:00 p.m. or as soon thereafter, at the Town of Rye Justice Court Courtroom, 350 North Main Street, 2nd Floor, Port Chester, New York, to consider the advisability of adopting Local Law No. I-20 amending Chapter 345 of the Code of the Village of Port Chester entitled “Zoning” to amend the Code of the Village of Port Chester § 345-802, the Code of the Village of Port Chester § 345-812, the Code of the Village of Port Chester § 345-813, and the Code of the Village of Port Chester § 345-1003, and at such time, all interested persons will be heard.

Contact the Department of Planning and Economic Development for information:
Website: <https://www.portchesterny.gov/205/Planning-Economic-Development>.
Phone Number: (914) 937-6780
E-mail: CLavalla@portchesterny.gov

Interested persons are invited to attend and will be afforded the opportunity to be heard at this time. The copy of the proposed local law is available at the Village Clerk’s office or online at the Village website www.portchesterny.gov.

/s/ JANUSZ R. RICHARDS
JANUSZ R. RICHARDS
Village Clerk
Village of Port Chester, New York

Date: December 20, 2024

AVISO PUBLICO

POR LA PRESENTE SE DA AVISO PÚBLICO que la Junta de Síndicos establece una audiencia pública para el 6 de enero de 2025 a las 7:00 p.m. o tan pronto como a partir de entonces, en el Town of Rye Court Room, 350 North Main Street, 2do Piso, Port Chester, Nueva York, para considerar la conveniencia de aprobar la Ley Local No. I-20 que enmienda el Capítulo 345 del Código del Pueblo de Port Chester titulado "Zonificación" para enmendar el Código del Pueblo de Port Chester § 345-802, el Código del Pueblo de Port Chester § 345-812, el Código del Pueblo de Port Chester § 345-813 y el Código del Pueblo de Port Chester § 345-1003, y en ese momento, Se escuchará a todas las personas interesadas.

Póngase en contacto con el Departamento de Planificación y Desarrollo Económico para obtener información:

Website: <https://www.portchesterny.gov/205/Planning-Economic-Development>.
Phone Number: (914) 937-6780
E-mail: CLavalla@portchesterny.gov

Las personas interesadas están invitadas a asistir y se les dará la oportunidad de ser escuchadas en este momento. La copia de la ley local propuesta está disponible en la oficina del Secretario del Pueblo o en línea en el sitio web de la Aldea www.portchesterny.gov.

/s/ JANUSZ R. RICHARDS
JANUSZ R. RICHARDS
Secretario del Pueblo
Pueblo de Port Chester, Nueva York

Fecha: 20 de diciembre de 2024

PRESENTATION

PRESENTATIONS

#1



Green and Blue Learning Lab: Water Quality on the Byram River

Port Chester Youth Bureau

David Abreu, Clean Water Advocacy Specialist



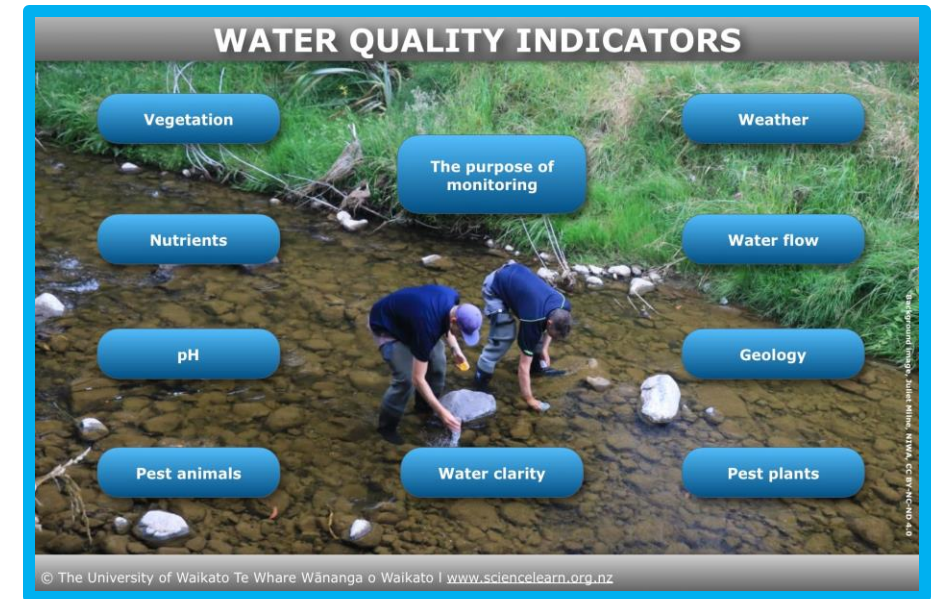
Introduction & Discussion Overview

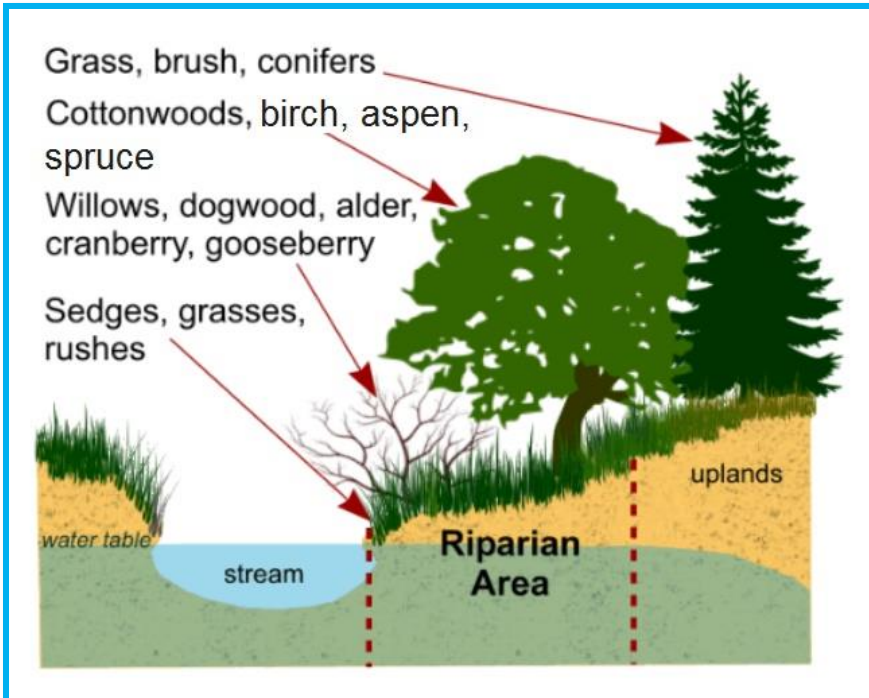
1. Introduction
2. Environmental Education
3. Macroinvertebrate Field Survey
4. Water Quality Monitoring
5. Looking Ahead



Water Quality - Fabian

- Water quality is monitored for many reasons such as:
 - Human health
 - Ecosystem health
 - Human uses
 - Protection of water for the future generations.
- Every person needs and uses water, and without clean water people can contract diseases like cholera and typhoid fever.
- Healthy water will be needed for many future generations. While we still can, we should help by monitoring the water and see what's wrong and what we can do to fix that problem.





<https://www.twatershed.org/riparian-zone-information>



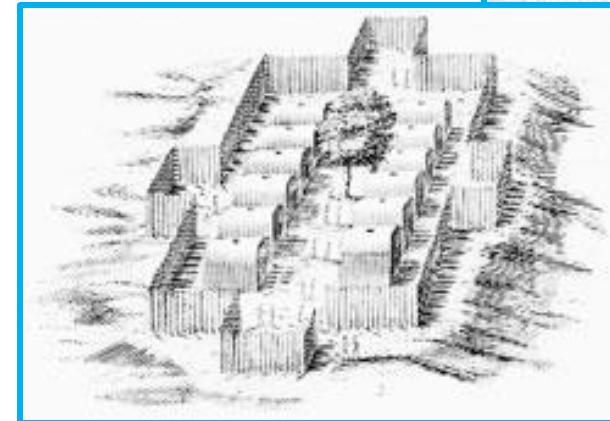
River Ecology - Alex

- River Ecology is the study of organisms interacting with each other and their environment in river systems.
- Rivers have 3 distinct habitat areas:
 - Riverbeds,
 - Riparian Zones
 - Floodplains.
- Together these habitats play a vital role in supporting biodiversity and maintaining ecological balance.

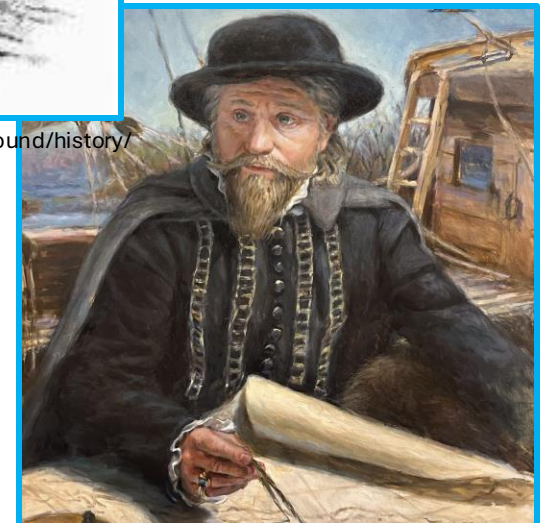


Long Island Sound - Betzy

- The Long Island Sound is a marine estuary and tidal basin that connects to the Atlantic Ocean.
 - It was formed approximately 22,000 years ago by the retreat of glaciers at the end of the last Ice Age.
- Geographically, the Long Island Sound stretches primarily between the states of Connecticut and New York.
- Historically, the region was home to between 10,000 and 15,000 Native Americans, who utilized the Sound's abundant resources for fishing and other subsistence activities.
- In 1614, the Dutch explorer Adriaen Block became one of the first Europeans to navigate the entire length of the Sound, opening the door to further exploration and colonization in the region.



<https://longislandsoundstudy.net/about-the-sound/history/>



<https://ctrivermuseum.org/exhibition/on-the-great-river-2/>



Byram River - Teresa

- Flows through New York and Connecticut
- 13.9 miles
 - Byram Lake --> Port Chester Harbor
 - Active passage for fish migration
- Critical to early economic activity in the Village
 - Foundries produced furnaces shipped around the world
 - Clams and oysters on the riverbanks





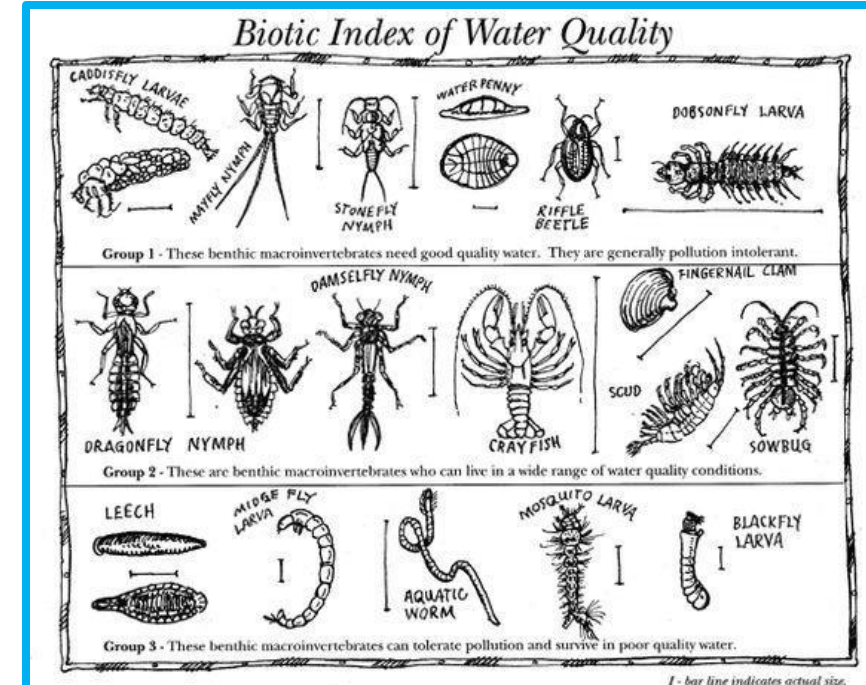
Macroinvertebrates





Overview - Lena

- Organisms that are large enough to be seen with the naked eye & lack a backbone
- Live in all types of running water
- Some examples:
 - Crayfish
 - Clams
 - Worms
 - Snails
- Most of them for most or part of their life cycle attach onto rocks, logs or vegetation
- Aquatic macroinvertebrates are good indicators of stream quality
 - Cumulative impacts of pollution
 - Critical part of the stream's food web
 - Some may be more tolerable to pollution, but if there is a concentration of certain species it can indicate pollution issues





Process (Sampling) - Sanai

- Throughout the process, we met with Connecticut DEEP-trained coordinators to perform RBV assessment (Riffle Bioassessment by volunteers) which is used on streams or small rivers
- Throughout the process of the RBV assessment, we used both the “scrub” and “kick” methods to catch macroinvertebrates
 - The scrub method includes scrubbing rocks together to get the macroinvertebrates off, while the kick method includes gently kicking the rocks to dislodge any macroinvertebrates
- Once the macroinvertebrates were off the rocks, we caught them in our nets so we can sort
- While sorting, we had to search for key features like unique tails to get a good assumption of the type





Process Part II (Identification & Results) - Sabrina

- After sample collection is complete, and when you have collected as many organisms as possible, put the representatives of each species into an ice cube tray.
- The macroinvertebrates are then placed in a small flask of rubbing alcohol, so they are preserved for identification. Then they will be sent into the lab!
- It was nice to see how each of the macroinvertebrates were different colors, had different type of legs, and body shapes and sizes





Water Quality Monitoring





Water Monitoring Equipment – David

EXO1 Multiparameter Sonde

- The EXO1 is used for monitoring water quality including, pH, conductivity, temperature, turbidity, and dissolved oxygen
 - Turbidity is the measure of clarity of a liquid.
 - Can be caused by silt, algae, or sewage in the liquid
 - Dissolved Oxygen is the amount of oxygen available to living aquatic organisms



<https://www.ysi.com/exo1>



Monitoring Sites

Port Chester Waterfront



The Port Chester Waterfront since the 1800s has been used for a multitude of things. It is now used for transportation and docking



William James Memorial Gateway Park



William James Memorial Gateway Park is our towns pump station. Its purpose is to pump our towns sewage system.



Parameters - Joseph

- **Physical Parameters**
 - Temperature ($^{\circ}\text{C}$)
 - Salinity (ppt)
 - Turbidity (NTU)
 - Conductivity (s/m)
- **Chemical Parameters**
 - Dissolved Oxygen (mg/L)
- **Biological Parameters**
 - Chlorophyll ($\mu\text{g/L}$)





Looking Ahead – Williams James Memorial Gateway Park

PRESENTATIONS

#2



ACCESSORY DWELLING UNITS

Presented to
Village of Port Chester

Presented by
Peter Feroe, AICP

Date
01.06.2024

akrf

MUNICIPAL STRATEGIES TO MAKE HOUSING MORE AFFORDABLE

- **Direct Construction / Facilitation**

- Municipal housing
- Expending funds / providing incentives
- Making land available

- **Inclusionary Zoning**

- Set-asides during new construction

- **Reduce (Regulatory) Costs**

- Improve speed and certainty of approvals
- Targeted (reduction) of fees and taxes
- Permit income-producing activities

- **Permit Expanded Supply**

- Calibrate types of housing
- Balance with potential community benefits and impacts
- Create co-benefits for existing community and property owners

WHAT IS AN ACCESSORY DWELLING UNIT (ADU)?

- Second dwelling unit on the property of an existing home
 - Attached: Attic, basement, addition
 - Detached: Detached garage, new cottage
- Accessory to primary dwelling unit; Smaller size
- Also known as granny flats, in-law units; but not restricted to families



▲ Accessory dwelling units (or ADUs) come in many shapes and styles.

BENEFITS OF ADU'S

Neighborhood Benefits

- Allows for the creation/legalization of “*little a*” affordable units
- Provide income for *existing* residents
- Minimal changes to existing neighborhoods
- No additional land costs
- Low(er) cost of construction
- Minimal impacts to infrastructure



BENEFITS OF ADU'S

Lifecycle Benefits

- Meet the needs of residents throughout their lives
- Incremental and sustainable strategy
- Complement the built character of Village
- Personalize regulations to Village
- Allow vast majority of Village's land area to work towards our community & housing affordability goals



Life Cycle Diagram: for family and housing needs

WESTCHESTER ADU EXPERIENCE

- Approximately 20 municipalities are known to permit ADUs (little less than half)
- Number of ADU's varies widely. Largest number in Bedford (400), smallest in Irvington (1)
- Municipalities with largest number of ADUs tend to be northern, less dense, Towns (i.e., Bedford, Cortlandt, North Salem, Yorktown)
- Smaller Villages tend to have fewer (e.g., Hastings, permitted ADU's for more than a decade, had 22 known ADU's)
- Creating new ADU's can be quite costly and difficult

NYS PLUS-ONE ADU PROGRAM

- NYS Program to provide capital funding to low- and middle-class homeowners to create ADUs (new, or legalize existing)
- Local governments and not-for-profits (Habitat, Community Housing Agency, etc.) team up and contract with state – receive allocation
- Homeowners in participating municipalities apply to their local organization
- Local agency works with homeowner through pre-development, construction, and post-construction
- Conditions: primary residence of homeowner/applicant; minimum one-year leases (no short-term rentals); homeowner/applicant at or below 100% AMI (1-person household: \$109,000; 4-person HH: \$156,000)

A green-tinted photograph of a park scene. In the foreground, a wooden boardwalk with a metal railing runs across the frame. A family of three (a man, a woman, and a young girl) is standing on the boardwalk, looking towards the right. In the background, a set of wooden stairs leads up a hill. Several other people are visible on the stairs and on the grassy hillside. The background is filled with tall, thin trees. The text 'akrf' is overlaid in the center of the image in a white, lowercase, sans-serif font.

akrf

MINUTES

**MINUTES
BOARD OF TRUSTEES
AGENDA WORK SESSION
VILLAGE HALL CONFERENCE ROOM
222 GRACE CHURCH STREET
VILLAGE OF PORT CHESTER, NEW YORK
MEETING HELD NOVEMBER 27, 2024 AT 6:30 PM**

Meeting was called to order by Mayor Marino, followed by the Pledge of Allegiance. Mayor Marino welcomed all present.

PRESENT:

Mayor	Luis A. Marino	
Trustee	John J. Allen, Jr.	
Trustee	Juliana C. Alzate	
Trustee	Joseph E. Carvin, Jr.	Via Videoconference
Trustee	Bart A. Didden	Via Videoconference
Trustee	Philip Dorazio	
Trustee	Joan Grangenois-Thomas	

ALSO PRESENT:

Village Clerk, Janusz R. Richards
Village Treasurer, Anthony Siligato
Village Attorney, Anthony Cerreto
Director of Planning and Economic Development, Greg Cutler

On motion of TRUSTEE DORAZIO, seconded by TRUSTEE GRANGENOIS-THOMAS the meeting was declared opened at 06:02 p.m.

ROLL CALL

AYES: Trustees Didden, Dorazio, Grangenois-Thomas, Carvin, Allen, Alzate and Mayor Marino.

NOES: None.

ABSTAIN: None.

RECUSE: None.

ABSENT: Trustees Didden, Carvin and Alzate.

DATE: November 27, 2024.

MOTION FOR EXECUTIVE SESSION

At 06:03 p.m., on motion of TRUSTEE GRANGENOIS-THOMAS, seconded by TRUSTEE ALLEN the Board adjourned into an executive session to:

- Interview candidate for Taxi Commission

- Consultation with Village Attorney

ROLL CALL

AYES: Trustees Dorazio, Grangenois-Thomas, Allen, Alzate and Mayor Marino.

NOES: None.

ABSTAIN: None.

RECUSE: None.

ABSENT: Trustees Didden and Carvin.

DATE: November 27, 2024.

ALSO PRESENT:

Village Clerk, Janusz R. Richards

Village Attorney, James R. Carpiello

No action was taken in executive session.

At 06:31 p.m., a motion to come out of executive session was made by TRUSTEE GRANGENOIS-THOMAS, seconded by TRUSTEE ALZATE the Board of Trustees closed the executive session.

ROLL CALL

AYES: Trustees Didden, Dorazio, Grangenois-Thomas, Allen, Alzate and Mayor Marino.

NOES: None.

ABSTAIN: None.

RECUSE: None.

ABSENT: Trustee Carvin.

DATE: November 27, 2024.

DISCUSSIONS

The Board discussed the following items:

Tree lighting event - Panettone Cookies

Following a brief discussion the Board had no objection to pass out the Panettone Cookies at the tree lighting event.

Battery Energy Storage System- Conceptual Local Law

The Director of Planning and Economic Development, Greg Cutler, will draft the Local Law for the Boards review for either January or February. The Local Law will be for the accessory use and will include the Boards additional comments.

Amending Chapter 224 Noise to provide the authority for the Board of Trustees to grant waivers in any zoning district

Following a brief discussion, the Board will set a Public Hearing today, to Consider the advisability of adopting a Local Law Amending the Code of the Village of Port Chester, Chapter 224 “Noise,” Section 224-3.1 “Waiver for Construction Noise” In order to provide the authority for the Board of Trustees to grant waivers in any Zoning District.

On adding Zoning Inspector to list of persons authorized to issue appearance tickets

Following a brief discussion, the Board will set a Public Hearing today to Consider the advisability of adopting a Local Law Amending the Code of the Village of Port Chester, Chapter 5, “Appearance Tickets,” Section 5-4, “Persons Authorized to Issue Tickets” to provide authority to issue appearance tickets to the Zoning Inspector.

Planning Report and Recommendation regarding Self-Storage Facilities.

Following a brief discussion, the Board called for a resolution on the December 2, 2024 Board meeting.

Extension of Self- Storage Moratorium

Following a brief discussion, the Board called for a resolution on the December 2, 2024 Board meeting to extend the self-storage moratorium.

Planning Report and Recommendation regarding Accessory Dwelling Units

Director of Planning and Economic Development, Greg Cutler gave his recommendations to get Village Law to align better with the Westchester County Model Ordinance, and other nearby Local Ordinances. The preliminary recommendation is to consider allowing accessory dwelling units in single family zones on lots whose principle use is a single family detached dwelling. A follow up with more information will be in a few weeks.

Authorizing the Village Manager to execute an agreement with G&S Port Chester LLC to terminate the Land Acquisition and Disposition Agreement

Following a brief discussion, the Board called for a resolution on the December 2, 2024 Board meeting authorizing the Village Manager to execute an agreement with G&S Port Chester LLC to terminate the Land Acquisition and Disposition Agreement.

Discussion related to current vacancies and forthcoming resignations from the village's Taxi Commission

Trustee Didden asked Village Attorney for an opinion on the difference between abstaining and recusing. Additionally, if you must vote or can you abstain without explanation.

New Engine 64 Committee report

The Board asked that a payment be issued. Village Treasurer, Anthony Siligato, stated that all he needs is a sign off form accepting the truck

Village of Port Chester Co-sponsorship with Sustainable Westchester for EnergySmart Homes Workshop – tentative date is January 18. Additional potential co-sponsors are Don Bosco, PC/Rye NAACP and Meals on Main Street.

Following discussion, the Board referred the item to staff.

Regarding letter of support for geo thermal feasibility study for Port Chester

Following discussion, the Board referred the item to staff.

State of the village address to be held in January 2025

Mayor Marino will follow up on the date.

On holding a public hearing to adopt the recommendations of the CD5/6 Committee

After discussion, the Board agreed to schedule a work-shop in January to review the report and the recommendations.

Add-on Discussion

Following the Discussion section of the meeting, Mayor Marino, asked for a motion to add-on two discussion items.

There being no objection TRUSTEE DORAZIO, made a motion to add-on two discussion items, seconded by TRUSTEE GRANGENOIS-THOMAS, the motion was

approved for adding two discussion items, which received the unanimous vote of all those present.

ROLL CALL

AYES: Trustees Didden, Dorazio, Grangeniois-Thomas, Allen, Alzate and Mayor Marino.

NOES: None.

ABSTAIN: None.

RECUSE: None.

ABSENT: Trustee Carvin.

DATE: November 27, 2024.

MOU between Village of Port Chester and the Port Chester Historical Society

Following brief discussion the Board called for a resolution on the December 16, 2024 Board meeting.

A Local Law to amend the code of the Village of Port Chester, Chapter 345 Sections 802, 812, 813, And 1003 regarding Zoning Administrator

Following a brief discussion, the Board called for a resolution setting a Public Hearing on the December 16, 2024 Board meeting.

RESOLUTIONS

RESOLUTION #1

SETTING A PUBLIC HEARING TO CONSIDER THE ADVISABILITY OF ADOPTING A LOCAL LAW AMENDING THE CODE OF THE VILLAGE OF PORT CHESTER, CHAPTER 224, "NOISE," REVISING THE SECTION PERTAINING TO WAIVERS FOR CONSTRUCTION NOISE

On motion of TRUSTEE GRANGENOIS-THOMAS, seconded by TRUSTEE DORAZIO, 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 sets a public hearing to be held at the Town of Rye Justice Court Courtroom, 350 North Main Street, 2nd Floor, Port Chester, New York on December 16, 2024 at 7:00 p.m. or as soon thereafter as the matter can be heard, to consider the advisability of adopting a local law amending the Code of

the Village of Port Chester, Chapter 224, “Noise,” revising the section pertaining to waivers for construction noise.

Approved as to Form:



James R. Carpinello, Village Attorney

ROLL CALL

AYES: Trustees Didden, Dorazio, Grangeniois-Thomas, Allen, Alzate and Mayor Marino.

NOES: None.

ABSTAIN: None.

RECUSE: None.

ABSENT: Trustee Carvin.

DATE: November 27, 2024.

RESOLUTION #2

SETTING A PUBLIC HEARING TO CONSIDER THE ADVISABILITY OF ADOPTING A LOCAL LAW AMENDING THE CODE OF THE VILLAGE OF PORT CHESTER, CHAPTER 5, “APPEARANCE TICKETS”, SECTION 5-4, “PERSONS AUTHORIZED TO ISSUE TICKETS” TO ADD ZONING INSPECTOR TO THE PERSONS SO AUTHORIZED, AND AMEND SECTION 5-5 “APPLICABLE SUBJECT MATTER” ACCORDINGLY

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

NOW THEREFORE BE IT

RESOLVED, that the Board of Trustees publish Notice of Public Hearing to be held in accordance with the provision of Municipal Home Rule Law § 20, to be held on December 16, 2024 at 7:00 p.m. or as soon thereafter as the matter can be heard at the Town of Rye Justice Court Courtroom, 350 North Main Street, 2nd Floor, Port Chester, New York, to consider the advisability of adopting Local Law No. I-19 amending Chapter 5 of the Code of the Village entitled “Appearance Tickets” to add “K. Zoning Inspector.” to Section “5-4” Persons authorized to issue tickets”, and to delineate the “applicable subject matter” for which the zoning Inspector may issue appearance tickets in Section 5-5, and at such time all interested persons will be heard.

Approved as to Form:



James R. Carpinello, Village Attorney

ROLL CALL

AYES: Trustees Didden, Dorazio, Grangeniois-Thomas, Allen, Alzate and Mayor Marino.

NOES: None.

ABSTAIN: None.

RECUSE: None.

ABSENT: Trustee Carvin.

DATE: November 27, 2024.

AGENDA – WORK SESSION

The Board had an opportunity to review the presented agenda items for the December 2, 2024 and December 16, 2024, Board Meetings.

TRUSTEE DORAZIO, made a motion to approve the following agendas for December 2, 2024 and December 16, 2024 as presented below, seconded by TRUSTEE ALZATE. The motion was adopted by the Board of Trustees of the Village of Port Chester, New York:

ROLL CALL

AYES: Trustees Didden, Dorazio, Grangeniois-Thomas, Allen, Alzate and Mayor Marino.

NOES: None.

ABSTAIN: None.

RECUSE: None.

ABSENT: Trustee Carvin.

DATE: November 27, 2024.

**VILLAGE OF PORT CHESTER
BOARD OF TRUSTEES
Regular Meeting**

Monday, December 2, 2024 at 6:00 P.M.

PROPOSED EXECUTIVE/CLOSED SESSION 6:00-7:00 P.M.

PROPOSED EXECUTIVE/CLOSED SESSION AT THE END OF THE MEETING
TOWN OF RYE JUSTICE COURTROOM
350 North Main Street
Port Chester, NY
AGENDA

I	CALL TO ORDER / PLEDGE OF ALLEGIANCE
II	PROPOSED EXECUTIVE/CLOSED SESSION
1	Consultation with Special Counsel regarding Article 78 litigations
2	Consultation with Village Attorney regarding partial closure of Broad Street between Irving and Westchester Avenue.
3	Consultation with Village Attorney regarding contract negotiations
III	AWARD PRESENTATION
1	Scott Sullivan the Mayor's Football Excellence Award Plaque
IV	AFFIDAVIT OF PUBLICATION AND NOTICE OF PUBLICATION RE:
1	Public Hearing to consider a proposed local law amending Chapter 345 (Zoning) to exempt existing buildings in the downtown district from the parking requirements.
2	Public Hearing to consider a proposed local law amending Chapter 345 (Zoning) to correct language related to the impervious coverage requirement
3	Public Hearing to consider a proposed local law amending Chapter 345 (Zoning) to amend the civic designation for parking lots and structures in the principal use table.
4	Public Hearing in connection with the United Hospital Amended Site Plan Application.
V	PRESENTATION
1	Independent Auditors on Fiscal Year Ending 5/31/2024 Village Audit
2	By Heather Krakowski, Recreation Superintendent, Recreation Department New and Upcoming Events and Programs
VI	DISCUSSIONS
1	Setting a Public Hearing on December 16, 2024 to Consider the advisability of adopting two Local Laws <ul style="list-style-type: none"> • "Waiver for Construction Noise" • "Persons Authorized to Issue Tickets" to provide authority to issue appearance tickets to the Zoning Inspector
VII	MINUTES
1	Approval of October 28, 2024, November 4, 2024 and November 18, 2024 minutes
VIII	PUBLIC COMMENTS
IX	REPORT OF THE VILLAGE MANAGER

X	RESOLUTIONS
1	Extending Moratorium on Self - Storage
2	Granting extension of time to file the subdivision plat for the United Hospital Site
3	Authorizing the Village Manager to execute an agreement with G&S Port Chester LLC and the Village of Port Chester Industrial Development Agency to terminate the Land Acquisition and Disposition Agreement
4	Capital Project & General Fund Budget Amendment – Capital Project #2019-224 (Building Imp. – Village Hall) - (Budget Transfer: \$120,000)
5	Fiscal Year 2024-25 General Fund Budget Amendment – Fire Department Apparatus/Vehicle Repairs - (Budget Transfer: \$140,000)
6	Establish Capital Project # 2024-279– Sanitary Sewer Upgrades – Phase 1 - (Appropriations: \$25,000,000)
7	Awarding Bid# 2024-08 to ELQ Industries, Inc. in the amount of \$21,637,222.50
8	Appointment of Daniel Alvarez to the Planning Commission as a Full Member
9	2024-2025' High Visibility Enforcement Campaign - AGREEMENT TO PARTICIPATE
10	Appointment of James A. Carriere to the Planning Commission as an Alternate Member
11	Free parking for the 2024 Holiday Season
12	Authorizing the Village Manager to execute a stipulation of retirement between the Village of Port Chester and Building Inspector Kevin Donohue effective December 20, 2024
XI	CORRESPONDENCE
1	From Janelle Carroll resigning from the Taxi Commission
2	From the Taxi Commission requesting more members
3	From the Traffic Commission requesting more members
4	From Port Chester Historical Society – To thank the Board of Trustees for co-sponsorship of Celebration of Indigenous Cultures on Sunday, November 17, 2024.
XII	PUBLIC COMMENTS AND BOARD COMMENTS
XIII	PROPOSED EXECUTIVE/CLOSED SESSION
1	

VILLAGE OF PORT CHESTER
BOARD OF TRUSTEES
Regular Meeting
Monday, December 16, 2024 at 7:00 P.M.
PROPOSED EXECUTIVE/CLOSED SESSION 6:00-7:00 P.M.

PROPOSED EXECUTIVE/CLOSED SESSION AT THE END OF THE MEETING
TOWN OF RYE JUSTICE COURTROOM
350 North Main Street
Port Chester, NY 10573
AGENDA

I	CALL TO ORDER / PLEDGE OF ALLEGIANCE
II	PROPOSED EXECUTIVE/CLOSED SESSION
1	
III	AFFIDAVIT OF PUBLICATION AND NOTICE OF PUBLICATION RE:
1	Public Hearing to Consider the advisability of adopting a Local Law Amending the Code of the Village of Port Chester, Chapter 224 "Noise", Section 224-3.1 "Waiver for Construction Noise" In order to provide the authority for the Board of Trustees to grant waivers in any Zoning District
2	Public Hearing to Consider the advisability of adopting a Local Law Amending the Code of the Village of Port Chester, Chapter 5, "Appearance Tickets," Section 5-4, "Persons Authorized to Issue Tickets" to provide authority to issue appearance tickets for offenses to the Zoning Inspector
IV	PUBLIC COMMENTS
V	REPORT OF THE VILLAGE MANAGER
VI	RESOLUTIONS
1	Capital Projects - Close Out & Associated Inter Fund Transfers
2	FY2024/25 General Fund Budget Amendment – Election
3	Setting a Public Hearing Consideration of Local Law amending – Chapter 345 Zoning Administration
4	MOU between Village of Port Chester and the Port Chester Historical Society
5	Authorizing the Village Manager to execute a stipulation of retirement between the Village of Port Chester and Building Inspector Kevin Donohue effective December 20, 2024
6	From The Mellor Engine & Hose Co. No. 3 on the election of Bryce J. Collins to active membership
VII	CORRESPONDENCE
1	
2	
VIII	PUBLIC COMMENTS AND BOARD COMMENTS
IX	PROPOSED EXECUTIVE/CLOSED SESSION
1	

Mayor Marino asked for a motion to adjourn the meeting.

On a motion of TRUSTEE DORAZIO, seconded by TRUSTEE GRANGENOIS-THOMAS, the meeting was adjourned at 07:31 p.m.

ROLL CALL

AYES: Trustees Didden, Dorazio, Grangenois-Thomas, Allen, Alzate and Mayor Marino.

NOES: None.

ABSTAIN: None.

RECUSE: None.

ABSENT: Trustee Carvin.

DATE: November 27, 2024.

Respectfully submitted,



Janusz R. Richards
Village Clerk

**MINUTES
BOARD OF TRUSTEES
REGULAR MEETING
TOWN OF RYE JUSTICE COURTROOM
350 NORTH MAIN STREET
VILLAGE OF PORT CHESTER, NEW YORK
MEETING HELD DECEMBER 2, 2024 AT 7:00 PM**

Meeting was called to order by Mayor Marino followed by The Pledge of Allegiance. Mayor Marino welcomed all present.

PRESENT:

Mayor	Luis A. Marino	
Trustee	John J. Allen, Jr.	
Trustee	Juliana C. Alzate	
Trustee	Joseph E. Carvin, Jr.	Via Videoconference
Trustee	Bart A. Didden	
Trustee	Philip Dorazio	
Trustee	Joan Grangennois-Thomas	

ALSO PRESENT:

Village Clerk, Janusz R. Richards
Village Manager, Stuart Rabin
Corporation Counsel, Attorney Peter Sisca
Village Treasurer, Anthony Siligato
Village Attorney, James Carpiniello
Director of Planning and Economic Development, Greg Cutler
Human Resource Officer, Ed Brancati

On motion of TRUSTEE DIDDEN, seconded by TRUSTEE GRANGENOIS-THOMAS the meeting was declared opened at 07:05 p.m.

ROLL CALL

AYES: Trustees Didden, Dorazio, Grangennois-Thomas, Carvin, Allen, Alzate and Mayor Marino.

NOES: None.

ABSTAIN: None.

RECUSE: None.

ABSENT: None.

DATE: December 2, 2024.

AWARD PRESENTATION

Scott Sullivan received the Mayor's Football Excellence Award

Mayor Marino presented a Plaque to Scott Sullivan a “Mayor’s Football Excellence Award.”



Scott Sullivan and Mayor Marino

AFFIDAVIT OF PUBLICATION AND NOTICE OF PUBLICATION

RE:

PUBLIC HEARING # 1

Public Hearing to consider a proposed local law amending Chapter 345 (Zoning) to exempt existing buildings in the downtown district from the parking requirements.

The following Public Notices were duly published in the Westmore News on November 8, 2024, certified by Angelina Brescia, Office Manager of the Westmore News

PUBLIC NOTICE

PUBLIC NOTICE is hereby given that the Board of Trustees hereby sets a public hearing for December 2, 2024 at 7:00 p.m. or as soon thereafter, at the Town of Rye Justice Court Courtroom, 350 North Main Street, 2nd Floor, Port Chester, New York, to consider the advisability of adopting a local law amending the Code of the Village of Port Chester, Chapter 345, “Zoning,” to include exempt existing buildings in the downtown

zoning districts from parking requirements when a change of use from one permitted use to another permitted use is occurring.

Contact the Department of Planning and Economic Development for information:
Website: <https://www.portchesterny.gov/205/Planning-Economic-Development>.
Phone Number: (914) 937-6780
E-mail: CLavalla@portchesterny.gov

Interested persons are invited to attend and will be afforded the opportunity to be heard at this time. The copy of the proposed local law is available at the Village Clerk's office or online at the Village website www.portchesterny.gov.

/s/ JANUSZ R. RICHARDS
JANUSZ R. RICHARDS
Village Clerk
Village of Port Chester, New York

Date: November 8, 2024

AVISO PUBLICO

POR LA PRESENTE SE DA AVISO PÚBLICO que la Junta de Síndicos establece una audiencia pública para el 2 de diciembre de 2024 a las 7:00 p.m. o tan pronto como a partir de entonces, en el Town of Rye Court Room, 350 North Main Street, 2do Piso, Port Chester, Nueva York, para considerar la conveniencia de adoptar una ley local que modifique el Código del Pueblo de Port Chester, Capítulo 345, "Zonificación," para incluir a los edificios existentes exentos en los distritos de zonificación del centro de la ciudad de los requisitos de estacionamiento cuando se produce un cambio de uso de un uso permitido a otro uso permitido.

Póngase en contacto con el Departamento de Planificación y Desarrollo Económico para obtener información:

Website: <https://www.portchesterny.gov/205/Planning-Economic-Development>.
Phone Number: (914) 937-6780
E-mail: CLavalla@portchesterny.gov

Las personas interesadas están invitadas a asistir y se les dará la oportunidad de ser escuchadas en este momento. La copia de la ley local propuesta está disponible en la oficina del Secretario del Pueblo o en línea en el sitio web de la Aldea www.portchesterny.gov.

/s/ JANUSZ R. RICHARDS
JANUSZ R. RICHARDS
Secretario del Pueblo
Pueblo de Port Chester, Nueva York

Fecha: 8 de noviembre de 2024

On motion of TRUSTEE DIDDEN, seconded by TRUSTEE GRANGENOIS-THOMAS, the public hearing was declared open.

ROLL CALL

AYES: Trustees Didden, Dorazio, Grangenois-Thomas, Carvin, Allen, Alzate and Mayor Marino.

NOES: None.

ABSTAIN: None.

RECUSE: None.

ABSENT: None.

DATE: December 2, 2024.

Public Comments

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

The public had an opportunity to make public comments.

There were no comments offered by the public on this public hearing.

On motion of TRUSTEE DIDDEN, seconded by TRUSTEE ALZATE, the public hearing was closed.

ROLL CALL

AYES: Trustees Didden, Grangenois-Thomas, Carvin, Alzate and Mayor Marino.

NOES: Trustees Dorazio and Allen.

ABSTAIN: None.

RECUSE: None.

ABSENT: None.

DATE: December 2, 2024.

RESOLUTION

RESOLUTION #1

**ADOPTING A NEGATIVE DECLARATION WITH REGARD TO LOCAL LAW
NO. I-15 of 2024 AMENDING THE CODE OF THE VILLAGE OF PORT
CHESTER, CHAPTER 345, "ZONING," TO EXEMPT EXISTING BUILDINGS
IN THE DOWNTOWN ZONING DISTRICTS FROM PARKING
REQUIREMENTS WHEN A CHANGE OF USE FROM ONE PERMITTED USE**

TO ANOTHER PERMITTED USE OCCURS

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

WHEREAS, the Village Board of Trustees proposes to exempt existing buildings in the downtown zoning districts from parking requirements when a change in use from one permitted use to another permitted use occurs; and

WHEREAS, the New York State Environmental Quality Review Act (“SEQRA”) states that most projects or activities proposed by a State agency or unit of local government require environmental review, as prescribed by 6 NYCRR Part 617 State Environmental Quality Review; and

WHEREAS, the Board of Trustees assumed Lead Agency status under the SEQRA; and

WHEREAS, the proposed action is classified as an Unlisted Action under SEQRA; and

WHEREAS, village staff has prepared a Full Environmental Assessment Form (“FEAF”) Parts 1, 2, and 3 pursuant to SEQRA; and

WHEREAS, village staff has prepared an EAF Part 3 addendum labeled “Negative Declaration Addendum” attached herewith; and

WHEREAS, the Board has reviewed and carefully considered the FEAF Parts 1, 2, and 3, including the Part 3 addendum; and

NOW, THEREFORE, be it

RESOLVED, that pursuant to SEQRA, the Board of Trustees, as Lead Agency, has determined that the proposed Unlisted Action will not result in any significant adverse impact on the environment for the reasons enumerated in the attached SEQRA Negative Declaration.

Approved as to Form:



James R. Carpinello, Village Attorney

ROLL CALL

AYES: Trustees Didden, Dorazio, Grangeniois-Thomas, Carvin, Allen, Alzate and Mayor Marino.

NOES: None.

ABSTAIN: None.

RECUSE: None.

ABSENT: None.

DATE: December 2, 2024.

