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

CUDDY +FEDER LLP

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Anthony B. Gioffre III, Esq.
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July 29, 2026

VIA E-MAIL & HAND DELIVERY
Mayor Luis A. Marino
And Hon. Members of the Board of Trustees
Village of Port Chester
222 Grace Church Street
Port Chester, NY 10573

Re: Westchester Crossing
Boston Post Road Owner LLC
Supplemental Submission
406 Boston Post Rd, Port Chester, NY (SBL: 141.52-1- 31 through 31.9)

Dear Mayor Marino and Members of the Board of Trustees:

On behalf of Boston Post Road Owner, LLC (the "Applicant"), this letter is being submitted in furtherance of the Applicant's request for approval by the Board of Trustees - including Adoption of the Petitioned Zoning Text Amendments, Approval of the Proposed Amended Site Plan, and Acceptance of Dedication of the Internal Roadway. This letter is being submitted ahead of the Board of Trustees' public hearing on this matter scheduled for July 29, 2026.

NYSDOT Request for Traffic Signal at Intersection of South Regent Street and Boston Post Road

The New York State Department of Transportation ("NYSDOT") has recently requested a traffic signal at the intersection of South Regent Street and Boston Post Road (U.S. Route 1), along with the street improvements already planned for South Regent Street (including pedestrian and traffic improvements). The October 17, 2022 Site Plan Approval Resolution, enclosed at **Exhibit A**, states that a Highway Work Permit shall be secured from the NYSDOT prior to a Building Permit being issued for the first building (Condition 27) and that the traffic mitigation measures shall be constructed, installed, implemented, and certified prior to a Temporary Certificate of Occupancy being issued (Condition 62). There is no scope provided yet by the NYSDOT related to the traffic signal. However, there is a likelihood that the NYSDOT will require the traffic signal and the above-referenced improvements to South Regent Street to be permitted (through a Highway Work Permit) and completed jointly.

In light of the significant amount of lead time needed to have the NYSDOT approve the installation of a traffic signal, the Applicant respectfully requests that the Board make the conditions of the above-referenced improvements to South Regent Street a condition that must be completed prior to "full occupancy" (90% occupancy, which is also the trigger for the Post Implementation Traffic Study required under Condition 67, and is detailed in a Memorandum from DTS Provident Design Engineers submitted to the Board of Trustees on December 16, 2024, enclosed at **Exhibit B**). If this modification is not made, then theoretically under the previously-approved Condition 27, it could be a year or more to obtain the Highway Work Permit that is a condition precedent to obtaining a Building Permit. This would also result in a significant delay to obtaining a Temporary Certificate of Occupancy, pursuant to the terms of Condition 62. Any such delay would severely risk financing for the project and delay various transactions related to the project, including purchase and sale agreements for various portions of the site.

As such, the Applicant requests that the proposed improvements to South Regent Street (inclusive of the traffic signal) be able to be completed prior to "full occupancy" (90% occupancy) to be memorialized in the forthcoming Approval Resolution. Enclosed at **Exhibit C** you will find a Memorandum from DTS Provident Design Engineers highlighting that making the improvements to South Regent Street a condition to be met prior to "full occupancy" will not have any significant adverse impacts and would be in keeping with the original Statement of Findings.

Post Implementation Traffic Study Bond

In addition to the below, the Applicant respectfully requests a condition specifying that there be a cap to the bond for the Post Implementation Traffic Study, which currently has no cap. This cap amount would be agreed upon by Village Staff/Consultants and the Applicant. This would ensure certainty for the Applicant moving forward.

Enclosures and Conclusion

The above clarifications and modifications are requested to ensure clarity for the Applicant in moving forward with this large project. Enclosed with this letter you will find the following (note, a Revised Will Serve Letter has been provided by the Village of Port Chester dated July 28, 2026, and is included here):

Exhibit A:	October 17, 2022 Site Plan Approval Resolution;
Exhibit B:	Memorandum from DTS Provident Design Engineers Submitted to Board of Trustees December 16, 2024;
Exhibit C:	Memorandum from DTS Provident Design Engineers dated July 29, 2026; and
Exhibit D:	Revised Will Serve Letter from the Village of Port Chester dated July 28, 2026.

The Applicant looks forward to appearing before you at this evening's public hearing. Should the Board of Trustees or Village Staff/Consultants have any questions in the interim, please feel free to contact the undersigned.

Thank you in advance for your consideration.

Very truly yours,

Anthony B. Gioffre III

Anthony B. Gioffre III

Enclosures

cc: Stuart L. Rabin, Village Manager
Janusz Richards, Village Clerk
Greg Cutler, AICP, Director of Planning and Economic Development
Mark Chertok, Esq., Sive, Paget & Riesel, PC
Peter Feroe, AICP, AKRF, Inc.
Elaine Du, P.E., PTOE, AKRF, Inc.
Boston Post Road Owner LLC
Planning & Development Advisors
DTS Provident Design Engineers, PLLC
Cube 3 Studio LLC
SLR Engineering, Landscape Architecture, and Land Surveying P.C.
AMS Acquisitions
Mark Weingarten, Esq., DelBello Donnellan Weingarten Wise & Wiederkehr, LLC
Beinfield Architecture PC
Maximillian R. Mahalek, Esq.

