Village of Port Chester
Board of Trustees Regular Meeting

Town of Rye Justice Courtroom, 350 North Main St., Port Chester, NY

Agenda: Wednesday, July 29, 2026

Time: 7:00 PM

PROPOSED EXECUTIVE/CLOSED SESSION 5:30-7:00 P.M.
PROPOSED EXECUTIVE/CLOSED SESSION AT THE END OF THE MEETING

Town of Rye Justice Courtroom, 350 North Main St., Port Chester, NY

I. CALL TO ORDER / PLEDGE OF ALLEGIANCE

II. PROPOSED EXECUTIVE/CLOSED SESSION

1. Consultation with Village Manager regarding the employment of a particular person
2. Consultation with Corporation Counsel and Village Attorney

III. PRESENTATION

1. By Taxi Commission Chair, Paul Gerardi

IV. AFFIDAVIT OF PUBLICATION AND NOTICE OF PUBLICATION RE:

1. Public Hearing to consider application of Boston Post Road Owner LLC (the “Applicant”), the owner of the Westchester Crossing project site formerly known as the New York United Hospital Medical Center site (“United Hospital Site”) regarding the re-subdivision, amended site plan and zoning text amendment of the United Hospital Site
2. Public Hearing to consider the advisability of adopting Local Law No. I-16 of 2026, which would amend Chapter 293, "Taxation," Article II, "Alternative Veterans Exemption," of the Code of the Village of Port Chester to adopt the optional full real property tax exemption for seriously disabled veterans authorized by Real Property Tax Law § 458-a(11).

V. DISCUSSIONS

1. RFP for downtown TOD zone build out model/rendering to assist the Village in making informed decisions on future development
   Requested by: Trustee Dundon
2. Review and discussion of the final report presented by the CD 5/6 committee
   Requested by: Trustee Dundon

3. On issuing an RFP to design a rendering of approved downtown development buildout to assist the Village in future development and zoning
   Requested by: Trustee Dundon
4. Review and discussion of the final report presented by the Housing Task Force Committee and extending an invitation to the committee to present its findings at a future meeting
   Requested by: Trustee Dundon
5. Limiting the first round of public comments to agenda items only and the second round of comments to any topic
   Requested by: Deputy Mayor Dorazio
6. On the approval of the Housing Task Force Committee Final Report
   Requested by: Deputy Mayor Dorazio
7. No recording of executive sessions either video or audio.
   Requested by: Deputy Mayor Dorazio
8. Naming and dedication of parks and other Village owned areas including, property, equipment, streets etc.
   Requested by: Deputy Mayor Dorazio
9. Discussion of local law on E-bikes and E-scooters
   Requested by Trustee Ford
10. Fair Share Local Law Revision to Remove Build-out Limit
    Requested by Planning Director Greg Cutler
11. ADD-ON - Installing a memorial plaque at Columbus Park basketball courts in memory of Lou Larizza

    Dedication/renaming of S Regent St in memory of Lou Larizza

    Requested by: Trustee Dundon

VI. MINUTES

1. Approval of July 1, 2026 & July 6, 2026 minutes

VII. PUBLIC COMMENTS

VIII. REPORT OF THE VILLAGE MANAGER

IX. RESOLUTIONS

1. Establish Capital Project #2026-304 (2026 SIDEWALK PROGRAM) in the amount of $950,000.00
2. Awarding BID No. 2026-08 - 2026 Sidewalk Program to Woodland Manor LLC. in the amount of $860,250.00

3. Establish Capital Project #2026-305 (LYON PARK - 9-11 MEMORIAL IMPROVEMENTS) in the amount of $8,000
4. Awarding BID No. 2026-11 Preventative Maintenance and on-Call HVAC Services to F&F Mechanical Service, LLC in the annual lump-sum amount of $14,444.00, together with on-call services at the hourly rates and the parts and materials markup set forth in the Contractor’s bid
5. Establish Capital Project #2026-306 (VLG HALL – HVAC 3RD FLOOR) in the amount of $20,000
6. Establish Capital Project #2026-307 (FIRE DEPT - STATION ALERTING SYSTEM) in the amount of $165,000
7. Awarding BID No. 2026-12 Fire Department Station Alerting System replacement project to Electronic Systems Solutions, Inc. in the total lump-sum amount of $160,890.27
8. Acceptance of Donations for 2026 Summer Youth Employment Program (SYEP) from:

Bank of Greenwich:	$1,000
Capitol Theatre/ Clay Arts Center:	$1,725
Vincent Coakley:	$1,725
Delaware Engineering:	$1,725
Katherine/ Acre Partners:	$1,725
Neri Bakery Products Inc:	$6,900
Neil Pagano:	$3,450

9. Reappointment of Dr. Janusz R Richards to the Town of Rye Board of Assessment Review
10. Approving a waiver of construction noise time limitations for the redevelopment project located at 28 Pearl Street
11. Appointments to the Residential On-Street Parking Committee
12. IMA with Westchester County – Transfer Station
13. Setting a Public Hearing to Consider the Advisability of Adopting a Local Law amending the code of the Village of Port Chester, Chapter 345, “Zoning,” Amending Subsection to 345-805 G (4) to remove the build out limit from the Fair Share Mitigation Payments, and referring to Westchester County Planning Board and Village of Port Chester Planning Commission
14. Setting a Public Hearing to Consider the Advisability of Adopting a Local Law amending the code of the Village of Port Chester, Chapter 345, “Zoning,” Adding a New Subsection to 345-805g(7) Providing the 223-227 Westchester Avenue & 204-220 Irving Avenue project additional time to secure a building permit under its site plan approval, and referring to Westchester County Planning Board and Village of Port Chester Planning Commission

15. Acceptance and approval of Cristian Lopez as a member to the Mellor Engine & Hose Co. No. 3
16. Adoption and execution of renewed new collective bargaining agreement with the Teamsters Local 456

X. CORRESPONDENCE

1. Amy Hills, Clay Art Center Development & Administrative Assistant, requesting use of the Beech Street Parking Lot on Saturday, October 17 from 4:00 p.m. to 6:00 p.m. (weather permitting)
2. Request from Trustee Naulaguari to raise the Ecuadorian flag at the flagpole in Liberty Square on Monday, August 10 at 6:00pm
3. Correspondence from Manuel Alvarracin regarding request for Police Assistance and Temporary Road Closures for Religious Procession on Sunday, August 23, 2026 at 8:30 AM

XI. PUBLIC COMMENTS AND BOARD COMMENTS

XII. PROPOSED EXECUTIVE/CLOSED SESSION