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Local Law Affecting Parking Requirements within CD-5, CD-5W, CD-5T, CD-6, and CD-6T districts.		
Project Location (describe, and attach a general location map): CD-5, CD-5W, CD-5T, CD-6, and CD-6T		
Brief Description of Proposed Action (include purpose or need): Subsequent to the adoption of the new Zoning Code, it was determined that the form-based code did not contemplate the parking requirements for existing buildings where use may change from one permitted use to another permitted use within the downtown zoning districts (CD-5, CD-5W, CD-5T, CD-6, and CD-6T). The proposed local law exempts existing buildings (defined as Any Building with a Certificate of Occupancy) from having to provide parking when occupancy changes from one permitted use to another permitted use.		
Name of Applicant/Sponsor: Village of Port Chester Board of Trustees		Telephone: 9146376780
		E-Mail:
Address: 222 Grace Church St		
City/PO: Port Chester	State: NY	Zip Code: 10573
Project Contact (if not same as sponsor; give name and title/role): Greg Cutler		Telephone: 9146376780
		E-Mail: gcutler@portchesterny.gov
Address: 222 Grace Church St		
City/PO: Port Chester	State: NY	Zip Code: 10573
Property Owner (if not same as sponsor):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	Village Board of Trustees	
b. City, Town or Village <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Planning Board or Commission		
c. City, Town or <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Village Zoning Board of Appeals		
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
e. County agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources. i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No iii. Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

C. Planning and Zoning**C.1. Planning and zoning actions.**

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☒ Yes ☐ No

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☒ Yes ☐ No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐ Yes ☒ No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☒ Yes ☐ No

If Yes, identify the plan(s):

Long Island Sound CEA (WC)

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐ Yes ☒ No

If Yes, identify the plan(s):

C.3. Zoning	
a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. If Yes, what is the zoning classification(s) including any applicable overlay district? CD-5, CD-5W, CD-5T, CD-6, and CD-6T	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
b. Is the use permitted or allowed by a special or conditional use permit?	<input type="checkbox"/> Yes <input type="checkbox"/> No
c. Is a zoning change requested as part of the proposed action? If Yes, i. What is the proposed new zoning for the site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
C.4. Existing community services.	
a. In what school district is the project site located?	Port Chester- Rye Union Free School District
b. What police or other public protection forces serve the project site?	Village of Port Chester Police
c. Which fire protection and emergency medical services serve the project site?	Village of Port Chester Fire Department and EMS
d. What parks serve the project site?	Various

D. Project Details

D.1. Proposed and Potential Development	
a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?	
b. a. Total acreage of the site of the proposed action? _____ acres b. Total acreage to be physically disturbed? _____ acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres	
c. Is the proposed action an expansion of an existing project or use? <input type="checkbox"/> Yes <input type="checkbox"/> No i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____	
d. Is the proposed action a subdivision, or does it include a subdivision? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) _____ ii. Is a cluster/conservation layout proposed? <input type="checkbox"/> Yes <input type="checkbox"/> No iii. Number of lots proposed? _____ iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____	
e. Will the proposed action be constructed in multiple phases? <input type="checkbox"/> Yes <input type="checkbox"/> No i. If No, anticipated period of construction: _____ months ii. If Yes: <ul style="list-style-type: none"> Total number of phases anticipated _____ Anticipated commencement date of phase 1 (including demolition) _____ month _____ year Anticipated completion date of final phase _____ month _____ year Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____ 	

f. Does the project include new residential uses? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, show numbers of units proposed. <div style="display: flex; justify-content: space-around; margin-top: 5px;"> <u>One Family</u> <u>Two Family</u> <u>Three Family</u> <u>Multiple Family (four or more)</u> </div> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <div style="width: 20%;">Initial Phase</div> <div style="width: 20%; border-bottom: 1px solid black;"></div> <div style="width: 20%; border-bottom: 1px solid black;"></div> <div style="width: 20%; border-bottom: 1px solid black;"></div> <div style="width: 20%; border-bottom: 1px solid black;"></div> </div> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <div style="width: 20%;">At completion of all phases</div> <div style="width: 20%; border-bottom: 1px solid black;"></div> <div style="width: 20%; border-bottom: 1px solid black;"></div> <div style="width: 20%; border-bottom: 1px solid black;"></div> <div style="width: 20%; border-bottom: 1px solid black;"></div> </div>				
g. Does the proposed action include new non-residential construction (including expansions)? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <div style="width: 30%;">i. Total number of structures</div> <div style="width: 70%; border-bottom: 1px solid black;"></div> </div> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <div style="width: 30%;">ii. Dimensions (in feet) of largest proposed structure:</div> <div style="width: 70%; border-bottom: 1px solid black;">height; width; and length</div> </div> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <div style="width: 30%;">iii. Approximate extent of building space to be heated or cooled:</div> <div style="width: 70%; border-bottom: 1px solid black;">square feet</div> </div>				
h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <div style="width: 30%;">i. Purpose of the impoundment:</div> <div style="width: 70%; border-bottom: 1px solid black;"></div> </div> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <div style="width: 30%;">ii. If a water impoundment, the principal source of the water:</div> <div style="width: 70%; border-bottom: 1px solid black;"> <input type="checkbox"/> Ground water <input type="checkbox"/> Surface water streams <input type="checkbox"/> Other specify: </div> </div> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <div style="width: 30%;">iii. If other than water, identify the type of impounded/contained liquids and their source.</div> <div style="width: 70%; border-bottom: 1px solid black;"></div> </div> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <div style="width: 30%;">iv. Approximate size of the proposed impoundment.</div> <div style="width: 70%; border-bottom: 1px solid black;">Volume: million gallons; surface area: acres</div> </div> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <div style="width: 30%;">v. Dimensions of the proposed dam or impounding structure:</div> <div style="width: 70%; border-bottom: 1px solid black;">height; length</div> </div> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <div style="width: 30%;">vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):</div> <div style="width: 70%; border-bottom: 1px solid black;"></div> </div>				
D.2. Project Operations				
a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? <input type="checkbox"/> Yes <input type="checkbox"/> No (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) If Yes: <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <div style="width: 30%;">i. What is the purpose of the excavation or dredging?</div> <div style="width: 70%; border-bottom: 1px solid black;"></div> </div> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <div style="width: 30%;">ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?</div> <div style="width: 70%; border-bottom: 1px solid black;"> <ul style="list-style-type: none"> Volume (specify tons or cubic yards): Over what duration of time? </div> </div> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <div style="width: 30%;">iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.</div> <div style="width: 70%; border-bottom: 1px solid black;"></div> </div> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <div style="width: 30%;">iv. Will there be onsite dewatering or processing of excavated materials?</div> <div style="width: 70%; border-bottom: 1px solid black;"> <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, describe. </div> </div> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <div style="width: 30%;">v. What is the total area to be dredged or excavated?</div> <div style="width: 70%; border-bottom: 1px solid black;">acres</div> </div> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <div style="width: 30%;">vi. What is the maximum area to be worked at any one time?</div> <div style="width: 70%; border-bottom: 1px solid black;">acres</div> </div> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <div style="width: 30%;">vii. What would be the maximum depth of excavation or dredging?</div> <div style="width: 70%; border-bottom: 1px solid black;">feet</div> </div> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <div style="width: 30%;">viii. Will the excavation require blasting?</div> <div style="width: 70%; border-bottom: 1px solid black;"> <input type="checkbox"/> Yes <input type="checkbox"/> No </div> </div> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <div style="width: 30%;">ix. Summarize site reclamation goals and plan:</div> <div style="width: 70%; border-bottom: 1px solid black;"></div> </div>				
b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <div style="width: 30%;">i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description):</div> <div style="width: 70%; border-bottom: 1px solid black;"></div> </div> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <div style="width: 30%;"></div> <div style="width: 70%; border-bottom: 1px solid black;"></div> </div>				

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☐ No
If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☐ No
If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? ☐ Yes ☐ No
If Yes:

i. Total anticipated water usage/demand per day: _____ gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☐ Yes ☐ No
If Yes:

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No
- Do existing lines serve the project site? ☐ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☐ No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☐ No
If, Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☐ Yes ☐ No
If Yes:

i. Total anticipated liquid waste generation per day: _____ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

iii. Will the proposed action use any existing public wastewater treatment facilities? ☐ Yes ☐ No
If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No

<ul style="list-style-type: none"> • Do existing sewer lines serve the project site? _____ • Will a line extension within an existing district be necessary to serve the project? _____ <p>If Yes:</p> <ul style="list-style-type: none"> • Describe extensions or capacity expansions proposed to serve this project: _____ 	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No
<p>iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____</p> <p>If Yes:</p> <ul style="list-style-type: none"> • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____ <p>v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans): _____</p> <p>vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p>e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? _____</p> <p>If Yes:</p> <p>i. How much impervious surface will the project create in relation to total size of project parcel? _____ Square feet or _____ acres (impervious surface) _____ Square feet or _____ acres (parcel size)</p> <p>ii. Describe types of new point sources. _____</p> <p>iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)? _____</p> <p>_____</p> <ul style="list-style-type: none"> • If to surface waters, identify receiving water bodies or wetlands: _____ _____ • Will stormwater runoff flow to adjacent properties? _____ 	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No
<p>f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? _____</p> <p>If Yes, identify:</p> <p>i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) _____</p> <p>ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) _____</p> <p>iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) _____</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p>g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? _____</p> <p>If Yes:</p> <p>i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) _____</p> <p>ii. In addition to emissions as calculated in the application, the project will generate:</p> <ul style="list-style-type: none"> • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs) 	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No

<p>h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Estimate methane generation in tons/year (metric): _____</p> <p>ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____</p>
<p>i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____</p>
<p>j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. When is the peak traffic expected (Check all that apply): <input type="checkbox"/> Morning <input type="checkbox"/> Evening <input type="checkbox"/> Weekend <input type="checkbox"/> Randomly between hours of _____ to _____.</p> <p>ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____</p> <p>iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____</p> <p>iv. Does the proposed action include any shared use parking? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____</p> <p>vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Estimate annual electricity demand during operation of the proposed action: _____</p> <p>ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____</p> <p>iii. Will the proposed action require a new, or an upgrade, to an existing substation? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>l. Hours of operation. Answer all items which apply.</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 48%;"> <p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ </div> <div style="width: 48%;"> <p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ </div> </div>

<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration:</p> <p>_____</p>	
<p>ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Describe: _____</p> <p>_____</p>	
<p>n. Will the proposed action have outdoor lighting? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:</p> <p>_____</p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Describe: _____</p> <p>_____</p>	
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____</p> <p>_____</p> <p>_____</p>	
<p>p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally, describe the proposed storage facilities: _____</p> <p>_____</p>	
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe proposed treatment(s):</p> <p>_____</p> <p>_____</p> <p>_____</p>	
<p>ii. Will the proposed action use Integrated Pest Management Practices? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> • Construction: _____ tons per _____ (unit of time) • Operation : _____ tons per _____ (unit of time) <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> • Construction: _____ • Operation: _____ <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> • Construction: _____ • Operation: _____ 	

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☐ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing: _____

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☐ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☐ Industrial ☐ Commercial ☐ Residential (suburban) ☐ Rural (non-farm)

☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____			

v. Is the project site subject to an institutional control limiting property uses? <input type="checkbox"/> Yes <input type="checkbox"/> No <ul style="list-style-type: none"> If yes, DEC site ID number: _____ Describe the type of institutional control (e.g., deed restriction or easement): _____ Describe any use limitations: _____ Describe any engineering controls: _____ Will the project affect the institutional or engineering controls in place? <input type="checkbox"/> Yes <input type="checkbox"/> No Explain: _____ 	
E.2. Natural Resources On or Near Project Site	
a. What is the average depth to bedrock on the project site? _____ feet	
b. Are there bedrock outcroppings on the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %	
c. Predominant soil type(s) present on project site: _____ % _____ % _____ %	
d. What is the average depth to the water table on the project site? Average: _____ feet	
e. Drainage status of project site soils: <input type="checkbox"/> Well Drained: _____ % of site <input type="checkbox"/> Moderately Well Drained: _____ % of site <input type="checkbox"/> Poorly Drained: _____ % of site	
f. Approximate proportion of proposed action site with slopes: <input type="checkbox"/> 0-10%: _____ % of site <input type="checkbox"/> 10-15%: _____ % of site <input type="checkbox"/> 15% or greater: _____ % of site	
g. Are there any unique geologic features on the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe: _____	
h. Surface water features. i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? <input type="checkbox"/> Yes <input type="checkbox"/> No ii. Do any wetlands or other waterbodies adjoin the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes to either <i>i</i> or <i>ii</i> , continue. If No, skip to E.2.i. iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? <input type="checkbox"/> Yes <input type="checkbox"/> No iv. For each identified regulated wetland and waterbody on the project site, provide the following information: <ul style="list-style-type: none"> Streams: Name _____ Classification _____ Lakes or Ponds: Name _____ Classification _____ Wetlands: Name _____ Approximate Size _____ Wetland No. (if regulated by DEC) _____ 	
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, name of impaired water body/bodies and basis for listing as impaired: _____	
i. Is the project site in a designated Floodway? <input type="checkbox"/> Yes <input type="checkbox"/> No	
j. Is the project site in the 100-year Floodplain? <input type="checkbox"/> Yes <input type="checkbox"/> No	
k. Is the project site in the 500-year Floodplain? <input type="checkbox"/> Yes <input type="checkbox"/> No	
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <ul style="list-style-type: none"> i. Name of aquifer: _____ 	

m. Identify the predominant wildlife species that occupy or use the project site: _____ _____ _____	
n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: i. Describe the habitat/community (composition, function, and basis for designation): _____ ii. Source(s) of description or evaluation: _____ iii. Extent of community/habitat: _____ • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres	
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: i. Species and listing (endangered or threatened): _____ _____ _____	
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: i. Species and listing: _____ _____	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, give a brief description of how the proposed action may affect that use: _____ _____	
E.3. Designated Public Resources On or Near Project Site	
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, provide county plus district name/number: _____	
b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input type="checkbox"/> No i. If Yes: acreage(s) on project site? _____ ii. Source(s) of soil rating(s): _____	
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____ _____ _____	
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: i. CEA name: _____ ii. Basis for designation: _____ iii. Designating agency and date: _____	

e. 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? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District ii. Name: _____ iii. Brief description of attributes on which listing is based: _____
f. 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 type="checkbox"/> Yes <input type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: i. Describe possible resource(s): _____ ii. Basis for identification: _____
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: i. Identify resource: _____ ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____ iii. Distance between project and resource: _____ miles.
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: i. Identify the name of the river and its designation: _____ ii. Is the activity consistent with development restrictions contained in 6 NYCRR Part 666? <input type="checkbox"/> Yes <input type="checkbox"/> No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Village of Port Chester Board of Trustees Date 11-1-2024

Signature Gregory Cutler, AICP Title Director of Planning and Economic Development

PRINT FORM

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Full Environmental Assessment Form
Part 2 - Identification of Potential Project Impacts

Agency Use Only [If applicable]	
Project :	Parking Exemption
Date :	11/27/24

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer “**Yes**” to a numbered question, please complete all the questions that follow in that section.
- If you answer “**No**” to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box “Moderate to large impact may occur.”
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the “whole action”.
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. Impact on Land Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1) <i>If “Yes”, answer questions a - j. If “No”, move on to Section 2.</i>				<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur	
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	<input type="checkbox"/>	<input type="checkbox"/>	
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	<input type="checkbox"/>	<input type="checkbox"/>	
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	<input type="checkbox"/>	<input type="checkbox"/>	
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	<input type="checkbox"/>	<input type="checkbox"/>	
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	<input type="checkbox"/>	<input type="checkbox"/>	
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	<input type="checkbox"/>	<input type="checkbox"/>	
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	<input type="checkbox"/>	<input type="checkbox"/>	
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>	

2. Impact on Geological Features The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g) <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <i>If "Yes", answer questions a - c. If "No", move on to Section 3.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____	E2g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

3. Impacts on Surface Water The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h) <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <i>If "Yes", answer questions a - l. If "No", move on to Section 4.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	<input type="checkbox"/>	<input type="checkbox"/>

1. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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4. Impact on groundwater The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t) <i>If "Yes", answer questions a - h. If "No", move on to Section 5.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

5. Impact on Flooding The proposed action may result in development on lands subject to flooding. <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (See Part 1. E.2) <i>If "Yes", answer questions a - g. If "No", move on to Section 6.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in development within a 100 year floodplain.	E2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in development within a 500 year floodplain.	E2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	<input type="checkbox"/>	<input type="checkbox"/>
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	<input type="checkbox"/>	<input type="checkbox"/>

g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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6. Impacts on Air

The proposed action may include a state regulated air emission source.
(See Part 1. D.2.f., D.2.h, D.2.g)

☒ NO

☐ YES

If "Yes", answer questions a - f. If "No", move on to Section 7.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels: i. More than 1000 tons/year of carbon dioxide (CO ₂) ii. More than 3.5 tons/year of nitrous oxide (N ₂ O) iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs) iv. More than .045 tons/year of sulfur hexafluoride (SF ₆) v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions vi. 43 tons/year or more of methane	D2g D2g D2g D2g D2g D2h	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

7. Impact on Plants and Animals

The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.)

☒ NO

☐ YES

If "Yes", answer questions a - j. If "No", move on to Section 8.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	<input type="checkbox"/>	<input type="checkbox"/>

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____	E1b	<input type="checkbox"/>	<input type="checkbox"/>
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	<input type="checkbox"/>	<input type="checkbox"/>
j. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

8. Impact on Agricultural Resources

The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.)

☒ NO

☐ YES

If "Yes", answer questions a - h. If "No", move on to Section 9.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

9. Impact on Aesthetic Resources The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.) <i>If "Yes", answer questions a - g. If "No", go to Section 10.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q. E1c	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile 1/2 -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

10. Impact on Historic and Archeological Resources The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.) <i>If "Yes", answer questions a - e. If "No", go to Section 11.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical 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.	E3e	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	<input type="checkbox"/>	<input type="checkbox"/>

d. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>
<p>If any of the above (a-d) are answered "Moderate to large impact may occur", continue with the following questions to help support conclusions in Part 3:</p>			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	<input type="checkbox"/>	<input type="checkbox"/>
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>

<p>11. Impact on Open Space and Recreation The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. (See Part 1. C.2.c, E.1.c., E.2.q.) <i>If "Yes", answer questions a - e. If "No", go to Section 12.</i></p>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	<input type="checkbox"/>	<input type="checkbox"/>
e. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

<p>12. Impact on Critical Environmental Areas The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d) <i>If "Yes", answer questions a - c. If "No", go to Section 13.</i></p>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

13. Impact on Transportation
The proposed action may result in a change to existing transportation systems.
(See Part 1. D.2.j)
If "Yes", answer questions a - f. If "No", go to Section 14.

☒ NO ☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action will degrade existing transit access.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

14. Impact on Energy
The proposed action may cause an increase in the use of any form of energy.
(See Part 1. D.2.k)
If "Yes", answer questions a - e. If "No", go to Section 15.

☒ NO ☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	<input type="checkbox"/>	<input type="checkbox"/>
e. Other Impacts: _____			

15. Impact on Noise, Odor, and Light
The proposed action may result in an increase in noise, odors, or outdoor lighting.
(See Part 1. D.2.m., n., and o.)
If "Yes", answer questions a - f. If "No", go to Section 16.

☒ NO ☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in routine odors for more than one hour per day.	D2o	<input type="checkbox"/>	<input type="checkbox"/>

d. The proposed action may result in light shining onto adjoining properties.	D2n	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.)
If "Yes", answer questions a - m. If "No", go to Section 17.

☒ NO

☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	<input type="checkbox"/>	<input type="checkbox"/>
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	<input type="checkbox"/>	<input type="checkbox"/>
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	<input type="checkbox"/>	<input type="checkbox"/>
m. Other impacts: _____ _____			

17. Consistency with Community Plans The proposed action is not consistent with adopted land use plans. (See Part 1. C.1, C.2. and C.3.) <i>If "Yes", answer questions a - h. If "No", go to Section 18.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	<input type="checkbox"/>	<input type="checkbox"/>
h. Other: _____		<input type="checkbox"/>	<input type="checkbox"/>

18. Consistency with Community Character The proposed project is inconsistent with the existing community character. (See Part 1. C.2, C.3, D.2, E.3) <i>If "Yes", answer questions a - g. If "No", proceed to Part 3.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

PRINT FULL FORM

Full Environmental Assessment Form
Part 3 - Evaluation of the Magnitude and Importance of Project Impacts
and
Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.


Please see attached negative declaration addendum.

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: ☐ Type 1 ☒ Unlisted

Identify portions of EAF completed for this Project: ☒ Part 1 ☒ Part 2 ☒ Part 3

FEAF 2019

Upon review of the information recorded on this EAF, as noted, plus this additional support information Negative Declaration Addendum	
and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the Mayor and Board of Trustees _____ as lead agency that:	
<input checked="" type="checkbox"/> A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.	
<input type="checkbox"/> B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:	
There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.7(d)).	
<input type="checkbox"/> C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.	
Name of Action: Parking Exemption	
Name of Lead Agency: Board of Trustees	
Name of Responsible Officer in Lead Agency: Luis Marino	
Title of Responsible Officer: Mayor	
Signature of Responsible Officer in Lead Agency: 	Date: 12/02/2024
Signature of Preparer (if different from Responsible Officer) Gregory Cutler, AICP	Date: 11/27/2024
For Further Information: Contact Person: Gregory Cutler Address: 222 Grace Church St Telephone Number: 914-937-6780 E-mail: gcutler@portchesterny.gov	
For Type I Actions and Conditioned Negative Declarations, a copy of this Notice is sent to: Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of) Other involved agencies (if any) Applicant (if any) Environmental Notice Bulletin: http://www.dec.ny.gov/enb/enb.html	

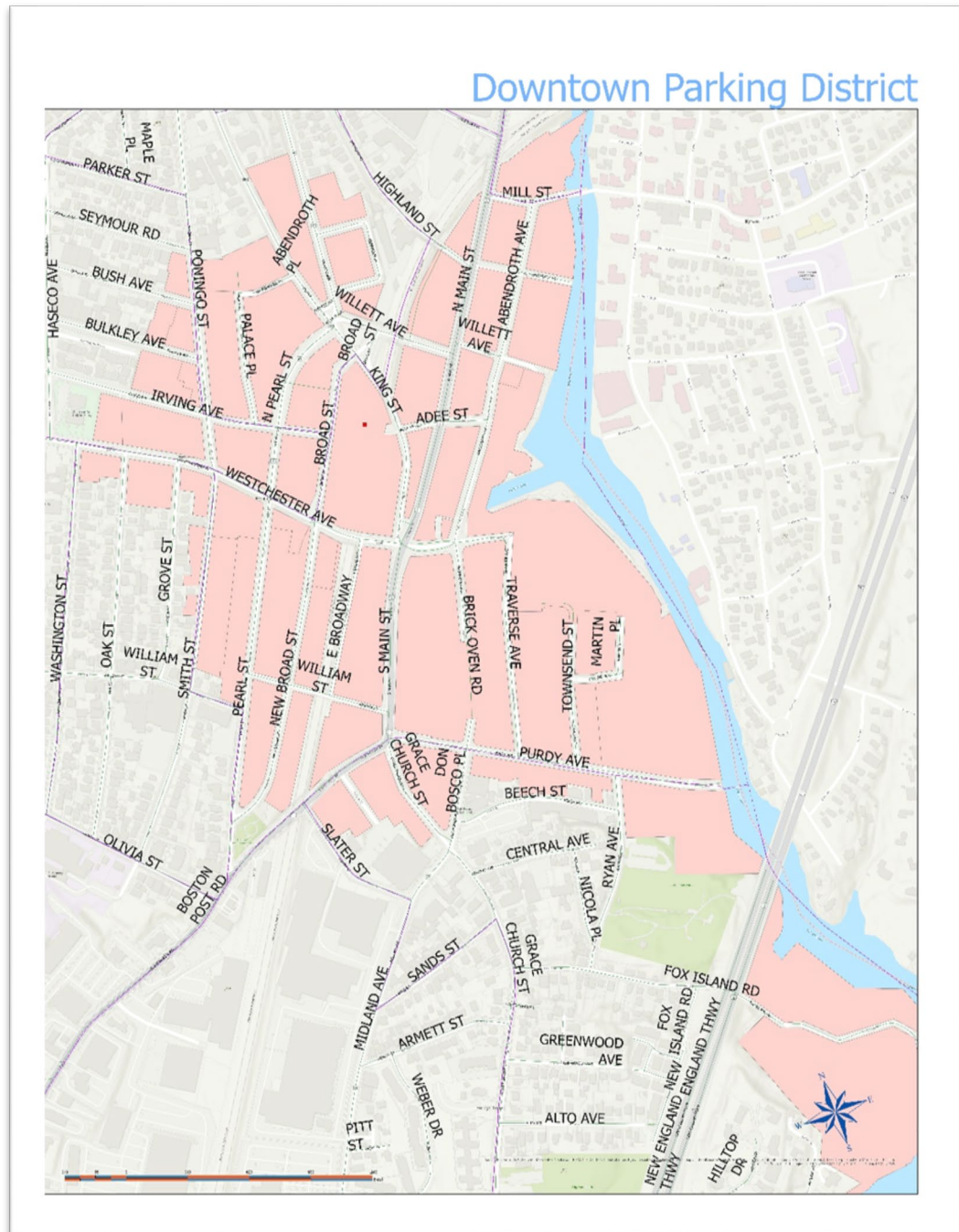
PRINT FULL FORM

Page 2 of 2

NEGATIVE DECLARATION ADDENDUM

PROPOSED ACTION

The proposed action exempts existing buildings (defined as any Building with a Certificate of Occupancy) within downtown zoning districts (CD-5, CD-5W, CD-5T, CD-6, and CD-6T) from having to provide parking when occupancy changes from one permitted use to another permitted use. The area of the Village included in the proposed action is indicated by the highlighted region in the below illustration.



REQUIRED APPROVALS

The action is subject to the following approvals:

1. SEQRA Review by the Board of Trustees as lead agency.

BACKGROUND

Much of the Village's downtown was built before widespread adoption of the car and before the adoption of zoning and parking requirements. Therefore, most downtown properties do not have sufficient space to accommodate additional parking. Prior to the form-based code the C-2 (central commercial) district did not require the provision of parking. At that time buildings could change tenants and uses without triggering the parking requirements. The form-based code provides no such provision. As a result, a retail space cannot be converted to a restaurant without a variance or a payment-in-lieu of parking. The proposed action will make it easier for building owners to fill vacant storefronts by reducing the regulatory burden by allowing existing buildings flexibility in terms of available uses. Moreover, the proposed action will help to preserve existing buildings by allowing them to reach their highest and best use.

REVIEW OF POTENTIAL IMPACTS

The following areas have been identified as relating to the proposed action, all other items areas of impact noted on the Full Environmental Impact Assessment Form Part 2 are not applicable.

IMPACTS ON AIR (PART 2- ITEM 6)

The proposed action will allow permitted uses within the downtown to be converted to other permitted uses without triggering parking requirements, as was previously the case with the C-2 (central commercial) district. As a result, the proposed action will promote alternative transit methods such as walking, biking, carpooling, or utilization of mass transit. That said, removal of the regulatory burden to provide for on-site parking requirements will not only reduce or limit the number of car trips within the downtown but will also limit traffic congestion and vehicle idling. Therefore, due to the reduced potential number of personal vehicle trips the carbon emissions within the downtown will be limited or reduced. This will lead to improved air quality and a reduced carbon footprint as a direct result of the proposed action. Therefore, the proposed action is not anticipated to create a significant adverse environmental impact on air and that rises to the level of requiring a positive declaration and will instead likely improve conditions or maintain status quo.

IMPACT ON AESTHETIC RESOURCES & IMPACT ON HISTORIC AND ARCHEOLOGICAL RESOURCES (PART 2- ITEMS 9 & 10)

The subject area constitutes the downtown of the Village and has served as its commercial and economic hub since the Village's incorporation. Currently, there are over eighty buildings identified as eligible or listed on the State of National Historic Registers within the CD-5, CD-5W, CD-5T, CD-6, and CD-6T zoning districts (see attached table for a full listing of locations). Several Cultural Resource Information System (CRIS) listed historical sites are of a prominent nature, such as the Saint Peter's Episcopal Church, US Post Office-Port Chester, and the Capitol Theater. Sites, such as the Capitol Theater, are of both local, national and international prominence. A majority of the remaining eligible sites are of a commercial or residential nature, having been constructed in and around the 1910s, 20s, and 30s. These structures remain of aesthetic and architectural note and reflect the architectural values of the time at which they were constructed. For instance, sites situated along Westchester Avenue include 204-212 (Telco Holding), 209 (Harry Howard Hook & Ladder-Reliance Engine and Hose Co. #1), and 167-169 Westchester Avenue (Ernest Simons Mfg. Co.) have similar architectural qualities and tie the aesthetic balance of Westchester Avenue together (see below images). The proposed action will allow building owners to fill vacant storefronts more easily by reducing regulatory burdens, helping to preserve the existing buildings within the downtown by allowing them to reach their highest and best use. Moreover, the proposed action would provide support for the continued use and maintenance of the current commercial and residential buildings

and of the downtown's character. Therefore, the proposed action is not anticipated to create a significant adverse environmental impact on historic and architectural resources and will assist in preserving both listed and eligible historic sites.

204-212 Westchester Avenue - Telco Holding

209 Westchester Avenue - Howard Hook & Ladder-Reliance Engine and Hose Co. #1



167-
169



Westchester Avenue - Ernest Simons Mfg. Co.



BOARD OF TRUSTEE MEETING 12/02/2024



IMPACT ON TRANSPORTATION (PART 2- ITEM 13)

The Village of Port Chester's form-based code encourages transit-oriented development (TOD) with a focal point at the Metro North Railroad station located in the heart of the Village's downtown. The majority of buildings within the downtown districts (CD-5, CD-5W, CD-5T, CD-6, and CD-6T) were constructed before the form-based code came into effect. The previous C-2 (central commercial) district did not require parking of any kind, as a result the majority of buildings within the downtown do not provide onsite parking. As a result, if a building owner desired to change a restaurant use to a retail use the parking requirement would be triggered and there would necessarily be difficulty to provide parking on site or the need to pay a fee-in-lieu of parking. The proposed action will eliminate the triggering of the parking requirements and will allow flexibility of uses, eliminating a regulatory hurdle for economic growth and development. The proposed action will allow properties to reach their highest and best use by reducing the amount of space that parking would occupy in the downtown, and promote transit-oriented development. Therefore, the proposed action is not anticipated to create a significant adverse environmental impact on transportation that rises to the level of requiring a positive declaration and will promote inclusive and sustainable planning principles as outlined within the form-based code.

IMPACT ON NOISE, ODOR, LIGHT (PART 2- ITEM 15)

By reducing the capacity for vehicular parking, the proposed action promotes the utilization of sustainable and alternative transit methods. By eliminating the parking requirement trigger during change of use the proposed action will limit the number of vehicles on the road. In addition to the reduction in carbon emissions fewer vehicles on the road will directly result in the limitation or reduction of noise, odor, and light emissions generated by personal vehicles. Therefore, the proposed action is not anticipated to create a significant adverse environmental impact on noise, odor, or light that rises to the level of requiring a positive declaration and will limit or reduce the current and future noise, odor, and light conditions within the Village's downtown.

CONSISTENCY WITH COMMUNITY PLANS & COMMUNITY CHARACTER (PART 2- ITEMS 17 & 18)

The Village of Port Chester Comprehensive Plan ("Comprehensive Plan") was adopted on December 17, 2012. The Comprehensive Plan recommended that the Village "[s]trengthen and expand economic opportunity and the Village's tax base by focusing on retaining and expanding existing businesses and attracting new businesses" (page 121). By providing for change in use without triggering parking requirements the Village empowers building owners with flexibility in terms of available uses, reducing the regulatory burden to fill vacant storefronts and with the ability to adapt to changes in the market. It is in the interest of the Village to provide this flexibility of use as commercial and residential uses contribute greatly to the economy of the Village of Port Chester, as well as the employment of residents of the Village of Port Chester. In addition, by promoting retention and maintenance of existing buildings the Village "[a]ctively promote[s] a sense of civic identity" by "[p]romot[ing] the Village's cultural resources", both aesthetic and architectural, as described in recommendation #6 of the comprehensive plan (page 136).

For Further Information

Contact Person:

Greg Cutler, AICP- Director of Planning and Economic Development
Village of Port Chester Department of Planning and Economic Development
222 Grace Church St
Port Chester, NY 10573
(914) 937-6780

On motion of TRUSTEE DIDDEN, seconded by TRUSTEE ALZATE, the following Local Law Number I-15 of 2024 was adopted by the Board of Trustees of the Village of Port Chester, New York:

ROLL CALL

AYES: Trustees Didden, Dorazio, Grangenio-Thomas, Carvin, Allen, Alzate and Mayor Marino.

NOES: None.

ABSTAIN: None.

RECUSE: None.

ABSENT: None.

DATE: December 2, 2024.

Adoption of Local Law No. I-15 of 2024

(Filed with the New York State Department of State as LOCAL LAW No. 18 of 2024)

Village of Port Chester, New York

Local Law No. I-15 of 2024

A LOCAL LAW AMENDING THE CODE OF THE VILLAGE OF PORT CHESTER, CHAPTER 345, "ZONING," TO EXEMPT EXISTING BUILDINGS IN THE DOWNTOWN ZONING DISTRICTS FROM PARKING REQUIREMENTS WHEN A CHANGE OF USE FROM ONE PERMITTED USE TO ANOTHER PERMITTED USE IS OCCURRING

Be it enacted by the Board of Trustees of the Village of Port Chester, New York as follows:

SECTION 1: Purpose and Intent

Pursuant to Local Law No. 4 of 2020, adopted on May 20, 2020, and following an extensive process, the Board of Trustees enacted a new "form-based" Zoning Code.

Subsequent to the adoption of the new Zoning Code, it was determined that the form-based code did not contemplate the parking requirements for existing buildings where use may change from one permitted use to another permitted use within the downtown zoning districts (CD-5, CD-5W, CD-5T, CD-6, and CD-6T). The proposed local law exempts existing buildings (defined as Any Building with a Certificate of Occupancy) from having to provide parking when occupancy changes from one permitted use to another permitted use.

SECTION 2: The Code of the Village of Port Chester, Chapter 345, "Zoning," Article 4, "Building and Lot Plans and Standards" Section 345-N(1)(a), is hereby amended to add

(underlined):

- (a) Vehicular Parking must be provided in accordance with this § 345-405N and Table 345.405.N-1 (Vehicular Parking Requirements), must comply with and be located and in accordance with Tables 345.405.A-1 through 345.405.A-14 (District Standards) and Table 345.405.B (Civic District Standards) and must be designed in accordance with Table 345.405.N-3 (Off-Street Vehicular Parking Space Dimensions). Changes of Use from one permitted use to another permitted use within Existing Buildings in the CD-5, CD-5W, CD-5T, CD-6, and CD-6T zoning districts are not subject to the Vehicular Parking Requirements in 345.405.N-1, provided any parking facilities existing to serve the Existing Buildings shall not in the future be reduced.

SECTION 3: Supersession

This local law shall supersede any inconsistent or conflicting provisions of Chapter 345 of the Village Code to provide for this local law to have full force and effect.

SECTION 4: Severability

If any clause, sentence, paragraph, section, or part of this local law shall be adjudged by a court of competent jurisdiction to be invalid, such judgment shall not affect, impair or invalidate the remainder thereof but shall be confined in its operation to the clause, sentence, paragraph or section or part of this local law directly involved in the controversy in which said judgment shall have been involved.

SECTION 5: Effective Date

This Local Law shall become effective upon due publication and filing with the Secretary of State.

PUBLIC HEARING # 2

Public Hearing to consider a proposed local law amending Chapter 345 (Zoning) to correct language related to the impervious coverage requirement

The following Public Notices were duly published in the Westmore News on November 8, 2024, certified by Angelina Brescia, Office Manager of the Westmore News

PUBLIC NOTICE

PUBLIC NOTICE is hereby given that the Board of Trustees hereby sets a public hearing for December 2, 2024 at 7:00 p.m. or as soon thereafter, at the Town of Rye Justice Court Courtroom, 350 North Main Street, 2nd Floor, Port Chester, New York, to consider the advisability of adopting a local law amending the Code of the Village of Port Chester, Chapter 345, “Zoning,” to effect minor edits to provisions regulating Impervious Surface.

Contact the Department of Planning and Economic Development for information:
Website: <https://www.portchesterny.gov/205/Planning-Economic-Development>.
Phone Number: (914) 937-6780
E-mail: CLavalla@portchesterny.gov

Interested persons are invited to attend and will be afforded the opportunity to be heard at this time. The copy of the proposed local law is available at the Village Clerk's office or online at the Village website www.portchesterny.gov.

/s/ JANUSZ R. RICHARDS
JANUSZ R. RICHARDS
Village Clerk
Village of Port Chester, New York

Date: November 8, 2024

AVISO PUBLICO

POR LA PRESENTE SE DA AVISO PÚBLICO que la Junta de Síndicos establece una audiencia pública para el 2 de diciembre de 2024 a las 7:00 p.m. o tan pronto como a partir de entonces, en el Town of Rye Court Room, 350 North Main Street, 2do Piso, Port Chester, Nueva York, para considerar la conveniencia de adoptar una ley local que modifique el Código del Pueblo de Port Chester, Capítulo 345, "Zonificación," para efectuar ediciones menores a las disposiciones que regulan la Superficie Impermeable.

Póngase en contacto con el Departamento de Planificación y Desarrollo Económico para obtener información:

Website: <https://www.portchesterny.gov/205/Planning-Economic-Development>.
Phone Number: (914) 937-6780
E-mail: CLavalla@portchesterny.gov

Las personas interesadas están invitadas a asistir y se les dará la oportunidad de ser escuchadas en este momento. La copia de la ley local propuesta está disponible en la oficina del Secretario del Pueblo o en línea en el sitio web de la Aldea www.portchesterny.gov.

/s/ JANUSZ R. RICHARDS
JANUSZ R. RICHARDS
Secretario del Pueblo
Pueblo de Port Chester, Nueva York

Fecha: 8 de noviembre de 2024

On motion of **TRUSTEE DIDDEN**, seconded by **TRUSTEE DORAZIO**, the public hearing was declared open.

ROLL CALL

AYES: Trustees Didden, Dorazio, Grangenois-Thomas, Carvin, Allen, Alzate and Mayor Marino.

NOES: None.

ABSTAIN: None.

RECUSE: None.

ABSENT: None.

DATE: December 2, 2024.

Public Comments

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

The public had an opportunity to make public comments.

There were no comments offered by the public on this public hearing.

On motion of TRUSTEE DIDDEN, seconded by TRUSTEE DORAZIO, the public hearing was closed.

ROLL CALL

AYES: Trustees Didden, Dorazio, Grangenois-Thomas, Carvin, Allen, Alzate and Mayor Marino.

NOES: None.

ABSTAIN: None.

RECUSE: None.

ABSENT: None.

DATE: December 2, 2024.

RESOLUTIONS Continue

RESOLUTION

**ADOPTING A NEGATIVE DECLARATION WITH REGARD TO LOCAL LAW
NO. I-16 of 2024 AMENDING THE CODE OF THE VILLAGE OF PORT
CHESTER, CHAPTER 345, "ZONING," AMENDING THE ZONING CODE
RELATED TO IMPERVIOUS SURFACE STANDARDS**

On motion of TRUSTEE DIDDEN, seconded by TRUSTEE DORAZIO, the

following resolution was adopted by the Board of Trustees of the Village of Port Chester, New York:

WHEREAS, the Village Board of Trustees proposes to effect corrections as regards to Impervious Surface Standards contained in Chapter 345, "Zoning" which do not pertain to policy or the substance of the standards; and

WHEREAS, the New York State Environmental Quality Review Act ("SEQRA") states that most projects or activities proposed by a State agency or unit of local government require environmental review, as prescribed by 6 NYCRR Part 617 State Environmental Quality Review; and

WHEREAS, the Board of Trustees assumed Lead Agency status under the SEQRA; and

WHEREAS, the proposed action is classified as an Unlisted Action under SEQRA; and

WHEREAS, village staff has prepared a Full Environmental Assessment Form ("FEAF") Parts 1, 2, and 3 pursuant to SEQRA; and

WHEREAS, the Board has reviewed and carefully considered the FEAF Parts 1, 2, and 3.

NOW, THEREFORE, be it

RESOLVED, that pursuant to SEQRA, the Board of Trustees, as Lead Agency, has determined that the proposed Unlisted Action will not result in any significant adverse impact on the environment for the reasons enumerated in the attached SEQRA Negative Declaration.

Approved as to Form:



James R. Carpinello, Village Attorney

ROLL CALL

AYES: Trustees Didden, Dorazio, Grangenio-Thomas, Carvin, Allen, Alzate and Mayor Marino.

NOES: None.

ABSTAIN: None.

RECUSE: None.

ABSENT: None.

DATE: December 2, 2024.

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Impervious Surface Standards Local Law		
Project Location (describe, and attach a general location map): Village of Port Chester		
Brief Description of Proposed Action (include purpose or need): Amending the Code of the Village of Port Chester, Chapter 345, "Zoning," Article 4, "Building and Lot Plans and Standards" Section 345-405.A-5, as it pertains to Impervious Surface Coverage standards within certain Character Districts, and pertain solely to grammar. The Off-Street Parking Surface standard for the CD-4 (General Urban Character District) currently references a nonexistent "pervious surface requirement" .		
Name of Applicant/Sponsor: Village Board of Trustees		Telephone: 914-939-5202
		E-Mail: jrichards@portchesterny.gov
Address: 222 Grace Church Street		
City/PO: Port Chester	State: NY	Zip Code: 10573
Project Contact (if not same as sponsor; give name and title/role): Gregory Cutler, Director of Planning and Economic Development		Telephone: 914-937-6780
		E-Mail: gcutler@portchesterny.gov
Address: 222 Grace Church Street		
City/PO: Port Chester	State: NY	Zip Code: 10573
Property Owner (if not same as sponsor):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	Village Board of Trustees	
b. City, Town or Village Planning Board or Commission <input type="checkbox"/> Yes <input type="checkbox"/> No		
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input type="checkbox"/> No		
d. Other local agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
e. County agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
<p>i. Coastal Resources.</p> <p> i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p> ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p> iii. Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>		

C. Planning and Zoning**C.1. Planning and zoning actions.**

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☒ Yes ☐ No

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☒ Yes ☐ No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☒ Yes ☐ No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐ Yes ☒ No

If Yes, identify the plan(s):

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐ Yes ☒ No

If Yes, identify the plan(s):

C.3. Zoning	
a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. If Yes, what is the zoning classification(s) including any applicable overlay district? CD-4, General Urban Character District	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
b. Is the use permitted or allowed by a special or conditional use permit?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
c. Is a zoning change requested as part of the proposed action? If Yes, i. What is the proposed new zoning for the site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
C.4. Existing community services.	
a. In what school district is the project site located?	Port Chester
b. What police or other public protection forces serve the project site?	Village of Port Chester Police Department
c. Which fire protection and emergency medical services serve the project site?	Village of Port Chester Fire Department
d. What parks serve the project site?	Port Chester Village Parks

D. Project Details

D.1. Proposed and Potential Development	
a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? residential, commercial, industrial, recreational	
b. a. Total acreage of the site of the proposed action?	_____ acres
b. Total acreage to be physically disturbed?	_____ acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	_____ acres
c. Is the proposed action an expansion of an existing project or use?	<input type="checkbox"/> Yes <input type="checkbox"/> No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)?	% _____ Units: _____
d. Is the proposed action a subdivision, or does it include a subdivision?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)	_____
ii. Is a cluster/conservation layout proposed?	<input type="checkbox"/> Yes <input type="checkbox"/> No
iii. Number of lots proposed?	_____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____	
e. Will the proposed action be constructed in multiple phases?	<input type="checkbox"/> Yes <input type="checkbox"/> No
i. If No, anticipated period of construction:	_____ months
ii. If Yes:	
• Total number of phases anticipated	_____
• Anticipated commencement date of phase I (including demolition)	_____ month _____ year
• Anticipated completion date of final phase	_____ month _____ year
• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases:	_____ _____ _____

<p>f. Does the project include new residential uses? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes, show numbers of units proposed.</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 25%;"></th> <th style="width: 20%; text-align: center;"><u>One Family</u></th> <th style="width: 20%; text-align: center;"><u>Two Family</u></th> <th style="width: 20%; text-align: center;"><u>Three Family</u></th> <th style="width: 35%; text-align: center;"><u>Multiple Family (four or more)</u></th> </tr> </thead> <tbody> <tr> <td>Initial Phase</td> <td>_____</td> <td>_____</td> <td>_____</td> <td>_____</td> </tr> <tr> <td>At completion of all phases</td> <td>_____</td> <td>_____</td> <td>_____</td> <td>_____</td> </tr> </tbody> </table>						<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>	Initial Phase	_____	_____	_____	_____	At completion of all phases	_____	_____	_____	_____
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>															
Initial Phase	_____	_____	_____	_____															
At completion of all phases	_____	_____	_____	_____															
<p>g. Does the proposed action include new non-residential construction (including expansions)? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes,</p> <p>i. Total number of structures _____</p> <p>ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length</p> <p>iii. Approximate extent of building space to be heated or cooled: _____ square feet</p>																			
<p>h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes,</p> <p>i. Purpose of the impoundment: _____</p> <p>ii. If a water impoundment, the principal source of the water: <input type="checkbox"/> Ground water <input type="checkbox"/> Surface water streams <input type="checkbox"/> Other specify: _____</p> <p>iii. If other than water, identify the type of impounded/contained liquids and their source. _____</p> <p>iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres</p> <p>v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length</p> <p>vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____</p>																			
D.2. Project Operations																			
<p>a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)</p> <p>If Yes:</p> <p>i. What is the purpose of the excavation or dredging? _____</p> <p>ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?</p> <ul style="list-style-type: none"> • Volume (specify tons or cubic yards): _____ • Over what duration of time? _____ <p>iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____</p> <p>iv. Will there be onsite dewatering or processing of excavated materials? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes, describe. _____</p> <p>v. What is the total area to be dredged or excavated? _____ acres</p> <p>vi. What is the maximum area to be worked at any one time? _____ acres</p> <p>vii. What would be the maximum depth of excavation or dredging? _____ feet</p> <p>viii. Will the excavation require blasting? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>ix. Summarize site reclamation goals and plan: _____</p> <p>_____</p> <p>_____</p>																			
<p>b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____</p> <p>_____</p> <p>_____</p>																			

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:
 NA

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☐ No
 If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☐ No
 If Yes:
 • acres of aquatic vegetation proposed to be removed: _____
 • expected acreage of aquatic vegetation remaining after project completion: _____
 • purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
 • proposed method of plant removal: _____
 • if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? ☐ Yes ☐ No
 If Yes:
 i. Total anticipated water usage/demand per day: _____ gallons/day
 ii. Will the proposed action obtain water from an existing public water supply? ☐ Yes ☐ No
 If Yes:
 • Name of district or service area: _____
 • Does the existing public water supply have capacity to serve the proposal? ☐ Yes ☐ No
 • Is the project site in the existing district? ☐ Yes ☐ No
 • Is expansion of the district needed? ☐ Yes ☐ No
 • Do existing lines serve the project site? ☐ Yes ☐ No
 iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☐ No
 If Yes:
 • Describe extensions or capacity expansions proposed to serve this project: _____
 • Source(s) of supply for the district: _____
 iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☐ No
 If, Yes:
 • Applicant/sponsor for new district: _____
 • Date application submitted or anticipated: _____
 • Proposed source(s) of supply for new district: _____
 v. If a public water supply will not be used, describe plans to provide water supply for the project: _____
 vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☐ Yes ☐ No
 If Yes:
 i. Total anticipated liquid waste generation per day: _____ gallons/day
 ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

iii. Will the proposed action use any existing public wastewater treatment facilities? ☐ Yes ☐ No
 If Yes:
 • Name of wastewater treatment plant to be used: _____
 • Name of district: _____
 • Does the existing wastewater treatment plant have capacity to serve the project? ☐ Yes ☐ No
 • Is the project site in the existing district? ☐ Yes ☐ No
 • Is expansion of the district needed? ☐ Yes ☐ No

<ul style="list-style-type: none"> • Do existing sewer lines serve the project site? _____ • Will a line extension within an existing district be necessary to serve the project? _____ <p>If Yes:</p> <ul style="list-style-type: none"> • Describe extensions or capacity expansions proposed to serve this project: _____ <p>NA _____</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No
<p>iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____</p> <p>If Yes:</p> <ul style="list-style-type: none"> • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____ <p>v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans): _____</p> <p>_____</p> <p>vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____</p> <p>_____</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p>e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? _____</p> <p>If Yes:</p> <p>i. How much impervious surface will the project create in relation to total size of project parcel?</p> <p>_____ Square feet or _____ acres (impervious surface)</p> <p>_____ Square feet or _____ acres (parcel size)</p> <p>ii. Describe types of new point sources. _____</p> <p>_____</p> <p>iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)? _____</p> <p>_____</p> <ul style="list-style-type: none"> • If to surface waters, identify receiving water bodies or wetlands: _____ _____ • Will stormwater runoff flow to adjacent properties? _____ 	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No
<p>iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? _____</p> <p>f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? _____</p> <p>If Yes, identify:</p> <p>i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) _____</p> <p>ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) _____</p> <p>iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) _____</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No
<p>g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? _____</p> <p>If Yes:</p> <p>i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) _____</p> <p>ii. In addition to emissions as calculated in the application, the project will generate:</p> <ul style="list-style-type: none"> • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs) 	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No