Exhibit A

RESOLUTION

APPROVING THE SITE PLAN FOR THE REDEVELOPMENT OF THE UNITED HOSPITAL SITE

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, 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, and a hotel; 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 the Applicant seeks site plan approval, subdivision approval, and special exception use approval (for a proposed wireless facility) for the proposed redevelopment of the United Hospital Site, which are collectively the Proposed Project, and which would modify the prior conceptual site plan approval; and

WHEREAS, on January 29, 2021, Cuddy & Feder LLP, on behalf of the Applicant, duly filed an application for site plan approval, including a Full Environmental Assessment Form ("FEAF"), Part 1, for the Proposed 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"); and

WHEREAS, the Board designated the Proposed Project as a Type I Action under SEQRA and circulated its intent to serve as SEQRA Lead Agency on April 5, 2021 and, having received no objections, is the Lead Agency for the Proposed Project, as it had been lead agency for the previously approved text changes to the Zoning Code and conceptual site plan approval relating to the United Hospital Site; and

WHEREAS, the Board referred the Proposed Project to the Village of Port Chester Planning Commission for its study and report on or about April 5, 2021; 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 April 30, 2021 letter from the Westchester County Planning Board addressed to the Village's Acting Director of Planning & Economic Development with respect to the Proposed Project; and,

WHEREAS, the Village Staff and consultants developed a proposed SEQRA Statement of Work ("SEQRA SoW"), which sets forth the anticipated elements of the assessments to be conducted of the Proposed Project pursuant to SEQRA; and,

WHEREAS, on June 3, 2021, the Board adopted a revised SEQRA SoW after having made the SEQRA SoW available for public review and comment and updated the SEQRA SoW in response to the same; and

WHEREAS, on August 10, 2021, Cuddy & Feder LLP, on behalf of the Applicant, duly filed a Zoning Amendment Petition, including a revised FEAF, Part 1, for the Proposed Action, 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 "Petition"); and

WHEREAS, the Board accepted the Petition for review, referred the Petition to the Village of Port Chester Planning Commission and Westchester County Planning Board, and received comments from both referral bodies; and

WHEREAS, the Board conducted a SEQRA review of the Petition and the Conceptual Site Plan, including receipt and review of materials from the Applicant, Village staff, and Village consultants; and

WHEREAS, the Board held a public workshop on the Proposed Action on February 10, 2022 at a special meeting of the Board and on February 22, 2022 prior to the regularly scheduled Board meeting; and

WHEREAS, the Board of Trustees held a duly noticed public hearing on the Proposed Zoning (which comprises the Petition, as amended consistent with the recommendation of the Village Planning Commission), as well as the Applicant's conceptual site plan on February 22, 2022 and March 7, 2022; and

WHEREAS, the Board of Trustees adopted an Amended Statement of Findings pursuant to SEQRA on March 21, 2022; and

WHEREAS, the Board of Trustees adopted Local Law No. I-08 of 2022 on March 21, 2022, which amended the text of Chapter 345 of the Code of the Village of Port Chester; and

WHEREAS, in support of the Applicant's application for Site Plan Approval, the Applicant submitted supplemental engineering and architectural plans, updated stormwater management plans, updated construction management plans, a shared parking study, renderings, various environmental analyses, and a post-implementation traffic study methodology on April 26, 2022, July 1, 2022, August 11, 2022, September 16, 2022, and October 13, 2022; and

WHEREAS, the Village's Consultants provided the Board of Trustees with review memoranda regarding the Applicant's submissions dated June 2, 2022, July 29, 2022, September 16, 2022, and October 14, 2022; and

WHEREAS, the Village received comments on the Site Plan from the Westchester County Department of Planning on June 3, 2022 and the New York State Department of Transportation on May 26, 2022 and considered such comments in its review; and

WHEREAS, the Village's Director of Planning and Economic Development issued a Zoning Compliance Determination on September 19, 2022, which supersedes a prior determination on June 15, 2021, finding that the application conforms to the SD-PMU Character District Zoning Regulations; and

WHEREAS, the Board of Trustees held duly noticed public hearings on the Site Plan on June 6, 2022, July 5, 2022, August 1, 2022, and September 19, 2022; and

WHEREAS, the Board of Trustees, pursuant to SEQRA, adopted the Second Amended Findings Statement with respect to the United Hospital Project; 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 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 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 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 into this resolution, is hereby approved subject to the conditions on the attached sheets, which conditions shall be printed on the final site plan sheets presented for signature and which conditions must be satisfied prior to the milestone listed therein; and be it further

RESOLVED, The Applicant shall furnish the Board of Trustees with four (4) copies of the Site Plan as described above for the endorsement by the Mayor and Planning & Economic Development Zoning Administrator, and the Site Plan be recorded as the approved Site Plan; and be it further

RESOLVED, that this Site Plan approval shall have an effective date of October 17, 2022 and an expiration date October 17, 2025; and be it finally

RESOLVED, that this 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 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:

Anthony M. Cerreto

Anthony M. Cerreto, Village Attorney

ROLL CALL

AYES: Trustees Didden, Dorazio, Carvin, Allen, Alzate and Mayor Marino.
NOES: Trustee Grangenois-Thomas.
RECUSE: None.
ABSENT: None.

DATE: October 17, 2022.

CERTIFICATION OF RECORDS

STATE OF NEW YORK)

SS:

COUNTY OF WESTCHESTER)

I, Janusz R. Richards, the undersigned Village Clerk of the Village of Port Chester, New York, DO HEREBY CERTIFY.

That I have compared the annexed copy of a resolution adopted by the Board of Trustees of the Village of Port Chester, New York on October 17, 2022, and that the same is a true and correct copy therefrom.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Port Chester, New York this 20, day of October 2022.