<p>h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)?</p> <p>If Yes:</p> <p>i. Estimate methane generation in tons/year (metric): _____</p> <p>ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No		
<p>i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations?</p> <p>If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No		
<p>j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services?</p> <p>If Yes:</p> <p>i. When is the peak traffic expected (Check all that apply): <input type="checkbox"/> Morning <input type="checkbox"/> Evening <input type="checkbox"/> Weekend <input type="checkbox"/> Randomly between hours of _____ to _____.</p> <p>ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____</p> <p>iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____</p> <p>iv. Does the proposed action include any shared use parking? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____</p> <p>vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No		
<p>k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy?</p> <p>If Yes:</p> <p>i. Estimate annual electricity demand during operation of the proposed action: _____</p> <p>ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____</p> <p>iii. Will the proposed action require a new, or an upgrade, to an existing substation? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No		
<p>l. Hours of operation. Answer all items which apply.</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ </td> <td style="width: 50%; vertical-align: top;"> <p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ </td> </tr> </table>		<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____
<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ 		

<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration:</p> <p>_____</p>	
<p>ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Describe: _____</p>	
<p>n. Will the proposed action have outdoor lighting? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:</p> <p>_____</p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Describe: _____</p>	
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____</p>	
<p>p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally, describe the proposed storage facilities: _____</p>	
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe proposed treatment(s):</p> <p>_____</p> <p>_____</p> <p>_____</p>	
<p>ii. Will the proposed action use Integrated Pest Management Practices? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> • Construction: _____ tons per _____ (unit of time) • Operation : _____ tons per _____ (unit of time) <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> • Construction: _____ • Operation: _____ <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> • Construction: _____ • Operation: _____ 	

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☐ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☐ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☐ Industrial ☐ Commercial ☐ Residential (suburban) ☐ Rural (non-farm)

☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____			

<p>c. Is the project site presently used by members of the community for public recreation? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>i. If Yes: explain: _____</p>	
<p>d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes,</p> <p>i. Identify Facilities: _____</p> <p>_____</p>	
<p>e. Does the project site contain an existing dam? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Dimensions of the dam and impoundment:</p> <ul style="list-style-type: none"> • Dam height: _____ feet • Dam length: _____ feet • Surface area: _____ acres • Volume impounded: _____ gallons OR acre-feet <p>ii. Dam's existing hazard classification: _____</p> <p>iii. Provide date and summarize results of last inspection: _____</p> <p>_____</p>	
<p>f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Has the facility been formally closed? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <ul style="list-style-type: none"> • If yes, cite sources/documentation: _____ <p>ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____</p> <p>_____</p> <p>iii. Describe any development constraints due to the prior solid waste activities: _____</p> <p>_____</p>	
<p>g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____</p> <p>_____</p>	
<p>h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <div style="display: flex; justify-content: space-between;"> <div> <input type="checkbox"/> Yes – Spills Incidents database <input type="checkbox"/> Yes – Environmental Site Remediation database <input type="checkbox"/> Neither database </div> <div> Provide DEC ID number(s): _____ Provide DEC ID number(s): _____ </div> </div> <p>ii. If site has been subject of RCRA corrective activities, describe control measures: _____</p> <p>_____</p> <p>iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes, provide DEC ID number(s): _____</p> <p>iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____</p> <p>_____</p> <p>_____</p>	

v. Is the project site subject to an institutional control limiting property uses? <input type="checkbox"/> Yes <input type="checkbox"/> No	
<ul style="list-style-type: none"> • If yes, DEC site ID number: _____ • Describe the type of institutional control (e.g., deed restriction or easement): _____ • Describe any use limitations: _____ • Describe any engineering controls: _____ • Will the project affect the institutional or engineering controls in place? <input type="checkbox"/> Yes <input type="checkbox"/> No • Explain: _____ 	
E.2. Natural Resources On or Near Project Site	
a. What is the average depth to bedrock on the project site? _____ feet	
b. Are there bedrock outcroppings on the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %	
c. Predominant soil type(s) present on project site: _____ % _____ % _____ %	
d. What is the average depth to the water table on the project site? Average: _____ feet	
e. Drainage status of project site soils: <input type="checkbox"/> Well Drained: _____ % of site <input type="checkbox"/> Moderately Well Drained: _____ % of site <input type="checkbox"/> Poorly Drained: _____ % of site	
f. Approximate proportion of proposed action site with slopes: <input type="checkbox"/> 0-10%: _____ % of site <input type="checkbox"/> 10-15%: _____ % of site <input type="checkbox"/> 15% or greater: _____ % of site	
g. Are there any unique geologic features on the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe: _____	
h. Surface water features.	
i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? <input type="checkbox"/> Yes <input type="checkbox"/> No	
ii. Do any wetlands or other waterbodies adjoin the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes to either <i>i</i> or <i>ii</i> , continue. If No, skip to E.2.i.	
iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? <input type="checkbox"/> Yes <input type="checkbox"/> No	
iv. For each identified regulated wetland and waterbody on the project site, provide the following information:	
<ul style="list-style-type: none"> • Streams: Name _____ Classification _____ • Lakes or Ponds: Name _____ Classification _____ • Wetlands: Name _____ Approximate Size _____ • Wetland No. (if regulated by DEC) _____ 	
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, name of impaired water body/bodies and basis for listing as impaired: _____	
i. Is the project site in a designated Floodway? <input type="checkbox"/> Yes <input type="checkbox"/> No	
j. Is the project site in the 100-year Floodplain? <input type="checkbox"/> Yes <input type="checkbox"/> No	
k. Is the project site in the 500-year Floodplain? <input type="checkbox"/> Yes <input type="checkbox"/> No	
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes:	
i. Name of aquifer: _____	

m. Identify the predominant wildlife species that occupy or use the project site: _____ _____ _____	
n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: i. Describe the habitat/community (composition, function, and basis for designation): _____ ii. Source(s) of description or evaluation: _____ iii. Extent of community/habitat: • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres	
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: i. Species and listing (endangered or threatened): _____ _____ _____	
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: i. Species and listing: _____ _____	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, give a brief description of how the proposed action may affect that use: _____ _____	
E.3. Designated Public Resources On or Near Project Site	
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, provide county plus district name/number: _____	
b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input type="checkbox"/> No i. If Yes: acreage(s) on project site? _____ ii. Source(s) of soil rating(s): _____	
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____ _____ _____	
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: i. CEA name: _____ ii. Basis for designation: _____ iii. Designating agency and date: _____	

e. 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? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District ii. Name: _____ iii. Brief description of attributes on which listing is based: _____
f. 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 type="checkbox"/> Yes <input type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: i. Describe possible resource(s): _____ ii. Basis for identification: _____
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: i. Identify resource: _____ ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____ iii. Distance between project and resource: _____ miles.
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: i. Identify the name of the river and its designation: _____ ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? <input type="checkbox"/> Yes <input type="checkbox"/> No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Village of Port Chester Date 11/1/2024

Signature *Curt Lavalla* Title Assistant Director of Planning

PRINT FORM

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Full Environmental Assessment Form
Part 2 - Identification of Potential Project Impacts

Agency Use Only [If applicable]	
Project :	Impervious Surface Standard
Date :	11/27/2024

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer “**Yes**” to a numbered question, please complete all the questions that follow in that section.
- If you answer “**No**” to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box “Moderate to large impact may occur.”
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the “whole action”.
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. Impact on Land Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1) <i>If “Yes”, answer questions a - j. If “No”, move on to Section 2.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

2. Impact on Geological Features The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g) <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <i>If "Yes", answer questions a - c. If "No", move on to Section 3.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____	E2g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

3. Impacts on Surface Water The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h) <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <i>If "Yes", answer questions a - l. If "No", move on to Section 4.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	<input type="checkbox"/>	<input type="checkbox"/>

1. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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4. Impact on groundwater The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t) <i>If "Yes", answer questions a - h. If "No", move on to Section 5.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

5. Impact on Flooding The proposed action may result in development on lands subject to flooding. <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (See Part 1. E.2) <i>If "Yes", answer questions a - g. If "No", move on to Section 6.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in development within a 100 year floodplain.	E2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in development within a 500 year floodplain.	E2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	<input type="checkbox"/>	<input type="checkbox"/>
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	<input type="checkbox"/>	<input type="checkbox"/>

g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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6. Impacts on Air

The proposed action may include a state regulated air emission source.
(See Part 1. D.2.f., D.2.h, D.2.g)

☒ NO

☐ YES

If "Yes", answer questions a - f. If "No", move on to Section 7.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels: i. More than 1000 tons/year of carbon dioxide (CO ₂) ii. More than 3.5 tons/year of nitrous oxide (N ₂ O) iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs) iv. More than .045 tons/year of sulfur hexafluoride (SF ₆) v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions vi. 43 tons/year or more of methane	D2g D2g D2g D2g D2g D2h	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

7. Impact on Plants and Animals

The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.)

☒ NO

☐ YES

If "Yes", answer questions a - j. If "No", move on to Section 8.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	<input type="checkbox"/>	<input type="checkbox"/>

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____	E1b	<input type="checkbox"/>	<input type="checkbox"/>
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	<input type="checkbox"/>	<input type="checkbox"/>
j. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

8. Impact on Agricultural Resources

The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.)

☒ NO

☐ YES

If "Yes", answer questions a - h. If "No", move on to Section 9.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

9. Impact on Aesthetic Resources The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.) <i>If "Yes", answer questions a - g. If "No", go to Section 10.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q. E1c	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile 1/2 -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

10. Impact on Historic and Archeological Resources The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.) <i>If "Yes", answer questions a - e. If "No", go to Section 11.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical 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.	E3e	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	<input type="checkbox"/>	<input type="checkbox"/>

d. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>
If any of the above (a-d) are answered "Moderate to large impact may occur", continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	<input type="checkbox"/>	<input type="checkbox"/>
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>

11. Impact on Open Space and Recreation The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. (See Part 1. C.2.c, E.1.c., E.2.q.) <i>If "Yes", answer questions a - e. If "No", go to Section 12.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	<input type="checkbox"/>	<input type="checkbox"/>
e. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

12. Impact on Critical Environmental Areas The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d) <i>If "Yes", answer questions a - c. If "No", go to Section 13.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

13. Impact on Transportation
The proposed action may result in a change to existing transportation systems.
(See Part 1. D.2.j)
If "Yes", answer questions a - f. If "No", go to Section 14.

☒ NO ☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action will degrade existing transit access.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

14. Impact on Energy
The proposed action may cause an increase in the use of any form of energy.
(See Part 1. D.2.k)
If "Yes", answer questions a - e. If "No", go to Section 15.

☒ NO ☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	<input type="checkbox"/>	<input type="checkbox"/>
e. Other Impacts: _____			

15. Impact on Noise, Odor, and Light
The proposed action may result in an increase in noise, odors, or outdoor lighting.
(See Part 1. D.2.m., n., and o.)
If "Yes", answer questions a - f. If "No", go to Section 16.

☒ NO ☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in routine odors for more than one hour per day.	D2o	<input type="checkbox"/>	<input type="checkbox"/>

d. The proposed action may result in light shining onto adjoining properties.	D2n	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.)

☒ NO

☐ YES

If "Yes", answer questions a - m. If "No", go to Section 17.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	<input type="checkbox"/>	<input type="checkbox"/>
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	<input type="checkbox"/>	<input type="checkbox"/>
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	<input type="checkbox"/>	<input type="checkbox"/>
m. Other impacts: _____ _____			

17. Consistency with Community Plans The proposed action is not consistent with adopted land use plans. (See Part 1. C.1, C.2. and C.3.) <i>If "Yes", answer questions a - h. If "No", go to Section 18.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	<input type="checkbox"/>	<input type="checkbox"/>
h. Other: _____		<input type="checkbox"/>	<input type="checkbox"/>

18. Consistency with Community Character The proposed project is inconsistent with the existing community character. (See Part 1. C.2, C.3, D.2, E.3) <i>If "Yes", answer questions a - g. If "No", proceed to Part 3.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

PRINT FULL FORM

Full Environmental Assessment Form
Part 3 - Evaluation of the Magnitude and Importance of Project Impacts
and
Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

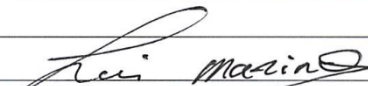
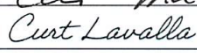
Part 2 of the Full EAF does not identify any impacts as potentially moderate to large.

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: ☐ Type 1 ☒ Unlisted

Identify portions of EAF completed for this Project: ☒ Part 1 ☒ Part 2 ☒ Part 3

FEAF 2019

Upon review of the information recorded on this EAF, as noted, plus this additional support information N/A	
and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the The Board of Trustees of the Village of Port Chester _____ as lead agency that:	
<input checked="" type="checkbox"/> A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.	
<input type="checkbox"/> B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:	
There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.7(d)).	
<input type="checkbox"/> C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.	
Name of Action: Impervious Surface Standards	
Name of Lead Agency: The Board of Trustees of the Village of Port Chester	
Name of Responsible Officer in Lead Agency: Luis A. Marino	
Title of Responsible Officer: Mayor	
Signature of Responsible Officer in Lead Agency: 	Date: 12-2-2024
Signature of Preparer (if different from Responsible Officer) 	Date: 12-2-2024
For Further Information: Contact Person: Greg Cutler, AICP, Director of Planning and Economic Development Address: 222 Grace Church Street Telephone Number: 914-937-6780 E-mail: gcutler@portchesterny.gov	
For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to: Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of) Other involved agencies (if any) Applicant (if any) Environmental Notice Bulletin: http://www.dec.ny.gov/enb/enb.html	

PRINT FULL FORM

Page 2 of 2

On motion of TRUSTEE DIDDEN, seconded by TRUSTEE DORAZIO, the following Local Law Number I-16 of 2024 was adopted by the Board of Trustees of the Village of Port Chester, New York:

ROLL CALL

AYES: Trustees Didden, Dorazio, Grangeniois-Thomas, Carvin, Allen, Alzate and Mayor Marino.

NOES: None.

ABSTAIN: None.

RECUSE: None.

ABSENT: None.

DATE: December 2, 2024.

Adoption of Local Law No. I-16 of 2024

(Filed with the New York State Department of State as LOCAL LAW No. 19 of 2024)

Village of Port Chester, New York

Local Law No. I-16 of 2024

A LOCAL LAW AMENDING THE CODE OF THE VILLAGE OF PORT CHESTER,
CHAPTER 345, “ZONING,” AMENDING THE ZONING CODE RELATED TO
IMPERVIOUS SURFACE STANDARDS

Be it enacted by the Board of Trustees of the Village of Port Chester, New York as follows:

SECTION 1: Purpose and Intent

In accordance with Local Law No. 4 of 2020, adopted on May 20, 2020, the Board of Trustees enacted a Village-wide Form-based Zoning Code following an extensive review process.

Recently it was noticed that the District Standards in §345-405 of the Form-based Code (FBC) require minor corrections, as regards use of the terms *Impervious* and *Pervious*. The subject text applies to the *Impervious Surface Coverage* standards within certain Character Districts, and pertain solely to grammar. The Off-Street Parking Surface standard for the CD-4 (General Urban Character District) currently references a nonexistent “pervious surface requirement”.

SECTION 2: The Code of the Village of Port Chester, Chapter 345, “Zoning,” Article 4, “Building and Lot Plans and Standards” Section 345-405.A-5 is hereby amended:

(I) “Off-Street Parking Surface” Use of permeable pavement is encouraged; however, it shall count as an impervious surface for the purposes of calculating the Impervious Surface Coverage. Prepared surface of gravel, asphalt, concrete or other hard surface is permitted.

SECTION 3: The Code of the Village of Port Chester, Chapter 345, “Zoning,” Article 4, “Building and Lot Plans and Standards” Section 345-405.A-12 is hereby amended:

(k) “Off-Street Parking Surface” Use of permeable pavement is encouraged; however, it shall count as an impervious surface for the purposes calculating the Impervious Surface Coverage. Prepared surface of gravel, asphalt, concrete or other hard surface is permitted.

SECTION 4: The Code of the Village of Port Chester, Chapter 345, “Zoning,” Article 4, “Building and Lot Plans and Standards” Section 345-405.A-13 is hereby amended:

(k) “Off-Street Parking Surface” Use of permeable pavement is encouraged; however, it shall count as an impervious surface for the purposes calculating the Impervious Surface Coverage. Prepared surface of gravel, asphalt, concrete or other hard surface is permitted.

SECTION 5: The Code of the Village of Port Chester, Chapter 345, “Zoning,” Article 4, “Building and Lot Plans and Standards” Section 345-405.A-14 is hereby amended:

(k) “Off-Street Parking Surface” Use of permeable pavement is encouraged; however, it shall count as an impervious surface for the purposes calculating the Impervious Surface Coverage. Prepared surface of gravel, asphalt, concrete or other hard surface is permitted.

SECTION 6: The Code of the Village of Port Chester, Chapter 345, “Zoning,” Article 4, “Building and Lot Plans and Standards” Section §345-405.K(6)(f)[18] is hereby amended:

[d] The Site shall be a maximum of 20% Impervious Surface

SECTION 7: Supersession.

Any provisions of the Village Code that are in conflict or inconsistent with the provisions of this local law are hereby superseded to the extent necessary to give this local law full force and effect.

SECTION 8: Severability.

If any provision of this local law is held to be invalid or unenforceable in whole or in part, such invalidity or unenforceability shall attach only to such provisions or part thereof and the remaining part of such provision and all other provisions shall continue in full force and effect.

SECTION 9: Effective Date.

This local law shall be effective immediately upon due publication and filing with the Secretary of State.

PUBLIC HEARING # 3

Public Hearing to consider a proposed local law amending Chapter 345 (Zoning) to amend the civic designation for parking lots and structures in the principal use table

The following Public Notices were duly published in the Westmore News on November 8, 2024, certified by Angelina Brescia, Office Manager of the Westmore News

PUBLIC NOTICE

PUBLIC NOTICE is hereby given that the Board of Trustees hereby sets a public hearing for December 2, 2024 at 7:00 p.m. or as soon thereafter, at the Town of Rye Justice Court Courtroom, 350 North Main Street, 2nd Floor, Port Chester, New York, to consider the advisability of adopting a local law amending the Code of the Village of Port Chester, Chapter 345, "Zoning," to revise the Civic designation for parking lots and structures in the principal use table.

Contact the Department of Planning and Economic Development for information: Website: <https://www.portchesterny.gov/205/Planning-Economic-Development>.

Phone Number: (914) 937-6780

E-mail: CLavalla@portchesterny.gov

Interested persons are invited to attend and will be afforded the opportunity to be heard at this time. The copy of the proposed local law is available at the Village Clerk's office or online at the Village website www.portchesterny.gov.

/s/ JANUSZ R. RICHARDS
JANUSZ R. RICHARDS
Village Clerk
Village of Port Chester, New York

Date: November 8, 2024

AVISO PUBLICO

POR LA PRESENTE SE DA AVISO PÚBLICO que la Junta de Síndicos establece una audiencia pública para el 2 de diciembre de 2024 a las 7:00 p.m. o tan pronto como a partir de entonces, en el Town of Rye Court Room, 350 North Main Street, 2do Piso, Port Chester, Nueva York, para considerar la conveniencia de adoptar una ley local que modifique el Código del Pueblo de Port Chester, Capítulo 345, "Zonificación," para revisar la designación Cívica para estacionamientos y estructuras en la tabla de uso principal.

Póngase en contacto con el Departamento de Planificación y Desarrollo Económico para obtener información:

Website: <https://www.portchesterny.gov/205/Planning-Economic-Development>.

Phone Number: (914) 937-6780

E-mail: CLavalla@portchesterny.gov

Las personas interesadas están invitadas a asistir y se les dará la oportunidad de ser escuchadas en este momento. La copia de la ley local propuesta está disponible en la

oficina del Secretario del Pueblo o en línea en el sitio web de la Aldea
www.portchesterny.gov.

/s/ JANUSZ R. RICHARDS
JANUSZ R. RICHARDS
Secretario del Pueblo
Pueblo de Port Chester, Nueva York

Fecha: 8 de noviembre de 2024

On motion of TRUSTEE DIDDEN, seconded by TRUSTEE GRANGENOIS-THOMAS, the public hearing was declared open.

ROLL CALL

AYES: Trustees Didden, Dorazio, Grangenois-Thomas, Carvin, Allen, Alzate and Mayor Marino.

NOES: None.

ABSTAIN: None.

RECUSE: None.

ABSENT: None.

DATE: December 2, 2024.

Public Comments

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

The public had an opportunity to make public comments.

There were no comments offered by the public on this public hearing.

On motion of TRUSTEE DIDDEN, seconded by TRUSTEE DORAZIO, the public hearing was closed.

ROLL CALL

AYES: Trustees Didden, Dorazio, Grangenois-Thomas, Carvin, Allen, Alzate and Mayor Marino.

NOES: None.

ABSTAIN: None.

RECUSE: None.

ABSENT: None.

DATE: December 2, 2024.

RESOLUTION #3

ADOPTING A NEGATIVE DECLARATION WITH REGARD TO LOCAL LAW NO. I-17 of 2024 AMENDING THE CODE OF THE VILLAGE OF PORT CHESTER, CHAPTER 345, “ZONING,” TO AMEND THE CIVIC DESIGNATION FOR PARKING LOTS AND STRUCTURES IN THE PRINCIPAL USE TABLE

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

WHEREAS, the Village Board of Trustees proposes to amend the Civic designation for parking lots and parking structures in principal use table; and

WHEREAS, the New York State Environmental Quality Review Act (“SEQRA”) states that most projects or activities proposed by a State agency or unit of local government require environmental review, as prescribed by 6 NYCRR Part 617 State Environmental Quality Review; and

WHEREAS, the Board of Trustees assumed Lead Agency status under the SEQRA; and

WHEREAS, the proposed action is classified as an Unlisted Action under SEQRA; and

WHEREAS, village staff has prepared a Full Environmental Assessment Form (“FEAF”) Parts 1, 2, and 3 pursuant to SEQRA; and

WHEREAS, village staff has prepared an EAF Part 3 addendum labeled “Negative Declaration Addendum” attached herewith; and

WHEREAS, the Board has reviewed and carefully considered the FEAF Parts 1, 2, and 3, including the Part 3 addendum; and

NOW, THEREFORE, be it

RESOLVED, that pursuant to SEQRA, the Board of Trustees, as Lead Agency, has determined that the proposed Unlisted Action will not result in any significant adverse impact on the environment for the reasons enumerated in the attached SEQRA Negative Declaration.

Approved as to Form:



James R. Carpinello, Village Attorney

ROLL CALL

AYES: Trustees Didden, Dorazio, Grangeniois-Thomas, Carvin, Allen, Alzate and Mayor Marino.

NOES: None.

ABSTAIN: None.

RECUSE: None.

ABSENT: None.

DATE: December 2, 2024.

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: A LOCAL LAW AMENDING CHAPTER 345, "ZONING," TO REVISE THE CIVIC DESIGNATION FOR PARKING LOTS AND STRUCTURES		
Project Location (describe, and attach a general location map): CD-5T Zoning District		
Brief Description of Proposed Action (include purpose or need): The proposed local law exempts the CD-5T zoning district from the Civic designation required for parking lots and structures in all other zones where parking lots and structures are permitted.		
Name of Applicant/Sponsor: Village of Port Chester Board of Trustees		Telephone: 914-939-5200
		E-Mail:
Address: 222 Grace Church Street		
City/PO: Port Chester	State: New York	Zip Code: 10573
Project Contact (if not same as sponsor, give name and title/role): Greg Cutler, AICP, Director of Planning & Economic Development		Telephone: 914-939-2200
		E-Mail: GCutler@PortChesterNY.gov
Address: 222 Grace Church Street		
City/PO: Port Chester	State: New York	Zip Code: 10573
Property Owner (if not same as sponsor):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Planning Board or Commission		
c. City, Town or <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Village Zoning Board of Appeals		
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
e. County agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources. i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No iii. Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

C. Planning and Zoning**C.1. Planning and zoning actions.**

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☒ Yes ☐ No

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☒ Yes ☐ No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☒ Yes ☐ No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☒ Yes ☐ No

If Yes, identify the plan(s):

Long Island Sound CEA

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐ Yes ☒ No

If Yes, identify the plan(s):

C.3. Zoning	
a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. If Yes, what is the zoning classification(s) including any applicable overlay district? CD-5T	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
b. Is the use permitted or allowed by a special or conditional use permit?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
c. Is a zoning change requested as part of the proposed action? If Yes, i. What is the proposed new zoning for the site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
C.4. Existing community services.	
a. In what school district is the project site located?	Port Chester Public Schools
b. What police or other public protection forces serve the project site?	Port Chester Police Department
c. Which fire protection and emergency medical services serve the project site?	Port Chester Fire Department
d. What parks serve the project site?	Various

D. Project Details

D.1. Proposed and Potential Development	
a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?	
b. a. Total acreage of the site of the proposed action? _____ acres b. Total acreage to be physically disturbed? _____ acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres	
c. Is the proposed action an expansion of an existing project or use? <input type="checkbox"/> Yes <input type="checkbox"/> No i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____	
d. Is the proposed action a subdivision, or does it include a subdivision? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) _____ ii. Is a cluster/conservation layout proposed? <input type="checkbox"/> Yes <input type="checkbox"/> No iii. Number of lots proposed? _____ iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____	
e. Will the proposed action be constructed in multiple phases? <input type="checkbox"/> Yes <input type="checkbox"/> No i. If No, anticipated period of construction: _____ months ii. If Yes: <ul style="list-style-type: none"> Total number of phases anticipated _____ Anticipated commencement date of phase 1 (including demolition) _____ month _____ year Anticipated completion date of final phase _____ month _____ year Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____ 	

f. Does the project include new residential uses? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, show numbers of units proposed. <div style="display: flex; justify-content: space-around; margin-top: 5px;"> <u>One Family</u> <u>Two Family</u> <u>Three Family</u> <u>Multiple Family (four or more)</u> </div> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <div style="width: 20%;">Initial Phase</div> <div style="width: 20%; border-bottom: 1px solid black;"></div> <div style="width: 20%; border-bottom: 1px solid black;"></div> <div style="width: 20%; border-bottom: 1px solid black;"></div> <div style="width: 20%; border-bottom: 1px solid black;"></div> </div> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <div style="width: 20%;">At completion of all phases</div> <div style="width: 20%; border-bottom: 1px solid black;"></div> <div style="width: 20%; border-bottom: 1px solid black;"></div> <div style="width: 20%; border-bottom: 1px solid black;"></div> <div style="width: 20%; border-bottom: 1px solid black;"></div> </div>				
g. Does the proposed action include new non-residential construction (including expansions)? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <div style="width: 30%;">i. Total number of structures</div> <div style="width: 70%; border-bottom: 1px solid black;"></div> </div> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <div style="width: 30%;">ii. Dimensions (in feet) of largest proposed structure:</div> <div style="width: 70%; border-bottom: 1px solid black;">height; width; and length</div> </div> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <div style="width: 30%;">iii. Approximate extent of building space to be heated or cooled:</div> <div style="width: 70%; border-bottom: 1px solid black;">square feet</div> </div>				
h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <div style="width: 30%;">i. Purpose of the impoundment:</div> <div style="width: 70%; border-bottom: 1px solid black;"></div> </div> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <div style="width: 30%;">ii. If a water impoundment, the principal source of the water:</div> <div style="width: 70%; border-bottom: 1px solid black;"> <input type="checkbox"/> Ground water <input type="checkbox"/> Surface water streams <input type="checkbox"/> Other specify: </div> </div> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <div style="width: 30%;">iii. If other than water, identify the type of impounded/contained liquids and their source.</div> <div style="width: 70%; border-bottom: 1px solid black;"></div> </div> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <div style="width: 30%;">iv. Approximate size of the proposed impoundment.</div> <div style="width: 70%; border-bottom: 1px solid black;">Volume: million gallons; surface area: acres</div> </div> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <div style="width: 30%;">v. Dimensions of the proposed dam or impounding structure:</div> <div style="width: 70%; border-bottom: 1px solid black;">height; length</div> </div> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <div style="width: 30%;">vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):</div> <div style="width: 70%; border-bottom: 1px solid black;"></div> </div>				
D.2. Project Operations				
a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? <input type="checkbox"/> Yes <input type="checkbox"/> No (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) If Yes: <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <div style="width: 30%;">i. What is the purpose of the excavation or dredging?</div> <div style="width: 70%; border-bottom: 1px solid black;"></div> </div> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <div style="width: 30%;">ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?</div> <div style="width: 70%; border-bottom: 1px solid black;"> <ul style="list-style-type: none"> Volume (specify tons or cubic yards): Over what duration of time? </div> </div> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <div style="width: 30%;">iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.</div> <div style="width: 70%; border-bottom: 1px solid black;"></div> </div> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <div style="width: 30%;">iv. Will there be onsite dewatering or processing of excavated materials?</div> <div style="width: 70%; border-bottom: 1px solid black;"> <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, describe. </div> </div> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <div style="width: 30%;">v. What is the total area to be dredged or excavated?</div> <div style="width: 70%; border-bottom: 1px solid black;">acres</div> </div> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <div style="width: 30%;">vi. What is the maximum area to be worked at any one time?</div> <div style="width: 70%; border-bottom: 1px solid black;">acres</div> </div> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <div style="width: 30%;">vii. What would be the maximum depth of excavation or dredging?</div> <div style="width: 70%; border-bottom: 1px solid black;">feet</div> </div> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <div style="width: 30%;">viii. Will the excavation require blasting?</div> <div style="width: 70%; border-bottom: 1px solid black;"> <input type="checkbox"/> Yes <input type="checkbox"/> No </div> </div> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <div style="width: 30%;">ix. Summarize site reclamation goals and plan:</div> <div style="width: 70%; border-bottom: 1px solid black;"></div> </div>				
b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <div style="width: 30%;">i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description):</div> <div style="width: 70%; border-bottom: 1px solid black;"></div> </div> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <div style="width: 30%;"></div> <div style="width: 70%; border-bottom: 1px solid black;"></div> </div>				

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☐ No
If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☐ No
If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? ☐ Yes ☐ No
If Yes:

i. Total anticipated water usage/demand per day: _____ gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☐ Yes ☐ No
If Yes:

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No
- Do existing lines serve the project site? ☐ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☐ No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☐ No
If, Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☐ Yes ☐ No
If Yes:

i. Total anticipated liquid waste generation per day: _____ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

iii. Will the proposed action use any existing public wastewater treatment facilities? ☐ Yes ☐ No
If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No

<ul style="list-style-type: none"> • Do existing sewer lines serve the project site? _____ • Will a line extension within an existing district be necessary to serve the project? _____ <p>If Yes:</p> <ul style="list-style-type: none"> • Describe extensions or capacity expansions proposed to serve this project: _____ 	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____ If Yes: <ul style="list-style-type: none"> • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____ 	
v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans): _____ _____	
vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____ _____ _____	
e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? _____ If Yes: <ul style="list-style-type: none"> i. How much impervious surface will the project create in relation to total size of project parcel? _____ Square feet or _____ acres (impervious surface) _____ Square feet or _____ acres (parcel size) ii. Describe types of new point sources. _____ iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)? _____ _____ • If to surface waters, identify receiving water bodies or wetlands: _____ • Will stormwater runoff flow to adjacent properties? _____ 	
iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? _____	
f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? _____ If Yes, identify: <ul style="list-style-type: none"> i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) _____ ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) _____ iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) _____ 	
g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? _____ If Yes: <ul style="list-style-type: none"> i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) _____ ii. In addition to emissions as calculated in the application, the project will generate: <ul style="list-style-type: none"> • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs) 	

<p>h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)?</p> <p>If Yes:</p> <p>i. Estimate methane generation in tons/year (metric): _____</p> <p>ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No		
<p>i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations?</p> <p>If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No		
<p>j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services?</p> <p>If Yes:</p> <p>i. When is the peak traffic expected (Check all that apply): <input type="checkbox"/> Morning <input type="checkbox"/> Evening <input type="checkbox"/> Weekend <input type="checkbox"/> Randomly between hours of _____ to _____.</p> <p>ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____</p> <p>iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____</p> <p>iv. Does the proposed action include any shared use parking? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____</p> <p>vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No		
<p>k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy?</p> <p>If Yes:</p> <p>i. Estimate annual electricity demand during operation of the proposed action: _____</p> <p>ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____</p> <p>iii. Will the proposed action require a new, or an upgrade, to an existing substation? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No		
<p>l. Hours of operation. Answer all items which apply.</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top; padding: 5px;"> <p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ </td> <td style="width: 50%; vertical-align: top; padding: 5px;"> <p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ </td> </tr> </table>		<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____
<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ 		

<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration:</p> <p>_____</p>	
<p>ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Describe: _____</p> <p>_____</p>	
<p>n. Will the proposed action have outdoor lighting? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:</p> <p>_____</p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Describe: _____</p> <p>_____</p>	
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____</p> <p>_____</p> <p>_____</p>	
<p>p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally, describe the proposed storage facilities: _____</p> <p>_____</p>	
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe proposed treatment(s):</p> <p>_____</p> <p>_____</p> <p>_____</p>	
<p>ii. Will the proposed action use Integrated Pest Management Practices? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> • Construction: _____ tons per _____ (unit of time) • Operation : _____ tons per _____ (unit of time) <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> • Construction: _____ • Operation: _____ <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> • Construction: _____ • Operation: _____ 	

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☐ No
If Yes:
i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____
ii. Anticipated rate of disposal/processing: _____
• _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
• _____ Tons/hour, if combustion or thermal treatment
iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☐ No
If Yes:
i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____
ii. Generally describe processes or activities involving hazardous wastes or constituents: _____
iii. Specify amount to be handled or generated _____ tons/month
iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____
v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No
If Yes: provide name and location of facility: _____
If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☐ Industrial ☐ Commercial ☐ Residential (suburban) ☐ Rural (non-farm)

☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____			

c. Is the project site presently used by members of the community for public recreation? i. If Yes: explain: _____	<input type="checkbox"/> Yes <input type="checkbox"/> No
d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? If Yes, i. Identify Facilities: _____ _____	<input type="checkbox"/> Yes <input type="checkbox"/> No
e. Does the project site contain an existing dam? If Yes: i. Dimensions of the dam and impoundment: <ul style="list-style-type: none"> • Dam height: _____ feet • Dam length: _____ feet • Surface area: _____ acres • Volume impounded: _____ gallons OR acre-feet ii. Dam's existing hazard classification: _____ iii. Provide date and summarize results of last inspection: _____ _____	<input type="checkbox"/> Yes <input type="checkbox"/> No
f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? If Yes: i. Has the facility been formally closed? <ul style="list-style-type: none"> • If yes, cite sources/documentation: _____ ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____ _____	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No
g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? If Yes: i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____ _____	<input type="checkbox"/> Yes <input type="checkbox"/> No
h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? If Yes: i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: <input type="checkbox"/> Yes – Spills Incidents database Provide DEC ID number(s): _____ <input type="checkbox"/> Yes – Environmental Site Remediation database Provide DEC ID number(s): _____ <input type="checkbox"/> Neither database ii. If site has been subject of RCRA corrective activities, describe control measures: _____ _____	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? If yes, provide DEC ID number(s): _____ iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____ _____	<input type="checkbox"/> Yes <input type="checkbox"/> No

v. Is the project site subject to an institutional control limiting property uses? <input type="checkbox"/> Yes <input type="checkbox"/> No <ul style="list-style-type: none"> If yes, DEC site ID number: _____ Describe the type of institutional control (e.g., deed restriction or easement): _____ Describe any use limitations: _____ Describe any engineering controls: _____ Will the project affect the institutional or engineering controls in place? <input type="checkbox"/> Yes <input type="checkbox"/> No Explain: _____ 	
E.2. Natural Resources On or Near Project Site	
a. What is the average depth to bedrock on the project site? _____ feet <input type="checkbox"/> Yes <input type="checkbox"/> No	
b. Are there bedrock outcroppings on the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %	
c. Predominant soil type(s) present on project site: _____ % _____ % _____ %	
d. What is the average depth to the water table on the project site? Average: _____ feet	
e. Drainage status of project site soils: <input type="checkbox"/> Well Drained: _____ % of site <input type="checkbox"/> Moderately Well Drained: _____ % of site <input type="checkbox"/> Poorly Drained: _____ % of site	
f. Approximate proportion of proposed action site with slopes: <input type="checkbox"/> 0-10%: _____ % of site <input type="checkbox"/> 10-15%: _____ % of site <input type="checkbox"/> 15% or greater: _____ % of site	
g. Are there any unique geologic features on the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe: _____	
h. Surface water features. <div style="margin-left: 20px;"> i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? <input type="checkbox"/> Yes <input type="checkbox"/> No ii. Do any wetlands or other waterbodies adjoin the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes to either <i>i</i> or <i>ii</i>, continue. If No, skip to E.2.i. iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? <input type="checkbox"/> Yes <input type="checkbox"/> No iv. For each identified regulated wetland and waterbody on the project site, provide the following information: <ul style="list-style-type: none"> Streams: Name _____ Classification _____ Lakes or Ponds: Name _____ Classification _____ Wetlands: Name _____ Approximate Size _____ Wetland No. (if regulated by DEC) _____ </div>	

m. Identify the predominant wildlife species that occupy or use the project site: _____ _____ _____	
n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: i. Describe the habitat/community (composition, function, and basis for designation): _____ ii. Source(s) of description or evaluation: _____ iii. Extent of community/habitat: _____ • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres	
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: i. Species and listing (endangered or threatened): _____ _____ _____	
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: i. Species and listing: _____ _____	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, give a brief description of how the proposed action may affect that use: _____ _____ _____	
E.3. Designated Public Resources On or Near Project Site	
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, provide county plus district name/number: _____	
b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input type="checkbox"/> No i. If Yes: acreage(s) on project site? _____ ii. Source(s) of soil rating(s): _____	
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____ _____ _____	
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: i. CEA name: _____ ii. Basis for designation: _____ iii. Designating agency and date: _____	

e. 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? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District ii. Name: _____ iii. Brief description of attributes on which listing is based: _____
f. 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 type="checkbox"/> Yes <input type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: i. Describe possible resource(s): _____ ii. Basis for identification: _____
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: i. Identify resource: _____ ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____ iii. Distance between project and resource: _____ miles.
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: i. Identify the name of the river and its designation: _____ ii. Is the activity consistent with development restrictions contained in 6 NYCRR Part 666? <input type="checkbox"/> Yes <input type="checkbox"/> No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Village of Port Chester Date 11-1-24

Signature Gregory Cutler, AICP Title Director of Planning and Economic Development

PRINT FORM

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Full Environmental Assessment Form
Part 2 - Identification of Potential Project Impacts

Agency Use Only [If applicable]	
Project :	Civic Zoning Parking Lot and Structure
Date :	11-25-2024

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer “**Yes**” to a numbered question, please complete all the questions that follow in that section.
- If you answer “**No**” to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box “Moderate to large impact may occur.”
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the “whole action”.
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. Impact on Land Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1) <i>If “Yes”, answer questions a - j. If “No”, move on to Section 2.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

2. Impact on Geological Features The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g) <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <i>If "Yes", answer questions a - c. If "No", move on to Section 3.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____	E2g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

3. Impacts on Surface Water The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h) <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <i>If "Yes", answer questions a - l. If "No", move on to Section 4.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	<input type="checkbox"/>	<input type="checkbox"/>

1. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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4. Impact on groundwater The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t) <i>If "Yes", answer questions a - h. If "No", move on to Section 5.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

5. Impact on Flooding The proposed action may result in development on lands subject to flooding. <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (See Part 1. E.2) <i>If "Yes", answer questions a - g. If "No", move on to Section 6.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in development within a 100 year floodplain.	E2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in development within a 500 year floodplain.	E2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	<input type="checkbox"/>	<input type="checkbox"/>
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	<input type="checkbox"/>	<input type="checkbox"/>

g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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6. Impacts on Air The proposed action may include a state regulated air emission source. <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (See Part 1. D.2.f., D.2.h, D.2.g) <i>If "Yes", answer questions a - f. If "No", move on to Section 7.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels: i. More than 1000 tons/year of carbon dioxide (CO ₂) ii. More than 3.5 tons/year of nitrous oxide (N ₂ O) iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs) iv. More than .045 tons/year of sulfur hexafluoride (SF ₆) v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions vi. 43 tons/year or more of methane	D2g D2g D2g D2g D2g D2h	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

7. Impact on Plants and Animals The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <i>If "Yes", answer questions a - j. If "No", move on to Section 8.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	<input type="checkbox"/>	<input type="checkbox"/>

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____	E1b	<input type="checkbox"/>	<input type="checkbox"/>
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	<input type="checkbox"/>	<input type="checkbox"/>
j. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

8. Impact on Agricultural Resources

The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.)

☒ NO

☐ YES

If "Yes", answer questions a - h. If "No", move on to Section 9.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

9. Impact on Aesthetic Resources The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.) <i>If "Yes", answer questions a - g. If "No", go to Section 10.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile 1/2 -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

10. Impact on Historic and Archeological Resources The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.) <i>If "Yes", answer questions a - e. If "No", go to Section 11.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical 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.	E3e	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	<input type="checkbox"/>	<input type="checkbox"/>

d. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>
If any of the above (a-d) are answered "Moderate to large impact may occur", continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	<input type="checkbox"/>	<input type="checkbox"/>
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>

11. Impact on Open Space and Recreation The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. (See Part 1. C.2.c, E.1.c., E.2.q.) If "Yes", answer questions a - e. If "No", go to Section 12.			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	<input type="checkbox"/>	<input type="checkbox"/>
e. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

12. Impact on Critical Environmental Areas The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d) If "Yes", answer questions a - c. If "No", go to Section 13.			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

13. Impact on Transportation
The proposed action may result in a change to existing transportation systems.
(See Part 1. D.2.j)
If "Yes", answer questions a - f. If "No", go to Section 14.

☒ NO ☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action will degrade existing transit access.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

14. Impact on Energy
The proposed action may cause an increase in the use of any form of energy.
(See Part 1. D.2.k)
If "Yes", answer questions a - e. If "No", go to Section 15.

☒ NO ☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	<input type="checkbox"/>	<input type="checkbox"/>
e. Other Impacts: _____			

15. Impact on Noise, Odor, and Light
The proposed action may result in an increase in noise, odors, or outdoor lighting.
(See Part 1. D.2.m., n., and o.)
If "Yes", answer questions a - f. If "No", go to Section 16.

☒ NO ☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in routine odors for more than one hour per day.	D2o	<input type="checkbox"/>	<input type="checkbox"/>

d. The proposed action may result in light shining onto adjoining properties.	D2n	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.)
If "Yes", answer questions a - m. If "No", go to Section 17.

☒ NO

☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	<input type="checkbox"/>	<input type="checkbox"/>
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	<input type="checkbox"/>	<input type="checkbox"/>
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	<input type="checkbox"/>	<input type="checkbox"/>
m. Other impacts: _____ _____			

17. Consistency with Community Plans The proposed action is not consistent with adopted land use plans. (See Part 1. C.1, C.2. and C.3.) <i>If "Yes", answer questions a - h. If "No", go to Section 18.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	<input type="checkbox"/>	<input type="checkbox"/>
h. Other: _____		<input type="checkbox"/>	<input type="checkbox"/>

18. Consistency with Community Character The proposed project is inconsistent with the existing community character. (See Part 1. C.2, C.3, D.2, E.3) <i>If "Yes", answer questions a - g. If "No", proceed to Part 3.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

PRINT FULL FORM

Full Environmental Assessment Form
Part 3 - Evaluation of the Magnitude and Importance of Project Impacts
and
Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

See attached addendum.

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: ☐ Type 1 ☒ Unlisted

Identify portions of EAF completed for this Project: ☒ Part 1 ☒ Part 2 ☒ Part 3

FEAF 2019

Upon review of the information recorded on this EAF, as noted, plus this additional support information

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the
Board of Trustees as lead agency that:

☒ A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

☐ B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.7(d)).


☐ C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.


Name of Action: Amending Civic Designation for Parking Lot and Structures in the CD-5T zoning district.

Name of Lead Agency: Board of Trustees

Name of Responsible Officer in Lead Agency: Luis Marino

Title of Responsible Officer: Mayor

Signature of Responsible Officer in Lead Agency:  Date: 12/02/2024

Signature of Preparer (if different from Responsible Officer) Gregory Cutler, AICP  Date: 11-25-2024

For Further Information:
Contact Person: Gregory Cutler
Address: 222 Grace Church St Port Chester NY, 10573
Telephone Number: 9149376780
E-mail: gcutler@portchesterny.gov

For Type I Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:
Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)
Other involved agencies (if any)
Applicant (if any)
Environmental Notice Bulletin: <http://www.dec.ny.gov/enb/enb.html>

PRINT FULL FORM

Page 2 of 2

NEGATIVE DECLARATION ADDENDUM

PROPOSED ACTION

The proposed action amends the use requirements within the CD-5T district to allow a parking lot or parking structure without being tied to a civic owner/operator.

REQUIRED APPROVALS

The action is subject to the following approvals:

1. SEQRA Review by the Board of Trustees as lead agency.

BACKGROUND

In accordance with Local Law No. 4 of 2020, adopted on May 20, 2020, the Board of Trustees enacted a new form-based Zoning Code following an extensive process. Currently parking lots and structures in CD-4, CD-5, CD-5W, CD-5T, CD-6, CD-6T, C1, CV, CD-4MU and R2F are required to be in connection with a civic use. The proposed local law would allow non-civic parking lots and structures in a limited area, the CD-5T.

REVIEW OF POTENTIAL IMPACTS

As a parking lot or structure has the same impacts irrespective of whether it is operated by a “civic” owner, there will be no net change in the potential adverse impacts resulting from the adoption of the proposed local law.

CD-5T Properties



For Further Information

Contact Person:

Greg Cutler, AICP- Director of Planning and Economic Development
Village of Port Chester Department of Planning and Economic Development
222 Grace Church St
Port Chester, NY 10573
(914) 937-6780

On motion of TRUSTEE DIDDEN, seconded by TRUSTEE GRANGENOIS-THOMAS, the following Local Law Number I-17 of 2024 was adopted by the Board of Trustees of the Village of Port Chester, New York:

ROLL CALL

AYES: Trustees Didden, Dorazio, Grangenois-Thomas, Carvin, Allen, Alzate and Mayor Marino.

NOES: None.

ABSTAIN: None.

RECUSE: None.

ABSENT: None.

DATE: December 2, 2024.

Adoption of Local Law No. I-17 of 2024

(Filed with the New York State Department of State as LOCAL LAW No. 20 of 2024)

Village of Port Chester, New York

Local Law No. I-17 of 2024

A LOCAL LAW AMENDING THE CODE OF THE VILLAGE OF PORT CHESTER,
CHAPTER 345, "ZONING," AMENDING THE ZONING CODE RELATED TO
IMPERVIOUS SURFACE STANDARDS

Be it enacted by the Board of Trustees of the Village of Port Chester, New York as follows:

SECTION 1: Purpose and Intent

In accordance with Local Law No. 4 of 2020, adopted on May 20, 2020, the Board of Trustees enacted a Village-wide Form-based Zoning Code following an extensive review process.

Recently it was noticed that the District Standards in §345-405 of the Form-based Code (FBC) require minor corrections, as regards use of the terms *Impervious* and *Pervious*. The subject text applies to the *Impervious Surface Coverage* standards within certain Character Districts, and pertain solely to grammar. The Off-Street Parking Surface

standard for the CD-4 (General Urban Character District) currently references a nonexistent “pervious surface requirement”.

SECTION 2: The Code of the Village of Port Chester, Chapter 345, “Zoning,” Article 4, “Building and Lot Plans and Standards” Section 345-405.A-5 is hereby amended:

(I) “Off-Street Parking Surface” Use of permeable pavement is encouraged; however, it shall count as an impervious surface for the purposes of calculating the Impervious Surface Coverage. Prepared surface of gravel, asphalt, concrete or other hard surface is permitted.

SECTION 3: The Code of the Village of Port Chester, Chapter 345, “Zoning,” Article 4, “Building and Lot Plans and Standards” Section 345-405.A-12 is hereby amended:

(k) “Off-Street Parking Surface” Use of permeable pavement is encouraged; however, it shall count as an impervious surface for the purposes calculating the Impervious Surface Coverage. Prepared surface of gravel, asphalt, concrete or other hard surface is permitted.

SECTION 4: The Code of the Village of Port Chester, Chapter 345, “Zoning,” Article 4, “Building and Lot Plans and Standards” Section 345-405.A-13 is hereby amended:

(k) “Off-Street Parking Surface” Use of permeable pavement is encouraged; however, it shall count as an impervious surface for the purposes calculating the Impervious Surface Coverage. Prepared surface of gravel, asphalt, concrete or other hard surface is permitted.

SECTION 5: The Code of the Village of Port Chester, Chapter 345, “Zoning,” Article 4, “Building and Lot Plans and Standards” Section 345-405.A-14 is hereby amended:

(k) “Off-Street Parking Surface” Use of permeable pavement is encouraged; however, it shall count as an impervious surface for the purposes calculating the Impervious Surface Coverage. Prepared surface of gravel, asphalt, concrete or other hard surface is permitted.

SECTION 6: The Code of the Village of Port Chester, Chapter 345, “Zoning,” Article 4, “Building and Lot Plans and Standards” Section §345-405.K(6)(f)[18]is hereby amended:

[d] The Site shall be a maximum of 20% Impervious Surface

SECTION 7: Supersession.

Any provisions of the Village Code that are in conflict or inconsistent with the provisions of this local law are hereby superseded to the extent necessary to give this local law full force and effect.

SECTION 8: Severability.

If any provision of this local law is held to be invalid or unenforceable in whole or in part, such invalidity or unenforceability shall attach only to such provisions or part thereof and the remaining part of such provision and all other provisions shall continue in full force and effect.

SECTION 9: Effective Date.

This local law shall be effective immediately upon due publication and filing with the Secretary of State.

PUBLIC HEARING # 4

Public Hearing in connection with the United Hospital Amended Site Plan Application.

The following Public Notices were duly published in the Westmore News on November 8, 2024, certified by Angelina Brescia, Office Manager of the Westmore News

PUBLIC NOTICE

PUBLIC NOTICE is hereby given that the Board of Trustees hereby sets a public hearing for December 2, 2024 at 7:00 p.m. or as soon thereafter, at the Town of Rye Justice Court Courtroom, 350 North Main Street, 2nd Floor, Port Chester, New York, to consider the advisability of adopting a local law amending the Code of the Village of Port Chester, Chapter 345, "Zoning," to consider the application for amended Site Plan review.

Contact the Department of Planning and Economic Development for information:
Website: <https://www.portchesterny.gov/205/Planning-Economic-Development>.
Phone Number: (914) 937-6780
E-mail: CLavalla@portchesterny.gov

Interested persons are invited to attend and will be afforded the opportunity to be heard at this time. The copy of the proposed local law is available at the Village Clerk's office or online at the Village website www.portchesterny.gov.

/s/ JANUSZ R. RICHARDS
JANUSZ R. RICHARDS
Village Clerk
Village of Port Chester, New York

Date: November 8, 2024

AVISO PUBLICO

POR LA PRESENTE SE DA AVISO PÚBLICO que la Junta de Síndicos establece una audiencia pública para el 2 de diciembre de 2024 a las 7:00 p.m. o tan pronto como a partir de entonces, en el Town of Rye Court Room, 350 North Main Street, 2do Piso, Port Chester, Nueva York, para considerar la conveniencia de adoptar una ley local que modifique el Código del Pueblo de Port Chester, Capítulo 345, "Zonificación," para considerar la solicitud de revisión del Plan de Sitio enmendado.

Póngase en contacto con el Departamento de Planificación y Desarrollo Económico para obtener información:

Website: <https://www.portchesterny.gov/205/Planning-Economic-Development>.
Phone Number: (914) 937-6780
E-mail: CLavalla@portchesterny.gov

Las personas interesadas están invitadas a asistir y se les dará la oportunidad de ser escuchadas en este momento. La copia de la ley local propuesta está disponible en la oficina del Secretario del Pueblo o en línea en el sitio web de la Aldea www.portchesterny.gov.

/s/ JANUSZ R. RICHARDS
JANUSZ R. RICHARDS
Secretario del Pueblo
Pueblo de Port Chester, Nueva York

Fecha: 8 de noviembre de 2024

On motion of TRUSTEE DIDDEN, seconded by TRUSTEE GRANGENOIS-THOMAS, the public hearing was declared open.

ROLL CALL

AYES: Trustees Didden, Dorazio, Grangenois-Thomas, Carvin, Allen, Alzate and Mayor Marino.

NOES: None.

ABSTAIN: None.

RECUSE: None.

ABSENT: None.

DATE: December 2, 2024.

Public Comments

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

The public had an opportunity to make public comments.

Attorney Anthony B. Gioffre represented the applicant. He respectfully requested that the comments the Village received from the City of Rye and Westchester County be sent to him for review. A supplemental submission was sent to this afternoon after receiving comments from AKRF.

On motion of TRUSTEE DIDDEN, seconded by TRUSTEE GRANGENOIS-THOMAS, the public hearing was adjourned to the next meeting on December 16, 2024.

ROLL CALL

AYES: Trustees Didden, Dorazio, Grangeniois-Thomas, Carvin, Allen, Alzate and Mayor Marino.

NOES: None.

ABSTAIN: None.

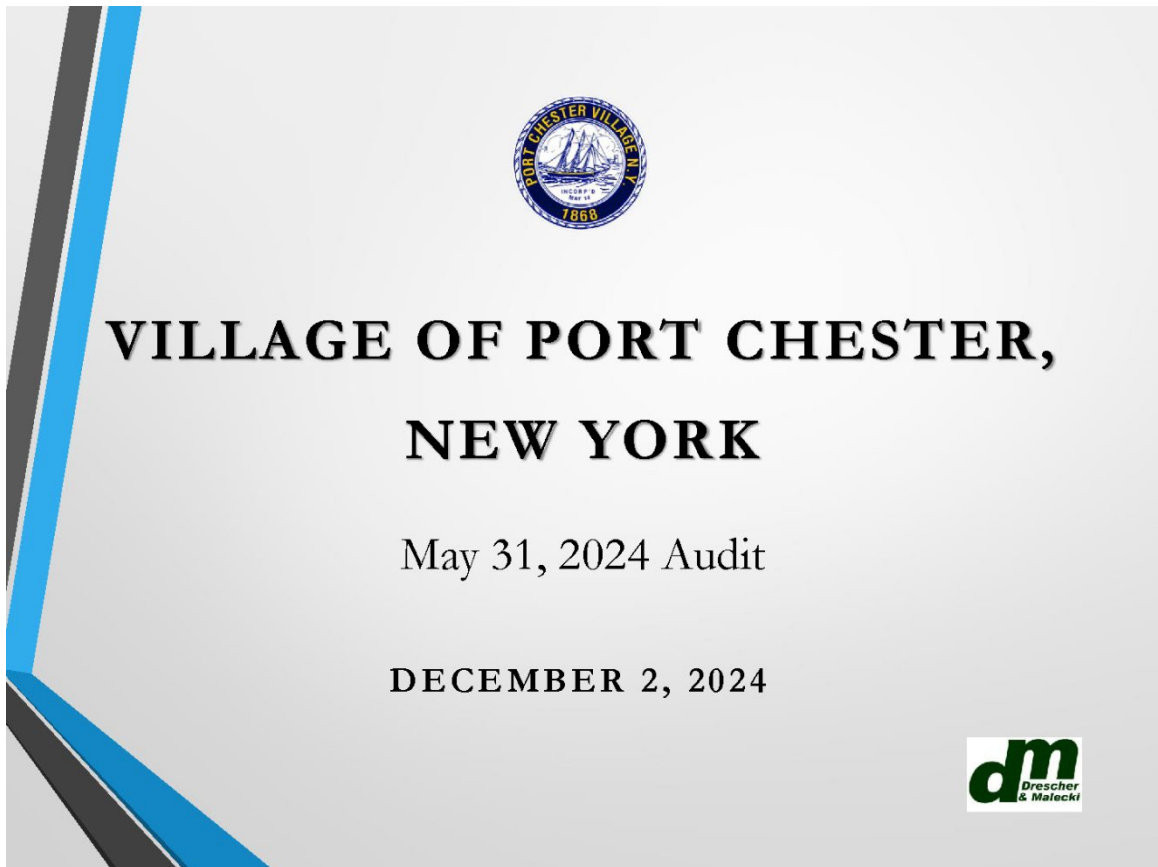
RECUSE: None.

ABSENT: None.

DATE: December 2, 2024.

PRESENTATION

Independent Auditors on Fiscal Year Ending 5/31/2024 Village Audit



Village of Port Chester, New York

Products of our audit:

- Basic Financial Statements
- Single Audit
- Management Letter
- Auditor Communications Letter



- 1 -

Auditor Communications

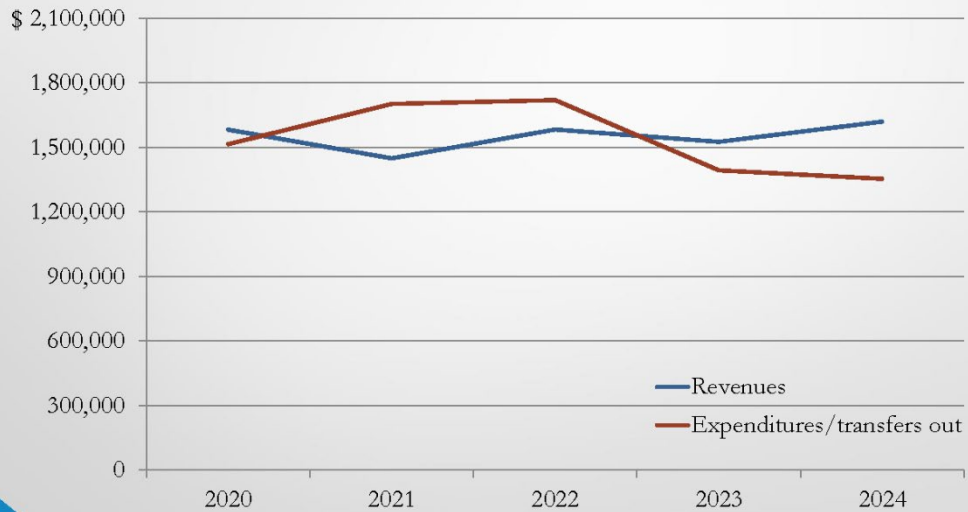
- Our responsibility under GAAS
- Significant accounting policies
- Significant accounting estimates
- Independence
- Other matters



- 2 -

FINANCIAL STATEMENT UPDATE

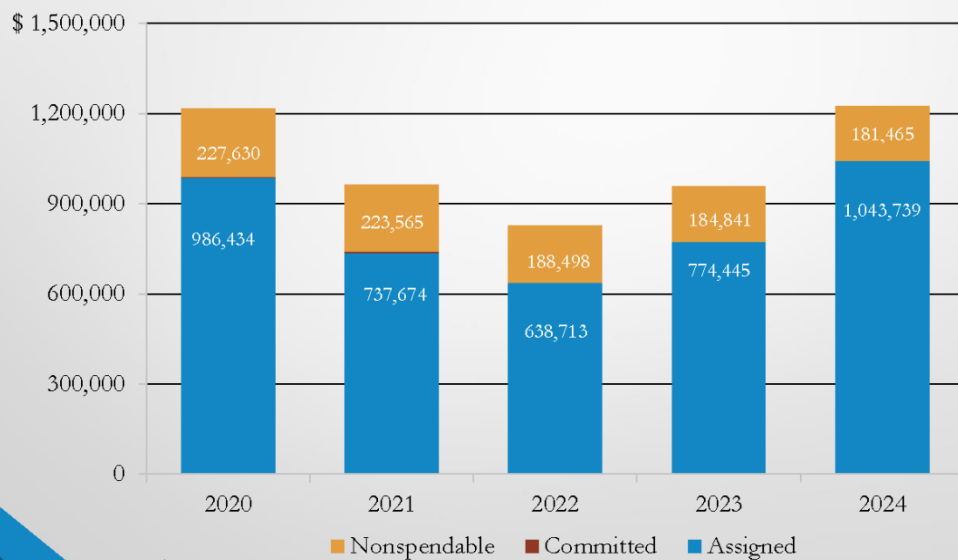
Revenues and Expenditures/Transfers Out—Sewer Fund



- 3 -

FINANCIAL STATEMENT UPDATE

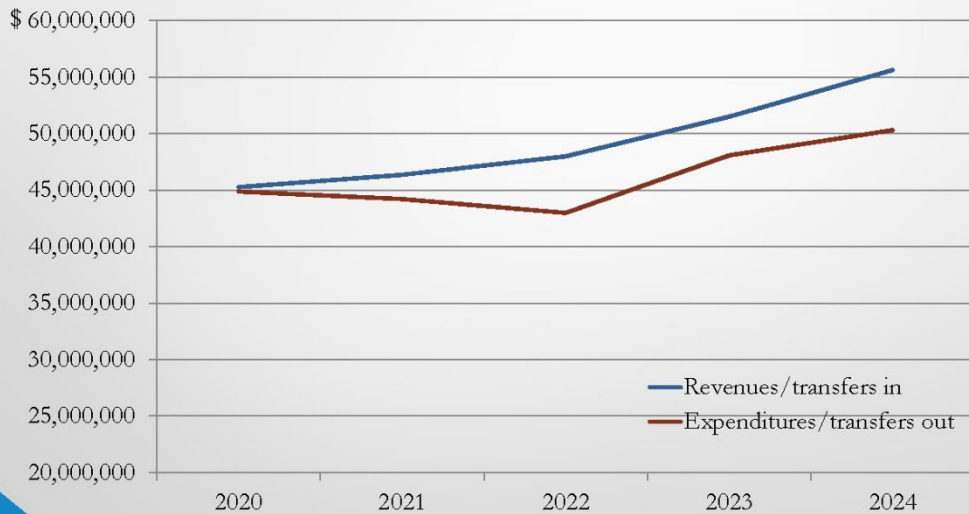
Fund Balance Components (\$)—Sewer Fund



- 4 -

FINANCIAL STATEMENT UPDATE

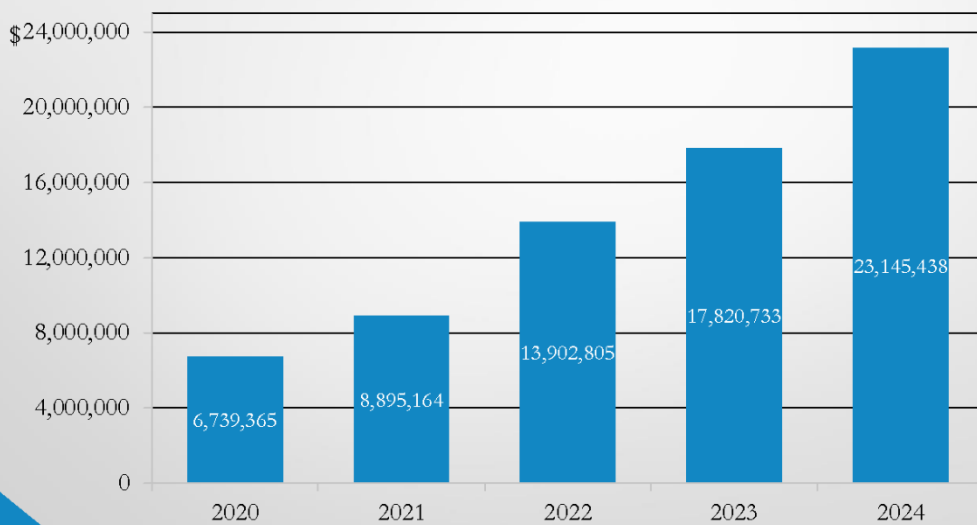
Revenues/Transfers In and Expenditures/Transfers Out— General Fund



- 5 -

FINANCIAL STATEMENT UPDATE

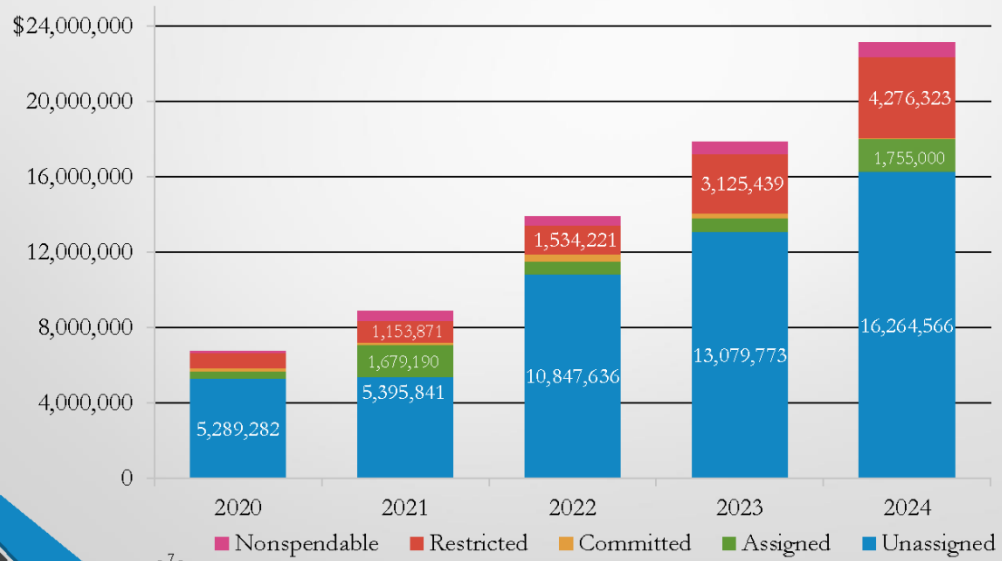
Total Fund Balance (\$)—General Fund



- 6 -

FINANCIAL STATEMENT UPDATE

Fund Balance Components (\$)—General Fund



OBSERVATIONS



Carl A. Widmer, CPA
Partner
cwidmer@dm-llp.com

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Fax +1 716/565.2201



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Tel. +1 716/565.2299

By Heather Krakowski, Recreation Superintendent, Recreation Department New and Upcoming Events and Programs

RECREATION DEPARTMENT

PROGRAMS/EVENTS
2024-2025

Port Chester Recreation **NEW**

- **Daniel McGarry – Recreation Supervisor**
 - Started Sept 3rd 2024
 - Originally from NYC, recently moved to CT
 - Over 12 years experience in Youth/Sports Programming in non-profits/other municipalities
- **On-line Winter Brochure**
Available as of Nov 18th -Registration opens Dec 2nd
- **Fall/Winter/Spring Programs**
utilizing Senior Center after school hours/space
- **New Schools Out Programs**
Utilizing local organization locations and Senior Center



Port Chester Recreation Fall Programs

- Fall Youth Soccer (Mondays & Saturdays)
- Fall Tots Soccer (ages 2 – 5 years old)
- Fall Cheerleading (**NEW**)
- Fall Basketball Clinic (**NEW**)
- Fall Crayola Art Classes (**Senior Center**)
- Fall Mad Science Classes (**Senior Center**)
- Fall Youth Tennis (Saturdays) 40 participants
- Fall Hands on Clay Classes (Mondays & Fridays – 2 Classes)
- 9/11 Ceremony
- SPCA Event
- Halloween in the Park

Port Chester Recreation Fall/Winter Programs

- Drop in Basketball – Open Gym – Free – 13 year olds to 18 year olds
- Coat Drive – Coats collected distributed to local centers(Carver – Don Bosco)
- Karate - Thursdays 6:30p.m. November – May (monthly)
- Winter Basketball Clinics (**NEW**)
- Winter Cheerleading (**Senior Center**) (**NEW**)
- Winter Computer Adventures (**Senior Center**) (**NEW**)
- Winter Mad Science Classes (**Senior Center**)
- Winter Crayola Art Classes (**Senior Center**) (**NEW**)
- Winter Hands on Clay – 1st – 5th grades (8 weeks)
- Winter Soccer Clinic – 6 weeks

Port Chester Recreation Schools Out Programs

Upcoming –Winter Schools Closed Programs

- **(NEW) DED GAMING** – Tournament/Free Play (Westchester Ave)
Jan 29th (schools closed) 9:30 – 12:30 p.m.
- **(NEW) MAD SCIENCE**– Eureka! Invention Camp (Senior Center)
Jan 29th (schools closed) 9:00 – 12:00 p.m.
- **FEBRUARY BREAK MINI CAMP**
Tuesday – Friday 8:30 a.m. – 12 noon
Computer Adventures add on 1-day **(NEW)**



Port Chester Recreation Holiday Events

- Christmas Tree Lighting - Dec 5th (6 pm; Liberty Square)
- Santa's Mailbox - Dec 2nd – Dec 13th (Village Hall)
- Santa in the Park Event (Christmas Parade) - Dec 14th
- Holiday House Decorating Contest - Dec 11th
- Chanukah Gelt Drop - Dec 30th (5:30 pm; Village Hall)



Port Chester Recreation Holiday Events



Letters for Santa

Kids of all ages can write a letter to Santa and drop it in his special mailbox located at the Port Chester Village Hall Main Entrance at 222 Grace Church Street.

Letters will be collected **Monday-Friday 9am-5pm between December 2nd-13th.** Mailbox will also be available at Port Chester's Christmas Event on **Saturday, December 14th.**

Be sure to include a name and a return address so Santa and his elves can return a letter!

To sign up for more Rec notifications, click here [CLICK HERE](#)







Cartas para Santa

Los niños de todas las edades pueden escribirle una carta a Santa y dejarla en su buzón especial ubicado en la entrada principal de Port Chester Village Hall en 222 Grace Church Street.

Las cartas se recogerán de **lunes a viernes de 9am a 5pm entre el 2 y el 13 de diciembre.** El buzón también estará disponible en el evento navideño de Port Chester el **sábado 14 de diciembre.**

¡Asegúrate de incluir un nombre y una dirección de remitente para que Santa y sus elfos puedan devolver una carta!

Para registrarse para recibir más notificaciones de Rec, haga clic aquí [CLICK HERE](#)



Port Chester Recreation Holiday Events

PORT CHESTER RECREATION PRESENTS


Christmas Tree Lighting

FREE HOT CHOCOLATE - COURTESY OF THE SALVATION ARMY

MUSIC BY THE PORT CHESTER HS BAND & THE PORT CHESTER SOUND

MAYOR & BOARD OF TRUSTEES WILL LIGHT THE TREE

THURSDAY, DECEMBER 5TH
STARTS AT 6PM



LIBERTY SQUARE
PORT CHESTER, NY

To sign up for more Rec notifications, click here [CLICK HERE](#)

FOR MORE INFO CALL US AT 914-939-2354 OR VISIT WWW.PORTCHESTERNY.GOV

RECREACIÓN DE PORT CHESTER PRESENTA

Iluminación del árbol de Navidad

CHOCOLATE CALIENTE GRATIS - CORTESÍA DEL EJÉRCITO DE SALVACIÓN

MÚSICA DE PORT CHESTER HS BAND Y THE PORT CHESTER SOUND

EL ALCALDE Y LA JUNTA DE SÍNDICOS ENCENDERÁN EL ÁRBOL

JUEVES 5 DE DICIEMBRE
COMIENZA A LAS 6PM



LIBERTY SQUARE
PORT CHESTER, NY

Para registrarse para recibir más notificaciones de Rec, haga clic aquí [CLICK HERE](#)

PARA MÁS INFORMACIÓN LLÁMANOS AL 914-939-2354 O VISÍTANOS WWW.PORTCHESTERNY.GOV

Port Chester Recreation Holiday Events

PORT CHESTER'S
CHRISTMAS PARADE EVENT

SANTA CLAUS IS COMING TO TOWN!

Saturday, December 14th
King Street - 1:30 p.m.
(Parade Begins)

Santa will hand-out gifts
after parade in Lyon Park
(*Gifts are limited-First 500)

Parade Route from King Street
School along King Street and ends
in Lyon Park

Bring your letters for Santa -
Santa's Mailbox will be in
Lyon Park for Event

To sign up for more Rec
news, click the button
below

[CLICK HERE](#)

**Hot Chocolate,
Entertainment,
Food Trucks**

For more info call (914) 939-2354 or visit our
website www.portchesterny.gov
Rain Date - Sunday December 15th

Port Chester's
Evento De Navidad

**Santa Claus está
Viniendo al Pueblo!**

Sábado, Diciembre 14th
King Street - 1:30 p.m.
(Parade Begins)

Santa entregará regalos
después del desfile en Lyon
Park (Regalos son limitados
-Primeros 500)

Ruta del desfile de la escuela King
Street a lo largo de King Street y
termina en Lyon Park

*Traer sus cartas para Santa -
Buzón de Santa estará en Lyon
Park para el evento

Para registrarse para
recibir más noticias sobre
recreación, haga clic en el
botón a continuación

[CLICK HERE](#)

**chocolate caliente,
camión de comida,
Entretención**

Para más información llamar (914) 939-2354 o visitar nuestra
página web www.portchesterny.gov
Fecha de lluvia - domingo diciembre 15th

Port Chester Recreation Holiday Events

**Celebrate
CHANUKKAH
Gelt Drop**

PCFD drops candy from the "sky"

AN INVITATION TO ALL RESIDENTS,
STAFF, FAMILIES, FRIENDS & KIDS!

DECEMBER 30, 2024 - 5:30 PM

Port Chester Village Hall
222 Grace Church St

REFRESHMENTS courtesy of
NERI'S BAKERY

•MUSIC by Zev Haber •Lighting the MENORAH by Rabbi Goldberg

To sign up for more Rec notifications,
click the button below

[CLICK HERE](#)

**Celebrar
JANUCCÁ
Gelt Drop**

PCFD Dejan caer caramelos desde el "cielo"

¡UNA INVITACIÓN A TODOS LOS RESIDENTES,
PERSONAL, FAMILIAS, AMIGOS Y NIÑOS!

DECIEMBRE 30, 2024 - 5:30 PM

ALDEA DEL PUEBLO DE PORT CHESTER
222 Grace Church St

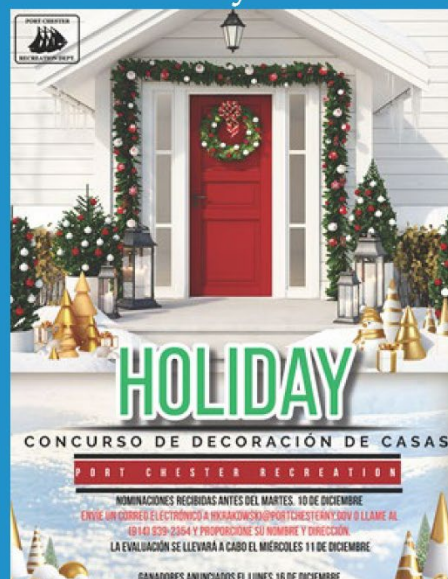
REFRESCOS cortesía de
NERI'S BAKERY

•MUSICA por Zev Haber •Encendiendo la MENORÁ por Rabbi Goldberg

Para registrarse para recibir más
notificaciones de Rec, haga clic en el
botón a continuación

[HAGA CLIC AQUI](#)

Port Chester Recreation Holiday Events



Port Chester Recreation Spring 2025

- Spring Tennis
- Spring Soccer
- Spring Hands on Clay
- Spring Break Mini Camp (**NEW**)
- Spring Basketball
- Spring Floor Hockey (**NEW**)
- Spring Volleyball (**NEW**)
- Spring Computer Adventures (**NEW**)
- Spring Mad Science
- Spring Cheerleading
- Spring Chess (**NEW**)
- Spring Dance (**NEW**)
- Bocce League
- Pickleball Clinics
- Easter in the Park
- Spring Schools Out Activities
- Spring Music Classes (**NEW**)
- Karate (Nov- May)

Port Chester Recreation Spring/Summer Brochure 25

- Spring/Summer Brochure available online near the end February
- Specific Summer Camps/Programs are listed in Winter Brochure 25 as registration begins approx. end of January- Feb



Port Chester Recreation Summer 2025

- | | |
|--|--------------------------|
| • Summer Softball Clinic | • Summer Soccer Clinics |
| • Summer Tennis | • Summer Concerts |
| • Summer Day Camp | • Port Chester Day Event |
| • Summer Cub Camp | • Summer Cheerleading |
| • Summer Playground Program
(Wanda Irving's Neighborhood) | • Bocce League (May-Oct) |
| • Summer Special Citizens Program | |

DISCUSSIONS

Setting a Public Hearing on December 16, 2024 to consider the advisability of adopting two Local Laws

- “Waiver for Construction Noise”
- “Persons Authorized to Issue Tickets” to provide authority to issue appearance tickets to the Zoning Inspector

MINUTES

Mayor Marino asked for a motion to accept the minutes of October 28, 2024, November 4, 2024 and November 18, 2024.

On motion of TRUSTEE DIDDEN, seconded by TRUSTEE GRANGENOIS-THOMAS, The Board of Trustees accepted the minutes of October 28, 2024, November 4, 2024 and November 18, 2024.

ROLL CALL

AYES: Trustees Didden, Dorazio, Grangenois-Thomas, Carvin, Allen, Alzate and Mayor Marino.

NOES: None.

ABSTAIN: None.

RECUSE: None.

ABSENT: None.

DATE: December 2, 2024.

PUBLIC COMMENTS

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

Comments were made by several members of the public.

REPORT OF THE VILLAGE MANAGER

The Village Manager started by informing the public that the Sanitary Repair project has started on Irving Avenue. The Manager thanked Heather for coming and discussing all the projects the Recreation Department is working on. The Village is going out to bid on the Gym Construction. The Manager gave a thank you to the Treasurer, Anthony Siligato, and his staff, for all the work they do.

RESOLUTIONS Continue

RESOLUTION #4

EXTENDING MORATORIUM ON SELF-STORAGE FACILITIES

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

WHEREAS, pursuant to Local Law No. 13 of 2024, adopted on September 4, 2024, the Board adopted a ninety-day moratorium regarding the Battery Energy Storage Systems; and

WHEREAS, the local law provided that such moratorium may be extended by resolution for an additional 90 days; and

WHEREAS, the initial term of the moratorium will expire on December 3, 2024; and

WHEREAS, the Board desires to maintain the status quo while it deliberates future action. Now, therefore, be it

RESOLVED, that the Battery Energy Storage Systems Moratorium is extended for an additional 90 days to enable the Board of Trustees to continue to undertake its due diligence.

Approved as to Form:



James R. Carpinello, Village Attorney

ROLL CALL

AYES: Trustees Didden, Dorazio, Grangeniois-Thomas, Carvin, Allen, Alzate and Mayor Marino.

NOES: None.

ABSTAIN: None.

RECUSE: None.

ABSENT: None.

DATE: December 2, 2024.

RESOLUTION #5

GRANTING EXTENSION OF TIME TO FILE THE SUBDIVISION PLAT FOR THE UNITED HOSPITAL SITE

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

WHEREAS, Boston Road Owner, LLC (“the Applicant”) owns 406-408 Boston Post Road and 999 High Street (Section 141.52, Block 1, Lot 2; Section 141.52, Block 1, Lot 2.4) and 999 High Street (Section 141.52, Block, 1, Lot 2.1 (the “United Hospital Site”)); and

WHEREAS, the Applicant seeks to redevelop the United Hospital Site with a mixed-use community containing residential, independent and assisting living apartments, commercial/retail/restaurant uses, a hotel, and a wireless telecommunications facility (the “Project”); and

WHEREAS, the Project required, among other discretionary approvals, site plan approval, special exception use approval, and subdivision plat approval; and

WHEREAS, the Village of Port Chester Board of Trustees conditionally approved the Final Subdivision Plat on March 18, 2024; and

WHEREAS, the Village of Port Chester Board of Trustees granted the first of two 90-day time extensions of the conditional Final Subdivision Plat on September 3, 2024, as authorized under §7-728(7)(c); and

WHEREAS, the conditional Final Subdivision Plat approval will expire on December 14, 2024; and

WHEREAS, the applicant has requested additional time to satisfy the conditions of approval prior to the signing of the Final Subdivision Plat; now therefore be it,

WHEREAS, the Village of Port Chester Board of Trustees finds that the requested time extension is warranted by the particular circumstances; and

RESOLVED, that the Board of Trustees hereby grants the second and final 90-day extension of time to file the subdivision plat for 406-408 Boston Post Road and 999 High Street (Section 141.52, Block 1, Lot 2; Section 141.52, Block 1, Lot 2.4) and 999 High Street (Section 141.52, Block, 1, Lot 2.1 (the “United Hospital Site”) which will expire on March 16, 2025.

Approved as to Form:



James R. Carpinello, Village Attorney

ROLL CALL

AYES: Trustees Didden, Dorazio, Grangeniois-Thomas, Carvin, Allen, Alzate and Mayor Marino.

NOES: None.

ABSTAIN: None.

RECUSE: None.

ABSENT: None.

DATE: December 2, 2024.

RESOLUTION #6

**AUTHORIZING THE VILLAGE MANAGER TO EXECUTE AN AGREEMENT
WITH G&S PORT CHESTER LLC AND THE VILLAGE OF PORT CHESTER
INDUSTRIAL DEVELOPMENT AGENCY TO TERMINATE THE LAND
ACQUISITION AND DISPOSITION AGREEMENT**

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

WHEREAS, on or about July 14, 1999, the Village of Port Chester (the “Village”) entered into an agreement entitled the Land Acquisition and Disposition Agreement (the “LADA”) with G&S Port Chester, LLC (“G&S”) and the Village of Port Chester Industrial Development Agency (the “PCIDA”) containing various covenants and obligations of the parties with respect to the lease and development of certain parcels of real property on Waterfront Place, Westchester Avenue, and Main Street (the Modified Marina Redevelopment Project, and defined within the LADA, and herein, the “Project”); and

WHEREAS, on or about April 22, 2005, the parties to the LADA entered into a Memorandum of Land Acquisition and Disposition Agreement (the “LADA Memo”), which was subsequently recorded in the Office of the Westchester County Clerk on November 18, 2005 as Control Number 452980185; and

WHEREAS, pursuant to the LADA and amendments thereto, G&S was obligated to complete various public improvements in connection with the Project (the “Public Improvements”), and the Village required certain escrow accounts funded by G&S to pay for costs incurred by the Village and PCIDA in connection with the Project; and

WHEREAS, the Project has been completed by G&S, including all Public Improvements required under the LADA, as amended, and the LADA is now expired, the parties have no further obligations toward one another, and all development projects for which funds are escrowed have been completed; and

WHEREAS, the LADA Memo remains on record and a title defect on the properties until it is cancelled and terminated of record.

Now, therefore, be it

RESOLVED, that the Village Manager is authorized to execute a certain Termination, Satisfaction and Discharge of Land Acquisition and Disposition Agreement (the “Termination”, a copy of which has been presented before this meeting) to terminate,

satisfy, and discharge the LADA, which agreement will be recorded the Office of the Westchester County Clerk in order to remove the title defect; and be it further

RESOLVED, that the Village Treasurer is authorized, upon the execution of the Termination, to release any and all funds escrowed to G&S, including any interest accrued thereon, less all accrued costs and fees of the Village and PCIDA through and including the date of the Termination.

Approved as to Form:



James R. Carpinello, Village Attorney

ROLL CALL

AYES: Trustees Didden, Grangeniois-Thomas, Allen, Alzate and Mayor Marino.

NOES: Trustees Dorazio and Carvin.

ABSTAIN: None.

RECUSE: None.

ABSENT: None.

DATE: December 2, 2024.

RESOLUTION #7

BUDGET TRANSFER - FISCAL YEAR 2024-25 GENERAL FUND & BUDGET AMENDMENT – CAPITAL PROJECT #2019-224 (BUILDING IMPROVEMENTS - VILLAGE HALL)

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

WHEREAS, in order to facilitate the final phase of second-floor office space renovations to accommodate increased staffing and improved operational work flow a budget amendment and transfer in the amount of \$120,000 general fund contingency as a transfer to Capital Project #2019-224 is being requested for Board of Trustees consideration and approval. Now therefore be it,

RESOLVED, that the Board of Trustees of the Village of Port Chester, New York hereby approve and authorize the Village Treasurer to increase Capital Project #2019-224 (Building Improvements – Village Hall) as follows:

GENERAL FUND – BUDGET TRANSFER:

From:

A.1990.0500	Contingency	(\$120,000.00)
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To:

A.9900.900	Transfer to Capital	\$120,000.00
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CAPITAL FUND – BUDGET AMENDMENT:

Revenues:

H.5031.2019.224	Transfer from General Fund	\$120,000.00
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Appropriations:

H.1621.400.2019.224	Building Improvements – Village Hall	\$120,000.00
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Approved as to Form:



James R. Carpinello, Village Attorney

ROLL CALL

AYES: Trustees Didden, Dorazio, Grangenois-Thomas, Carvin, Allen, Alzate and Mayor Marino.

NOES: None.

ABSTAIN: None.

RECUSE: None.

ABSENT: None.

DATE: December 2, 2024.

RESOLUTION #8

**BUDGET AMENDMENT & BUDGET TRANSFER
FISCAL YEAR 2024-25 GENERAL FUND – FIRE DEPT.
APPARATUS/VEHICLE REPAIRS**

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

WHEREAS, in May 2022 the Village of Port Chester had received \$12,680 in insurance recovery funds for Tower Ladder #2 due to damages sustained from Tropical Storm IDA in September 2021; and

WHEREAS, in May 2022 the Village of Port Chester had received \$23,980 in insurance recovery funds for Rescue #40 due to damages sustained from Tropical Storm IDA in September 2021; and

WHEREAS, repairs for Rescue #40 totaling \$69,260.21 have been completed and estimated repairs for Tower Ladder #2 in the amount of \$70,000 including additional damages to bucket not sustained by Storm IDA are necessary; and

WHEREAS, in order to properly fund the expenditures a budget amendment in the amount of \$37,000 of general fund unassigned fund balance (prior years insurance recoveries) and a budget transfer in the amount of \$103,000 representing a transfer from general fund contingency is required totaling \$140,000. 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 FY2024-25 General Fund Budget as follows:

GENERAL FUND – BUDGET AMENDMENT:

Revenues:

A.4795	Appropriated Fund Balance	\$ 37,000.00
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Appropriations:

A.3410.0432	Collision & Painting Charges	\$ 37,000.00
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GENERAL FUND - BUDGET TRANSFER:

From:

A.1990.0500	Contingency	(\$103,000.00)
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To:

A.3410.0432	Collision & Painting Charges	\$103,000.00
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Approved as to Form:



James R. Carpinello, Village Attorney

ROLL CALL

AYES: Trustees Didden, Dorazio, Grangeniois-Thomas, Carvin, Allen, Alzate and Mayor Marino.

NOES: None.

ABSTAIN: None.

RECUSE: None.

ABSENT: None.

DATE: December 2, 2024.

RESOLUTION #9

ESTABLISH CAPITAL PROJECT-BUDGET & FISCAL YEAR 2024-25 GENERAL FUND BUDGET AMENDMENT – CAPITAL PROJECT #2024-279 (BID #2024-08 SANITARY SEWER UPGRADES – PHASE 1)

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

WHEREAS, in order to facilitate bid #2024-08 sanitary sewer/wastewater system upgrades – phase 1 project improvements on portions of Beech Street, Waterfront Place, Westchester Avenue and adjacent roadways including construction administration costs a capital project in the amount of \$25,000,000.00 funded by the use of \$213,837 remaining American Rescue Plan Act (ARPA) funds transferred in from the General Fund, grant funding in the amount of \$21,360,713 and bond anticipation notes in the amount of \$3,425,450 must be established; and

WHEREAS, the United States Department of the Treasury has issued a final ruling (Rule No. 31 CFR Part 35 RIN 1505-AC77) approving the ARPA funds to be used for the investment in wastewater / sanitary and storm sewer infrastructure improvements. Now therefore be it,

RESOLVED, that the Board of Trustees of the Village of Port Chester, New York hereby authorizes the Village Treasurer to establish Capital Project #2024-279 (Sanitary Sewer Upgrades – Phase 1) as follows:

GENERAL FUND:

Balance Sheet:

A.691	Deferred Revenues	(\$213,837)
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Revenues:

A.4089	Federal Aid (ARPA)	\$213,837
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Appropriations:

A.9900.900	Transfer to Capital	\$213,837
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CAPITAL FUND:

Revenues:

H.5031.2024.279	Transfer from General Fund (ARPA)	\$ 213,837
H.5731.2024.279	Bond Anticipation Notes	\$ 3,425,450
H.3990.2024.279	State Aid – Capital Sewer	\$ 21,360,713

Appropriations:

H.8120.400.2024.279	Sanitary Sewer Upgrades – Phase 1	\$25,000,000
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Approved as to Form:



James R. Carpinello, Village Attorney

ROLL CALL

AYES: Trustees Didden, Dorazio, Grangeniois-Thomas, Carvin, Allen, Alzate and Mayor Marino.

NOES: None.

ABSTAIN: None.

RECUSE: None.

ABSENT: None.

DATE: December 2, 2024.

RESOLUTION #10

AWARDING BID 2024-08 – 2024 SANITARY SEWER UPGRADES PHASE 1

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

WHEREAS, the Village of Port Chester has advertised for bids for the BID 2024-08– 2024 Sanitary Sewer Upgrades Phase 1; and

WHEREAS, the Village received four (4) bids for this work; and

WHEREAS, the Village's consulting engineer, Delaware Engineering, D.P.C., recommends that the Board accept the low bid of ELQ Industries, Inc. in the amount of \$21,637,222.50, which meets all the specifications as set forth in the bid documents. Now, therefore, be it

RESOLVED, that the Board of Trustees hereby awards the bid for the 2024 Sanitary Sewer Upgrades Phase 1 to ELQ Industries, Inc.; and be further

RESOLVED, that the Village Manager is hereby authorized to enter into an agreement with the Contractor, and be it further

RESOLVED, that funding for this project has been appropriated in Capital Fund expenditure line item H.8120.400.2024.279 (Capital Project #2024-279 - Sanitary Sewer Upgrades – Phase 1)

Approved as to Form:



James R. Carpinello, Village Attorney

ROLL CALL

AYES: Trustees Didden, Dorazio, Grangeniois-Thomas, Carvin, Allen, Alzate and Mayor Marino.

NOES: None.

ABSTAIN: None.

RECUSE: None.

ABSENT: None.

DATE: December 2, 2024.

RESOLUTION #11

APPOINTMENT TO PLANNING COMMISSION

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

RESOLVED, that DANIEL ALVAREZ residing in Port Chester, New York, be and is hereby appointed as member of the PORT CHESTER PLANNING COMMISSION as Full Member, a position previously held by Gerardo Espinoza, effective immediately with said term to expire April 12, 2026.

Approved as to form:



James R. Carpinello, Village Attorney

ROLL CALL

AYES: Trustees Didden, Dorazio, Grangeniois-Thomas, Carvin, Allen, Alzate and Mayor Marino.

NOES: None.

ABSTAIN: None.

RECUSE: None.

ABSENT: None.

DATE: December 2, 2024.

RESOLUTION #12

AUTHORIZING AN INTER-MUNICIPAL AGREEMENT WITH THE COUNTY OF WESTCHESTER WITH REGARD TO STOP-DWI HIGH VISIBILITY ENGAGEMENT CAMPAIGN PROGRAM 2024-2025

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

WHEREAS, the STOP-DWI High Visibility Engagement Campaign Program is an overtime, added, patrol effort to enforce the New York State Vehicle and Traffic Laws against intoxicated and impaired driving on selected holidays throughout the year; and

WHEREAS, through an inter-municipal agreement with the County of Westchester, municipalities are reimbursed according to the number of hours worked and the actual authorized pay rates of the participating officers up to a maximum amount; and

WHEREAS, the County has forwarded a successor inter-municipal agreement covering eight enforcement crackdowns in 2024-2025 with reimbursement not to exceed \$10,000; and

WHEREAS, through the Village Manager, the Chief of Police recommends that the Village of Port Chester continue its participation in this program. Now, therefore, be it

RESOLVED, that the Village Manager be and is hereby authorized to enter into an inter-municipal agreement with the County of Westchester to facilitate the Port Chester's participation in the STOP-DWI High Visibility Engagement Campaign Program for 2024-2025; and be it further

Approved as to Form:



James R. Carpinello, Village Attorney

ROLL CALL

AYES: Trustees Didden, Dorazio, Grangeniois-Thomas, Carvin, Allen, Alzate and Mayor Marino.