(Seal)

Janusz R. Richards

Village Clerk,
Village of Port Chester, New York

ATTACHMENT A

List of Technical Drawings and Plans

Engineering Site Plans, prepared by SLR

Sheet Number	Name	Title	Issue Date	Last Revised
01	– –	TITLE SHEET	01.26.20	08.05.22
02	1 OF 1	ALTA/NSPS LAND TITLE SURVEY	09.25.20	10.16.20
03	1 OF 1	TOPOGRAPHIC SURVEY	08.05.14	05.03.15
04	LA	SITE PLAN - LAYOUT	01.26.20	08.05.22
05	LS	SITE PLAN - LANDSCAPING	01.26.20	08.05.22
06	ENL-1	BUILDING: A, B, & C - COURTYARD ENLARGEMENT	01.26.20	06.23.22
07	ENL-2	BUILDING: D & F - COURTYARD ENLARGEMENT	01.26.20	06.23.22
08	ENL-3	BUILDING: E - COURTYARD ENLARGEMENT	01.26.20	06.23.22
09	GR	SITE PLAN - GRADING	01.26.20	06.23.22
10	UT-1	SITE PLAN - UTILITIES	01.26.20	08.05.22
11	UT-2	SITE PLAN - OFF SITE UTILITIES	01.26.20	04.26.22
12	LI-0	SITE PLAN - LIGHTING	01.26.22	08.05.22
13	LI-1	BUILDING: A, B, & C - COURTYARD ENLARGEMENT LIGHTING	01.26.20	08.05.22
14	LI-2	BUILDING: D & F - COURTYARD ENLARGEMENT LIGHTING	01.26.20	08.05.22
15	LI-3	BUILDING: E- COURTYARD ENLARGEMENT LIGHTING	01.26.20	08.05.22
16	PR-1	HIGH STREET BYPASS PLAN AND PROFILE	01.26.20	08.05.22
17-18	PR-2 - PR-3	ROADWAY PROFILE	01.26.20	08.05.22
19	SE-1	STORMWATER POLLUTION PREVENTION PLAN 1	01.26.20	06.23.22
20	SE-2	STORMWATER POLLUTION PREVENTION PLAN 2	01.26.20	06.23.22
21	SE-3	STORMWATER POLLUTION PREVENTION PLAN 3	01.26.20	06.23.22
22	SE-4	STORMWATER POLLUTION PREVENTION DETAILS	01.26.20	04.26.22
23-31	PH-1 - PH-9	CONSTRUCTION PHASING PLAN	01.26.20	04.26.22

ATTACHMENT A

List of Technical Drawings and Plans

Engineering Site Plans, prepared by SLR

Sheet Number	Name	Title	Issue Date	Last Revised
32-38	SD-1 - SD-7	SITE DETAILS	01.26.20	04.26.22 (except SD-6 rev. 06.23.22 & SD-7 rev. 8.05.22)
39	VH-1	VEHICLE TURNING MOVEMENT-FIRETRUCK	01.26.20	06.23.22
40	VH-2	VEHICLE TURNING MOVEMENT-SITE INTERSECTIONS	01.26.20	06.23.22
41	VH-3	VEHICLE TURNING MOVEMENT-LOADING AREAS	01.26.20	08.05.22
42	SP	CONCEPTUAL SUBDIVISION PLAN	01.26.20	04.26.22
43	IMP	LAND USE MAP	01.26.20	06.23.22
44	SL	PROPOSED INTERNAL SIGHTLINES	01.26.20	08.05.22
45	AR	ACCESSIBLE ROUTING	01.26.20	06.23.22
46	OP-1	OPEN SPACE REQUIREMENTS	01.26.20	08.05.22
47	OP-2	TENANT USABLE OPEN SPACE	01.26.20	08.05.22
48	RP-1	ROADWAY PLAN-CENTERLINE GEOMETRY	01.26.20	08.05.22
49	RP-2	ROADWAY PLAN-HIGH STREET BYPASS ROAD GEOMETRY	01.26.20	08.05.22
ABG	1 OF 1	SITE PLAN-AVERAGE BUILDING GRADE	01.26.20	08.09.22
FCO	--	PLAN SHOWING SITE WORK TO BE COMPLETED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY	09.26.22	09.26.22