NOES: None.

ABSTAIN: None.

RECUSE: None.

ABSENT: None.

DATE: December 2, 2024.

RESOLUTION #13

APPOINTMENT TO PLANNING COMMISSION

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

RESOLVED, that JAMES A CARRIERE residing in Port Chester, New York, be and is hereby appointed as member of the PORT CHESTER PLANNING COMMISSION as an Alternate Member, a position previously held by Daniel Alvarez, effective immediately with said term to expire January 9, 2025.

Approved as to Form:



James R. Carpinello, Village Attorney

ROLL CALL

AYES: Trustees Didden, Dorazio, Grangeniois-Thomas, Carvin, Allen, Alzate and Mayor Marino.

NOES: None.

ABSTAIN: None.

RECUSE: None.

ABSENT: None.

DATE: December 2, 2024.

RESOLUTION #14

FREE PARKING FOR THE 2024 HOLIDAY SEASON

On motion of TRUSTEE DIDDEN, seconded by TRUSTEE GRANGENOIS-THOMAS, the following resolution was **adopted as amended** by the Board of Trustees of the Village of Port Chester, New York:

WHEREAS, by letter from the Executive Director of the Chamber of Commerce dated November 25, 2024 request has been made that there be free parking on North Main Street, South Main Street, Abendroth Avenue, the lower portion of Willett Avenue (from Railroad Bridge to Abendroth Avenue), Highland Street/Marvin Place Shoppers Lots, Adee Street, Westchester Avenue and Grace Church Street between South Main

Street and Midland Avenue from December 7, 2024 through and including January 1, 2025 for the 2024 Holiday Season; and

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

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

RESOLVED, that enforcement be suspended so that there will be free parking for up to the maximum two hours of parking in a space on North Main Street, South Main Street, Abendroth Avenue, the lower portion of Willett Avenue (from Railroad Bridge to Abendroth Avenue), Highland Street/Marvin Place Shoppers Lots, Adee Street, Westchester Avenue and Grace Church Street between South Main Street and Midland Avenue for the 2024 Holiday Season from December 7, 2024 to January 1, 2025.

Approved as to Form:



James R. Carpinello, Village Attorney

ROLL CALL

AYES: Trustees Didden, Dorazio, Grangeniois-Thomas, Carvin, Allen, Alzate and Mayor Marino.

NOES: None.

ABSTAIN: None.

RECUSE: None.

ABSENT: None.

DATE: December 2, 2024.

CORRESPONDENCES

From Janelle Carroll resigning from the Taxi Commission

The Board noted the correspondence.

From the Taxi Commission requesting more members

The Board acknowledged the correspondence.

From the Traffic Commission requesting more members

The Board acknowledged the correspondence.

From Port Chester Historical Society – To thank the Board of Trustees for co-sponsorship of Celebration of Indigenous Cultures on Sunday, November 17, 2024.

The Board noted the correspondence.

PUBLIC COMMENTS AND BOARD COMMENTS

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

The public and the Board of Trustees had an opportunity to make public comments at the end of the meeting.

Mayor Marino asked for a motion to adjourn the meeting.

On a motion of TRUSTEE DIDDEN, seconded by TRUSTEE DORAZIO, the meeting was adjourned at 08:47 p.m.

ROLL CALL

AYES: Trustees Didden, Dorazio, Grangenois-Thomas, Carvin, Allen, Alzate and Mayor Marino.

NOES: None.

ABSTAIN: None.

RECUSE: None.

ABSENT: None.

DATE: December 2, 2024.

Respectfully submitted,



Janusz R. Richards
Village Clerk

**MINUTES
BOARD OF TRUSTEES
REGULAR MEETING
TOWN OF RYE JUSTICE COURTROOM
350 NORTH MAIN STREET
VILLAGE OF PORT CHESTER, NEW YORK
MEETING HELD DECEMBER 16, 2024 AT 7:00 PM**

Meeting was called to order by Mayor Marino followed by The Pledge of Allegiance. Mayor Marino welcomed all present.

PRESENT:

Mayor	Luis A. Marino
Trustee	John J. Allen, Jr.
Trustee	Juliana C. Alzate
Trustee	Joseph E. Carvin, Jr.
Trustee	Bart A. Didden
Trustee	Philip Dorazio
Trustee	Joan Grangenois-Thomas

ALSO PRESENT:

Village Clerk, Janusz R. Richards
Village Manager, Stuart Rabin
Corporation Counsel, Attorney Peter Sisca
Village Treasurer, Anthony Siligato
Village Attorney, James Carpiniello
Director of Planning and Economic Development, Greg Cutler
Human Resource Officer, Ed Brancati

On motion of TRUSTEE DORAZIO, seconded by TRUSTEE DIDDEN the meeting was declared opened at 07:01 p.m.

ROLL CALL

AYES: Trustees Didden, Dorazio, Grangenois-Thomas, Carvin, Allen, Alzate and Mayor Marino.

NOES: None.

ABSTAIN: None.

RECUSE: None.

ABSENT: None.

DATE: December 16, 2024.

Prior to the start of the regular meeting Mayor Marino brought up the issue of increase number of pedestrians being hit by cars in the village.

The board plans to have a special meeting to address the issue of pedestrian safety after the holidays.

AFFIDAVIT OF PUBLICATION AND NOTICE OF PUBLICATION
RE:

PUBLIC HEARING # 1

Public Hearing to Consider the advisability of adopting a Local Law Amending the Code of the Village of Port Chester, Chapter 224 “Noise”, Section 224-3.1 “Waiver for Construction Noise” In order to provide the authority for the Board of Trustees to grant waivers in any Zoning District

The following Public Notices were duly published in the Westmore News on November 29, 2024, certified by Angelina Brescia, Office Manager of the Westmore News

PUBLIC NOTICE

PUBLIC NOTICE is hereby given that the Board of Trustees of the Village of Port Chester, New York, will hold a PUBLIC HEARING on Monday, December 16, 2017 at 7:00 p.m., or as soon thereafter, at the Town of Rye Justice Court, 2nd Floor Courtroom, 350 North Main Street, Port Chester, to Consider the advisability of adopting a Local Law Amending the Code of the Village of Port Chester, Chapter 224 “Noise”, Section 224-3.1 “Waiver for Construction Noise” In order to provide the authority for the Board of Trustees to grant waivers in any Zoning District.

Interested persons are invited to attend and will be afforded the opportunity to be heard at this time. The copy of the proposed local law is available at the Village Clerk’s office or online at the Village website www.portchesterny.gov.

Dated: November 29, 2024

/s/ JANUSZ R. RICHARDS
JANUSZ R. RICHARDS
Village Clerk
Village of Port Chester, New York

On motion of TRUSTEE DIDDEN, seconded by TRUSTEE GRANGENOIS-THOMAS, the public hearing was declared open.

ROLL CALL

AYES: Trustees Didden, Dorazio, Grangenois-Thomas, Carvin, Allen, Alzate and Mayor Marino.

NOES: None.

ABSTAIN: None.

RECUSE: None.

ABSENT: None.

DATE: December 16, 2024.

Public Comments

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

The public had an opportunity to make public comments.

Ms. Linda Turturino recommends that the Board think more about giving just a yes or no answer when people ask for time exemptions to make more noise in the Village.

On motion of TRUSTEE DIDDEN, seconded by TRUSTEE GRANGENOIS-THOMAS, the public hearing was closed.

ROLL CALL

AYES: Trustees Didden, Dorazio, Grangenois-Thomas, Carvin, Allen, Alzate and Mayor Marino.

NOES: None.

ABSTAIN: None.

RECUSE: None.

ABSENT: None.

DATE: December 16, 2024.

On motion of TRUSTEE DIDDEN, seconded by TRUSTEE GRANGENOIS-THOMAS, the following Local Law Number I-18 of 2024 was adopted by the Board of Trustees of the Village of Port Chester, New York:

ROLL CALL

AYES: Trustees Didden, Dorazio, Grangenois-Thomas, Carvin, Allen, Alzate and Mayor Marino.

NOES: None.

ABSTAIN: None.

RECUSE: None.

ABSENT: None.

DATE: December 16, 2024.

Adoption of Local Law No. I-18 of 2024

(Filed with the New York State Department of State as LOCAL LAW No. 21 of 2024)

Village of Port Chester, New York

Local Law No. I-18 of the Year 2024

A LOCAL LAW AMENDING THE CODE OF THE VILLAGE OF PORT CHESTER, CHAPTER 224, "NOISE," REVISING SECTION PERTAINING TO WAIVERS FOR CONSTRUCTION NOISE

Be it enacted by the Board of Trustees of the Village of Port Chester, New York as follows:

SECTION 1: The Code of the Village of Port Chester, Chapter 224, "Noise," Section 224-3.1(A), is hereby amended to delete (strikethrough):

SECTION 3: Supersession

This local law shall supersede any inconsistent or conflicting provisions of Chapter 345 of the Village Code to provide for this local law to have full force and effect.

SECTION 4: Severability

If any clause, sentence, paragraph, section, or part of this local law shall be adjudged by a court of competent jurisdiction to be invalid, such judgment shall not affect, impair or invalidate the remainder thereof but shall be confined in its operation to the clause, sentence, paragraph or section or part of this local law directly involved in the controversy in which said judgment shall have been involved.

SECTION 5: Effective Date

This Local Law shall become effective upon due publication and filing with the Secretary of State.

PUBLIC HEARING # 2

Public Hearing to Consider the advisability of adopting a Local Law Amending the Code of the Village of Port Chester, Chapter 5, "Appearance Tickets," Section 5-4, "Persons Authorized to Issue Tickets" to provide authority to issue appearance tickets for offenses to the Zoning Inspector

The following Public Notices were duly published in the Westmore News on November 29, 2024, certified by Angelina Brescia, Office Manager of the Westmore News

PUBLIC NOTICE

PUBLIC NOTICE is hereby given that the Board of Trustees of the Village of Port Chester, New York, will hold a PUBLIC HEARING on Monday, December 16, 2017 at 7:00 p.m., or as soon thereafter, at the Town of Rye Justice Court, 2nd Floor Courtroom, 350 North Main Street, Port Chester, to Consider the advisability of adopting a Local Law Amending the Code of the Village of Port Chester, Chapter 5, "Appearance Tickets," Section 5-4, "Persons Authorized to Issue Tickets" to provide authority to issue appearance tickets to the Zoning Inspector.

Interested persons are invited to attend and will be afforded the opportunity to be heard at this time. The copy of the proposed local law is available at the Village Clerk's office or online at the Village website www.portchesterny.gov.

Dated: November 29, 2024

/s/ JANUSZ R. RICHARDS
JANUSZ R. RICHARDS
Village Clerk
Village of Port Chester, New York

On motion of TRUSTEE DIDDEN, seconded by TRUSTEE DORAZIO, the public hearing was declared open.

ROLL CALL

AYES: Trustees Didden, Dorazio, Grangeniois-Thomas, Carvin, Allen, Alzate and Mayor Marino.

NOES: None.

ABSTAIN: None.

RECUSE: None.

ABSENT: None.

DATE: December 16, 2024.

Public Comments

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

The public had an opportunity to make public comments.

There were no comments offered by the public on this public hearing.

On motion of TRUSTEE DIDDEN, seconded by TRUSTEE GRANGENOIS-THOMAS, the public hearing was closed.

ROLL CALL

AYES: Trustees Didden, Dorazio, Grangenois-Thomas, Carvin, Allen, Alzate and Mayor Marino.

NOES: None.

ABSTAIN: None.

RECUSE: None.

ABSENT: None.

DATE: December 16, 2024.

On motion of TRUSTEE DIDDEN, seconded by TRUSTEE GRANGENOIS-THOMAS, the following Local Law Number I-19 of 2024 was adopted by the Board of Trustees of the Village of Port Chester, New York:

ROLL CALL

AYES: Trustees Didden, Dorazio, Grangenois-Thomas, Carvin, Allen, Alzate and Mayor Marino.

NOES: None.

ABSTAIN: None.

RECUSE: None.

ABSENT: None.

DATE: December 16, 2024.

Adoption of Local Law No. I-19 of 2024

(Filed with the New York State Department of State as LOCAL LAW No. 22 of 2024)

Village of Port Chester, New York

Local Law No. I-19 of the Year 2024

A LOCAL LAW AMENDING THE CODE OF THE VILLAGE OF PORT CHESTER, CHAPTER 5, “APPEARANCE TICKETS”, SECTION 5-4, “PERSONS AUTHORIZED TO ISSUE TICKETS” TO ADD ZONING INSPECTOR TO THE PERSONS SO AUTHORIZED, AND AMEND SECTION 5-5, C “APPLICABLE SUBJECT MATTER” ACCORDINGLY

Be it enacted by the Board of Trustees of the Village of Port Chester, New York, as follows:

SECTION 1: Purpose and Intent

The Board of Trustees recognizes that compliance with, and enforcement of, the Village’s zoning, building, and property maintenance code provisions, is essential to the health, safety, and character of the Village. The Village has recently created the position of Zoning Inspector, whose duties shall include performing historical analyses of properties and developments, and enforcing myriad provisions of the code. The Board has been advised that the Village Code does not include provisions authorizing a Zoning Inspector to issue appearance tickets, as this position did not exist at the time of its original enactment or any subsequent amendments. To align the Code with the Village’s current organizational structure and provide the Zoning Inspector with the necessary enforcement tools, it is recommended that the Board approve this amendment.

SECTION 2: The Code of the Village of Port Chester, Chapter 5, “Appearance Tickets” is hereby amended as follows:

Section 5-4, “**Persons authorized to issue tickets,**” is hereby amended to add the following:

K. Zoning Inspector; and

Section 5-5, “**Applicable subject matter,**” subsection **C**, is hereby amended to add the following:

(10) Zoning Inspector; Electrical, Building, Housing, Plumbing and Zoning Codes, State Uniform Fire Prevention and Building Code, all of the above-stated violations of the Code of the Village of Port Chester as designated in § **5-5B** of this chapter; Chapter **245**, Property Maintenance; § **283-35** of Chapter **283**, Streets and Sidewalks; Chapter **330**, Water; and Chapter **336**, Window Displays.

SECTION 3. Severability.

In the event any court determines that any clause, sentence, paragraph, subdivision or part of this local law or the application thereof to any person, firm or corporation, or circumstance is invalid or unconstitutional. The court's order or judgment shall not affect, impair, or invalidate the remainder of this local law, but shall be confined in its operation to the clause, sentence, paragraph, subdivision, or part of this local law or in its application to the person, individual, firm or position or circumstance, directly involved in the controversy in which such judgment or order shall be rendered.

SECTION 4. Effective Date.

This local law shall take effect immediately upon filing with the Secretary of State.

PUBLIC HEARING # 3

Public Hearing in connection with the United Hospital Amended Site Plan Application.

The following Public Notices were duly published in the Westmore News on November 29, 2024, certified by Angelina Brescia, Office Manager of the Westmore News

PUBLIC NOTICE

PUBLIC NOTICE is hereby given that the Board of Trustees of the Village of Port Chester, New York, will hold a PUBLIC HEARING on Monday, December 16, 2017 at 7:00 p.m., or as soon thereafter, at the Town of Rye Justice Court, 2nd Floor Courtroom, 350 North Main Street, Port Chester, to Consider the advisability of adopting a Local Law Amending the Code of the Village of Port Chester, Chapter 224 "Noise", Section 224-3.1 "Waiver for Construction Noise" In order to provide the authority for the Board of Trustees to grant waivers in any Zoning District.

Interested persons are invited to attend and will be afforded the opportunity to be heard at this time. The copy of the proposed local law is available at the Village Clerk's office or online at the Village website www.portchesterny.gov.

Dated: November 29, 2024

/s/ JANUSZ R. RICHARDS
JANUSZ R. RICHARDS
Village Clerk
Village of Port Chester, New York

On motion of TRUSTEE DIDDEN, seconded by TRUSTEE ALZATE, the public hearing was declared open.

ROLL CALL

AYES: Trustees Didden, Dorazio, Grangenois-Thomas, Carvin, Allen, Alzate and Mayor Marino.

NOES: None.

ABSTAIN: None.

RECUSE: None.

ABSENT: None.

DATE: December 16, 2024.

Public Comments

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

The public had an opportunity to make public comments.

Attorney Anthony B. Gioffre represented the application. The applicant received the communication from the City of Rye as well as an additional letter that was referenced. A supplemental submission was sent on December 10, 2024 addressing the comments from the City of Rye. Mr. Gioffre noted that the recommendations by the City of Rye were already included in the original site plan approval that has been adopted.

Trustee Dorazio read the following letter from the City of Rye that was received today in regards to this Public Hearing.

Greg Usry
City Manager
1051 Boston Post Road
Rye, NY 10580



Tel: (914) 967-7411
E-mail: gusry@ryeny.gov
<http://www.ryeny.gov>

CITY OF RYE

December 16, 2024

Stuart Rabin, Village Manager
Village of Port Chester
222 Grace Church Street
Port Chester, NY 10573

Re: United Hospital Redevelopment – Request for Amended Site Plan approval

Dear Stuart:

Thank you for the invitation to provide you with some additional feedback from the City of Rye as it relates to the amended site plan approval application pending before the Board of Trustees. In addition to the suggestions stated in the City's December 2, 2024 letter, the City believes one of the most impacted areas involves the intersections of Boston Post Road and the I-287 and I-95 interchange. The concerns relate primarily to the impact on the intersections and roadway within the City of Rye if the mitigation measures fail or if they are not implemented at all. Specifically, Exit 11 from I-287 already results in unsafe conditions with the queuing of cars up on the actual driving lanes. These conditions will forecast Waze and Google Maps to redirect cars off at Exit 10 during certain times of the day and through City residential neighborhoods. As the I-287 and I-95 corridor are primarily subject to New York State DOT permitting and review, the City will be seeking direct involvement with the DOT as part of its review process.

The Village's prior review and SEQRA process require certain mitigation measures to be implemented, and the City is asking that the Village condition any amended site plan approval on the completion of all mitigation measures related to calming/improvements prior to the issuance of the first certificate of occupancy. By requiring the developer to construct the necessary improvements immediately, the traffic impacts will be less noticeable and impactful.

The City remains willing to work with you in a collaborative way to ensure that the impact to a major corridor will not negatively impact on the future of either of our communities.

Thank you for your consideration.

Regards,

On motion of TRUSTEE DIDDEN, seconded by TRUSTEE DORAZIO, the public hearing was closed.

ROLL CALL

AYES: Trustees Didden, Dorazio, Grangeniois-Thomas, Carvin, Allen, Alzate and Mayor Marino.

NOES: None.

ABSTAIN: None.

RECUSE: None.

ABSENT: None.

DATE: December 16, 2024.

RESOLUTIONS

RESOLUTION #1

ADOPTING A THIRD AMENDED STATEMENT OF FINDINGS FOR THE PROPOSED REDEVELOPMENT OF THE UNITED HOSPITAL SITE

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

WHEREAS, Boston Road Owner, LLC (“the Applicant”) owns 406-408 Boston Post Road and 999 High Street (Section 141.52, Block 1, Lot 2; Section 141.52, Block 1, Lot 2.4) and 999 High Street (Section 141.52, Block, 1, Lot 2.1 (the “United Hospital Site”); and

WHEREAS, the Applicant has previously received Site Plan, Special Exception Use, and Subdivision approval related to the redevelopment of the United Hospital Site with a mixed-use community containing residential, independent and assisting living apartments, commercial/retail/restaurant uses, and a hotel (collectively referred to as the “Proposed Project”; and

WHEREAS, on October 28, 2024, Cuddy & Feder LLP, on behalf of the Applicant, duly filed an application for amended site plan approval, including a Full Environmental Assessment Form (“FEAF”), Part 1, for the Amended Project, and other supporting documents requesting that the Board of Trustees place the matter on the Board’s agenda for review and consideration (herein referred to as the “Application” for the “Amended Project”); and,

WHEREAS, on March 6, 2017, the Board of Trustees, as lead agency, issued a Findings Statement under the New York State Environmental Quality Review Act (“SEQRA”) approving text changes to the Village’s former Zoning Code and a conceptual

site plan proposed by a prior applicant, and adopted a resolution issuing conceptual site plan approval; and

WHEREAS, on March 21, 2022, the Board of Trustees adopted an Amended Statement of Findings concluding the SEQRA review of a certain Zoning Petition and Conceptual Site Plan submitted by the Applicant; and

WHEREAS, on October 17, 2022, the Board of Trustees adopted a Second Amended Statement of Findings, concluding the SEQRA review of a Site Plan for the Project Site; and

WHEREAS, on October 17, 2022, the Board of Trustees granted Site Plan approval to the Applicant for the Proposed Project; and

WHEREAS, on July 31, 2023, the Village of Port Chester Planning Commission granted Special Exception Use Permit approval for the Project's wireless telecommunications facility; and

WHEREAS, on March 18, 2024, the Board of Trustees granted final subdivision approval for the Project; and

WHEREAS, the Board designated the Amended Project as a continuation of a Type I Action under SEQRA and circulated its intent to continue to serve as SEQRA Lead Agency on November 4, 2024 and, having received no objections, remains the Lead Agency for the Amended Project, as it had been lead agency for the previous actions related to the Project Site; and

WHEREAS, the Board referred the Amended Project to the Village of Port Chester Planning Commission for its study and report; and

WHEREAS, the Planning Commission, at its November 25, 2024 meeting, issued a positive recommendation of the Amended Project to the Board; and

WHEREAS, the Board referred the Proposed Project to the Westchester County Planning Board and adjoining municipalities, as required under the Westchester County Administrative Code, Section 277.61 and/or State General Municipal Law, Sections 239-l, 239-m, and 239-n; and

WHEREAS, the Board is in receipt of the December 2, 2024 letter from the Westchester County Planning Board with respect to the Amended Project; and

WHEREAS, the Board is in receipt of the December 2, 2024 letter from the City of Rye Corporation Counsel with respect to the Amended Project; and

WHEREAS, the Board is in receipt of a November 25, 2024 letter from Metro North Railroad with respect to the Amended Project; and

WHEREAS, the Board is in receipt of a Technical Memorandum from the Village's Planning & Traffic Engineering Consultant (AKRF, Inc.) and Special Counsel (Sive, Paget & Riesel), dated November 25, 2024; and

WHEREAS, the Board is in receipt of supplementary site plan submissions by Cuddy & Feder LLP regarding the Amended Project dated December 2, 2024 and December 10, 2024; and

WHEREAS, the Board is in receipt of a Technical Memorandum from the Village's Engineering Consultant (Delaware Engineering, D.P.C.) dated December 12, 2024; and

WHEREAS, the Board is in receipt of a Technical Memorandum from the Village's Planning & Traffic Engineering Consultant (AKRF, Inc.) and Special Counsel (Sive, Paget & Riesel), dated December 13, 2024; and,

WHEREAS, the Board of Trustees held duly noticed public hearings on the Amended Site Plan on December 2, 2024 and December 16, 2024.

NOW, THEREFORE, be it

RESOLVED, that the Board of Trustees hereby adopts the Third Amended Statement of Findings attached hereto as **Exhibit A** pursuant to SEQRA [6 NYCRR 617.11]; and be it finally

RESOLVED, that the Village Clerk is hereby directed to undertake, as appropriate, any other steps required by SEQRA and the Village Zoning Code to effectuate acceptance and circulation of the Amended Statement of Findings.

Approved as to Form:



James R. Carpinello, Village Attorney

ROLL CALL

AYES: Trustees Didden, Dorazio, Grangeniois-Thomas, Carvin, Allen, Alzate and Mayor Marino.

NOES: None.

ABSTAIN: None.

RECUSE: None.

ABSENT: None.

DATE: December 16, 2024.

Exhibit A

THIRD AMENDED

LEAD AGENCY FINDINGS STATEMENT

State Environmental Quality Review Act

This Third Amended Statement of Findings has been prepared in accordance with Article 8 of the Environmental Conservation Law, the State Environmental Quality Review Act (SEQRA), and its implementing regulations promulgated at 6 NYCRR Part 617.

Lead Agency: Board of Trustees, Village of Port Chester (Village Board)

Address: Village Hall

222 Grace Church Street

Port Chester, NY 10573

Name of Proposed Action: United Hospital Redevelopment

SEQRA Classification: Type 1 Action

**Summary of Proposed
Action:**

The Applicant is Boston Post Road Owner LLC, which consists of an affiliate of Rose Associates Capital Group LLC and BedRock Real Estate Partners LLC (“Applicant”). The Applicant seeks an amendment to the currently approved Site Plan for the Project. The Project, as amended, would redevelop the approximately 15.45-acre property that was the former site of United Hospital into a mixed-use development that replaces the existing vacant and underutilized former hospital buildings and an associated apartment building with a mixed-use development that includes 957 multifamily dwelling units, approximately 18,000 sf of retail/ restaurant uses, a 120-key limited service hotel, an Independent and Assisted Living Facility with 90 Independent Living units and 110 Assisted Living units, and a wireless telecommunications monopole (“Proposed Action” or “Amended Project”). The Amended Project would be supported by approximately 1,262 on-Site parking spaces.

Location: The subject property is designated as 406 Boston Post Road (Section 141.52, Block 1, Lot 2; Section 141.52, Block 1, Lot 2.4) and 999 High Street (Section 141.52, Block, 1, Lot 2.1).

Description of Action

The Proposed Action being considered in this *Third Amended* Statement of Findings is the application before the Village of Port Chester Board of Trustees (“Board”) to amend the current site plan, which was approved by the Board in October 2022.

A description of the Amended Project is presented below. It should be noted at the outset that a thorough environmental review of zoning amendments and a prior conceptual site plan (“2017 Plan”), which included a Draft Environmental Impact Statement (“DEIS”) and Final Environmental Impact Statement (“FEIS”), concluded with the adoption of a Statement of Findings in 2017 (“2017 Findings”) and the adoption of the 2017 Zoning amendments.

As reflected in an Amended Statement of Findings in March 2022 (“2022 Amended Findings”), the Board took two additional actions related to the Project: (1) adoption of amendments to the Village Zoning Code; *viz.*, modifications to certain requirements of the SD-PMU Zoning District as found in Article 4, certain definitions within Article 10, and certain requirements for wireless telecommunications facilities in Article 4; and (2) approval of a Conceptual Site Plan for redevelopment of the former United Hospital site.

Subsequently, the Board was provided with a more refined Site Plan and, after review, adopted a Second Amended Statement of Findings (“Second Amended Findings”) as well as granted Site Plan approval for the Project in October 2022. In July 2023, the Village of Port Chester Planning Commission granted Special Exception Use Permit approval for the wireless telecommunications facility. In March 2024, the Board granted final subdivision approval for the Project.

The hospital facility, consisting of several buildings, has been vacant for nearly 20 years. The workforce housing building was occupied until November 2016. Pursuant to the Board’s prior approvals, as well as permits issued by other authorities, the hospital buildings have been demolished and the workforce housing building is currently undergoing demolition. In addition, the wireless telecommunications facility has been constructed.

In October 2024, the Applicant submitted to the Board an application to amend the currently approved site plan. **This *Third Amended* Statement of Findings incorporates the 2017 Findings, 2022 Amended Findings, and Second Amended Findings by reference**, and generally follows the same organizational structure of these prior Statements of Findings. This Third Amended Statement of Findings summarizes the Board’s findings with respect to the potential environmental impacts of the Proposed Amended Project.

Location

The Applicant owns three contiguous tax parcels in the southwest corner of the Village of Port Chester, Westchester County, New York: Section 141.52, Block 1, Lots 2, 2.1, and 2.4 (“Project Site” or “Site”). The lots are the site of the former United Hospital facility, with an address of 406 Boston Post Road, and its associated workforce housing building, with an address of 999 High Street. The Site is approximately 15.45 acres and has one entrance on Boston Post Road and two entrances on High Street. The Site is entirely within the Village’s SD-PMU Zoning District, which is made up exclusively of the three tax parcels of the Project Site.

The Project Site is bordered to the south by Boston Post Road, the west by High Street, the north by Abendroth Park, and the southeast by residential co-ops that front on South Regent Street. Across Boston Post Road to the south is a commercial shopping center, known as the Kohl’s, or Gateway, shopping center, which features several large-scale retailers and a Whole Foods grocery store. Across High Street to the west are the Enclave Nursing and Rehabilitation Centre and Interstate 287 (“I-287”).

Amended Project (i.e., the Amended Site Plan)

The Applicant has applied to the Board to amend the currently approved Site Plan. In general, the Amended Project would increase the number of multifamily residential units and parking spaces from the currently approved plan. The increased number of units would be located within the previously approved building footprints and would be accommodated by reducing the size of the previously approved units. Additional parking spaces would be provided underneath Buildings B, C, and D through a combination of reducing the width of certain parking spaces and adding additional structured parking areas in locations previously proposed to be unexcavated. Certain minor changes to the layout of the surface parking areas were also made. The Amended Project would not materially change the currently approved pedestrian and vehicular circulation, the location and design of the Site's open spaces, or the non-residential buildings and uses.

The Amended Project would contain 957 multifamily dwelling units (*an increase of 182 units from the currently approved plan*), an Independent Living ("IL") and Assisted Living ("AL") Facility with 90 IL units and 110 AL units (*no change from the currently approved plan*), a 120-key hotel (*no change from the previously approved plan*), ±18,000 retail and restaurant uses (*no material change from the previously approved plan*), approximately 1,262 parking spaces (*an increase of 224 spaces from the currently approved plan*), and a wireless telecommunications monopole (*which has already been constructed*). The multifamily dwelling units would be spread across four buildings and would include 358 studios (*an increase of 214 from the currently approved plan*), 456 1-BR units (*an increase of 40 units from the currently approved plan*), and 143 2-BR units (*a decrease of 72 units from the currently approved plan*). Consistent with the Village's Zoning Code, at least 10 percent of the total number of dwelling units on-Site, which is comprised of the multifamily residential units and the IL units, would be Affordable Affirmatively Furthering Fair Housing ("AFFH") units. As such, the Applicant is required to provide at least 105 AFFH units, which would be located exclusively within the multifamily residential buildings.¹ In order to construct the Project, the Applicant would demolish all existing Site buildings (*all buildings but for the former workforce housing building have been demolished*), pavement, and utilities. The layout of the Proposed Project, described below, is presented in the Applicant's October 28, 2024 submission, as supplemented.

As previously stated, the Amended Project does not propose to change the currently approved access to, and circulation within, the Project Site. Similarly, the layout of the Project's various components, including buildings, open spaces, sidewalks, and roads, would not materially be changed. Similarly, most of the Site's parking would be located in parking structures underneath the Site's various buildings. The Site's utility and stormwater management layouts and systems would remain materially the same.

Importantly, the Amended Project would include the same off-Site improvements and programs as the currently approved project. These include Traffic & Roadway Improvements, Utilities, Noise Attenuation measures, Industrial Development Agency Project Inducements, and Annual Reporting and Financial Assurances related to school children and police services. These are described in detail in the Second Amended Findings Statement and, with the exception of minor differences directly related to the change in residential programming, are not repeated in this Third Amended Findings Statement.

¹ It is noted that at all times during the phased construction and development of the Amended Project, at least 10 percent of the total number of dwelling units currently on-Site must be AFFH units. If the AFFH units of each building were calculated separately (i.e., if the buildings were developed consecutively, instead of concurrently), the Applicant would be required to provide 107 AFFH units. Given the uncertainty with respect to the phasing of various individual buildings, the Applicant analyzed (for purposes of school-child generation) a condition where 112 units of AFFH are provided in total.

Project History

In 2005, United Hospital ceased operation. In 2006, The Site was purchased by a previous owner known as “Starwood.” Between 2006 and 2014, Starwood submitted a petition to amend the Village Zoning Code and proposed redevelopment plan, and the Village and Starwood discussed several potential redevelopment plans for the Site. On April 16, 2014, Starwood submitted a revised zoning petition and redevelopment plan to the Village and the Board indicated a willingness to entertain and review that proposal as it more closely aligned with the goals and objectives of the Village’s Comprehensive Plan adopted by the Village in December 2012. That April 2014 proposal was the subject of the DEIS, FEIS, and the 2017 Findings.

Subsequent to the 2017 Findings, the Applicant acquired the Project Site. In January 2021, the Applicant formally submitted a site plan and subdivision application for the Project Site. In August 2021, the Applicant submitted a petition for zoning text amendments to permit certain aspects of the Proposed Project. Between January 2021 and March 2022, the Applicant submitted various environmental analyses and revised site plans as part of the Board’s environmental and site plan review of the Action. Those submissions culminated in the 2022 Amended Findings. Subsequent to the 2022 Amended Findings, the Board was provided with a more refined Site Plan and, after review, adopted a Second Amended Statement of Findings as well as granted Site Plan approval for the Proposed Project in October 2022. In July 2023, the Village of Port Chester Planning Commission granted Special Exception Use Permit approval for the wireless telecommunications facility. In March 2024, the Board granted final subdivision approval for the Project.

On October 28, 2024, the Applicant applied to the Board for an amended Site Plan Approval. This Third Amended Statement of Findings is in response to the Applicant’s current Site Plan application.

Administrative History of the Proposed Site Plan

It is important to note that the Currently Approved Project was the subject of nearly two years of review, consisting of numerous meetings, hearings, and the provision of extensive environmental documentation. Those documents, meetings, and hearings are listed in the Second Amended Findings Statement. As such, in reviewing the proposed Amended Project, the Board’s focus was on the (limited) changes to the physical site plan, as well as the potential for the revised program to result in significant adverse environmental impacts that were not previously considered and/or to require new or different mitigation measures. In addition to the previous material submitted and reviewed with respect to the project and its potential environmental impacts, the Board received the following documentation regarding the Amended Project, including the following documents, and conducted the following meetings and hearings with respect to the Amended Project.

October 28, 2024: Application for Amended Site Plan approval

- Letter from Cuddy & Feder LLP (Anthony Gioffre, Esq.) to Mayor Marino and the Board of Trustees dated October 28, 2024
- Application for Site Plan Approval dated October 23, 2024
- Full Environmental Assessment Form Part 1 and “Site Plan Compliance” narrative with SEQRA Findings Statement dated October 25, 2024
- Layout Plan prepared by SLR dated October 24, 2024
- Open Space Plan prepared by SLR dated October 24, 2024
- Architectural Site Plans prepared by CUBE 3 dated October 24, 2024
- Traffic and Parking Memo prepared by DTS Provident Design Engineering dated October 28, 2024

November 4, 2024: Board of Trustees Meeting

- Presentation by Applicant of the proposed Amended Project

November 25, 2024: Planning Commission

- Presentation by Applicant of the proposed Amended Project
- Commission sends positive recommendation to Board

November 25, 2024: Technical Memorandum from AKRF, Inc. and Sive Paget & Riesel.

Supplemental Submission by Cuddy & Feder LLP (Anthony Gioffre, Esq.) to Mayor Marino and the Board of Trustees dated December 2, 2024

- Responses to AKRF's 11/25/24 memorandum
- Updated Full Environmental Assessment Form Part 1
- Updated SEQRA Narrative, prepared by Planning & Development Advisors
- Updated School-Aged Children Worksheet
- Water and Sewer Demand Estimate Table, prepared by SLR
- Transit Ridership Estimate, prepared by DTS Provident
- Revised Architectural Plans A-000 and A-001

December 2, 2024: Board of Trustees Meeting

- Duly Noticed Public Hearing on Amended Project, adjourned

Correspondence from Involved & Interested Agencies

- Metro North Railroad; November 25, 2024
- Westchester County Planning Board; December 2, 2024
- City of Rye Village Attorney; December 2, 2024

Supplemental Submission by Cuddy & Feder LLP (Anthony Gioffre, Esq.) to Mayor Marino and the Board of Trustees dated December 10, 2024

- Responses to City of Rye Attorney, dated December 2, 2024

December 12, 2024: Technical Memorandum from Delaware Engineering

December 13, 2024: Technical Memorandum from AKRF, Inc. and Sive, Paget & Riesel.

December 16, 2024: Board of Trustees Meeting

- Re-opened Duly Noticed Public Hearing and closed public hearing;

SEQRA Process

The potential environmental impacts of redeveloping the Project Site with the 2017 Plan previously proposed by Starwood were extensively analyzed in a DEIS and FEIS, including several public hearings and public workshops. The 2017 Plan required amendments to zoning of the Site at the time, including increasing the permitted density of the Site from 0.8 FAR to 1.6 FAR. The Board concluded its environmental review of the 2017 Plan with the adoption of the "2017 Findings". At the same time, the Board approved Starwood's zoning amendments, which, with the exception of the 2022 amendments described below, comprise the Site's current zoning, and approved the conceptual site plan for the 2017 Plan.

While different than the 2017 Plan, the Applicant's 2022 Plan – the Currently Approved Project – similarly proposed redevelopment of the Project Site into a mixed-use development with a density of approximately 1.6 FAR. The amendments to the Zoning Code adopted in March 2022 did not entail changes to the Site's density or to its design criteria. Rather, they permit AL facilities to count

towards the Site's required "non-residential" density and do not require the Project to construct buildings along Boston Post Road. The Board's adoption of Conceptual Site Plan Approval for the 2022 Plan took those zoning amendments into account. Later that year, the Board reviewed a detailed site plan application, which similarly made use of the previous environmental review. As such, the environmental record of the 2017 Plan, including the DEIS, FEIS, and 2017 Findings, as well as the environmental record for the 2022 Plan, including the 2022 Amended Findings and Second Amended Findings, are relevant and include much of the analysis required for the action currently in front of the Board: consideration of the Amended Project.

As such, this Third Amended Statement of Findings builds on the 2017 and 2022 records and incorporates the 2017 Findings, the 2022 Amended Findings, and the Second Amended Findings by reference. This Third Amended Statement of Findings summarizes the Board's findings with respect to the potential environmental impacts of the Amended Project. As discussed herein, the Board finds that the Amended Project would not have a significant adverse impact on the environment that was not previously considered in the 2017 Findings, the 2022 Amended Findings, and/or the Second Amended Findings. Further, the Board finds that, except as explicitly discussed herein, the measures proposed to mitigate potential adverse impacts that were included in the 2017 Findings, 2022 Amended Findings, and/or Second Amended Findings are still applicable to, and required of, the Amended Project. These measures include items included as part of the Applicant's project as well as additional measures required by the Board. The Board finds that with the inclusion of these Project and mitigation measures, significant adverse impacts of the Amended Project have been avoided or mitigated to the maximum extent practicable. Finally, this Third Amended Statement of Findings concludes the SEQRA process for the Amended Site Plan application and sets forth the rationale of the Board for its decision on the Applicant's Amended Site Plan application.

Evaluation of Potential Impacts

LAND USE AND ZONING

LAND USE

No material changes to the land uses surrounding the Project Site have occurred nor does the Amended Project contemplate material changes to the types of land uses on the Project Site. The number and type of residential units contemplated for the site (i.e., the unit mix) remains consistent with the Comprehensive Plan, which called for a unit mix that would not place a large burden on the School District.

Therefore, the conclusions and findings, including the required mitigation measures, set forth in the Second Amended Findings with respect to Land Use are unchanged.

PUBLIC POLICY

There have been no material changes to the public policies relevant to the Amended Project, nor changes to the project that would change the conclusions of the previous analyses. While the Board notes Westchester County's comment regarding the relative prevalence of smaller multifamily units within the Amended Project, as well as other multifamily buildings proposed in the Village's downtown, the Board does not believe this is a significant adverse impact. The addition of these newer, smaller, units is Consistent with the Village's housing priorities as set forth in the Comprehensive Plan and the Village's SD-PMU Zoning Requirements.

Therefore, the conclusions and findings, including the required mitigation measures, set forth in the Second Amended Findings with respect to Public Policy are unchanged.

ZONING

The Amended Project does not materially change the proposed Floor Area of the Project, nor any of its components. The Amended Project continues to conform to various standards of the Village's Zoning Code, including with respect to height (which is not changing), floor area, site coverage, and minimum non-residential components. As the locations of the various buildings, roadways, and open spaces has not changed, those elements continue to comply with the applicable zoning standards.

The addition of 182 dwelling units to the site increases to 104,700 sf the amount of "Usable Open Space" that is required to be provided. As shown on Sheet OP-2, last revised 10/24/2024, the Amended Project provides approximately 114,036 sf of Usable Open Space. As such, the Amended Project meets this zoning requirement.

SUBDIVISION

The Amended Project has already received Subdivision Approval by the Board, though it is noted that the subdivision has not yet been recorded with Westchester County.

As a condition of any Amended Site Plan approval, the Applicant will be required to present modifications to the relevant "Easements & Agreements" that are proposed to be executed and/or recorded as part of that subdivision.

VISUAL RESOURCES

ON-SITE VISUAL CHARACTER

The Amended Project does not change the proposed visual character of the Project Site. Therefore, the conclusions and findings, including the required mitigation measures, set forth in the Second Amended Findings with respect to On-Site Visual Character are unchanged.

OFF-SITE VISIBILITY OF PROPOSED PROJECT

The visibility of the Amended Project from locations off-Site would not materially change with the Amended Project. While window placement on the multifamily residential buildings would be slightly changed, consistent with the revised interior demising, those changes would likely be imperceptible. The Amended Project would use the same building materials and colors and the location, height, and massing of the buildings would be materially the same as the Currently Approved Project. Therefore, the conclusions and findings, including the required mitigation measures, set forth in the Second Amended Findings with respect to off-site visibility are unchanged.

OTHER VISUAL IMPACTS

The Amended Project would not change the design, location, or visibility of the High Street Open Space, Wireless Antennae, or on-Site lighting and landscaping. Therefore, the conclusions and findings, including the required mitigation measures, set forth in the Second Amended Findings with respect to Other Visual Impacts are unchanged.

STORMWATER MANAGEMENT

The Amended Project proposes minor changes to the surface parking layout and the layout of one of the building's courtyards. As a result, the Amended Project would reduce the Project's impervious cover by slightly more than 800 square feet by providing increased landscaping coverage. This change would not materially change the potential stormwater impacts of the project, nor the mitigation measures previously required.

UTILITIES

WATER SUPPLY

The Project Site is served by Veolia, formerly known as Suez and, prior to that, United Water. The Amended Project would not materially change the nature or layout of the water supply system proposed for the Site. The Amended Project would have an average daily demand of domestic demand of approximately 164,634 gallons per day (gpd), which is approximately 975 gpd less than the Currently Approved Site Plan and approximately 11,000 gpd less than the 2017 Plan.

This change is not material and would not change conclusions with respect to the adequacy and capacity of the water system to serve the Site. The mitigation measures previously required with respect to the water system remain appropriate.

SANITARY SEWER SYSTEM

The Proposed Amended Project is anticipated to have an average daily sewage flow of $\pm 165,000$ gpd, which is materially the same as the Currently Approved Plan. As the Project Site is currently vacant, the net increase in sewage generation attributable to the Proposed Amended Project is this volume. The potential impacts and mitigation of this generation remain the same as previously documented in the Second Amended Findings.

GAS, ELECTRICAL, CABLE, TELECOMMUNICATIONS

The Amended Project would not materially change the impacts and mitigation associated with gas, electrical, cable, and telecommunications services.

TRAFFIC AND TRANSPORTATION

As discussed in more detail below, the Amended Project would have generally the same traffic impacts as the Currently Approved Project and would provide the same mitigation measures as the Currently Approved Project.

The Amended Project would generate slightly more vehicular trips than the Currently Approved Project and significantly fewer trips than the 2017 Plan. The Applicant updated its intersection analyses with the new project volumes to determine the potential traffic impacts of the Amended Project. To confirm that the existing base volumes used in the study remained valid, the Applicant conducted traffic counts at the Boston Post Road and Kohl's Shopping Center Driveway. These counts were found to be slightly lower and within the acceptable range of typical variations of peak hour volumes. Therefore, the Applicant's updated analysis utilized the generally higher and previous existing volumes. The Applicant's analysis indicated that the Amended Project would result in slight increases in delay at most intersections when compared to the Currently Approved Project. However, the Amended Project resulted in no significant adverse impacts that were not previously described. In addition, the Applicant proposes the same traffic mitigation measures as the Currently Approved Plan, which are the same as the 2017 Plan that had significantly greater trip generation. Details of the updated traffic analysis are summarized below.

TRAFFIC OPERATIONS

A Traffic Impact Study (TIS) was performed to evaluate the potential impacts to the traffic network from the Currently Approved Project. This TIS was submitted in November 2021 and updated in February 2022. This was in addition to the TIS provided for the 2017 Plan. With the Amended Site Plan application, the Applicant submitted a Technical Memorandum evaluating the potential traffic impacts of the Amended Project based on the previously reviewed 2021/2022 TIS.

The Amended Project is estimated to result in 99, 39, and 47 more vehicular trips than the Currently Approved Project in the Weekday Peak AM Hour, Weekday Peak PM Hour, and Weekend Peak Saturday Hour, respectively. As shown in **Table 1**, the Amended Project would generate significantly fewer trips than the 2017 Plan. It is noted that the Amended Project utilizes trip generation rates in the latest ITE *Trip Generation Manual*, 11th Edition. Because some of the new trip generation rates were lower than in the previous 10th Edition, there was a smaller increase in vehicle trips for the increase in units. The Village's traffic engineer has reviewed the trip generation and found that the methodology utilized is consistent with the previous study and industry standards

Table 1
Trip Generation Comparison

Development	AM Peak Hour Trips	PM Peak Hour Trips	Sat Peak Hour Trips
2017 Plan	980	896	987
Proposed Project	499	500	594
Amended Project	598	538	640

The Applicant collected traffic counts at the intersection of Boston Post Road and Kohl's Shopping Center Driveway to verify that the base volumes used to represent the existing conditions of the 2021/2022 TIS. The 2024 observed volumes at this intersection are within the acceptable range of typical peak hour traffic volume variations. (The AM Peak Hour counted trips were 6 percent higher, while the PM Peak Hour trips were 2 percent less, and the Saturday Peak Hour Trips were 4 percent less than the previously used existing traffic volumes.) As confirmed by the Village's traffic engineer, the "increase in [AM] volumes would not affect the traffic study results or findings."

The Applicant's 2024 Technical Memorandum, which was reviewed by the Village's Traffic Engineer, found that with the implementation of the currently required mitigation measures (which are the same as the mitigation measures required of the larger 2017 Plan), small increases in delay are experienced at a majority of the intersections as compared to the Currently Approved Project; however, these minor increases in delay do not represent new or different impacts than the Currently Approved Project (including significant adverse impacts) when compared to the No Build condition.

Therefore, the conclusions and findings, including the required mitigation measures, set forth in the Second Amended Findings with respect to Traffic Operations, are unchanged.

Table 2 presents the traffic mitigation measures included as part of the Amended Project, which are the same as are required of the Currently Approved Project.

Table 2
Mitigation Measures

Intersection	Amended Project
Boston Post Rd. & Slater St.	- Traffic signal timing adjustments
Boston Post Rd. & Pearl St.	- Traffic signal phasing & timing adjustments
Boston Post Rd. & South Regent St.	- Lengthening the existing, substandard right-turn lane on South Regent Street, including the elimination of the current median - Traffic signal timing adjustments

Table 2
Mitigation Measures

Intersection	Amended Project
	<ul style="list-style-type: none"> - Provide adaptive traffic signal system - Install pedestrian signal heads, crosswalks, and ADA curb ramps for crossing of all three legs of intersection
Boston Post Rd. & Kohls Drwy./Prop. High Street Northbound Leg	<ul style="list-style-type: none"> - Addition of the northbound High Street leg to the intersection opposite the existing Kohl's driveway approach - Construction of two left-turn lanes on the northbound Boston Post Road approach - Construction of a shared through/right-turn lane on the southbound Boston Post Road approach - Conversion of one exclusive left-turn lane to a shared left-turn/through lane on the westbound Kohl's Driveway approach - Construct a new adaptive traffic signal system with associated pedestrian accommodations - Install crosswalks along the north and west sides of the intersection and connect to ADA compliant curb ramps on the corresponding sidewalk
Boston Post Rd. & High St.	<ul style="list-style-type: none"> - Conversion of a portion of High Street to a one-way eastbound direction - Construct new adaptive traffic signal system and provide associated pedestrian accommodations - Upgrade or install pedestrian signal heads on either side of High Street and upgrade the crosswalk across High Street and install ADA curb ramps - Install crosswalks along Boston Post Road across the I-287 westbound on-ramp from Boston Post Road with ADA curb ramps
Boston Post Rd. & I-287 Off-Ramp	<ul style="list-style-type: none"> - Construction of an additional lane on the eastbound I-287 Off-Ramp approach - Construct a new adaptive traffic signal system with associated pedestrian accommodations and signal timing adjustments - Install new pedestrian signal heads on both sides of the ramp and a new crosswalk with ADA compliant ramps to connect sidewalks on both sides of the ramp - Reconstruct the sidewalk between I-287 and Hillside Road
Boston Post Rd. & Peck Ave.*	<ul style="list-style-type: none"> - Traffic signal timing adjustments
Midland Ave. & Peck Ave.*	<ul style="list-style-type: none"> - Traffic signal timing adjustments
<p>* As indicated in the 2017 Findings and Second Amended Findings, the improvements proposed by the Applicant to these intersections mitigates the Project impact to the maximum extent practicable. The Board further finds, as noted in its Second Amended Findings, that should the proposed signal timing/phasing modifications not be approved by the City of Rye, on balance, the minor impacts at these intersections would be outweighed by the benefits of the Project to the traffic flow along Boston Post Road, as well as the social, economic and land use benefits of the Project.</p>	

CUT-THROUGH TRAFFIC

As with the Currently Approved Project, no significant increase in 'cut-through' traffic within adjacent residential neighborhoods in Port Chester, the City of Rye, or Village of Rye Brook are anticipated as a result of the Amended Project. Primary access to the site will be along High Street, and most vehicles will utilize the High Street and the proposed High Street northbound leg to access Boston Post Road, I-287, and I-95. As with the 2017 Plan and

Currently Approved Project, the Amended Project will not create an incentive for vehicles to attempt to bypass the corridor and travel through residential neighborhoods. Moreover, the Applicant has included as part of their Amended Project, as in the 2017 Plan and Currently Approved Project, a contribution of \$50,000 toward traffic calming measures for the Rye Park neighborhood as determined appropriate by the City of Rye.

EMERGENCY ACCESS

For the same reasons as set forth for the 2017 Plan, and the 2022 Amended Findings, the Amended Project would allow for the appropriate provision of emergency access, delivery, and refuse removal. The details of this access, including access to buildings, internal street turning radii, and parking and driveway configurations, was reviewed and refined during site plan review. Similarly, the adequacy of the site plan to appropriately accommodate delivery trucks and refuse removal trucks was reviewed and refined during the site plan review process.

TRUCK TRAFFIC

For the same reasons as set forth in the 2017 Plan and the 2022 Amended Findings, the Board finds that the Amended Project is not anticipated to change the relative composition of vehicular traffic in the study area. Therefore, no significant impact with respect to the addition of, or changing types of, commercial delivery vehicles is anticipated.

TRAIN STATION JITNEY

The 2017 Plan proposed to operate a jitney service between the Project Site and the Port Chester and/or Rye Metro-North Railroad train stations. The jitney service was not included as part of the Currently Approved Project and is not included as part of the Amended Project due to the accessibility of rideshare services such as Uber and Lyft in the area. Transit credits that were used to reduce the vehicular trips as part of the 2017 Plan were adjusted to account for any additional trips between the Metro-North Railroad train stations and the Proposed Project owing to the removal of the jitney service. As such, the 2021/2022 TIS and 2024 Technical Memorandum account for traffic impacts related to the removal of the jitney service. As was the case with the 2017 Plan and Currently Approved Project, the Board finds, as noted in its 2022 Amended Findings, that additional evaluation of the vehicular and pedestrian trips at the site through the Post Implementation Study will be conducted to ensure that this service is not required.

ADAPTIVE SIGNAL CONTROL

As with the 2017 Plan and Currently Approved Project, the Applicant has proposed to install adaptive signal controls at all study area intersections along Boston Post Road between and including the I-287 EB off-ramp and South Regent Street. Given the high volume of traffic along Boston Post Road and the critical nature of many of the intersections' movements, the Board finds, as noted in its 2022 Amended Findings and Second Amended Findings, that installation of adaptive traffic signals remains necessary as an additional mitigation measure for Project-generated impacts.

OTHER IMPROVEMENTS PROPOSED

As with the 2017 Plan and Currently Approved Plan, while not required to mitigate identified significant adverse impacts, the Applicant also proposes to include the following additional measures in the Amended Project in the same amounts as previously proposed and, as such, these measures would be required to be implemented as a condition of any site plan approval for the Amended Project.

City of Rye

As was required in the 2017 Findings, the 2022 Findings, and the Second Amended Findings, the Applicant proposes to make the following financial contributions to the City of Rye:

\$22,500 payable to the City of Rye towards the installation of a roundabout at the intersection of Purchase Street & Ridge Street/Hillside Road/Wappanocca Avenue.

\$34,500 payable to the City of Rye towards the installation of intersection improvements at the intersection of Midland Avenue and Peck Avenue.

\$50,000 payable to the City of Rye towards the installation of traffic calming measures in the Rye Park neighborhood (noted above).

POST IMPLEMENTATION STUDY

As with the 2017 Plan and the Currently Approved Plan, the Applicant proposes to conduct a Post Implementation Study of the traffic, including pedestrians and vehicles, generated by the Amended Project and the future operating conditions of several critical intersections that would be affected by the Amended Project. Although this study is not mitigation for any reasonably foreseeable Project impact, it is a critical component of the Amended Project. As stated by the Applicant, and agreed to by the Board, the Post Implementation Study would be used to determine if “the Proposed Project is generating more traffic than anticipated or additional impacts to vehicles, trucks and/or pedestrians are seen at key study locations due to Proposed Project traffic.” The Applicant has stated that in the event that either condition mentioned above is realized “the Applicant would be required to make additional Financial Contributions towards further improvements.” The Post Implementation Study would occur after the Project is operating at full occupancy, defined in the adopted methodology.

The methodology by which the Post Implementation Study would be conducted has been formalized and shall be included in any site plan approval for the Amended Project. The Study would utilize the same methodology and have the same parameters as were required of the Currently Approved Plan.

Similarly, in order to assure that the funding necessary for the Post Implementation Study and any financial contribution required based on the results of that study are available, the Applicant will be required to post one or more bonds in an amount and at the time previously determined by the Village. In addition, the Applicant proposes to post a separate bond, in an amount not less than \$200,000, to cover any financial contributions required for intersections within the City of Rye. The Village of Port Chester will hold both bonds. Disbursement shall be subject to authorization of the Village’s consulting traffic engineer and the Director of Planning and Economic Development; however, solely for the separate bond posted for financial contributions for intersections in the City of Rye, the Post Implementation Study shall provide that, in the event the City of Rye traffic engineer disagrees with the recommendation of the Village’s consulting traffic engineer and the Director of Planning and Economic Development with regard to the need for an improvement, those parties shall select an independent, third party traffic engineer to make a final recommendation on the disputed improvement.

PARKING

The Applicant proposes to construct 1,262 parking spaces on-Site, in addition to 20 bike racks, 3 bike rooms, and 4 car share parking spaces. The proposed number of parking spaces is generally adequate and compliant with the Village Zoning Code when considered for the Site as a whole, given the shared parking analysis submitted by the Applicant as part of the 2024 Technical Memorandum. The Board, as noted in its Second Amended Findings, finds that the amount of parking proposed by the Applicant adequately meets the expected Project demand. Prior to each certificate of occupancy, the Applicant shall confirm the zoning

compliance of the parking available for each building. The Applicant may submit revised shared parking analyses to demonstrate such compliance given the potential change in project phasing. The availability of the various parking areas to various uses on the Site, pursuant to this analysis, shall be noted on the Site Plan and shall become conditions of a certificate of occupancy. In the event that the required off-street parking is not provided on-Site, the Applicant may remit a payment in lieu to the extent permitted by the Zoning Code.

SOCIO-ECONOMIC AND FISCAL IMPACTS

AFFORDABLE AND WORKFORCE HOUSING

Consistent with the Village's Zoning Code, at least 10 percent of the total number of dwelling units on-Site, which is comprised of the multifamily residential units and the IL units, would be Affordable Affirmatively Furthering Fair Housing ("AFFH") units. As such, the Applicant is required to provide at least 105 AFFH units, which would be located exclusively within the multifamily residential buildings.² As with the Currently Approved Project, the AAFHH units included in the Amended Project would be marketed to households whose income does not exceed 60 percent of the Westchester County area median income. The Applicant proposes to locate the required affordable units from the IL units in buildings accommodating the multifamily units, which would also house other required affordable units. This is allowable under the Zoning Code, which permits required affordable units to be located in the "Development" as long as the other Code requirements are met, including the requirement that the affordable units be distributed in size in the same proportion as other housing units. In their December 2, 2024 submission, the Applicant notes that all units within the Amended Project, including the AFFH units, will be larger than the minimum unit sizes for AFFH units (by number of bedrooms) contained in the Village Code.

The Board notes that 105 AAFHH units proposed is nearly three times the 36 units of affordable housing required of the 2017 Plan, and 18 more AAFHH units than in the Currently Approved Project. The Board finds, consistent with its 2022 Amended Findings and Second Amended Findings, that the 105 units included in the Amended Project fulfills the minimum requirement imposed on the 2017 Plan as a result of its impact to the 999 High Street building.

As with the 2017 Plan, and for the same reasons set forth in the 2017 Findings and the 2022 Amended Findings, the Board finds that the Amended Project would not result in a significant adverse impact owing to indirect residential displacement.

IMPACTS TO THE SCHOOL DISTRICT

The Amended Project includes 957 non-age-restricted residential units, which is an increase from both the 2017 Plan and the Currently Approved Plan. As noted above, the Amended Project includes a higher percentage of studio and 1-bedroom units and a lower percentage of two-bedroom units than the Currently Approved Plan. In addition, the Village has recently updated its School District Mitigation Worksheet (the Mitigation Worksheet), which indicates that the Amended Project, with the revised unit mix, would conservatively generate approximately 15 public school age children ("PSAC"). This is a significantly lower number than previously estimated, owing substantially to a dramatically reduced estimate, by the

² It is noted that at all times during the phased construction and development of the Amended Project, at least 10 percent of the total number of dwelling units currently on-Site must be AFFH units. If the AFFH units of each building were calculated separately (i.e., if the buildings were developed consecutively, instead of concurrently), the Applicant would be required to provide 107 AFFH units. Given the uncertainty with respect to the phasing of various individual buildings, the Applicant analyzed (for purposes of school-child generation) a condition where 112 units of AFFH are provided in total.

Village, of the number of PSAC that are likely to live in new multifamily housing of a type similar to the Amended Project.

Based on the same revised Mitigation Worksheet, the average cost per student to the District, net of State Aid, is \$14,030. Therefore, the Amended Project could be anticipated to result in an annual increase in operational cost to the School District of approximately \$210,450, which is also significantly lower than the anticipated annual cost of the Currently Approved Project. This is based, again, on the significantly lower estimate, by the Village, of the number of PSAC that are likely to live in new multifamily housing of a type similar to the Amended Project. This annual cost is significantly less than the increased annual tax revenue that was previously estimated to be generated by the Proposed Project (as discussed in the Second Amended Findings Statement. Given that the tax revenue estimates were based largely on per square foot values, and the square footage of the Amended Project is the same as the Currently Approved Project, it is assumed property tax revenues would be materially similar). Notwithstanding, the Board finds that the previously approved mitigation measures with respect to the annual costs of the school children that may live on the Project Site (e.g., conditions of PILOTs, reporting, “look-backs,” etc.) are still appropriate and shall continue to be conditions of any amended site plan approval.

With respect to the capital costs associated with the PSAC that may live within the Amended Project, the Board affirms, for the same reasons, the prior mitigation measures. Specifically, The Board finds, as noted in its 2022 Amended Findings and Second Amended Findings, that Amended Project’s increase in the number of PSAC from the 2017 Plan is most appropriately mitigated in the same manner in which other “net new” developments are mitigated within the Village – i.e., the contribution of a School District Fair Share mitigation payment that would be payable to the Village and transferred from the Village to the School District. This contribution would be determined based on the most comprehensive and updated information on the number of PSAC estimated for the Proposed Project and the costs associated with the “hard” and “soft” costs identified as component pieces of the contribution that are reasonably available at the time that such fair share mitigation payment is due and may be staged based on the phasing of the Proposed Project.

To account for the PSAC that were anticipated as a result of the 2017 Plan, the Applicant shall not owe a public-school fair share mitigation fee for the first 300 studio dwelling units, 100 1-bedroom dwelling units, and 100 2-bedroom dwelling units.

PCIDA FINANCIAL ASSISTANCE: PILOT

As with the Currently Approved Project, The Board notes that, for a period of ten years, this Third Amended Statement of Findings require that PILOT payments to the Village in any year are at least equal to the cost of two police officers in the Village and that PILOT payments to the School District are equal to at least the operational cost, net of state aid, attributable to the cost of the actual number of PSAC within the Project. This is the same as the 2017 Findings and the 2022 Amended Findings, and Second Amended Findings.

FISCAL & OTHER BENEFITS OF CONSTRUCTION AND OPERATION OF PROPOSED PROJECT

The construction and operational period benefits of the Amended Project would be materially similar to those of the Currently Approved Project given that the nature and size of the projects are materially the same, but for the addition of certain areas of structured parking.

OTHER MUNICIPAL AND COMMUNITY FACILITIES

Police, Fire & Ambulance Services

The Amended Project's demand for police, fire, and ambulance services would be similar to the Currently Approved Project's demand. While the Amended Project would have more residential units, and potentially greater population, than the Currently Approved Project, the potential increase in population would not materially change the potential impacts of the project, especially given that the project would be located in the same building footprints. Therefore, the potential mitigation measures associated with those potential impacts remain the same as those in the Second Amended Findings Statement.

{Reserved}

Solid Waste

The Amended Project would have no material change to the potential impacts or required mitigation related to Solid Waste from those of the Currently Approved Project.

Recreation

As stated above, the Amended Project provides sufficient "Usable Open Space" to meet the amount required by the Zoning Code, including various courtyards, plazas, and the central green. The Amended Project, as was the case with the Currently Approved Project, also includes approximately 45,193 sf within the High Street Open Space, which while a benefit of the Project, does not meet the Zoning Definition of "usable open space."

The Zoning Code (§345-805.G(4)(c)) requires that the Board make a finding prior to approving any site plan with residential units as to whether a proper case exists for requiring that a park or parks be suitably located for playgrounds or other recreational facilities and, if so, whether such facility has been located within the Site Plan. This requirement is separate from the requirement to provide a minimum amount of usable open space. While there may be no universal ratio appropriate as a standard for the area of public parkland per capita, the National Recreation and Park Association recommends between 2.5 and 10 acres of parkland per 1,000 residents. Employing a ratio of 4 acres per 1,000 residents, Port Chester should maintain approximately 120 acres of parks, whereas the Village has approximately 62 acres village-wide. Additionally, the Village should acquire additional parkland and undertake capital improvements to its parks – proportionate to its population growth.

As such, the Board finds that the Proposed Project would create a need for more parks and civic spaces. Specifically, the construction and occupation of 1,047 new dwelling units presents a proper case for dedication of public parkland and/or fees in lieu thereof. As described above, the Village does not believe that the High Street Open Space could be or would be utilized to the extent that dedication of that space as a public park is appropriate. Therefore, no public parkland is proposed on the Project Site for dedication. Further, the Board finds that the "usable open space" provided within the project Site does not satisfy the requirement for a "park or parks [to] be suitably located for playgrounds or other recreational facilities." As such, the Proposed Project does not, and cannot, suitably locate a park or parks of adequate size to meet the requirements generated by the Project.

Therefore, in accordance with §345-805(G)(4)(c)(iii), the Applicant shall be required to pay a fee-in-lieu of locating a park or parks on-Site. At the time of this Third Amended Findings Statement, the fee-in-lieu of parkland for the Proposed Project is equal to \$2,094,000 (i.e., \$2,000 per unit), as established in Chapter 175 of the Village Code. The final amount of this contribution will be determined by the Planning & Economic Development Zoning Administrator at the time that the contribution is due based on the most recent fee schedule adopted by the Board of Trustees.

Library

The Proposed Project is not anticipated to result in a significant adverse impact to the library system, as noted in its 2022 Amended Findings.

Energy

The Amended Project would not materially change the energy impacts associated with the project from those previously considered. Therefore, the conclusions and findings, including the required mitigation measures set forth in the Second Amended Findings with respect to Energy Usage are unchanged.

FUNDS FOR DENSITY BONUS FEE

As required by the SD-PMU zoning, the applicant will contribute a \$3.0 million density bonus fee to the Village's Community Planning & Rehabilitation Fund as a result of building in excess of 0.8 FAR on the Project Site. As was the case with the 2017 Plan, and as noted in the 2022 Amended Findings, the Board finds that such a density bonus fee should be paid in two installments so as not to unnecessarily burden the Applicant with upfront costs while still providing the Village with a much needed community benefit in a reasonable amount of time. Each installment shall be one-half of the total density bonus fee and shall be payable: prior to the issuance of the building permit for the Project's building (i.e., vertical construction) that would bring the Site's total FAR above 0.8; and, prior to issuance of the first Certificate of Occupancy for that building.

DEMOGRAPHICS

The Amended Project would increase the population of the Village slightly more than the Currently Approved Project owing to the increased number of multifamily units, but with smaller unit sizes. The Board finds, as noted in its Second Amended Findings, that this is a beneficial impact to the Village of Port Chester.

COMMERCIAL DISPLACEMENT

The Proposed Project would not result in any direct commercial displacement. As discussed above, the size and nature of the commercial spaces proposed for the Project Site are not anticipated to result in indirect commercial displacement elsewhere in the Village.

ENVIRONMENTAL JUSTICE

The Applicant analyzed the potential for the Currently Approved Project to disproportionately adversely affect populations that are predominantly minority or substantially low-income; otherwise referred to as Environmental Justice populations. The Project Site is located within a US Census Block that is 77.51 percent minority, which meets the federal definition for a potential Environmental Justice Area (PEJA). The Project Site is also located in a "Disadvantaged Community" (DAC), as defined by New York State's Climate Justice Working Group. As noted above, the Proposed Project does not include any direct displacement or indirect displacement and is not anticipated to have a significant adverse impact. With respect to other potential impacts, the Amended Project reduces the

amount of Project-generated traffic from the 2017 Plan and includes mitigation for traffic impacts. In addition, the Amended Project, consistent with the 2017 Plan, would contribute a \$3 million contribution to the Village's Community Planning & Rehabilitation Fund.

With respect to construction-period impacts, the Board notes, as described in more detail in the Second Amended Findings, that the impacts of the Amended Project would be similar to, and in some ways less than, those of the 2017 Plan. The Amended Project would include demolition of the Site's structures (the vast majority of which have already been demolished) and includes appropriate mitigation to avoid significant adverse environmental impacts. The Amended Project includes significantly less excavation and rock removal than the 2017 Plan, which reduces adverse impacts related to noise and construction truck traffic from what was considered for the 2017 Plan.

For these reasons, the Board finds, as noted in its 2022 Amended Findings and Second Amended Findings, that the Proposed Project would not result in disproportionate adverse impacts to the PEJA or DAC.

NATURAL RESOURCES

There have been no material changes to the natural resources present on or adjacent to the Project Site since the Second Amended Findings. As with the Currently Approved Project, the Amended Project requires disturbance of virtually the entire Project Site, resulting in the same impacts and the need for the same mitigation. It is noted that the Amended Project proposes slightly less impervious surface than the Currently Approved Project in the final condition, which is, on balance, a positive change. In addition, the Amended Project would require slightly more excavation and slightly less fill than the Currently Approved Project in order to accommodate additional structured parking. The Currently Approved Project was estimated to require the net export of between 857 and 24,000 cubic yards of earthen material, depending on the suitability and wetness of the soil excavated. The Amended Project would increase this net export by approximately 5,500 cubic yards. The Board finds that this amount of net export is not a significant adverse impact. It is still less than the 2017 Plan, which was anticipated to require the export of at least 30,000 cubic yards of material. As with the Currently Approved Plan, the Board finds, as noted in its Second Amended Findings, that with appropriate erosion, sediment and other stormwater controls, discussed in the Second Amended Statement of Findings, potential significant adverse impacts from the disturbance of on-Site soil and rock will be minimized to the maximum extent practicable.

HISTORIC AND CULTURAL RESOURCES

The Project Site contains no features that are listed or eligible for the State or National Register ("S/NR") of Historic Places or the County Inventory of Historic Places. Prior correspondence with the NYS Office of Parks, Recreation, and Historic Preservation confirmed that there would be no adverse impact to architectural or archaeological resources from the Proposed Project and the Board concurs with this conclusion.

AIR RESOURCES

STATIONARY SOURCES OF EMISSIONS

The Amended Project proposes no material changes to the amount of conditioned building space, nor the methods used to heat and cool the space or provide hot water. Therefore, the conclusions and findings, including the required mitigation measures, set forth in the Second Amended Findings with respect to Stationary Sources of Air Emissions are unchanged.

MOBILE SOURCES OF EMISSIONS

Off-Site Traffic Emissions

A screening level analysis was conducted to analyze the potential of the Currently Approved Project to result in a significant adverse air quality impact as a result of additional vehicular traffic. The analysis is based on the projected peak hour total traffic volumes. The Amended Project is estimated to result in 99, 39, and 47 more vehicular trips than the Currently Approved Project in the Weekday Peak AM Hour, Weekday Peak PM Hour, and Weekend Peak Saturday Hour, respectively. These additional project-generated volumes, when combined with the increase in background volume observed in the Peak AM Hour at the Boston Post Road & Kohl's Shopping Center Driveway³ and the pre-existing traffic volumes, would not result in an exceedance of the peak hour volume threshold required for mobile source emissions to have a potential significant adverse impact. Therefore, the Amended Project would not be anticipated to result in a significant adverse air quality impact from mobile sources of emissions (i.e., Project-generated traffic).

On-Site Parking Structure Emissions

Emissions from vehicles traveling in the parking facilities within the Currently Approved Project were analyzed to determine the potential for significant adverse air quality impacts. This analysis assumed that the various parking facilities were naturally ventilated and presented a cumulative impact assuming the maximum predicted concentration from all parking facilities would impact the same receptor simultaneously, an extremely conservative assumption. The results of the analysis indicated that there would not be an impact resulting from CO and PM-2.5 emissions. Given the relatively small number of additional structured parking spaces, the extremely conservative parameters of the previous analysis, and the findings of the prior analysis that indicated pollutant levels that were not close to the screening thresholds, the Board finds that the Amended Project is unlikely to have a significant adverse air quality impact as a result of on-site parking structure emissions.

However, as was the case with the Currently Approved Project, prior to issuance of a building permit for work other than demolition or site grading for any building of the Amended Project, this analysis shall be updated to confirm the finding of no significant adverse impact based on the final design of the parking facilities.

Combined Parking & Roadway Emissions

The maximum modeled concentrations of adjacent street traffic for CO and PM-2.5 were modeled for the 2017 Plan and found not to result in a significant adverse impact. The Applicant revised this analysis for the Currently Approved Project by changing the potential impacts from the parking garages but maintaining the vehicle emission concentrations from the 2017 Plan, which would be higher than the Currently Approved Project owing to the higher level of traffic and the default emission factors which utilized older, less efficient, vehicles. The revised analysis indicated that the combined emissions from the various mobile sources would not have a significant adverse impact on air quality. Given the relatively small increase in traffic and parking associated with the Amended Project, together with the conservative nature of the prior analysis, the Amended Project is unlikely to have a

³ Note that 2024 volumes observed in the PM and Saturday peak hours were less than the previously utilized baseline volumes.

significant adverse cumulative air quality impact. However, as was the case with the Currently Approved Project, prior to the issuance of a building permit for work other than demolition or site grading for any building of the Amended Project, this cumulative analysis should be updated to confirm these findings based on the revised parking facility air quality analyses, as discussed above.

NOISE RESOURCES

STATIONARY SOURCES OF NOISE

The Amended Project proposes no material changes to the Project's heating, cooling, ventilation, and other mechanical systems that would adversely affect the amount of noise generated from the Site. Therefore, the conclusions and findings, including the required mitigation measures, set forth in the Second Amended Findings with respect to Stationary Sources of Noise are unchanged.

MOBILE SOURCES OF NOISE

Traffic volumes at all studied roadway intersections, save one, would be lower with the Currently Approved Project than with the 2017 Plan. As the 2017 Plan was found not to result in a significant adverse noise impact from project-generated traffic, it was previously concluded for all the intersections that would have lower traffic volumes with the Proposed Project that there would likewise not be a significant adverse impact. Given that the Amended Project would generate less traffic than the 2017 Plan, the Board finds that this conclusion is still valid. The single intersection that would experience greater levels of traffic with the Currently Approved Project as compared to the 2017 Plan is the High Street and Existing/Proposed Site Driveway. With the Amended Project, additional site generated traffic would occur at this intersection. However, even with the addition of these trips, the Amended Project would not generate sufficient additional traffic to result in a significant adverse noise impact.

WIDENING OF I-287 EXIT 11 OFF-RAMP

The Applicant proposes to widen the Exit 11 off-ramp from I-287 to Boston Post Road by adding another lane to the western side of the existing ramp and restriping the existing ramp so that three lanes can be accommodated. The same improvement was proposed as part of the 2017 Plan and the Currently Approved Plan and the noise impacts from that widening were found to not result in a significant adverse impact to nearby receptors in the 2017 Findings. As the improvement is the same, the Board, as noted in its 2022 Amended Findings and Second Amended Findings, concludes that the impact, and the lack of significance, is the same.

ON-SITE NOISE LEVELS

The Applicant has committed to designing the residential buildings on-Site to achieve interior noise levels no greater than 45 dBA and provided ways in which this sound level can be achieved given the existing conditions. The method by which this is achieved for a given building would be determined by the Applicant, and confirmed by the Village, prior to construction.

CONSTRUCTION

Construction of the Amended Project would be materially the same as the for the Currently Approved Project. The only difference of note is the slightly greater amount of excavation and slightly less required fill, as previously discussed. Given the magnitude of the project, these changes would not materially change the overall impacts from construction of the project, nor the

significance of those impacts. Therefore, the conclusions and findings, including the required mitigation measures, set forth in the Second Amended Findings with respect to Construction are unchanged.

GROWTH INDUCING AND CUMULATIVE IMPACTS

The Amended Project would not change the potential cumulative and growth inducing impacts of the Project. Therefore, the conclusions and findings, including the required mitigation measures, set forth in the Second Amended Findings with respect to Growth Inducing and Cumulative Impacts are unchanged.

ENERGY CONSUMPTION AND CONSERVATION

As was the case with the Currently Approved Project, construction of the Amended Project would result in the consumption of gasoline, oil and electricity used in the operation and maintenance of construction equipment. Once completed, the new residences and businesses would need energy for heating, cooling and lighting. Project generated vehicular traffic would result in the consumption of fossil fuels. This consumption is anticipated to be typical of similar mixed use developments in Westchester County and similar to the 2017 Plan. The Amended Project anticipates using all-electric HVAC systems while the 2017 Plan anticipated using natural gas fired components for some portion of their HVAC needs.

IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

The Amended Project would irreversibly and irretrievably consume the energy needed to construct the Amended Project. Owing to the expected life expectancy of the Project's buildings and infrastructure, the building materials and the land on which the Project is located can also be considered to be irreversibly and irretrievably committed to this Project. Finally, the energy required to operate and maintain the Project would likewise be irreversibly and irretrievably committed to this Project. This is the same as the 2017 Plan and Currently Approved Project.

UNAVOIDABLE ADVERSE IMPACTS

The Amended Project may have a significant adverse impact from the noise generated during construction on the adjacent Nursing Home if permission to install the noise mitigation measures proposed is not granted. As noted in the 2022 Amended Findings and Second Amended Findings, this is the same as the 2017 Plan.

Lead Agency Discussion of Decision

As reflected in the foregoing, the Board of Trustees has carefully considered the Proposed Action, and has considered in detail the social, economic, fiscal, land use and other relevant factors, as well as the reasonably anticipated environmental impacts of the Proposed Action and measures to mitigate impacts. The Board has given particularly close attention to issues that were the subject of extensive comment by the public and other agencies and/or the Board, including the importance of redevelopment of a critical site in the Village, density, socioeconomics (including impacts on the school district, fiscal implications, and affordable housing), traffic (in Port Chester, the City of Rye, and Village of Rye Brook), and construction impacts. This Third Amended Statement of Findings is the result of the Board's weighing and balancing of these and other relevant factors and considerations as set forth above.

Certificate of Findings to Approve the Action:

Accordingly, having considered the DEIS, FEIS and 2017 Findings, the 2022 Amended Findings, and the Second Amended Findings, as well as the Amended Site Plan Application, environmental documentation submitted by the Applicant, public and agency comments, and technical review memoranda prepared by the Village's consultants (together, the "Environmental Record"), the Village Board through this Third Amended Findings Statement, certifies that:

- A. It has considered the relevant environmental impacts, facts and conclusions disclosed in the Environmental Record;
- B. It has weighed and balanced the relevant environmental impacts with social, economic and other considerations;
- C. The requirements of 6 NYCRR Part 617 have been met; and
- D. Consistent with social, economic and other essential considerations from among the reasonable alternatives available, the Proposed Action, as modified by this Statement of Findings, avoids or minimizes adverse environmental impacts to the maximum extent practicable; and
- E. Adverse environmental impacts will be avoided or minimized to the maximum extent practicable by incorporating as conditions of any site plan approval those relevant mitigation measures identified in the Environmental Record and this Third Amended Findings Statement.

Certified by the Village Board by Resolution adopted on December 16, 2024

Respectfully submitted,



Janusz R. Richards
Village Clerk

RESOLUTION #2

APPROVING AN AMENDED SITE PLAN FOR THE REDEVELOPMENT OF THE UNITED HOSPITAL SITE

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

WHEREAS, Boston Road Owner, LLC (“the Applicant”) owns 406-408 Boston Post Road and 999 High Street (Section 141.52, Block 1, Lot 2; Section 141.52, Block 1, Lot 2.4) and 999 High Street (Section 141.52, Block, 1, Lot 2.1 (the “United Hospital Site”); and

WHEREAS, the Applicant has previously received Site Plan, Special Exception Use, and Subdivision approval related to the redevelopment of the United Hospital Site with a mixed-use community containing residential, independent and assisting living apartments, commercial/retail/restaurant uses, and a hotel (collectively referred to as the “Proposed Project”; and

WHEREAS, on October 28, 2024, Cuddy & Feder LLP, on behalf of the Applicant, duly filed an application for amended site plan approval, including a Full Environmental Assessment Form (“FEAF”), Part 1, for the Amended Project, and other supporting documents requesting that the Board of Trustees place the matter on the Board’s agenda for review and consideration (herein referred to as the “Application” for the “Amended Project”); and,

WHEREAS, on March 6, 2017, the Board of Trustees, as lead agency, issued a Findings Statement under the New York State Environmental Quality Review Act (“SEQRA”) approving text changes to the Village’s former Zoning Code and a conceptual site plan proposed by a prior applicant, and adopted a resolution issuing conceptual site plan approval; and

WHEREAS, on March 21, 2022, the Board of Trustees adopted an Amended Statement of Findings concluding the SEQRA review of a certain Zoning Petition and Conceptual Site Plan submitted by the Applicant; and

WHEREAS, on October 17, 2022, the Board of Trustees adopted a Second Amended Statement of Findings, concluding the SEQRA review of a Site Plan for the Project Site; and

WHEREAS, on October 17, 2022, the Board of Trustees granted Site Plan approval to the Applicant for the Proposed Project; and

WHEREAS, on July 31, 2023, the Village of Port Chester Planning Commission granted Special Exception Use Permit approval for the Project’s wireless telecommunications facility; and

WHEREAS, on March 18, 2024, the Board of Trustees granted final subdivision approval for the Project; and

WHEREAS, the Board designated the Amended Project as a continuation of a Type I Action under SEQRA and circulated its intent to continue to serve as SEQRA Lead Agency on November 4, 2024 and, having received no objections, remains the Lead

Agency for the Amended Project, as it had been lead agency for the previous actions related to the Project Site; and

WHEREAS, the Board referred the Amended Project to the Village of Port Chester Planning Commission for its study and report; and

WHEREAS, the Planning Commission, at its November 25, 2024 meeting, issued a positive recommendation of the Amended Project to the Board; and

WHEREAS, the Board referred the Proposed Project to the Westchester County Planning Board and adjoining municipalities, as required under the Westchester County Administrative Code, Section 277.61 and/or State General Municipal Law, Sections 239-l, 239-m, and 239-n; and

WHEREAS, the Board is in receipt of the December 2, 2024 letter from the Westchester County Planning Board with respect to the Amended Project; and

WHEREAS, the Board is in receipt of the December 2, 2024 letter from the City of Rye Corporation Counsel with respect to the Amended Project; and

WHEREAS, the Board is in receipt of a November 25, 2024 letter from Metro North Railroad with respect to the Amended Project; and

WHEREAS, the Board is in receipt of a Technical Memorandum from the Village's Planning & Traffic Engineering Consultant (AKRF, Inc.) and Special Counsel (Sive, Paget & Riesel), dated November 25, 2024; and

WHEREAS, the Board is in receipt of supplementary site plan submissions by Cuddy & Feder LLP regarding the Amended Project dated December 2, 2024 and December 10, 2024; and

WHEREAS, the Board is in receipt of a Technical Memorandum from the Village's Engineering Consultant (Delaware Engineering, D.P.C.) dated December 12, 2024; and

WHEREAS, the Board is in receipt of a Technical Memorandum from the Village's Planning & Traffic Engineering Consultant (AKRF, Inc.) and Special Counsel (Sive, Paget & Riesel), dated December 13, 2024; and

WHEREAS, the Board of Trustees held duly noticed public hearings on the Amended Site Plan on December 2, 2024 and December 16, 2024; and

WHEREAS, the Board of Trustees, pursuant to SEQRA, adopted the Third Amended Findings Statement with respect to the United Hospital Project on December 16, 2024; and

WHEREAS, the Board of Trustees has reviewed the Application against the review criteria promulgated in §345.805.G.4 of the Village of Port Chester Zoning Code; and

WHEREAS, the Board of Trustees has considered the Amended Site Plan, all other materials submitted by the Applicant, the comments of Village staff and consultants made via memoranda to the Board of Trustees (which comment and memoranda are incorporated herein by reference), the commentary made in the course of Board of Trustee's meetings pertaining to the review for amended site plan approval, and the comments of the public; and

WHEREAS, the requirements for Site Plan approval contained in Article 8, Section 345.805.G of the Village of Port Chester Zoning Code have been met by said Application.

NOW, THEREFORE, be it

RESOLVED, that the Application for Amended Site Plan approval submitted by Cuddy & Feder LLP, on behalf of Boston Road Owner, LLC, as depicted on the plans included as **Attachment A** and which are hereby incorporated by reference into this resolution, is hereby approved subject to the conditions on the attached sheet, which conditions shall be printed on the final Amended Site Plan sheets presented for signature and which conditions must be satisfied prior to the milestones listed therein and which conditions shall be in addition to the previously imposed conditions of the original Site Plan approval that remain in full force and shall be considered conditions of this Amended Site Plan approval; and be it further

RESOLVED, that the Applicant shall furnish the Board of Trustees with four (4) copies of the Amended Site Plan sheets as described above for the endorsement by the Mayor and Planning & Economic Development Zoning Administrator, and the Amended Site Plan sheets be recorded as superseding sheets to the corresponding sheets in the previously approved Site Plan; and be it further

RESOLVED, that all Technical Plans and Sheets not explicitly superseded by this Amended Site Plan approval, including conditions related to the previous approval, remain in full effect as the part of the overall Site Plan for the Project Site; and be it further

RESOLVED, that this Site Plan approval, as amended, shall have an effective date of December 16, 2024, and an expiration date December 16, 2027; and be it finally

RESOLVED, that this Amended Site Plan approval, including all conditions imposed, authorizes the Applicant to undertake only the activities specifically set forth herein, in accordance with this resolution of approval and as delineated on the Site Plan as endorsed by the Mayor and Director of Planning & Economic Development or his/her designee. Any material change in use, alteration, or modification to the Site Plan, as amended, or to the existing or approved facilities and site shall require review and may be

subject to an enforcement action by the Village, which may result in termination and revocation of this resolution or approval. Any such material change would then require a new review and approval by the Board of Trustees of the Village of Port Chester.

Approved as to Form:



James R. Carpinello, Village Attorney

ROLL CALL

AYES: Trustees Didden, Dorazio, Grangenois-Thomas, Carvin, Allen, Alzate and Mayor Marino.

NOES: None.

ABSTAIN: None.

RECUSE: None.

ABSENT: None.

DATE: December 16, 2024.

ATTACHMENT A

List of Technical Drawings and Plans

That Supersede and Replace the Sheets of the Previously Approved Site Plan

Engineering Site Plans, prepared by SLR

Sheet Number	Name	Title	Issue Date	Last Revised
04	LA	SITE PLAN - LAYOUT	01.26.20	10.24.24
46	OP-1	OPEN SPACE REQUIREMENTS	01.26.20	10.24.24
47	OP-2	TENANT USABLE OPEN SPACE	01.26.20	10.24.24

Architectural Site Plans, prepared by Cube 3

Sheet Number	Sheet Name	Issue Date	Last Revised
A-000	Cover Sheet	08.05.22	10.24.24
A-001	Zoning Compliance & Building Unit Matrix		10.24.24
A-080	Parking Plans	08.05.22	10.24.24
BC A-100	Building B/C - Lower Garage	08.05.22	10.24.24
BC A-101	Building B/C - Upper Garage	08.05.22	10.24.24
BC A-102	Building B/C - First Floor Plan	08.05.22	10.24.24
BC A-103	Building B/C - Second Floor Plan	08.05.22	10.24.24
BC A-104	Building B/C - Third Floor Plan	08.05.22	10.24.24
BC A-105	Building B/C - Fourth Floor Plan	08.05.22	10.24.24
BC A-106	Building B/C - Fifth Floor Plan	08.05.22	10.24.24
BC A-107	Building B/C - Sixth Floor Plan	08.05.22	10.24.24
BC A-108	Building B/C - Roof Plan	08.05.22	10.24.24
BC A-200	Building B/C - Exterior Elevations - Building B	08.05.22	10.24.24
BC A-201	Building B/C - Exterior Elevations - Building C	08.05.22	10.24.24
BC A-300	Building B/C - Building Section - Building B	08.05.22	10.24.24
BC A-301	Building B/C - Building Section - Building C	08.05.22	10.24.24
D A-100	Building D - Lower Garage Plan	08.05.22	10.24.24
D A-101	Building D - Upper Garage Plan	08.05.22	10.24.24
D A-102	Building D - First Floor Plan	08.05.22	10.24.24
D A-103	Building D - Second Floor Plan	08.05.22	10.24.24
D A-104	Building D - Third Floor Plan	08.05.22	10.24.24
D A-105	Building D - Fourth Floor Plan	08.05.22	10.24.24
D A-106	Building D - Fifth Floor Plan	08.05.22	10.24.24
D A-107	Building D - Sixth Floor Plan	08.05.22	10.24.24
D A-108	Building D - Roof Plan	08.05.22	10.24.24
D A-200	Building D - Exterior Elevations	08.05.22	10.24.24
D A-300	Building D - Building Sections	08.05.22	10.24.24

ATTACHMENT A

List of Technical Drawings and Plans

That Supersede and Replace the Sheets of the Previously Approved Site Plan

E A-100	Building E - Garage	08.05.22	10.24.24
E A-101	Building E - First Floor Plan	08.05.22	10.24.24
E A-102	Building E - Second Floor Plan	08.05.22	10.24.24
E A-103	Building E - Third Floor Plan	08.05.22	10.24.24
E A-104	Building E - Fourth Floor Plan	08.05.22	10.24.24
E A-105	Building E - Fifth Floor Plan	08.05.22	10.24.24
E A-106	Building E - Sixth Floor Plan	08.05.22	10.24.24
E A-107	Building E - Roof Plan	08.05.22	10.24.24
E A-200	Building E - Exterior Elevations	08.05.22	10.24.24
E A-300	Building E - Building Sections	08.05.22	10.24.24

ATTACHMENT A
List of Technical Drawings and Plans

**That
and
the Sheets
Previously
Site Plan**

Project Name:	United Hospital Redevelopment		
Applicant:	Boston Post Road Owner LLC (comprised of an affiliate of Rose Associates Capital Group LLC and <u>BedRock Real Estate Partners LLC</u>)		
Project Address:	406 Boston Post Road and 999 High Street	SBL:	141.52-1-2, 2.1, 2.4

The Applicant shall include, within the final amended site plan drawings provided for signature, the list of amended site plan conditions. The conditions and commitments shall be presented in tabular format.

	PRIOR TO SIGNING OF AMENDED SITE PLAN	Reviewer(s) & Signature / Date
A	Full Payment of Professional Expenses [§345-814(B)(5)]	
B	Establishment of escrow, if necessary, pursuant to §345-814(A) of the Village Code.	
C	The “Easements & Agreements,” related to the recordation of the approved Subdivision of the Project Site, which were previously approved, shall be revised to the satisfaction of the Village’s Director of Planning and Economic Development to reflect the Amended Site Plan.	

**Supersede
Replace
of the
Approved**

PUBLIC COMMENTS

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

Comments were made by several members of the public.

REPORT OF THE VILLAGE MANAGER

The Village Manager started by confirming that Bid 2024-10 has been released, regarding the storm sewer improvements, which includes a number of streets in the Village. The Irving Avenue project should be completed before Christmas. January 6, 2025 will have a bid for additional work regarding the Bulkhead construction. Students from Iona University proposed ideas an innovation to revitalize the waterfront. The Manager recommends that the Board and Staff spend the beginning of 2025 reviewing what they want the waterfront to be.

RESOLUTIONS Continue

RESOLUTION #3

AUTHORIZING THE VILLAGE MANAGER TO ENTER INTO A SETTLEMENT AGREEMENT WITH KEVIN DONAHUE AND THE TEAMSTERS UNION REGARDING MR. DONAHUE'S RETIREMENT

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

WHEREAS, Kevin Donohue ("Donahue") is employed by the Village in the civil service title of Building Inspector; and

WHEREAS, Donohue is represented by the International Brotherhood of Teamsters, Local 456 ("Union"); and

WHEREAS, the Village and the Union are parties to a collective bargaining agreement covering the period of June 1, 2020 through May 31, 2026 ("Contract"); and

WHEREAS, Donohue would like to retire for medical reasons but does not have ten years of continuous service with the Village, as required under the Contract for purposes of being eligible for retiree health insurance coverage; and

WHEREAS, the Village is willing to provide him with retiree health insurance coverage to incentivize him to retire and allow the Village to hire a new Building Inspector, and to obtain a release of all potential claims that Donohue may have; and

WHEREAS, the Village, the Union and Donohue’s representative(s) have engaged in discussions to reach a settlement acceptable to all Parties.

Now, therefore, be it

RESOLVED, that the Village Manager is authorized to execute a Settlement Agreement with Kevin Donohue (“Donahue”) and the International Brotherhood of Teamsters, Local 456, to allow Donahue to retire due to medical reasons, effective December 20, 2024, with retiree health insurance coverage to be provided by the Village.

Approved as to Form:



James R. Carpinello, Village Attorney

ROLL CALL

AYES: Trustees Didden, Dorazio, Grangeniois-Thomas, Carvin, Allen, Alzate and Mayor Marino.

NOES: None.

ABSTAIN: None.

RECUSE: None.

ABSENT: None.

DATE: December 16, 2024.