ATTACHMENT A

List of Technical Drawings and Plans

Architectural Site Plans, prepared by Cube 3

Sheet Number	Sheet Name	Issue Date	Last Revised
A-000	Cover Sheet	08.05.22	
A-001	Zoning Compliance & Building Unit Matrix		09.15.22
A-080	Parking Plans	08.05.22	
A A-100	Building A - Lower Garage (P2)	08.05.22	
A A-101	Building A - Upper Garage (P1)	08.05.22	
A A-102	Building A - First Floor Plan	08.05.22	
A A-103	Building A - Second Floor Plan	08.05.22	
A A-104	Building A - Third Floor Plan	08.05.22	
A A-105	Building A - Fourth Floor Plan	08.05.22	
A A-106	Building A - Fifth Floor Plan	08.05.22	
A A-107	Building A - Sixth Floor Plan	08.05.22	
A A-108	Building A - Roof Plan	08.05.22	
A A-200	Building A - Elevations	08.05.22	
A A-300	Building A - Building Section	08.05.22	
BC A-100	Building B/C - Lower Garage	08.05.22	
BC A-101	Building B/C - Upper Garage	08.05.22	
BC A-102	Building B/C - First Floor Plan	08.05.22	
BC A-103	Building B/C - Second Floor Plan	08.05.22	
BC A-104	Building B/C - Third Floor Plan	08.05.22	
BC A-105	Building B/C - Fourth Floor Plan	08.05.22	
BC A-106	Building B/C - Fifth Floor Plan	08.05.22	
BC A-107	Building B/C - Sixth Floor Plan	08.05.22	
BC A-108	Building B/C - Roof Plan	08.05.22	
BC A-200	Building B/C - Exterior Elevations - Building B	08.05.22	
BC A-201	Building B/C - Exterior Elevations - Building C	08.05.22	
BC A-300	Building B/C - Building Section - Building B	08.05.22	
BC A-301	Building B/C - Building Section - Building C	08.05.22	
D A-100	Building D - Lower Garage Plan	08.05.22	
D A-101	Building D - Upper Garage Plan	08.05.22	
D A-102	Building D - First Floor Plan	08.05.22	
D A-103	Building D - Second Floor Plan	08.05.22	
D A-104	Building D - Third Floor Plan	08.05.22	
D A-105	Building D - Fourth Floor Plan	08.05.22	
D A-106	Building D - Fifth Floor Plan	08.05.22	
D A-107	Building D - Sixth Floor Plan	08.05.22	
D A-108	Building D - Roof Plan	08.05.22	
D A-200	Building D - Exterior Elevations	08.05.22	
D A-300	Building D - Building Sections	08.05.22	

ATTACHMENT A

List of Technical Drawings and Plans

Architectural Site Plans, prepared by Cube 3

Sheet Number	Sheet Name	Issue Date	Last Revised
E A-100	Building E - Garage	08.05.22	
E A-101	Building E - First Floor Plan	08.05.22	
E A-102	Building E - Second Floor Plan	08.05.22	
E A-103	Building E - Third Floor Plan	08.05.22	
E A-104	Building E - Fourth Floor Plan	08.05.22	
E A-105	Building E - Fifth Floor Plan	08.05.22	
E A-106	Building E - Sixth Floor Plan	08.05.22	
E A-107	Building E - Roof Plan	08.05.22	
E A-200	Building E - Exterior Elevations	08.05.22	
E A-300	Building E - Building Sections	08.05.22	
E A-301	Building E - Building Sections	08.05.22	
F A-100	Building F - Garage	08.05.22	
F A-101	Building F - First Floor Plan	08.05.22	
F A-102	Building F - Second Floor Plan	08.05.22	
F A-103	Building F - Third Floor Plan	08.05.22	
F A-104	Building F - Fourth Floor Plan	08.05.22	
F A-105	Building F - Fifth Floor Plan	08.05.22	
F A-106	Building F - Sixth Floor Plan	08.05.22	
F A-107	Building F - Seventh Floor Plan	08.05.22	
F A-108	Building F - Eighth Floor Plan	08.05.22	
F A-109	Building F - Roof Plan	08.05.22	
F A-200	Building F - Elevations	08.05.22	
F A-201	Building F - Elevations	08.05.22	
F A-202	Building F - Elevations	08.05.22	
F A-300	Building F - Building Section	08.05.22	

Stormwater Pollution Prevention Plan, prepared by SLR, last revised April 26, 2022

Post-Implementation Traffic Study Methodology, prepared by DTS Provident Design Engineering, LLP, last revised February 4, 2022

High Street Bypass Design Summary Memorandum, prepared by SLR, dated September 28, 2022

Project Name:	United Hospital Redevelopment		
Applicant:	Boston Post Road Owner LLC (comprised of an affiliate of Rose Associates Capital Group LLC and BedRock Real Estate Partners LLC)		
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 site plan drawings provided for signature, the list of site plan conditions and Project commitments (which were set out in the Board of Trustees' SEQRA Findings Statements (2017 Findings, 2022 Amended Findings and 2022 Second Amended Findings) and Site Plan Applications for the project, and which are integral components of the Project). The conditions and commitments shall be presented in tabular format.

	PRIOR TO SIGNING OF SITE PLAN	**Reviewer(s) & Signature / Date**
1	Existing tax lots shall be merged into a single lot [§345-805(G)(5)(b)(iv)]	
2	Full Payment of Professional Expenses [§345-814(B)(5)]	
3	Establishment of escrow, if necessary, pursuant to §345-814(A) of the Village Code.	
4	The Fire Department shall provide written approval of the fire apparatus access road layout and fire hydrant layout.	
5	Add note to Sheet SP, "Conceptual Subdivision Plan" that reads, "Conceptual Plan for SEQRA and Planning Purposes Only."	
6	Revise sheet "OP-2" to remove the "High Street Open Space" and the sidewalk area in front of the hotel from the "Usable Open Space."	
7	The table of required parking shall be updated based on the revised zoning requirements and the results of the Applicant's Shared Parking Study.	
8	The layout and improvements associated with the wireless telecommunications facility shall be noted, on each sheet on which it appears, as "PRELIMINARY Layout for SEQRA and Conceptual Planning Only."	