RESOLUTION #4

AUTHORIZING MEMORANDUM OF UNDERSTANDING WITH THE PORT CHESTER HISTORICAL SOCIETY

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

WHEREAS, the Bush-Lyon Homestead (hereinafter referred to as the “Homestead”) is a historic home located on King Street, in Port Chester, the earliest part of which having been built circa 1760; and

WHEREAS, the Village purchased the Homestead in 1925 and has preserved it within Lyon Park; and

WHEREAS, the Port Chester Historical Society, Inc. (“PCHS”) is a not-for-profit corporation created to disseminate and foster a greater knowledge of the history of Port Chester, New York and its surrounding area; and

WHEREAS, PCHS maintains a presence at the Homestead and welcomes visitors to tour the Homestead and view and learn about the artifacts PCHS has curated related to the Homestead; and

WHEREAS, PCHS has requested the to enter into a memorandum of understanding with the Village to establish the terms and conditions under which the Village and PCHS will collaborate in the management, maintenance, and programming of the Homestead.

Now, therefore, be it

RESOLVED, that the Board of Trustees hereby authorizes the Village Manager to sign memorandum of understanding (“MOU”) with the Port Chester Historical Society (“PCHS”), Inc to establish the terms and conditions under which the Village and PCHS will collaborate in the management, maintenance, and programming of the Homestead; and be it further

RESOLVED, that, under the MOU, the Village and PCSH will agree to the following:

1. Responsibilities of The Village

- A. **Ownership and Maintenance:** The Village owns the land and structure that comprise the Homestead. The Village is and shall continue to be responsible for the maintenance of the interior, exterior, and surrounding property of the Homestead.
- B. **Payment of Utilities:** The Village is and shall continue to be responsible for the payment of monthly bills for heating, electrical, and water services supplied to the Homestead.
- C. **Notice of Maintenance and Construction:** The Village shall provide advance notice to PCHS of any scheduled maintenance or construction inside or outside the Homestead to ensure that such activities do not interfere with programmed events.
- D. **Lawn Maintenance:** The Village will maintain the lawn inside the fence of the Homestead.

2. Responsibilities of PCHS

- A. **Event Programming:** PCHS is and shall continue to be responsible for the programming of events at the Homestead.
- B. **Interior Maintenance:** PCHS is responsible for keeping the interior of the Homestead tidy and clean.
- C. **Garden Maintenance:** PCHS will maintain the garden inside the fence of the Homestead.

- D. **Notice of Events:** PCHS will provide advance notice to the Village of any upcoming events to ensure coordination with maintenance and other activities.
- E. **Items and Documents:** PCHS owns the documents and items inside the Homestead (hereinafter referred to as the “Artifacts”) and is responsible for the acquisition, conservation, organization, loans, and deaccession of the Artifacts according to the New York State Office of Parks, Recreation and Historic Preservation-recommended best practices for museums.

3. Organizational Status

PCHS is a not-for-profit corporation separate from the Village and operates with its own governance and budget for programming. The collaboration outlined in this MOU does not alter the independent status of either party.

4. Term and Termination

This MOU shall commence on the date executed and shall continue until terminated by either party with sixty (60) days' written notice to the other party. Such termination shall not affect the Village's ownership of the Homestead or PCHS' ownership of the Artifacts.

Approved as to Form:



James R. Carpinello, Village Attorney

ROLL CALL

AYES: Trustees Didden, Dorazio, Grangeniois-Thomas, Carvin, Allen, Alzate and Mayor Marino.

NOES: None.

ABSTAIN: None.

RECUSE: None.

ABSENT: None.

DATE: December 16, 2024.

RESOLUTION #5

SETTING A PUBLIC HEARING TO CONSIDER A LOCAL LAW TO AMEND THE CODE OF THE VILLAGE OF PORT CHESTER, CHAPTER 345, “ZONING”, SECTION 345-802 “ADMINISTRATION” AND TO AMEND SECTION 345-812, “COMPLIANCE REQUIRED” AND TO AMEND SECTION 345-813, “VIOLATIONS AND PENALTIES; ENFORCEMENT” AND TO AMEND SECTION 345-1003 “DEFINED TERMS”

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

NOW THEREFORE BE IT

RESOLVED, that the Board of Trustees publish Notice of Public Hearing to be held in accordance with the provision of Municipal Home Rule Law § 20, to be held on the 6 day of January, 2024, at 7:00 PM p.m. or as soon thereafter as the matter can be heard at the Town of Rye Justice Court Courtroom, 350 North Main Street, 2nd Floor, Port Chester, New York, to consider the advisability of adopting Local Law No. I-20 amending Chapter 345 of the Code of the Village of Port Chester entitled “Zoning” to amend the Code of the Village of Port Chester § 345-802, the Code of the Village of Port Chester § 345-812, the Code of the Village of Port Chester § 345-813, and the Code of the Village of Port Chester § 345-1003, and at such time, all interested persons will be heard.

Approved as to Form:



James R. Carpinello, Village Attorney

ROLL CALL

AYES: Trustees Didden, Dorazio, Grangenois-Thomas, Carvin, Allen, Alzate and Mayor Marino.

NOES: None.

ABSTAIN: None.

RECUSE: None.

ABSENT: None.

DATE: December 16, 2024.

Add-on Resolution

Following the Resolution section of the meeting, Mayor Marino, asked for a motion to add-on resolution 6 to 13 as listed on the agenda.

There being no objection TRUSTEE DIDDEN, made a motion, seconded by TRUSTEE ALZATE, for such a resolution, which received the unanimous vote of all those present.

ROLL CALL

AYES: Trustees Didden, Dorazio, Grangenois-Thomas, Carvin, Allen, Alzate and Mayor Marino.

NOES: None.

ABSTAIN: None.

RECUSE: None.

ABSENT: None.

DATE: December 16, 2024.

RESOLUTION #6

DESIGNATED THE OFFICIAL NEWSPAPER

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

RESOLVED, that the JOURNAL NEWS is hereby designated as the OFFICIAL NEWSPAPER of the Village of Port Chester for the ensuing official year, effective December 23, 2024.

Approved as to Form:



James R. Carpinello, Village Attorney

ROLL CALL

AYES: Trustees Didden, Dorazio, Grangenois-Thomas, Carvin, Allen, Alzate and Mayor Marino.

NOES: None.

ABSTAIN: None.

RECUSE: None.

ABSENT: None.

DATE: December 16, 2024.

RESOLUTION #7

AUTHORIZING THE VILLAGE MANAGER TO EXECUTE A SETTLEMENT AGREEMENT WITH 28 PEARL STREET DEVELOPMENT LLC AND 28-34 PEARL STREET OZ FUND IV QOZB MANAGER, LLC

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

WHEREAS, 28 Pearl Street Development LLC and 28-34 Pearl Street OZ Fund IV QOZB Manager, LLC (hereinafter referred to as the “Petitioners”) are the owners of real property located at 28 and 34 Pearl Street, Port Chester (hereinafter referred to as the “Property”); and

WHEREAS, in May 2020, the Village Board enacted as Local Law No. 4 of 2020 creating a new form-based zoning code, whereby Petitioners’ property was rezoned to zoning designation CD-6 allowing for the development of a 12-story residential building; and

WHEREAS, on May 3, 2022, Petitioners sought site plan approval for a 12-story multi-family residential building on their premises, which would include 194 residential units and 124 parking spaces, which was approved by the Planning Commission on February 13, 2023; and

WHEREAS, on April 3, 2023, the Village Board enacted Local Laws I-18 and I-19 of 2023, which downzoned an area located within the CD-6 Urban Core Character District, which included the Property, to a newly created zone called CD-4MU, which allowed buildings to maximum height of 3 stories; and

WHEREAS, on June 21, 2023, Petitioners filed a notice of claim against the Village, August 7, 2023, Petitioners filed a hybrid Article 78 proceeding and declaratory judgment action in Supreme Court asserting various claims attacking the validity of Local Law I-18 and I-19 of 2023 and seeking compensation therefor; and

WHEREAS, on August 7, 2023, Petitioners filed a hybrid Article 78 proceeding and declaratory judgment action in Supreme Court, Westchester County, challenging the validity of Local Law I-18 and I-19 of 2023 (“hybrid proceeding/action”) but not seeking compensation therein; and

WHEREAS, Petitioners, at the request of the Village, agreed to defer opposition submissions while the Village revisited Local Law I-18 and I-19 of 2023; and

WHEREAS, on May 20, 2024, the Village, enacted Local Law I-03 of 2024, which added a CD5-T Zoning Overlay District, which includes Property and allows for multifamily and commercial uses to be constructed up to 9 stories; and

WHEREAS, the parties have agreed to resolve the hybrid proceeding/action by entering into a settlement agreement and general release, with no monetary consideration; and

Now, therefore, be it

RESOLVED, that the Village Manager is authorized to execute a settlement agreement and general release (hereinafter, the “Settlement Agreement”) with 28 Pearl Street Development LLC and 28-34 Pearl Street OZ Fund IV QOZB Manager, LLC (hereinafter, the “Petitioners”) to settle the hybrid proceeding/actions filed by the Petitioners against the Village; and be it further

RESOLVED, that the general terms of the Settlement Agreement shall be as follows:

Settlement and Scope of Release:

- Petitioners agree to settle all claims against Respondents related to the rezoning of the property, including development rights for a 9-story building with 140 residential units and 90 parking spaces.
- Petitioners acknowledge they will not challenge the current zoning designation and agree not to pursue further legal action.
- Village agrees not to rezone the property for two years.

Releases of Claims:

- **Petitioners’ Release:** Petitioners release the Village from all claims related to the rezoning and any other legal actions, both known and unknown, arising before the Agreement is signed.
- **Respondents’ Release:** Village releases Petitioners from all claims related to the rezoning and other legal actions, both known and unknown, arising before the Agreement is signed.

Dismissal of the Hybrid Proceeding/Action:

- Petitioners agree to withdraw and dismiss all legal actions, including the hybrid proceeding, against the Village, with prejudice.

Miscellaneous Provisions:

- **No Admission of Liability:** The Agreement does not imply any admission of wrongdoing or liability by either party.
- **Tax Liability:** Petitioners are responsible for any tax liabilities arising from the Agreement. They indemnify the Village against any potential tax penalties or consequences from the settlement.

Approved as to Form:



James R. Carpinello, Village Attorney

ROLL CALL

AYES: Trustees Didden, Dorazio, Grangeniois-Thomas, Carvin, Allen, Alzate and Mayor Marino.

NOES: None.

ABSTAIN: None.

RECUSE: None.

ABSENT: None.

DATE: December 16, 2024.

RESOLUTION #8

TRUSTEE DIDDEN, asked that Resolution 8 as listed on the agenda be TABLED due to missing information on the submitted application.

There being no objection TRUSTEE DIDDEN, made a motion, seconded by TRUSTEE DORAZIO, the motion to TABLE was adopted by the Board of Trustees of the Village of Port Chester, New York.

ROLL CALL

AYES: Trustees Didden, Dorazio, Grangeniois-Thomas, Carvin, Allen, Alzate and Mayor Marino.

NOES: None.

ABSTAIN: None.

RECUSE: None.

ABSENT: None.

DATE: December 16, 2024.

ACCEPTANCE AND APPROVAL OF BRYCE J. COLLINS AS A MEMBER TO THE MELLOR ENGINE & HOSE CO. NO. 3

On motion of TRUSTEE , seconded by TRUSTEE , the Board of Trustees accepted the election of BRYCE J. COLLINS as a member to the MELLOR ENGINE & HOSE CO. NO. 3 with the Port Chester Fire Department, subject to the Village-selected physician's evaluation indicating that he is able to perform the functions of an interior or exterior firefighter and pending clearance to perform such functions by the New York State Division of Homeland Security and Emergency Services Office of Fire Prevention and Control.

RESOLUTION #9

**ACCEPTANCE AND APPROVAL OF SALVADOR SAGASTUNE
AS A MEMBER TO THE MELLOR ENGINE & HOSE CO. NO. 3**

On motion of TRUSTEE DIDDEN, seconded by TRUSTEE GRANGENOIS-THOMAS, the Board of Trustees accepted the election of SALVADOR SAGASTUNE as a member to the MELLOR ENGINE & HOSE CO. NO. 3 with the Port Chester Fire Department, subject to the Village-selected physician's evaluation indicating that he is able to perform the functions of an interior or exterior firefighter and pending clearance to perform such functions by the New York State Division of Homeland Security and Emergency Services Office of Fire Prevention and Control.

Approved as to Form:



James R. Carpinello, Village Attorney

ROLL CALL

AYES: Trustees Didden, Dorazio, Grangenois-Thomas, Carvin, Allen, Alzate and Mayor Marino.

NOES: None.

ABSTAIN: None.

RECUSE: None.

ABSENT: None.

DATE: December 16, 2024.

RESOLUTION #10

**ACCEPTANCE AND APPROVAL OF MIGUEL ANTONIO ORTEGA
AS A MEMBER TO THE PUTNAM ENGINE & HOSE CO. NO. 2**

On motion of TRUSTEE DIDDEN, seconded by TRUSTEE DORAZIO, the Board of Trustees accepted the election of MIGUEL ANTONIO ORTEGA as a member to the PUTNAM ENGINE & HOSE CO. NO. 2 with the Port Chester Fire Department, subject to the Village-selected physician's evaluation indicating that he is able to perform the functions of an interior or exterior firefighter and pending clearance to perform such functions by the New York State Division of Homeland Security and Emergency Services Office of Fire Prevention and Control.

Approved as to Form:



James R. Carpinello, Village Attorney

ROLL CALL

AYES: Trustees Didden, Dorazio, Grangeniois-Thomas, Carvin, Allen, Alzate and Mayor Marino.

NOES: None.

ABSTAIN: None.

RECUSE: None.

ABSENT: None.

DATE: December 16, 2024.

RESOLUTION #11

INTERMUNICIPAL AGREEMENT WITH COUNTY OF WESTCHESTER REGARDING THE VILLAGE OF PORT CHESTER YOUTH BUREAU'S OPERATION OF A SUMMER YOUTH EMPLOYMENT PROGRAM

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

WHEREAS, the Village of Port Chester Youth Bureau (the "Youth Bureau") provides employment opportunities for the youth through the Summer Youth Employment Program (the "Program"); and

WHEREAS, the County of Westchester (the "County"), desires that the Youth Bureau continues to operate the Program; and

WHEREAS, the County has proposed an inter-municipal agreement for the Village's consideration wherein the County will reimburse the Village in an amount not to exceed \$17,224.00, for Youth Bureau expenditures in operating the Program from July 1, 2024 through September 30, 2024, using funding the County was awarded through a grant from New York Presbyterian Hospital; and

WHEREAS, the Director of the Youth Bureau, through the Village Manager, has recommended that the village enter into this agreement; and

WHEREAS, the Board finds that the summer employment program has been a notable success.

Now, therefore, be it

RESOLVED, that the Village Manager is hereby authorized to enter into an inter-municipal agreement with the County of Westchester for the County to reimburse the Village in an amount not to exceed \$17,224.00 for Youth Bureau expenditures in connection with operating the Summer Youth Employment program for the period from July 1, 2024 through September 30, 2024.

Approved as to Form:



James R. Carpinello, Village Attorney

ROLL CALL

AYES: Trustees Didden, Dorazio, Grangeniois-Thomas, Carvin, Allen, Alzate and Mayor Marino.

NOES: None.

ABSTAIN: None.

RECUSE: None.

ABSENT: None.

DATE: December 16, 2024.

RESOLUTION #12

EXTENDING MORATORIUM ON ACCESSORY DWELLING UNITS

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

WHEREAS, pursuant to Local Law No. 16 of 2024, adopted on October 7, 2024, the Board adopted a ninety-day moratorium regarding the Accessory Dwelling Units; and

WHEREAS, the local law provided that such moratorium may be extended by resolution for an additional 90 days; and

WHEREAS, the initial term of the moratorium will expire on January 4, 2024; and

WHEREAS, the Board desires to maintain the status quo while it deliberates future action.

Now, therefore, be it

RESOLVED, that the Accessory Dwelling Units Moratorium is extended for an additional 90 days, expiring on April 4, 2025, to enable the Board of Trustees to undertake its due diligence.

Approved as to Form:



James R. Carpinello, Village Attorney

ROLL CALL

AYES: Trustees Didden, Dorazio, Grangeniois-Thomas, Carvin, Allen, Alzate and Mayor Marino.

NOES: None.

ABSTAIN: None.

RECUSE: None.

ABSENT: None.

DATE: December 16, 2024.

RESOLUTION #13

PROCLAMATION RECOGNIZING WESTMORE NEWS FOR 60 YEARS OF SERVICE TO THE VILLAGE OF PORT CHESTER

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

WHEREAS, founded in 1964 by Bernard Abel, the Westmore News has served the residents of the Villages of Port Chester and Rye Brook for 60 years, reporting on the issues and events of our community as well as many high-profile matters; and

WHEREAS, in 1981, Bernard handed the reigns of the Westmore News to his son Richard and Richard's wife Jananne, but he continued to write columns and stories on subject he was passionate about until his passing in 2010; and

WHEREAS, over the years, Richard and Jananne have continued Bernard's legacy of local journalism and dedication to keeping residents well-informed and holding government officials accountable; and

WHEREAS, each week, the Westmore News is read by approximately 10,000 residents of Port Chester and Rye Brook, who rely on its reporting on local news, including local events, school news, police and fire incidents, sports, local government, obituaries, and stories about the accomplishments of local residents; and

WHEREAS, after 43 years of dedication to the publication Richard and Jananne have decided to retire; and

Now, therefore, be it

RESOLVED, that the Board of Trustees shall issue a Proclamation, recognizing the achievements of the Westmore News and thanking Jananne and Richard Able as well as Bernard, posthumously, for their dedication and many contributions to the betterment of the Village of Port Chester.

Approved as to Form:



James R. Carpinello, Village Attorney

ROLL CALL

AYES: Trustees Didden, Dorazio, Grangenois-Thomas, Carvin, Allen, Alzate and Mayor Marino.

NOES: None.

ABSTAIN: None.

RECUSE: None.

ABSENT: None.

DATE: December 16, 2024.

PUBLIC COMMENTS AND BOARD COMMENTS

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

The public and the Board of Trustees had an opportunity to make public comments at the end of the meeting.

There were no comments from the public.

Mayor Marino asked for a motion to adjourn the meeting.

On a motion of TRUSTEE DIDDEN, seconded by TRUSTEE GRANGENOIS-THOMAS, the meeting was adjourned at 08:26 p.m.

ROLL CALL

AYES: Trustees Didden, Dorazio, Grangenois-Thomas, Carvin, Allen, Alzate and Mayor Marino.

NOES: None.
ABSTAIN: None.
RECUSE: None.
ABSENT: None.

DATE: December 16, 2024.

Respectfully submitted,

A handwritten signature in blue ink that reads "Janusz R. Richards". The signature is written in a cursive style with a blue arrow pointing to the start of the first letter.

Janusz R. Richards
Village Clerk

PUBLIC COMMENTS

REPORT
OF
THE VILLAGE MANAGER

RESOLUTIONS

RESOLUTION

RES 01
01-06-2025

AWARDING BID 2024-17 REPAIR OF COLLAPSED BULKHEAD ALONG BYRAM RIVER: PHASE 3.1

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 has advertised for bids for the BID 2024-17– Repair of Collapsed Bulkhead Along Byram River: Phase 3.1; and

WHEREAS, the Village received five (5) bids for this work; and

WHEREAS, the Village's consulting engineer, Delaware Engineering, D.P.C., recommends that the Board accept the low bid of Dockhand Services LLC in the amount of \$387,433.13, which meets all the specifications as set forth in the bid documents. Now, therefore, be it

RESOLVED, that the Board of Trustees hereby awards the bid for the Repair of Collapsed Bulkhead Along Byram River: Phase 3.1 to Dockhand Services LLC; and be further

RESOLVED, that the Village Manager is hereby authorized to enter into an agreement with Dockhand Services LLC, and be it further

RESOLVED, that funding for this project has been appropriated in Capital Fund expenditure line item H.7230.400.2017.193 (Capital Project #2017-193 -Bulkhead Reconstruction).

Approved as to Form:



James R. Carpinello, Village Attorney



Delaware Engineering, D.P.C.

14-20 Willett Ave, #202
Port Chester, NY 10573

Tel: 914 939 0380

December 12, 2024

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

Subject: Repair of Collapsed Bulkhead Along Byram River: Phase 3.1
Bid No. 2024-17
Recommendation to Award

Dear Mr. Rabin,

Bids were received on December 5, 2024 at Village Hall for Bid No. 2024-17, Repair of Collapsed Bulkhead Along Byram River: Phase 3.1. Five bids were received, and a bid tabulation is provided below. We have reviewed the bids and have determined that the lowest bidder is a responsive and qualified contractor. We recommend the project be awarded to **Dockhand Services LLC** for the amount of **\$387,433.13**.

<u>Bidder</u>	<u>Bid Price</u>
Dockhand Services LLC	\$387,433.13
Anjac Enterprises, Inc.	\$394,824.00
Morano Brothers Corp.	\$394,824.00
ELQ Industries, Inc.	\$518,428.00
Montesano Brothers, Inc.	\$934,510.00

Feel free to call me any time at (914) 939-0380 (office), or (518) 469-8189 (Mobile) if you have any questions or concerns.

Sincerely,

Roberto Flores, P.E.
Senior Project Manager

RESOLUTION

**BUDGET AMENDMENT – FISCAL YEAR 2024-2025 GENERAL FUND
VILLAGE ELECTION**

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 Clerk has prepared cost estimates in anticipation of the potential operation by the Village of the March 2025 Village election; and

WHEREAS, a budget amendment is required in advance of facilitating operating expenditures associated with said election. 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 FY2024-25 General Fund Budget as follows:

GENERAL FUND

Revenues:

A.4995	Appropriated Fund Balance	\$187,805
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Appropriations:

A.1450.101	Personnel - Overtime	\$5,000
A.1450.111	Personnel – Part Time	\$2,000
A.1450.406	Office Supplies	\$5,000
A.1450.410	Printing	\$5,600
A.1450.423	Election Insp/Technicians	\$66,200
A.1450.425	Moving-Voting Machines	\$5,000
A.1450.462	Video Production/Support	\$4,000
A.1450.476	Publication of Notices	\$2,000
A.1450.488	Voting Machine Rental	\$93,005

Approved as to Form:

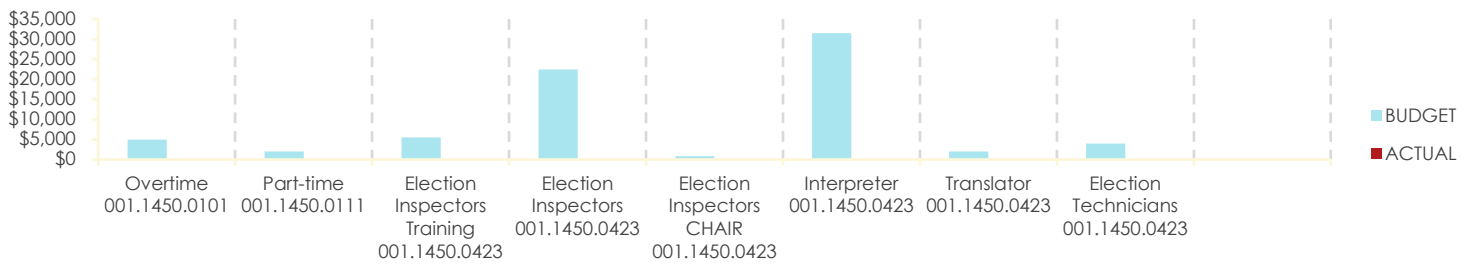


James R. Carpiello, Village Attorney

Expense Budget

VILLAGE ELECTION 2025

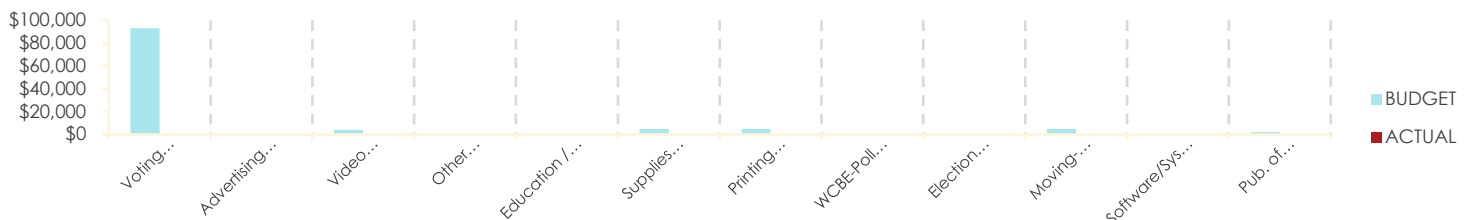
PERSONNEL BUDGET



5

STATUS	PERSONNEL	BUDGET	ACTUAL	DIFFERENCE (\$)	DIFFERENCE (%)
▲	Overtime 001.1450.0101	\$5,000.00	\$0.00	\$5,000.00	100%
▲	Part-time 001.1450.0111	\$2,000.00	\$0.00	\$2,000.00	100%
▲	Election Inspectors Training 001.1450.0423	\$5,500.00	\$0.00	\$5,500.00	100%
▲	Election Inspectors 001.1450.0423	\$22,400.00	\$0.00	\$22,400.00	100%
▲	Election Inspectors CHAIR 001.1450.0423	\$800.00	\$0.00	\$800.00	100%
▲	Interpreter 001.1450.0423	\$31,500.00	\$0.00	\$31,500.00	100%
▲	Translator 001.1450.0423	\$2,000.00	\$0.00	\$2,000.00	100%
▲	Election Technicians 001.1450.0423	\$4,000.00	\$0.00	\$4,000.00	100%

NON PERSONNEL BUDGET



STATUS	OPERATING	BUDGET	ACTUAL	DIFFERENCE (\$)	DIFFERENCE (%)
▲	Voting Machine Rental 001.1450.0488	\$93,005.00	\$0.00	\$93,005.00	100%
▲	Advertising 001.1450.0400	\$0.00	\$0.00	\$0.00	100%
▲	Video Production/Support 001.1450.0400	\$4,000.00	\$0.00	\$4,000.00	100%
▲	Other 001.1450.0400	\$0.00	\$0.00	\$0.00	100%
▲	Education / Training 001.1450.0403	\$0.00	\$0.00	\$0.00	100%
▲	Supplies 001.1450.0406	\$5,000.00	\$0.00	\$5,000.00	100%
▲	Printing 001.1450.0410	\$5,000.00	\$0.00	\$5,000.00	100%
▲	WCBE-Poll Roster 001.1450.0410	\$600.00	\$0.00	\$600.00	100%
▲	Election Rental 001.1450.0424	\$0.00	\$0.00	\$0.00	100%
▲	Moving-Voting Machine 001.1450.0425	\$5,000.00	\$0.00	\$5,000.00	100%
▲	Software/Systems Support 001.1450.0462	\$0.00	\$0.00	\$0.00	100%
▲	Pub. of Notices 001.1450.0476	\$2,000.00	\$0.00	\$2,000.00	100%
	Total Expenses	\$187,805.00	\$0.00	\$187,805.00	100%

RESOLUTION

RES 03
01-06-2025

BUDGET TRANSFER – FISCAL YEAR 2024-2025 GENERAL FUND RECREATION - PORT CHESTER YOUTH BASEBALL LEAGUE

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 Port Chester Youth Baseball League (PCYBL) and Village of Port Chester had entered into a contract dated May 8, 2019 stipulating an annual payment of \$2,500 for the operation of a Babe Ruth Program; and

WHEREAS, retroactive invoice for payment representing the period 2019 thru 2023 has been received; and

WHEREAS, the Recreation Superintendent has recommended the transfer of \$9,000 unexpended budgetary funds from Day Camp, Cub Camp and Columbus Park Playground expenditure lines to properly fund retroactive payment for the period 2019 thru 2023; and

WHEREAS, moving forward PCYBL will submit invoice for Babe Ruth Program on an annual basis. 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 FY2024-25 General Fund Budget by transferring \$9,000 from the Recreation Day Camp line item; the Cub Camp line item and the Columbus Park Playground item to the Recreation Department Youth Baseball League line items as follows:

GENERAL FUND

From:

A.7310.0514	Cub Camp	(\$2,700.00)
A.7310.0432	Day Camp	(\$4,200.00)
A.7310.0510	Columbus Park Playground	(\$2,100.00)

To:

A.7310.0460	Youth Baseball Leagues	\$ 9,000.00
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Approved as to Form:



James R. Carpinello, Village Attorney

MEMO

To: A. Siligato, Treasurer
From: Superintendent of Recreation
Date: December 4, 2024
Subject: Budget Transfer

The Recreation Department is requesting a Budget Transfer from closed Summer Programming Lines to Youth Baseball League Budget Line 7310.0460 to complete payment as per contract.

Budget Transfer

PCYBL –Youth Baseball Leagues

Requesting monies (\$4,200.00) be transferred from Day Camp Line 7310.0432 to Youth Baseball League Budget Line 7310.0460.

Requesting monies (\$2,700.00) be transferred from Cub Camp Line 7310.0514 to Youth Baseball League Budget Line 7310.0460.

Requesting monies (\$2,100.00) be transferred from Columbus Park Playground Line 7310.0510 to Youth Baseball League Budget Line 7310.0460.

The Recreation Department is requesting this Budget Transfer to cover cost as per Port Chester Youth Baseball League Contract payment.

MEMO

To: Anthony Siligato, Treasurer
From: Superintendent of Recreation
Date: December 4, 2024
Subject: PCYBL PAYMENT AS PER CONTRACT

I am attaching Invoice Letter (with back up documents) from Port Chester Youth Baseball League to be paid.

As per the attached portion of the Port Chester Youth Baseball League Contract (PCYBL) dated 2019 – 2023 the PCYBL was to receive \$2,500 per year of agreement to operate a travel Babe Ruth program. For some reason these monies were not requested between this period and therefore payment wasn't made.

The PCYBL is requesting in attached invoice to be compensated \$12,500 for missing 5 years of contract payment. There is \$3,500 currently in budget line Youth Baseball 7310.0460 to compensate a portion of the remaining balance. The additional \$9,000.00 will be requested in a budget transfer to complete the obligation in the contract.

If you have any questions please let me know.



PORT CHESTER YOUTH BASEBALL LEAGUE

Box 3

222 Grace Church Street

Port Chester, NY 10573

914-939-8619

PCYBL is a 501(c)(3) Not-for-Profit Organization

Tax ID: 83-0381094

BOARD OF DIRECTORS

BOB VYSKOCIL PRESIDENT
CHRIS SWAILLEN VICE-PRESIDENT
EILEEN PELLEGRINI ADMINISTRATOR
ROB BRENZEL
JEREMY BROWN
JAY DILEO
FABIO GARCIA
JOHN GIORDANO
MARC HEWLITT
JOHN HOLLWEDEL
PAT LOVALLO
BRIAN MCCONNELL
KIM MORABITO
JOHN RENALDO
MARK SCOCCHERA
BOB THALHEIMER

December 4, 2024

As per Port Chester Youth Baseball's contract with the Village of Port Chester dated May 8, 2019 we are requesting its payment for the Babe Ruth Program from 2019 through 2023, in the amount of \$2,500.00 per year totaling \$12,500.

Thank you,

Eileen Pellegrini

Eileen Pellegrini
PCYBL Administrator

Mission Statement:

The Port Chester Youth Baseball League is committed to providing all of the children in Port Chester an opportunity to participate in a baseball program designed to enhance elements that are essential to total character development.

To that end:

We will stress effort and attitude over aptitude and achievement. Our focus will be on education rather than ability. Through our program we will encourage the children to display good sportsmanship, honesty, loyalty, courage, integrity, and respect for authority, in the hope that we can help them become stronger, healthier, happier, well-adjusted boys and girls.

20. Non-Discrimination: The League shall abide by all applicable state and federal discrimination and human rights laws as well as the Village's Anti-Discrimination and Harassment Policy, annexed hereto as Exhibit "C". Any complaint with respect thereto shall be immediately reported to the Village.
21. Background Checks: All coaching staff shall be subject to background checks and their history and background reviewed by League officials.
22. Complaints: Any written complaints by a resident on the impact of League operations shall be addressed and responded to by the League with a plan to resolve the issue. A copy of the complaint and the response to resolve same shall be forwarded to the Village Recreation Department within thirty (30) days of the complaint.
23. Performance Review: This Agreement shall be subject to an annual review to be conducted by the Village no later than December 31st in each year except in final year of contract review will be submitted no later than October 1st.
24. Coaches Training/CRP/AED: All head and assistant coaches for baseball shall receive training in CPR and the use of AED's via the American Heart Association course of instruction including recertification every two (2) years as required. The Village will offer multiple classes at no cost to the coaches, but if a coach cannot attend these classes, he or she must attend an alternate equivalent program on their own and at their own cost. Proof of certification shall to be provided to the Village for the 2019 season upon a mutually agreed schedule. Thereafter, such proof shall be provided prior to the start of each spring season.
25. Babe Ruth Program. The League has requested that it be granted a license to additionally provide a travel Babe Ruth League (ages 13 to 15) with home games and practices to be operated at the existing ballfield at Joseph Curtis Recreation Park. The League shall provide a schedule of play and charges on notice and approval to the Village thirty (30) days prior to the commencement of use. For this

program, the Village shall make an annual payment of \$2,500 on or before June 30, 2019, Village's obligations are limited to providing rakes, marking paint and diamond dry at the storage shed adjacent to the field. On weekdays (Monday through Friday), the Village shall be responsible for maintaining the field throughout the season, including weekly grass cutting, removal of grass clippings, scarification, filling voids or depressions in fields (including but not limited to mounds, batter boxes and areas around bases), the chalking of foul lines and painting of outfield lines for scheduled games. Schedules must be provided to the Recreation Department prior to the start of the season. On weekends (Saturday and Sundays), the league shall be responsible for these functions. It is understood that such use is a pilot program and is subject to review and renewal by the Village at the completion of the 2019 season for the remainder of the term of this Agreement.

26. Termination: Should the League wish to terminate this Agreement, the league shall give the Village ninety (90) days prior written notice. Should the Village wish to terminate this agreement, the Village shall give the League ninety (90) days prior written notice and shall hold a public hearing to discuss the termination of this agreement with the League at the next available Port Chester Board of Trustees meeting.

27. Notices: All correspondence under this agreement shall be sent as follows:

Village Manager	President
Village of Port Chester	Port Chester Youth Baseball League, Inc.
222 Grace Church Street	222 Grace Church Street, Box 3
Port Chester, N.Y. 10573	Port Chester, NY 10573

28. This agreement is entire and shall not be altered or amended except by a writing signed by the parties hereto.
29. If any clause, paragraph, section or part of this Agreement shall be determined by a court of competent jurisdiction to be invalid, the judgment thereon shall not affect the validity of this Agreement as a whole or any part thereof other than the part decided to be invalid.

RESOLUTION

ESTABLISHING A VICINITY WITHIN WHICH A MEMBER OF THE FIRE DEPARTMENT MAY RESIDE

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:

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, pursuant to Article VI of the Charter of the Village of Port Chester, the Board of Trustees are empowered to prescribe the duties of the Village's firefighters and to make rules and regulations for the government of the Port Chester Fire Department (the "Department"); and

WHEREAS, the Department responds to over 1,400 calls annually and therefore requires as many volunteers as possible to handle this volume; and

WHEREAS, the Board of Trustees recognizes that many members of the Department reside outside of the Village; and

WHEREAS, pursuant to New York State Village Law Section 10-1006 (5), a person who does not reside in either the village, or in a territory outside the village which is afforded fire protection by the village, may be elected to, or continued in, membership as a volunteer member of the fire department if by reason of his or her residence in the vicinity or his or her usual occupation, he or she will be available to render active service as a volunteer firefighter in the village; and

WHEREAS, the term "vicinity" is not defined under section 10-1006; and

WHEREAS, the Board of Trustees recognizes that a member's availability and ability to respond to a fire incident quickly is of paramount importance; and

Now therefore be it

RESOLVED, that the Board of Trustees of the Village of Port Chester hereby establishes a radius of thirty miles from 209 Westchester Avenue, Port Chester, New York (Fire Department headquarters) within which any candidate for membership of the Fire Department must reside; and be it further

RESOLVED, that this resolution shall not apply to members of the fire Department who reside outside of the thirty-mile radius at the time of the adoption hereof.

Approved as to Form:

A handwritten signature in blue ink, appearing to read 'J. Carpinello', with a stylized, cursive script.

James R. Carpinello, Village Attorney

RESOLUTION

CREATING NEW DESIGNATION OF DUTY OFFICER WITHIN THE PORT CHESTER FIRE DEPARTMENT

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, pursuant to Article VI of the Charter of the Village of Port Chester, the Board of Trustees are empowered to prescribe the duties of the Village's firefighters and to make rules and regulations for the government of the fire department; and

WHEREAS, on October 7, 2024, the Board of Trustees adopted a resolution (the "October 7th Resolution") establishing rules and regulations for firefighters, captains, lieutenants and chiefs of the Port Chester Fire Department (the "Department"), including minimum qualifications for a firefighter to be elected or appointed Chief and Assistant Chief; and

WHEREAS, the October 7th Resolution required that the Chief and Assistant Chiefs be a resident of the Village of Port Chester or Rye Brook, must possess certification for all requisite training, including but not limited to, Fire Officer 1 and Incident Commander, and must not be an employee of the Village of Port Chester; and

WHEREAS, the Department responds to over 1,400 calls annually each of which requires an officer qualified to perform the duties of an incident commander; and

WHEREAS, the Board of Trustees recognizes that, with the Department being an all-volunteer department, the Chief and Assistant Chiefs are not always available to respond to calls and perform the duties of an incident commander due to their employment; and

WHEREAS, the Board of Trustees recognizes that it is necessary to ensure that there be qualified incident commanders designated at all times that Chiefs and Assistant Chiefs are unavailable; and

WHEREAS, the Board of Trustees recognizes that there are officers (Captains and Lieutenants) within the Department's ranks who are qualified to perform the duties of an incident commander in the absence of the Chief and Assistant Chiefs.

Now therefore be it

RESOLVED, that the Board of Trustees of the Village of Port Chester hereby establishes designation of "Duty Officer" within the Port Chester Fire Department; and be it further

RESOLVED, that in any day or shift that the Chief and Assistant Chiefs are unavailable, the Chief or Assistant Chief shall designate the highest-ranking officer, who meets the minimum qualifications of a Chief or Assistant Chief pursuant to the October 7th Resolution, as the Duty Officer to serve as the incident commander for any and all calls in their absence; and be it further

RESOLVED, that the Chief or Assistant Chief shall communicate such designation of such Duty Officer via the "I Am Responding" program.
Approved as to Form:



James R. Carpinello, Village Attorney

RESOLUTION

RES 06
01-06-2025

ESTABLISHING TRAINING AND EXPERIENCE REQUIREMENTS FOR EACH FIREFIGHTER RANK AND POSITION WITHIN THE PORT CHESTER FIRE DEPARTMENT

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, pursuant to Article VI of the Charter of the Village of Port Chester, the Board of Trustees are empowered to prescribe the duties of the Village's firefighters and to make rules and regulations for the government of the Port Chester Fire Department (the "Department"); and

WHEREAS, the Department is committed to the life and safety of its firefighters and to the public it serves. To maintain this commitment, the Department requires not only initial training to become a firefighter, but also continued education and experience that is commensurate with the rank and or position each firefighter holds or strives to achieve. The Department also requires ongoing annual training for all firefighters.

WHEREAS, the ranks and positions of the firefighters in the department are as follows:

- Exterior Firefighter
- Interior Firefighter
- Apparatus Operator
- Company Officers (Captain, 1st Lieutenant, 2nd Lieutenant)
- Duty Officer
- Chief Officers (Chief Engineer, 1st Assistant Engineer, 2nd Assistant Engineer)

Now therefore be it

RESOLVED, that the Board of Trustees of the Village of Port Chester hereby establishes the training and experience requirements for each of the following ranks and positions within the Port Chester Fire Department:

1. **Exterior Firefighter Requirements**
 - Basic Exterior Firefighting Operations ("BEFO") New York State ("NYS") Curriculum or accepted equivalent legacy curriculum
 - Hazmat Operator
 - Federal Emergency Management Agency ("FEMA") Incident Command System ("ICS") 100 & 700

2. Interior Firefighter Requirements:

- NYS Firefighter 1 Curriculum (includes BEFO, Interior Firefighting Operations, & Self Rescue) or
- accepted NYS equivalent legacy curriculums of either: Essentials of Firemanship, Initial Fire Attack, & Hazmat Operator or Basic Firefighter, Intermediate Firefighter, & Hazmat Operator
- FEMA ICS 100 & 700

3. Apparatus Operator Requirements

- Emergency Vehicle Operations Course
- Training on specific apparatus being operated
- Department recommends that Apparatus Operators hold at least Exterior Firefighter qualifications.

4. Company Officer: 2nd Lieutenant Requirements:

Minimum Acceptable Experience: Three (3) years of service with the Port Chester Fire Department.

Substitution: Service provided to another department may be considered by the Chief Engineer and may be substituted for service experience.

- Meets Interior Firefighter qualifications
- Fire Officer 1 or equivalent
- FEMA ICS 200
- At least one of these three curriculums (based on company operations):
- Engine Company Operations or equivalent
- Ladder Company Operations or equivalent
- Accident Vehicle Extrication Technician (“AVET”) or equivalent

5. Company Officer: 1st Lieutenant Requirements:

Minimum Acceptable Experience: Four (4) years of service with the Port Chester Fire Department and one (1) year supervisory experience including, but not limited to, having previously served as Company 2nd Lieutenant.

Substitution: Service provided to another department may be considered by the Chief Engineer and may be substituted for service experience.

- Meets Company 2nd Lieutenant training requirements

6. Company Officer: Captain Requirements:

Minimum Acceptable Experience: Five (5) years of service and two (2) years of supervisory experience including, but not limited to, having served previously as Company Lieutenant and 1st Lieutenant.

Substitution: Service provided to another department may be considered by the Chief Engineer and may be substituted for service experience.

- Meets Company 2nd Lieutenant training requirements

7. On-Call Officer: Duty Officer:

Minimum Acceptable Experience: eight (8) years of service to the Port Chester Fire Department, must have demonstrated familiarity and competency with department radio and dispatch systems, incident command procedures, and general department fire operations. Qualified Duty Officers will have demonstrated strong inter-municipal communication practices and have a minimum of four (4) years working in conjunction with and coordinating emergency response from mutual aid companies and other departments. Duty Officers are required to respond to all calls while on duty and must maintain residency in the Village of Port Chester or the Village of Rye Brook.

Substitution: Service provided to another department may be considered by the Chief Engineer and may be substituted for service experience.

- Meets Interior Firefighter qualifications
- Meets Company Officer qualifications
- FEMA ICS 800
- Water Operations Awareness
- Confined Space Operations Awareness

8. Chief Officer: 2nd Assistant Chief

Minimum Acceptable Experience: eight (8) years of service to the Port Chester Fire Department must have served as a Company Captain, must have maintained a minimum call/ response/ attendance of 300 calls per year for the last three (3) years.

Substitution: Service provided to another department may be considered by the Port Chester Board of Village Trustees. Such service under consideration cannot be substituted for more than four (4) qualified years towards the service experience described above. Minimum per year call response and previous supervisory experience serving in the capacity of a company Captain may not be substituted for.

- Meets Interior Firefighter qualifications
- Meets Company Officer qualifications
- FEMA ICS 800
- Water Operations Awareness
- Confined Space Operations Awareness

9. Chief Officer: 1st Assistant Chief

Minimum Acceptable Experience: Must have immediately served the department as 2nd Assistant Chief for two (2) years.

- Meets Chief Officer (2nd Assistant Chief) training requirements

10. Chief Officer: Chief Engineer

Minimum Acceptable Experience: Must have immediately served the department as 1st Assistant Chief for two (2) years.

- Meets Chief Officer (2nd Assistant Chief) training requirements; and be it further

RESOLVED, that, in addition to the training required as stated above, all Department

members are required by NYS to perform annual OSHA/PESH safety training, including workplace violence aversion; and be it further

RESOLVED, that all Interior firefighters, which includes company officers and chief officers, must complete annual "Bailout" recertification training and must attend at least one company drill per quarter.

Approved as to Form:

A handwritten signature in blue ink, appearing to read 'J. Carpinello', is written over the line for the Village Attorney's approval.

James R. Carpinello, Village Attorney

RESOLUTION

**APPOINTMENT OF DAVID GEMIO TO
THE TRAFFIC COMMISSION**

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

RESOLVED, that DAVID GEMIO residing in Port Chester, New York, be and is
hereby appointed as member of the PORT CHESTER TRAFFIC COMMISSION as Full
Member, a position previously held by Gary Gianfrancesco, Jr., effective immediately
with said term to expire December 31, 2026.

Approved as to form:



James R. Carpinello, Village Attorney

RESOLUTION

**APPOINTMENT OF HOLLY GLUCK TO
THE BEAUTIFICATION COMMISSION**

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

RESOLVED, that HOLLY GLUCK residing in Port Chester, New York, be and
is hereby appointed as member of the PORT CHESTER BEAUTIFICATION
COMMISSION as Full Member, a position previously held by Lisa Colangelo, effective
immediately with said term to expire May 3, 2027.

Approved as to form:



James R. Carpinello, Village Attorney

RESOLUTION

**APPOINTMENT OF ANGELO PONZI TO
THE BEAUTIFICATION COMMISSION**

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

RESOLVED, that ANGELO PONZI residing in Port Chester, New York, be and
is hereby appointed as member of the PORT CHESTER BEAUTIFICATION
COMMISSION as Full Member, a position previously held by Marion Murphy, effective
immediately with said term to expire June 16, 2027.

Approved as to form:



James R. Carpinello, Village Attorney

RESOLUTION

**CAPITAL PROJECTS CLOSEOUT & ASSOCIATED BUDGET AMENDMENTS
/ INTER-FUND TRANSFERS**

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, New York State Municipal Finance Law requires that the Village of
Port Chester's completed and/or inactive capital projects be reconciled and closed out by
authorization of the local governing body, and

WHEREAS, the Village Treasurer has provided a schedule of all completed
and/or inactive capital projects itemizing approved budget, expenditures and sources of
funding, and

WHEREAS, each capital project requires the closeout and associated budgetary
amendments and inter-fund transfers as detailed in the Village Treasurer's report, and

WHEREAS, Board action is required to authorize the necessary budgetary
amendments and inter-fund transfers so as to legally authorize the Village Treasurer to
properly close the itemized capital projects. Now, therefore, be it

RESOLVED, that the Board of Trustees of the Village of Port Chester hereby
authorizes the Village Treasurer to make the following Capital, General and Sewer Fund
budget amendments and associated inter-fund transfers to close out 47 capital projects
effective 1/6/2025 as itemized in the attached schedule:

**(SEE ATTACHMENTS A & B) – Detailed Capital Project Length Schedule &
Memo from Village Treasurer.**

Approved as to Form:



James R. Carpinello, Village Attorney

VILLAGE OF PORT CHESTER
CAPITAL PROJECTS FUND - PROJECT LENGTH SCHEDULE
PROJECT INCEPTION THRU DEC 31, 2024 (INACTIVE PROJECTS)

CAPITAL PROJECTS CLOSED OUT WITH INTER-FUND TRANSFERS & BUDGET AMENDMENTS PER R.O.B. DATED 1/6/2025
EFFECTIVE TRANSACTION DATE OF 1/6/2025

					SOURCE OF FUNDING					* FUND BALANCE / (DEFICIT) AT 12/31/2024	* PROJECT CLOSED (FUND)	* OPERATING REV OR EXP LINE ITEM	* CAPITAL REV OR EXP LINE ITEM
PROJ. #	PROJECT DESCRIPTION	PROJECT BUDGET	EXPENDITURES & TRANSFERS	UNEXPENDED BUDGET BAL.	INTERFUND TRANSFERS	PROCEEDS OF OBLIGATIONS	FEDERAL & STATE AID	OTHER	FUNDING TOTAL				
2009-94	STREETSCAPE 09/10 (N&S MAIN ST)	\$ 559,000.00	\$ 512,066.50	\$ 46,933.50	\$ -	\$ 219,000.00	\$ 323,000.00	\$ -	\$ 542,000.00	\$ 29,933.50	DEBT SVC	V.5051	H.9901.908
2011-118	ELECTRONIC DOC SCANNING	\$ 167,144.00	\$ 158,069.93	\$ 9,074.07	\$ -	\$ -	\$ -	\$ 167,144.00	\$ 167,144.00	\$ 9,074.07	GENERAL	A.5995	H.9900.901
2013-132	SEWER IMP 13/14	\$ 9,207,000.00	\$ 9,080,450.58	\$ 126,549.42	\$ -	\$ 7,964,899.16	\$ 1,218,836.69	\$ -	\$ 9,183,735.85	\$ 103,285.27	DEBT SVC	V.5051	H.9901.908
2014-134	BUSH HOMESTEAD REFURBISH 14/15	\$ 50,000.00	\$ 48,942.77	\$ 1,057.23	\$ -	\$ 51,000.00	\$ -	\$ -	\$ 51,000.00	\$ 2,057.23	DEBT SVC	V.5051	H.9901.908
2014-142	LAWNMOWER (PARKS) 14/15	\$ 70,000.00	\$ 70,000.00	\$ -	\$ -	\$ 71,400.00	\$ -	\$ -	\$ 71,400.00	\$ 1,400.00	DEBT SVC	V.5051	H.9901.908
2014-144	BLEACHERS REPLACE(BASEBALL FD)	\$ 20,000.00	\$ -	\$ 20,000.00	\$ 20,000.00	\$ -	\$ -	\$ -	\$ 20,000.00	\$ 20,000.00	GENERAL	A.5995	H.9900.901
2015-148	LASERFICHE AVANTI - VLG CLERK	\$ 85,000.00	\$ 57,218.79	\$ 27,781.21	\$ -	\$ 85,000.00	\$ -	\$ -	\$ 85,000.00	\$ 27,781.21	DEBT SVC	V.5051	H.9901.908
2015-154	PAYSTATION IMP	\$ 124,700.00	\$ 124,640.41	\$ 59.59	\$ 24,700.00	\$ 100,000.00	\$ -	\$ -	\$ 124,700.00	\$ 59.59	GENERAL	A.5995	H.9900.901
2015-163	STREETSCAPES IMPROVEMENTS	\$ 284,500.00	\$ 263,247.70	\$ 21,252.30	\$ -	\$ 217,500.00	\$ 67,000.00	\$ -	\$ 284,500.00	\$ 21,252.30	DEBT SVC	V.5051	H.9901.908
2015-165	TRAFFIC LIGHT REPLACEMENT	\$ 200,000.00	\$ 157,169.90	\$ 42,830.10	\$ 200,000.00	\$ -	\$ -	\$ -	\$ 200,000.00	\$ 42,830.10	GENERAL	A.5995	H.9900.901
2016-175	2016/17 POLICE BLDG IMPROVEMENTS	\$ 150,000.00	\$ 130,447.56	\$ 19,552.44	\$ -	\$ 150,000.00	\$ -	\$ -	\$ 150,000.00	\$ 19,552.44	DEBT SVC	V.5051	H.9901.908
2016-180	2016/17 PARK IMPROVEMENTS	\$ 100,000.00	\$ 75,887.60	\$ 24,112.40	\$ -	\$ 100,000.00	\$ -	\$ -	\$ 100,000.00	\$ 24,112.40	DEBT SVC	V.5051	H.9901.908
2016-182	2016/17 ST. LIGHT CONVERSION (LED)	\$ 780,000.00	\$ 776,471.04	\$ 3,528.96	\$ -	\$ 780,000.00	\$ -	\$ -	\$ 780,000.00	\$ 3,528.96	DEBT SVC	V.5051	H.9901.908
2017-184	IMPACT PUBLIC SAFETY SYS. (PD)	\$ 206,550.00	\$ 185,898.62	\$ 20,651.38	\$ -	\$ 206,550.00	\$ -	\$ -	\$ 206,550.00	\$ 20,651.38	DEBT SVC	V.5051	H.9901.908
2017-190	FIRE BUILDING IMPROVEMENTS 17/18	\$ 616,900.00	\$ 616,765.93	\$ 134.07	\$ -	\$ 740,900.00	\$ -	\$ (124,000.00)	\$ 616,900.00	\$ 134.07	DEBT SVC	V.5051	H.9901.908
2017-194	2017/18 FORM-BASED CODE & GEIS	\$ 670,500.00	\$ 669,419.31	\$ 1,080.69	\$ 20,500.00	\$ 650,000.00	\$ -	\$ -	\$ 670,500.00	\$ 1,080.69	DEBT SVC	V.5051	H.9901.908
2017-196	2017/18 SEWER REHABILITATION IMP	\$ 4,868,181.00	\$ 3,507,181.39	\$ 1,360,999.61	\$ -	\$ 2,753,877.00	\$ 635,220.62	\$ -	\$ 3,389,097.62	\$ (118,083.77)	SEWER	G.9900.905	H.5994.2017.196

VILLAGE OF PORT CHESTER
CAPITAL PROJECTS FUND - PROJECT LENGTH SCHEDULE
PROJECT INCEPTION THRU DEC 31, 2024 (INACTIVE PROJECTS)

CAPITAL PROJECTS CLOSED OUT WITH INTER-FUND TRANSFERS & BUDGET AMENDMENTS PER R.O.B. DATED 1/6/2025
EFFECTIVE TRANSACTION DATE OF 1/6/2025

					SOURCE OF FUNDING					* FUND BALANCE / (DEFICIT) AT 12/31/2024	* PROJECT CLOSED (FUND)	* OPERATING REV OR EXP LINE ITEM	* CAPITAL REV OR EXP LINE ITEM
PROJ. #	PROJECT DESCRIPTION	PROJECT BUDGET	EXPENDITURES & TRANSFERS	UNEXPENDED BUDGET BAL.	INTERFUND TRANSFERS	PROCEEDS OF OBLIGATIONS	FEDERAL & STATE AID	OTHER	FUNDING TOTAL				
2018-203	AUTO LICENSE PLATE READER-(PD)	\$ 72,000.00	\$ 69,207.27	\$ 2,792.73	\$ -	\$ 72,000.00	\$ -	\$ -	\$ 72,000.00	\$ 2,792.73	DEBT SVC	V.5051	H.9901.908
2018-207	STORMWATER REHAB 2018-19	\$ 6,000.00	\$ 4,563.27	\$ 1,436.73	\$ -	\$ 556,000.00	\$ -	\$ (550,000.00)	\$ 6,000.00	\$ 1,436.73	DEBT SVC	V.5051	H.9901.908
2019-211	VOICE & DATA SYSTEMS	\$ 467,400.00	\$ 510,113.31	\$ (42,713.31)	\$ 312,400.00	\$ 155,000.00	\$ 10,000.00	\$ -	\$ 477,400.00	\$ (32,713.31)	GENERAL	A.9900.900	H.5031.2019.211
2019-212	COMPUTER EQUIPMENT/HARDWARE	\$ 40,000.00	\$ 40,068.11	\$ (68.11)	\$ -	\$ 40,000.00	\$ -	\$ -	\$ 40,000.00	\$ (68.11)	GENERAL	A.9900.900	H.5031.2019.212
2019-214	VEHICLE - VLG MGR	\$ 45,000.00	\$ 42,934.54	\$ 2,065.46	\$ -	\$ 45,000.00	\$ -	\$ -	\$ 45,000.00	\$ 2,065.46	DEBT SVC	V.5051	H.9901.908
2019-217	VEHICLES - POLICE	\$ 220,000.00	\$ 223,720.55	\$ (3,720.55)	\$ -	\$ 220,000.00	\$ -	\$ -	\$ 220,000.00	\$ (3,720.55)	GENERAL	A.9900.900	H.5031.2019.217
2019-222	SANITATION BARRELS	\$ 200,000.00	\$ 195,305.51	\$ 4,694.49	\$ -	\$ 200,000.00	\$ -	\$ -	\$ 200,000.00	\$ 4,694.49	DEBT SVC	V.5051	H.9901.908
2019-223	BUILDING IMPROVEMENTS (DPW)	\$ 215,000.00	\$ 248,888.59	\$ (33,888.59)	\$ 10,000.00	\$ 205,000.00	\$ -	\$ -	\$ 215,000.00	\$ (33,888.59)	GENERAL	A.9900.900	H.5031.2019.217
2019-226	VEHICLES & EQUIP (DPW-VACALL)	\$ 450,000.00	\$ 448,608.17	\$ 1,391.83	\$ -	\$ 450,000.00	\$ -	\$ -	\$ 450,000.00	\$ 1,391.83	DEBT SVC	V.5051	H.9901.908
2019-227	VEHICLES & EQUIP (DPW-LOADER)	\$ 350,000.00	\$ 348,960.46	\$ 1,039.54	\$ -	\$ 350,000.00	\$ -	\$ -	\$ 350,000.00	\$ 1,039.54	DEBT SVC	V.5051	H.9901.908
2019-228	VEHICLES & EQUIP (DPW-SWEEPER)	\$ 170,000.00	\$ 171,781.37	\$ (1,781.37)	\$ -	\$ 170,000.00	\$ -	\$ -	\$ 170,000.00	\$ (1,781.37)	GENERAL	A.9900.900	H.5031.2019.217
2019-229	VEHICLES & EQUIP (DPW-GARBG TRK)	\$ 700,000.00	\$ 680,435.11	\$ 19,564.89	\$ -	\$ 700,000.00	\$ -	\$ -	\$ 700,000.00	\$ 19,564.89	DEBT SVC	V.5051	H.9901.908
2019-231	VEHICLES & EQUIP (FD-LADDER TRK)	\$ 1,650,000.00	\$ 1,635,820.05	\$ 14,179.95	\$ -	\$ 1,650,000.00	\$ -	\$ -	\$ 1,650,000.00	\$ 14,179.95	DEBT SVC	V.5051	H.9901.908
2019-232	EQUIPMENT (FD-CASCADE SYSTEM)	\$ 65,000.00	\$ 63,978.04	\$ 1,021.96	\$ -	\$ 65,000.00	\$ -	\$ -	\$ 65,000.00	\$ 1,021.96	DEBT SVC	V.5051	H.9901.908
2019-234	STREET RESURFACING	\$ 2,170,000.00	\$ 2,345,702.36	\$ (175,702.36)	\$ -	\$ 850,000.00	\$ 1,865,986.48	\$ (135,967.84)	\$ 2,580,018.64	\$ 234,316.28	DEBT SVC	V.5051	H.9901.908
2019-235	STORMWATER DRAINAGE IMP	\$ 815,000.00	\$ 886,359.93	\$ (71,359.93)	\$ -	\$ 815,000.00	\$ 70,258.01	\$ -	\$ 885,258.01	\$ (1,101.92)	GENERAL	A.9900.900	H.5031.2019.235
2019-237	INFRASTRUCTURE IMP(25 S REGENT)	\$ 1,300,000.00	\$ 1,286,117.38	\$ 13,882.62	\$ -	\$ -	\$ 200,000.00	\$ 1,086,116.98	\$ 1,286,116.98	\$ (0.40)	GENERAL	A.9900.900	H.5031.2019.237

VILLAGE OF PORT CHESTER
CAPITAL PROJECTS FUND - PROJECT LENGTH SCHEDULE
PROJECT INCEPTION THRU DEC 31, 2024 (INACTIVE PROJECTS)

CAPITAL PROJECTS CLOSED OUT WITH INTER-FUND TRANSFERS & BUDGET AMENDMENTS PER R.O.B. DATED 1/6/2025
EFFECTIVE TRANSACTION DATE OF 1/6/2025

					SOURCE OF FUNDING					* FUND BALANCE / (DEFICIT) AT 12/31/2024	* PROJECT CLOSED (FUND)	* OPERATING REV OR EXP LINE ITEM	* CAPITAL REV OR EXP LINE ITEM
PROJ. #	PROJECT DESCRIPTION	PROJECT BUDGET	EXPENDITURES & TRANSFERS	UNEXPENDED BUDGET BAL.	INTERFUND TRANSFERS	PROCEEDS OF OBLIGATIONS	FEDERAL & STATE AID	OTHER	FUNDING TOTAL				
2020-211	VOICE & DATA SYSTEMS	\$ 143,100.00	\$ 109,888.17	\$ 33,211.83	\$ -	\$ 143,100.00	\$ -	\$ -	\$ 143,100.00	\$ 33,211.83	DEBT SVC	V.5051	H.9901.908
2020-212	COMPUTER EQUIPMENT/HARDWARE	\$ 317,325.00	\$ 324,490.32	\$ (7,165.32)	\$ -	\$ 317,325.00	\$ -	\$ -	\$ 317,325.00	\$ (7,165.32)	GENERAL	A.9900.900	H.5031.2020.212
2020-217	VEHICLES - POLICE	\$ 253,750.00	\$ 239,942.81	\$ 13,807.19	\$ -	\$ 253,750.00	\$ -	\$ -	\$ 253,750.00	\$ 13,807.19	DEBT SVC	V.5051	H.9901.908
2020-222	SANITATION BARRELS	\$ 304,500.00	\$ 211,376.56	\$ 93,123.44	\$ -	\$ 304,500.00	\$ -	\$ -	\$ 304,500.00	\$ 93,123.44	DEBT SVC	V.5051	H.9901.908
2020-239	VEHICLES & EQUIP (DPW-UTILITY TRK)	\$ 101,500.00	\$ 91,282.71	\$ 10,217.29	\$ -	\$ 101,500.00	\$ -	\$ -	\$ 101,500.00	\$ 10,217.29	DEBT SVC	V.5051	H.9901.908
2020-240	BUILDING IMP. (350 N MAIN)	\$ 10,150.00	\$ 8,844.60	\$ 1,305.40	\$ 10,150.00	\$ -	\$ -	\$ -	\$ 10,150.00	\$ 1,305.40	GENERAL	A.5995	H.9900.901
2021-128	BRINING SYSTEM	\$ 76,200.00	\$ 60,142.48	\$ 16,057.52	\$ -	\$ 76,200.00	\$ -	\$ -	\$ 76,200.00	\$ 16,057.52	DEBT SVC	V.5051	H.9901.908
2021-180	PARK IMP. (ABENDROTH FENCE)	\$ 41,000.00	\$ 39,306.95	\$ 1,693.05	\$ -	\$ 41,000.00	\$ -	\$ -	\$ 41,000.00	\$ 1,693.05	DEBT SVC	V.5051	H.9901.908
2021-217	VEHICLES - POLICE	\$ 251,000.00	\$ 227,171.74	\$ 23,828.26	\$ 36,000.00	\$ 215,000.00	\$ -	\$ -	\$ 251,000.00	\$ 23,828.26	DEBT SVC	V.5051	H.9901.908
2021-246	PARKING METERS / PAYSTATIONS	\$ 624,000.00	\$ 611,902.91	\$ 12,097.09	\$ -	\$ 624,000.00	\$ 14,666.70	\$ -	\$ 638,666.70	\$ 26,763.79	DEBT SVC	V.5051	H.9901.908
2022-253	VEHICLE - YOUTH SERVICES	\$ 55,000.00	\$ 52,353.80	\$ 2,646.20	\$ -	\$ -	\$ -	\$ 51,703.80	\$ 51,703.80	\$ (650.00)	GENERAL	A.9900.900	H.5031.2022.253
2022-257	REC PARK BASEBALL FIELD IMP.	\$ 410,000.00	\$ 412,548.99	\$ (2,548.99)	\$ 410,000.00	\$ -	\$ -	\$ -	\$ 410,000.00	\$ (2,548.99)	GENERAL	A.9900.900	H.5031.2022.257
2023-259	DPW SALT SHED	\$ 65,000.00	\$ 59,971.40	\$ 5,028.60	\$ 65,000.00	\$ -	\$ -	\$ -	\$ 65,000.00	\$ 5,028.60	GENERAL	A.5995	H.9900.901
	TOTALS:	\$ 29,747,400.00	\$ 28,085,665.49	\$ 1,661,734.51	\$ 1,108,750.00	\$ 22,709,501.16	\$ 4,404,968.50	\$ 494,996.94	\$ 28,718,216.60	\$ 632,551.11			
										A+B+C			

47 TOTAL PROJECTS TO CLOSE * BOT action to be taken is to authorize the close out for each capital project listed above along with the necessary interfund transfers, & associated budget amendments for the following funds (Capital Projects Fund / General Fund / Sewer Fund).

VILLAGE OF PORT CHESTER
CAPITAL PROJECTS FUND - PROJECT LENGTH SCHEDULE
PROJECT INCEPTION THRU DEC 31, 2024 (INACTIVE PROJECTS)

CAPITAL PROJECTS CLOSED OUT WITH INTER-FUND TRANSFERS & BUDGET AMENDMENTS PER R.O.B. DATED 1/6/2025
EFFECTIVE TRANSACTION DATE OF 1/6/2025

SUMMARY OF NET TRANSFERS				
		\$ (83,638.56)	Transfer Total - General Fund to Capital Fund	
		\$ 78,297.76	Transfer Total - Capital Fund to General Fund	
General Fund:	A	\$ (5,340.80)	Net Transfer - General Fund to Capital Fund	
Sewer Fund:	B	\$(118,083.77)	Net Transfer - Sewer Fund to Capital Fund	
Debt Service:	C	\$ 755,975.68	Net Transfer - Capital Fund to Debt Service Fund	
	* A+B+C	\$ 632,551.11	Total Capital Project Fund Balance at 5/31/2024	

**VILLAGE OF PORT CHESTER
OFFICE OF VILLAGE TREASURER**

TO: MAYOR MARINO & BOARD OF TRUSTEES
FROM: TONY SILIGATO – VILLAGE TREASURER
RE: CAPITAL PROJECT CLOSEOUTS – 1/6/2025 BOT MTG
DATE: 1/3/2025
CC: STUART RABIN – VILLAGE MANAGER
JANUSZ RICHARDS – VILLAGE CLERK

I respectfully submit the attached Capital Projects Fund Project Length Schedule which represents 47 completed/inactive capital projects, in some cases dating back to 2009, with summary budget, expenditures and funding information presented for final closeout approval as of January 6, 2025.

I have spent a significant amount of time first identifying these old/inactive projects and then determining the final project status along with verifying funding sources and ultimately receipt of funding. My research has yielded the following which I present in summary form, however, I will most certainly provide documentation detail as requested by the BOT should you choose.

Projects with a fund deficit – Collectively amount to (\$201,722.33) representing either over expending the approved budget and/or expected funding shortfall. General and Sewer Fund must make each Capital Project whole in order to close out project by transferring deficit amount totaling (\$83,638.56) and (\$118,083.77) respectively, from Fund Balance to Capital Fund.

Projects with a fund balance (No Debt Issuance) – Collectively amount to \$78,297.76 representing either project expenditures fell short of budget and/or funding exceeded expectations. Funding is from sources other than debt issuance. Capital Fund must transfer fund balance back to the operating fund which in this case is General Fund.

Projects with a fund balance (Debt Issuance) – Collectively amount to \$755,975.68 representing projects closing out with either an unexpended balance and/or funding exceeding expectation. Bonding covenants/resolutions stipulate all unexpended project

funds are to be transferred to the Debt Service Fund for application to offset future debt service principal and interest costs. I am working on an amortization schedule to apply these restricted funds for future budgets as to reduce the amount of property taxes to be levied to pay for debt service.

I realize this is a significant list of capital projects to be closed out, however almost half of these projects were created well before current administration. As you may recall the Board of Trustees had approved a closeout of 84 capital projects on June 21, 2021. In addition to this round of 47 capital projects I anticipate presenting one more comprehensive closeout round for your approval prior to the close of the current fiscal year.

I am always available should you request additional information or explanation.

Thank you for your consideration.

**AWAITING
RESOLUTION**

11

CORRESPONDENCE

McCULLOUGH, GOLDBERGER & STAUDT, LLP

Attorneys at Law

1311 Mamaroneck Ave., Suite 340, White Plains, NY 10605

TEL (914) 949-6400 FAX (914) 949-2510

mcculloughgoldberger.com

STEVEN WRABEL

Partner

swrabel@mgslawyers.com

December 18, 2024

Honorable Mayor Luis A. Marino and Members of the Board of Trustees
Village of Port Chester
222 Grace Church Street, Suite 120
Port Chester, NY 10573

Re: Toughman Westchester Triathlon

Dear Mayor Marino and Members of the Board of Trustees:

This office represents Dr. Richard Izzo of Westchester Endurance Corp., a Westchester-based company that organizes triathlons throughout New York, and its affiliate organization, Toughman Inc. (501C.3), which has 18 years' experience in triathlon production, and a long track record of working with corporate and charitable partners in staging races.

As the Board may recall, the Westchester Triathlon has been a fixture in the community for nearly 40 years. That race, however, has not been held for the past six (6) years. It is Westchester Endurance's goal to bring this race back to Westchester. This new race will benefit the County Parks Foundation as well as various additional charities. We are therefore writing to the Council to formally request permission to hold the Toughman Westchester Triathlon on Sunday, Sept 21, 2025, in accordance with the enclosed proposal. The race will utilize the same course as the original Westchester Triathlon, which includes a portion of the bike route through the Village of Port Chester.

We are therefore requesting the Board's approval to use the Village's roadways for the triathlon. We have been in contact with Playland (and have a signed agreement), the Town of Rye, the City of Rye, Harrison, Rye Brook, and Greenwich. Westchester Endurance will continue to engage with all stakeholders throughout the planning process to ensure the race will be a safe and exciting event for the community.

Additional details on Westchester Endurance's operations are enclosed herewith, including an overview of the proposed route, staffing, permitting, and partners. We are excited to bring this race back the Village and the surrounding community. We respectfully ask that this be placed on your next available agenda for review. Please do not hesitate to reach out if any additional information is needed to render a decision. Thank you for your consideration.

Very truly yours,



Steven Wrabel

Encl.

TOUGHMAN™

WESTCHESTER TOUGHMAN TRIATHLON

OLYMPIC TRIATHLON

PROPOSAL
SUBMITTED BY TOUGHMAN INC
(501C.3)
WESTCHESTER ENDURANCE LLC



TOUGHMAN

INTRODUCTION

For nearly 40 years, the Westchester Triathlon has been a fixture in Westchester County as well as the regional triathlon community consistently bringing in 1500 adult, college age and youth athletes into the Playland area.


The race has not been held for the past 6 years creating a void for the community as well as local businesses and charities.

Westchester Endurance LLC, as part of the Toughman Inc (501c3), is offering to resurrect the race and return it to prominence.



SUMMARY

RESUME HOSTING AN OLYMPIC TRIATHLON TO LEVERAGE THE RACE HISTORY

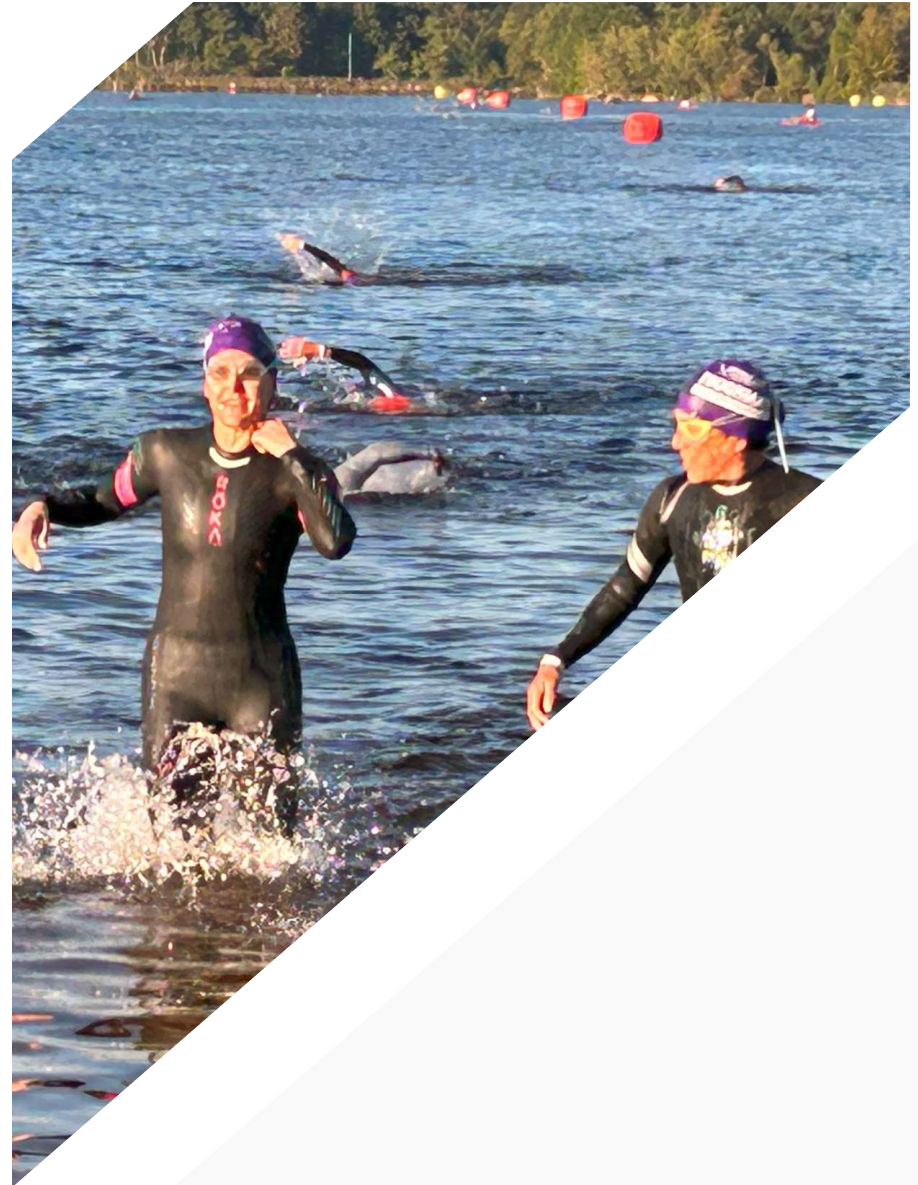
- Resume hosting an Olympic Triathlon to leverage the race history
 - Westchester Tri has not happened for 6 years
 - Toughman team has 18 years experience in triathlon production
 - Staff of 30
 - Corporate partners in place
 - Past history: producing/resurrecting race 1998-2002
 - Full refund guaranteed to athletes and vendors (going forward)
 - Economic impact on area \$3 million annually
 - Charities-YMCA, Westchester Children's Museum, Westchester Parks Foundation
- 



TOUGHMAN™

TOUGHMAN TEAM

- Our Toughman and Toughkids Staff is made up of 30 team members that are all passionate about our mission and goals. They have been in place for 18 years with additional members added to the team as we have grown.
- We have structured our team in a hierarchy such that each position reports to the Race Director and subsequently our Event Director.
- Monthly calls with a master production plan sent out to every team member in June for review.
- On-site DRY RUN of the event with all team members 4 weeks out at the venue.
- First Responders meeting with the permitting agency 1 week out from race day.
- Last minute briefing the day before race weekend with all team members.



TOUGHMAN

EXPERIENCE

Based on our 18 years of hosting and managing triathlon events we have the expertise at budgeting for events of this size. Since the founder is a full-time doctor that continues to work we are fully capitalized with no debt and very low overhead operating expenses.



TOUGHMAN

ECONOMIC ACTIVITY

ADULT PARTICIPANTS: 2,200 **NUMBER OF DAYS:** 2

AVERAGE DOLLAR AMOUNT OF SPENDING PER DAY: \$175 **TOTAL:**
\$1,155,000 **OUT-OF-TOWN**
ADULT SPECTATORS: 4,500
NUMBER OF DAYS: 3

AVERAGE DOLLAR AMOUNT OF SPENDING PER DAY: \$150 **TOTAL:**
\$2,025,000
LOCAL ADULT PARTICIPANTS: 600 **AVERAGE DOLLAR AMOUNT OF**
SPENDING PER DAY: \$75 **TOTAL:** \$45,000

LOCAL ADULT SPECTATORS: 900
AVERAGE DOLLAR AMOUNT OF SPENDING PER DAY: \$40 **TOTAL:**
\$36,000

PROJECTED ECONOMIC IMPACT: \$3,261,000 (annually)





TOUGHMAN

MEDICAL **AND** COMMUNICATION

- Our medical partner is White Plains Hospital.
- Race Day Communications maintained via 3 channels:
- Hand-held radio
- Cell phone
- Ham radio positions along the run and bike course as well as lead car, sag truck- including GPS locator.
- All radio traffic is directed to Communications hub which sits just off the main area onsite where a representative of the first responders sits as well
- All radio traffic is directed to the Communications Coordinator(CC)/legal counsel.
- The CC maintains chain of command to specific segment head.
- Decreased radio traffic that is redundant or counterproductive
- Communications log is maintained for all radio traffic.
- Full HIPAA compliance

RACE NEEDS

- County, Rye City Permits
- Harrison, RB and Rye town Greenwich Port Chester DOT permits
- Reduction Of permit fees
- 2 yr permit 1 yr option
- Non compete for month of Sept
- Possible addl women's only tri May
- Possible USAT Collegiate natl championship 2026
- Possible USAT Age Group Sprint and Olympic National Championships 2026
- Economic Activity \$6 million annually (for USAT AG Nationals-2 yrs)





FINISH -
Playland

Pier Restaurant
& Tiki Bar

OLYMPIC
DISTANCE

SWIM .9 MILES

Practice Swim
Area

START -
Rye Town
Beach

9

8

7

1

2

3

4

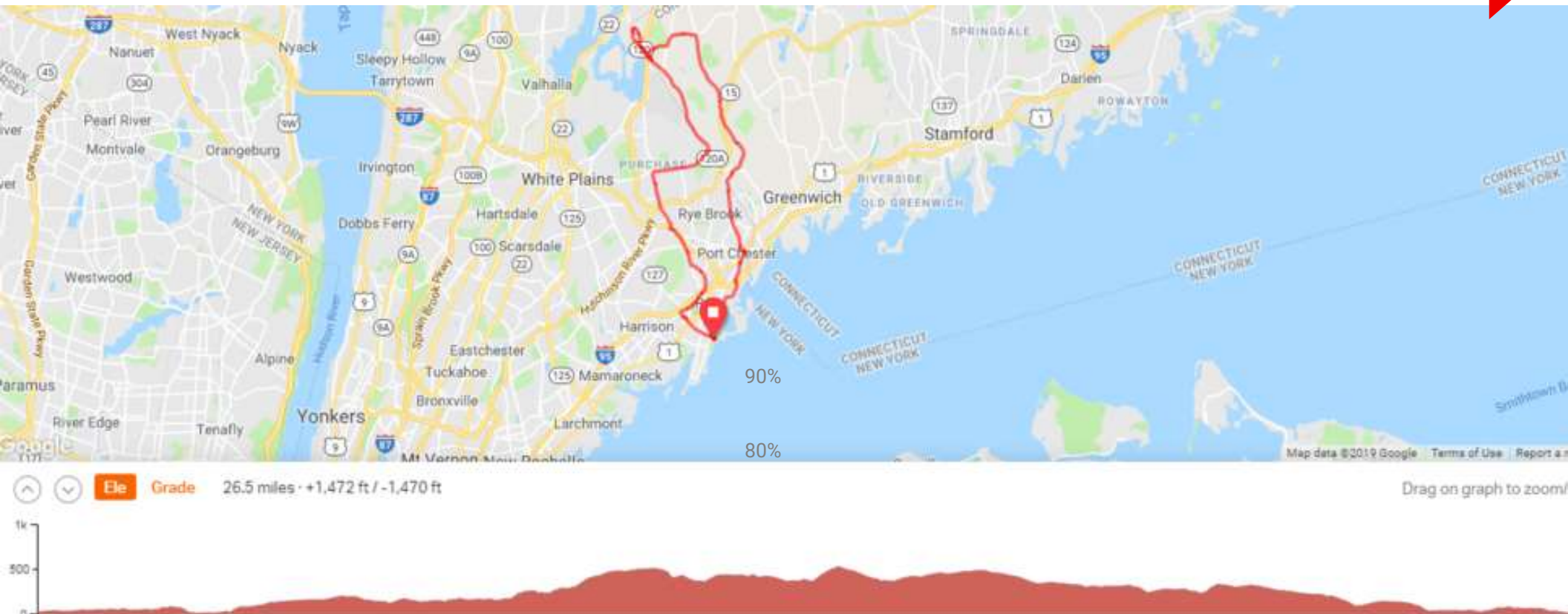
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5

TOUGHMAN

OLYMPIC DISTANCE

BIKE 25 MILES



TOUGHMAN™

OLYMPIC DISTANCE

BIKE 25 MILES

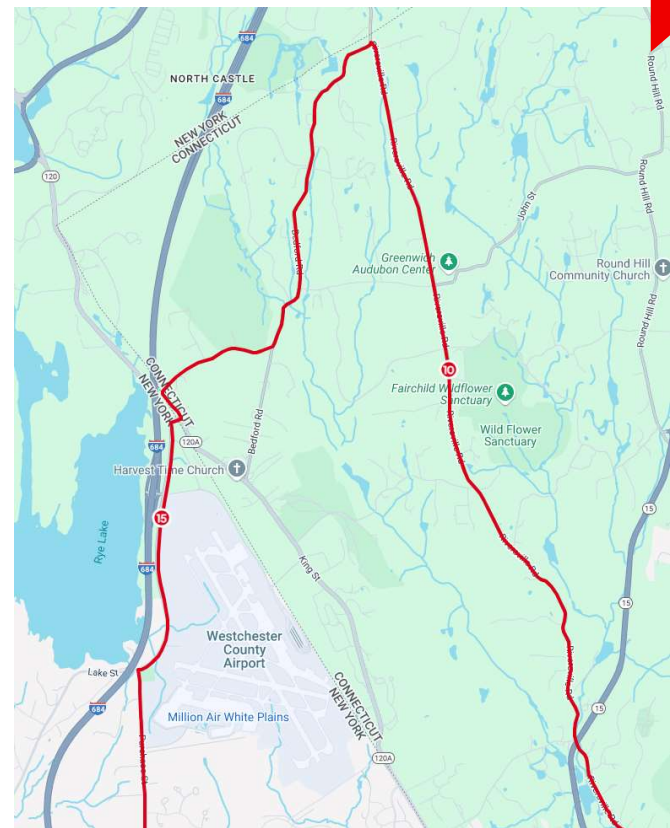
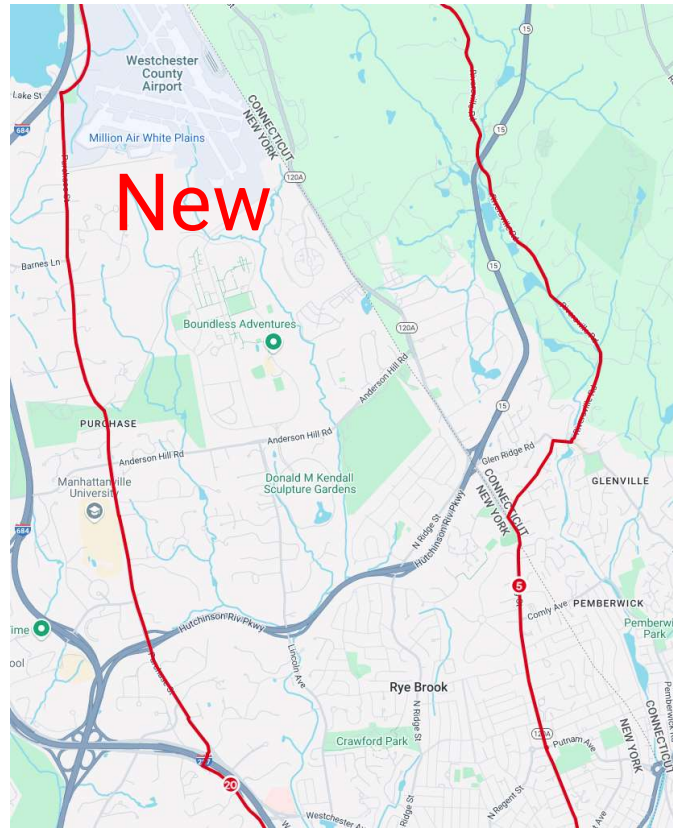
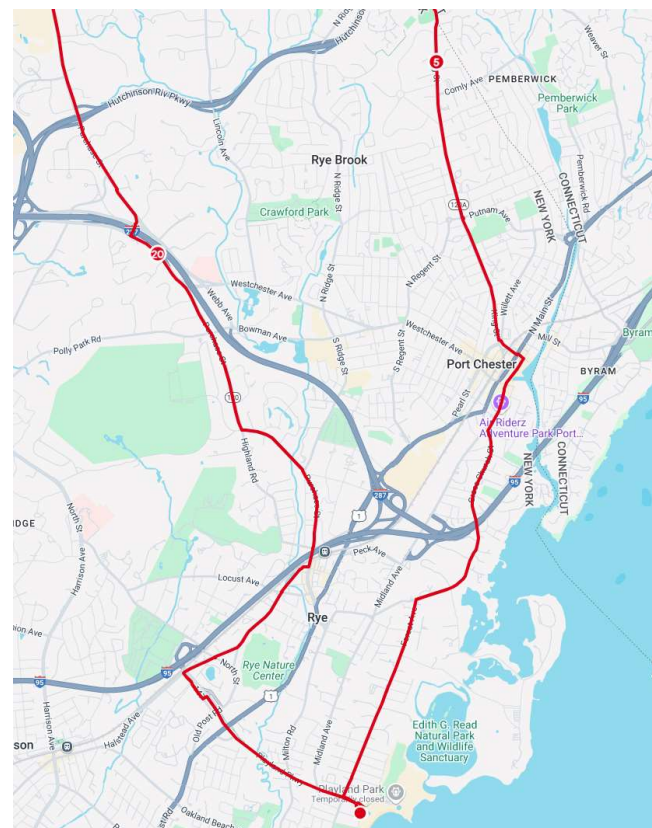
New



TOUGHMAN

OLYMPIC DISTANCE

BIKE 25 MILES



TOUGHMAN

SWIM / BIKE

TIMELINE

Start time 7 am 3 min waves 150 per wave 10 waves

Swim-.9m

Fastest Most Slowest

Swim-15min. 25min. 1 hr

Start time for Bike

Bike 25m

Mile 0

7:15am. 7:45am 8:30am

Mile 5

7:25am. 7:57am. 8:55am

Mile 10

7:37am. 8:10am. 9:20am

Mile 15

7:45am. 8:07am. 9:45am

Mile 20

7:55am. 7:35am. 10:10am

Mile 25 (end of police details)

8:05am. 8:47 am. 10:35 am

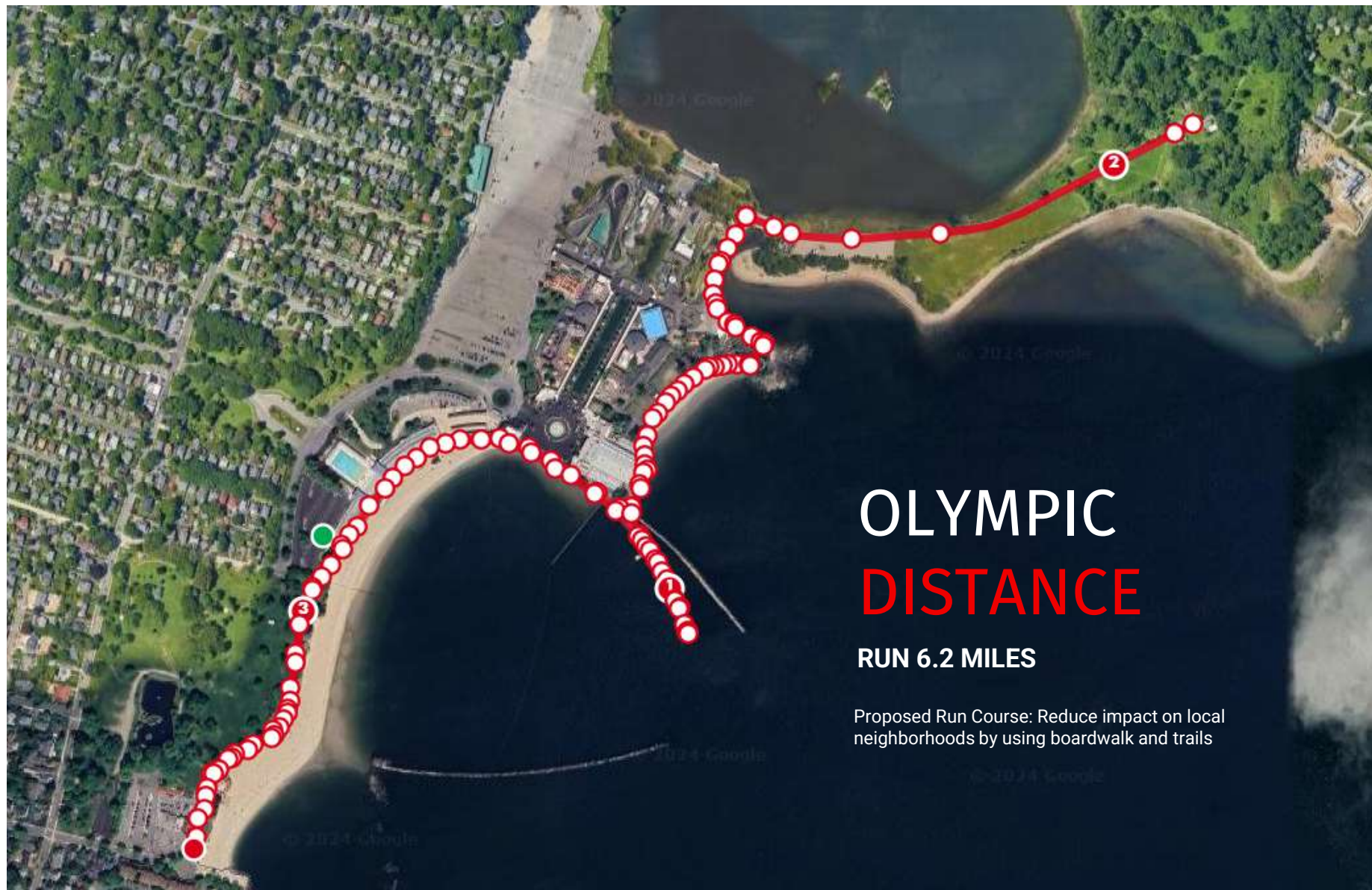


TIMELINE

TOUGHMAN

New





OLYMPIC DISTANCE

RUN 6.2 MILES

Proposed Run Course: Reduce impact on local neighborhoods by using boardwalk and trails

RUN TIMELINE

Within Playland

Run		Course		6.2m
		Fastest.	Most.	Slowest
Mile	0.	8:05am.	8:47 am.	10:35am
Mile	1.	8:10am.	8:55am.	10:45am
Mile	2.	8:15am.	9:03am.	10:55am
Mile	3.	8:20am.	9:11am.	11:05am
Mile	4.	8:25am.	9:19am.	11:15am
Mile	5.	8:30am.	9:27am.	11:25am
Mile	.		6.2M	(finish)
Finish		8:35am.	9:35 am.	11:35am





TOUGHMAN IS THE OFFICIAL USA TRIATHLON
NORTHEAST REGION COLLEGIATE TRIATHLON
CONFERENCE RACE FOR 2024






The mission of the Northeast Collegiate Triathlon Conference (NECTC) is to promote triathlon to collegiate athletes in the region for the growth and development of the sport. The conference aims to develop a community that is both competitive and fun. Race weekend will be on September 14, 2024 at Harriman State Park, Lake Welch Beach, NY.

TOUGHMAN

CONTACT

INFORMATION

-  www.toughmantri.com
-  Rizzo@toughmantri.com
-  914.251.1223



**PUBLIC COMMENTS
AND
BOARD COMMENTS**

**PROPOSED MOTION
FOR
EXECUTIVE / CLOSED SESSION**