	PRIOR TO SIGNING OF SITE PLAN	Reviewer(s) & Signature / Date
9	Add note to the Site Plan that the High Street northbound road shall be completed to the satisfaction of the Village, dedicated to the Village in a manner approved by the Village Attorney, and operational prior to construction activities in Boston Post Road or High Street that would permanently preclude northbound traffic on High Street from Boston Post Road.	
10	The Applicant shall add a note to the Site Plan stating that notwithstanding any Port Chester Industrial Development Agency (PCIDA) benefits, the Project Site, including any future lots created by subdivisions or lot line adjustments, shall be required to pay the School District the amount of any capital bond passed to benefit the District based on the Project's full assessed value. [Findings §6.2.2]	
11	The methodology for the "Post Implementation Traffic Study" shall be incorporated into the Site Plan set. Compliance with the Post Implementation Study shall be a condition of each Certificate of Occupancy for the Project. [§5.8 of the Findings]; provided that the methodology may be modified if acceptable to the Village and its Traffic Consultant.	
12	Submit documentation to the Village of the amount of property tax revenue generated by the Project Site (inclusive of all parcels) that is directed to the Village. This amount shall be recorded in Condition 9. [Findings §6.5.1]	

	PRIOR TO ISSUANCE OF DEMOLITION PERMIT	Reviewer(s) & Signature / Date
13	Applicant shall install onto the interior or each resident room at the Enclave Nursing Home that has a direct line of sight to the Project Site the following [Findings §11.5]: • Air Conditioner Covers of a material of at least two pounds per square foot. The covers will be removable to allow operation of the air conditioners. • Acoustical Storm Windows on the interior of the resident rooms over the existing windows. If either of the following two conditions are met, the Applicant shall not be required to install the measures listed above: • The Applicant, after good-faith attempts to secure permission to install the mitigation measures, does not receive permission from the owner/operator to install the same. • The Applicant demonstrates that demolition and construction related to the Proposed Project would not result in a significant adverse impact from construction noise levels within resident rooms at the nursing home, which may be a result of either the recent renovation at the nursing home (e.g., different windows and HVAC systems) or changes in construction processes.	
14	Final Erosion and Sediment Control Plan, meeting requirements of 2017-, 2022 Amended, and Second Amended Statement of Findings, measures proposed by Applicant in EAN, and NYSDEC and Village regulations, shall be reviewed and approved by Village Engineer or Village consulting engineer. [Findings §11.2]	
15	The draft Construction Management Plan (CMP) (as it relates to demolition and site remediation) provided as part of the Site Plan application shall be revised to the satisfaction of the Village, consistent with applicable regulations, best practices, and the requirements of the 2017-, 2022 Amended-, and Second Amended Statement of Findings. Upon Village approval, the CMP shall be incorporated into and considered a part of the Site Plan previously approved by the Approval Agency. Compliance with the CMP, as revised, shall be a requirement of all demolition and building permits for the Project. As appropriate, the CMP shall include the elements required by the Findings (Section 11, as summarized in Section 11.9), which include, but are not limited to, maintenance of a website with construction information of value to the community, a Pest Management Plan, a specific Noise Mitigation Plan, Fugitive Dust Control Plan, Erosion and Sediment Control Plan, Blasting Specification, Traffic and Parking Plan, and a Diesel Emission Reduction Plan.	

	PRIOR TO ISSUANCE OF DEMOLITION PERMIT	**Reviewer(s) & Signature / Date**
16	While it is anticipated that the building permit fees would cover the costs associated with the Village to retain an independent consultant with expertise in the investigation and remediation of hazardous materials for the purpose of reviewing the abatement and remedial plans, and their implementation, as well as to review and approve plans for additional investigations other than as performed by the NYSDEC under the BCP, the Applicant shall be required to establish an escrow fund, subject to replenishment, if the Village determines that the building permit fees for the Project are not sufficient. [Findings §11.3.5]	
17	The Applicant shall provide a final Stormwater Pollution Prevention Plan (SWPPP) for review, approval and issuance of an MS4 Acceptance form from the Village. The SWPPP shall be revised to the satisfaction of the Village Engineer including reflecting site plan and phasing considerations for the first Certificate of Occupancy. The SWPPP and plans should demonstrate the first completed phase does not result in an increase in impervious surfaces as compared to existing conditions.	

18	The Applicant shall prepare for the Village's review and approval a Local Site Remediation Plan, which as described below, shall be for those activities not performed under NYSDEC jurisdiction as part of the BCP. Upon finalization of the plan, it shall be incorporated into the Site Plan and compliance with the Plan shall be a condition of all demolition and building permits. The Local Site Remediation Plan shall include those elements set forth in Section 11 of the Findings, which include, but are not limited to: • The Village, through their independent consultant, described below, shall review and approve the qualifications of the abatement and remediation contractor(s). [Findings §11.3.5] • A Community Air Monitoring Plan (CAMP), which shall be reviewed and approved by the NYSDEC and NYSDOH, shall be implemented during all demolition and ground intrusive activities throughout the Site (i.e., in both the portions of the Site regulated by the Brownfield Cleanup Program (BCP) and the portions of the Site that are not within the BCP). [Findings §11.3.3 and 6] Results of the CAMP shall be made available to the public via the internet in a timely fashion. • A Construction Health and Safety Plan (CHASP) shall be developed for the non-BCP portion of the Site that shall include procedures for managing soil handling (import/export), unknown tanks, and other contingency measures for the non-BCP portion of the Project Site. [Findings §11.3.3 and 6] • A Fugitive Dust Control Plan, consistent with the requirements of §11.3.6 of the Findings. • Prior to demolition of the former 999 High Street building, the closed-in-place UST that formerly served 999 High Street will be removed and disposed in accordance with NYSDEC and Westchester County Department of Health ("WCDOH") rules and regulations. UST closure will include removal of soil that exhibits evidence of petroleum contamination, and collection of post-excavation endpoint soil samples to confirm that petroleum contamination has been effectively mitigated. Removal of USTs that were closed in place will include collection of soil samples from beneath the tanks to confirm that the soil meets the applicable SCOs. [Findings §11.3.3] • If unanticipated contamination is discovered in areas of the Site not regulated by the NYS BCP, its presence will be reported to the Village (as well as NYSDEC, WCDOH, and/or other regulatory agencies as required) together with an anticipated schedule for remediation (including any investigation). [Findings §11.3.5] • Self-implemented remedial actions (i.e., those in areas outside of the BCP portions of the Site), to the extent they are known to be required prior to construction, shall be described in a remedial work plan that would be reviewed and approved by the Village prior to implementation. [Findings §11.3.5]	

	PRIOR TO ISSUANCE OF DEMOLITION PERMIT	Reviewer(s) & Signature / Date
	• The following status reports shall be submitted to the Village (or its Consultant) via e-mail; weekly reports on the status of investigation and, abatement activities, and daily status reports on remediation activities. In addition, all reports submitted to NYSDEC or NYSDOH (including daily reports) shall also be provided to the Village (or its Consultant). [Findings §11.3.5]	

	PRIOR TO ISSUANCE OF THE FIRST BUILDING PERMIT FOR WORK OTHER THAN DEMOLITION AND SITE GRADING	Reviewer(s) & Signature / Date
19	Applicant shall provide written documentation from Suez approving the layout and dedication of proposed public water mains.	
20	Applicant shall secure Westchester County Health Department approval for all on-Site and off-site, public and private, sanitary sewer and water main improvements.	
21	The Applicant shall provide construction-level roadway design detail and revisions for the High Street bypass to the satisfaction of the Village Engineer or Consulting Engineer in accordance with the Roadway Design Guidelines and associated/referenced industry roadway design standards (e.g. AASHTO, NYSDOT, etc.), which are incorporated as part of the Site Plan.	
22	The Applicant shall submit to the Director of Planning a final landscaping plan proposed for the High Street Open Space, including necessary signage. The plan shall reflect elements required by NYSDOT as part of the Highway Work Permit process and shall be in keeping with the design intent of that space as presented to the Village. Upon approval by the Director of Planning, this plan shall be incorporated into the site plan set and shall supersede that portion of sheet "LS". [Finding §2.3.1]	
23	Applicant shall confirm ownership of the off-Site drainage lines serving the Project. To the extent that the Applicant is currently required to contribute to the on-going maintenance of these lines, the Applicant shall be required to pay their fair share of future maintenance costs associated with these lines. [Findings §3]	

	PRIOR TO ISSUANCE OF THE FIRST BUILDING PERMIT FOR WORK OTHER THAN DEMOLITION AND SITE GRADING	Reviewer(s) & Signature / Date
24	Applicant shall submit to the Village an analysis of whether booster pumps or tanks are required to maintain adequate water pressure on upper floors of buildings. Final design of the systems must be reviewed and approved by the Village Engineer or Village consulting engineer. Booster pumps and tanks will be required to meet the requirements of the NYS Plumbing Code and the Westchester County Department of Health Code. [Findings §4.1]	
25	A detailed plan for maintenance and protection of traffic (MPT) during Project-related work within the NYSDOT and Village roadway rights-of-way shall be submitted to the Building Department, which shall be subject to review and approval of the Building Department, which may consult with the Village Traffic Engineer. Upon Department acceptance of the MPT plan, the plan shall become a part of this Site Plan and compliance with the MPT plan shall be a condition of all building permits for the project. The MPT shall demonstrate the Applicant's approach to coordinating roadway and utility work within Boston Post Road and High Street to minimize traffic disruptions.	
26	Applicant shall provide detailed construction drawings for the traffic mitigation measures to the satisfaction of the Village Consulting Engineer.	
27	Applicant shall demonstrate a Highway Work Permit has been secured from the NYSDOT for proposed work on Boston Post Road and the I-287 off-ramp.	

	PRIOR TO ISSUANCE OF THE FIRST BUILDING PERMIT FOR WORK OTHER THAN DEMOLITION AND SITE GRADING	Reviewer(s) & Signature / Date
27		

Intersection	Project Improvements & Mitigation Measure
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 - 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	- 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 - Dedication to NYSDOT of additional right-of-way needed to accommodate these improvements.
Boston Post Rd. & High St.	- 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	- 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

	PRIOR TO ISSUANCE OF EACH BUILDING PERMIT FOR WORK OTHER THAN DEMOLITION AND SITE GRADING	Reviewer(s) & Signature / Date
28	The Applicant shall remit a fee to the Village of Port Chester, which shall be deposited into a trust fund to be used by the Village exclusively for park, playground, or other recreational purposes. The project's fee shall be as established in Chapter 175 of the Village Code and shall be determined by the Planning & Economic Development Zoning Administrator at the time that the contribution is due. This payment will be due prior to issuance of a building permit for work other than demolition and site grading unless a later time is specified by the Village Board of Trustees as part of a change in Village policy. The fee shall be based on the number of units subject to the particular permit being granted. [Findings §6.5.4 and Zoning Code at §345-805(G)(4)(c)(iii)]	
29	The Applicant shall remit a contribution to the Village for the purposes of removal of inflow and infiltration into the sanitary sewer system, based on the contribution requirements in effect at the time they payment is due. The Project shall be assumed to contribute 165,000 gpd to the sewer system in its entirety, but the portion of the contribution due will be calculated based on the estimated flow of the particular building(s) being permitted. This payment will be due prior to the issuance of the building permit for work other than demolition and site grading, unless a later time is specified by the Village Board of Trustees as a part of a change in Village policy. [Finding §4.2]	
30	The Applicant shall remit a public school fair share mitigation contribution based on the most recent PSAC analysis at the time a payment is due. The Applicant shall not be responsible for a public school fair share mitigation fee for the Project's first 300 studio dwelling units, 100 1-bedroom units, and 100 2-bedroom units. This payment will be due prior to issuance of a building permit for work other than demolition and site grading unless a later time is specified by the Village Board of Trustees as part of a change in Village policy.	
31	Demonstrate receipt of a valid, written 'will serve' letter from utility providers (water, gas, electric, cable, telecommunications). If the utility providers indicate the need for improvements, the Applicant shall provide a schedule to the Village for constructing such improvements. [Findings §4.3]	
32	Details of solid waste removal, including storage location of solid waste and manner of collection, must be finalized and documented in a Solid Waste Management Plan, which shall be incorporated into the Site Plan and made a condition of future certificate of occupancy. [Findings §6.5.3]	

	PRIOR TO ISSUANCE OF EACH BUILDING PERMIT FOR WORK OTHER THAN DEMOLITION AND SITE GRADING	Reviewer(s) & Signature / Date
33	The Applicant shall submit an analysis confirming the conclusion of no significant adverse air quality impact as a result of the building's HVAC and hot water systems. [Findings §9.1]	
34	The Applicant shall update the analysis of on-site parking structure air quality emissions and combined parking & roadway emissions to confirm the finding of no significant adverse air quality impact based on the final site and mechanical design. Any building, site, mechanical assumptions included in that updated analysis shall be incorporated into this site plan and be made conditions of future building permits. [Findings §9.2.2 and §9.2.]	
35	The Applicant shall revise the plans to indicate the locations of the emergency generators.	
36	Provide analysis confirming that final specification and configuration, including their location and shielding, of all on-site noise generating equipment (i.e., HVAC and generators) would not create a significant adverse increase in sound levels to residential or other sensitive receptors proximate to the Project Site. [Findings §10.1]	
37	Applicant shall confirm that it has incorporated the energy efficient designs and standards to which it committed in its Site Plan application, including its Environmental Assessment Narrative. [Findings §6.5.6]	
38	The Applicant shall submit to the Village the final photovoltaic plan, or if no photovoltaic plans are proposed, the building systems and designs being implemented to facilitate future photovoltaic systems for each building prior to issuance of a building permit for work other than construction and demolition. The Village shall confirm that the plan is consistent with the Applicant's submissions and the Village's Findings. [Findings §6.5.6]	

	PRIOR TO ISSUANCE OF EACH BUILDING PERMIT FOR WORK OTHER THAN DEMOLITION AND SITE GRADING	Reviewer(s) & Signature / Date
39	Revise to the satisfaction of the Village the Construction Management Plan to incorporate the building- and site-specific elements consistent with applicable regulations, best practices, and the requirements of the 2017, 2022 Amended, and Second Amended Statement of Findings. Once the Revised CMP is finalized, it shall be incorporated into the Site Plan. Compliance with the CMP, as revised, shall be a requirement of all demolition and building permits for the Project. As appropriate, this plan shall include the elements required by the Findings (Section 11, as summarized in Section 11.9), which include, but are not limited to, maintenance of a website with construction information of value to the community, a Pest Management Plan, a specific Noise Mitigation Plan, Fugitive Dust Control Plan, Erosion and Sediment Control Plan, Blasting Specification, Traffic and Parking Plan, and a Diesel Emission Reduction Plan.	
40	The Applicant shall demonstrate the zoning compliance of the building and Site as a whole with respect to the provision of off-street parking. In support of that demonstration, the Applicant may submit a shared parking analysis, pursuant to the requirements of the Zoning Code. Any conditions of use for the various parking areas within the Site that were assumed in the analysis shall become components of the Site Plan and conditions of the 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. [Findings §5.9]	
41	The Applicant shall demonstrate that interior noise levels in residential buildings would be no greater than 45 dBA based on appropriate building design methods. [Findings §10.4]	

	PRIOR TO A BUILDING PERMIT RELATED TO THE CONSTRUCTION OF BUILDING F (The Senior Living Building)	Reviewer(s) & Signature / Date
42	The Applicant shall demonstrate that through the implementation of specific mitigation measures, a range of which were identified by the Applicant, the HVAC equipment would not increase sound levels at the Regent Street Co-Ops by more than 3 dBA over existing nighttime conditions. [Findings §10.1]	

	PRIOR TO A BUILDING PERMIT RELATED TO THE CONSTRUCTION OF BUILDING F (The Senior Living Building)	Reviewer(s) & Signature / Date
43	Updated floorplans shall be submitted that further delineate the various uses within the building based on the final building design. Compliance with the Site's minimum non-residential floor area will be re-confirmed by the Village's Director of Planning and Economic Development.	
44	Provide documentation confirming the measures that will be implemented to reduce the number of non-emergency EMS calls, consistent with Applicant's commitments, including those in its September 16, 2022 supplementary site plan submission. These measures shall be incorporated into the Site Plans and shall be conditions of any future Certificate of Occupancy for the Senior Living Building. [Findings §6.5.2 of Findings]	

	PRIOR TO A BUILDING PERMIT RELATED TO THE CONSTRUCTION OF THE WIRELESS TELECOMMUNICATION FACILITY	Reviewer(s) & Signature / Date
45	Site Plan and Special Exception Use Permit shall be received from the Approval Authority.	

	PRIOR TO A BUILDING PERMIT FOR A BUILDING THAT WOULD RAISE THE SITE'S FAR ABOVE 0.8 FAR	Reviewer(s) & Signature / Date
46	The Applicant will contribute a $1.5 million density bonus fee (i.e., half of total fee required) to the Village's Community Planning & Rehabilitation Fund. [Findings §6.6]	

	PRIOR TO ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR PROJECT (Temporary or Permanent)	Reviewer(s) & Signature / Date
47	The Applicant shall subdivide the Site, which subdivision shall include the establishment of at least two separate lots and the dedication of the High Street Bypass to the Village. Subdivision approval shall be conditioned upon executed agreements with the Village with respect to the maintenance and operations of newly constructed sanitary and drainage infrastructure on the Site.	

	PRIOR TO ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR PROJECT (Temporary or Permanent)	**Reviewer(s) & Signature / Date**
48	The Applicant shall demonstrate, to the satisfaction of the Village Attorney, that in the event the increment of a PILOT amount directed to the Village during any year a PILOT is in place over the real property taxes paid by the Applicant to the Village as of the date of site plan approval for the project is less than the cost of providing two new police officers, the Applicant would pay to the Village the difference over the length of the PILOT. [Findings §6.5.1]	
49	The Applicant shall demonstrate, to the satisfaction of the Village Attorney, that it has established a procedure to provide, for a period of 10-years after the first certificate of occupancy is issued for one of the project's non-age restricted housing units, to provide an annual report to the School District, Village, and Port Chester IDA on the number of school children living at the Project and attending the public schools, based on data obtained from the School District if the Project has received financial assistance from the PCIDA. [Findings §6.2.1]	
50	Unless construction of the Wireless Telecommunications Facility is underway or completed pursuant to a Site Plan or Building and Lot Plan and a Special Exception Use Permit, the Applicant shall stabilize the area noted on the Site Plan as the Conceptual Location of the Wireless Telecommunications Facility with grass or other suitable landscape material.	
51	Roadways disturbed by utility work must be resurfaced in a reasonable manner as approved by Village. [Findings §4.3]	
52	The site, stormwater, and utility improvements, as set forth on Sheet FCO, must be completed.	
53	The Applicant shall provide to the Village the bonds determined necessary to complete the Post Implementation Traffic Study and potential improvements that may be required as a result of that Study in accordance with the requirements of the approved methodology for the Post Implementation Traffic Study. [§5.8 of the Findings]	
54	Complete the reconstruction of the sanitary sewer lines between MH 90533 (High Street) and MH 90526 (South Regent Street) with new pipes in accordance with plans reviewed and approved by the Village Engineer or Village Consulting Engineer. Existing manholes shall be removed and existing sewer pipe would be abandoned in place.	

	PRIOR TO ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR PROJECT (Temporary or Permanent)	Reviewer(s) & Signature / Date
55	Reconstruct the sewer lines between MH 90523 to MH 90507 (Olivia Street) with new 15-inch pipe and manholes in accordance with plans reviewed and approved by the Village Engineer or Village Consulting Engineer. Existing manholes would be removed and the existing sewer pipe would be abandoned in place. [Findings §4.2]	
56	Replace with 15-inch sewer pipe and associated manholes between MH 90507 and 90502, if necessary based on Applicant's field verification of sewer diameter as confirmed by the Village Engineer or Village Consulting Engineer. [Findings §4.2]	
57	The Village Engineer, or Consulting Engineer, shall attest that the elements of the sanitary sewer main replacement project authorized by the Board of Trustees on June 20, 2022, that are required to provide adequate sewer main capacity to the project, have been completed. [Findings §4.2]	
58	Applicant shall demonstrate the Highway Work Permits have been closed, to the satisfaction of Westchester County, New York State DOT, as applicable and the Village Engineer.	
59	Contribute $22,500 payable to the City of Rye towards installation of a roundabout at the intersection of Purchase Street & Ridge Street/Hillside Road/Wappanocca Avenue. [Findings §5.7]	
60	Contribute $34,500 payable to the City of Rye towards the installation of intersection improvements at the intersection of Midland Avenue and Peck Avenue. [Findings §5.7]	
61	Contribute $50,000 payable to the City of Rye toward the installation of traffic calming measures for the Rye Park neighborhood. [Findings §5.7]	

	PRIOR TO ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR PROJECT (Temporary or Permanent)	Reviewer(s) & Signature / Date
62	Prior to the first Certificate of Occupancy is granted, the actual construction, installation and implementation of traffic improvement and mitigation measures shall be certified by the Applicant's Engineer as being constructed in compliance with the approved plans [Findings §5.1.3]	

	PRIOR TO ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR PROJECT (Temporary or Permanent)	Reviewer(s) & Signature / Date

62

Intersection	Project Improvements & Mitigation Measure
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 - 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	- 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 - Dedication to NYSDOT of additional right-of-way needed to accommodate these improvements.
Boston Post Rd. & High St.	- 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	- 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

63 The following mitigation measures, as described in the TIS, shall be implemented if those measures are approved by the City of Rye and any other approving agency.

Boston Post Rd. & Peck Ave.	- Traffic signal timing adjustments
Midland Ave. & Peck Ave.	- Traffic signal timing adjustments

	PRIOR TO ISSUANCE OF THE EACH CERTIFICATE OF OCCUPANCY FOR PROJECT	Reviewer(s) & Signature / Date
64	The Applicant shall demonstrate that the project, inclusive of all multifamily dwelling units constructed, includes 10 percent of units that are affordable to households making 60 percent of area median income in accordance with Section 345-405.U.3.b, and that the Applicant will employ a mechanism in accordance with Section 345-405.U.9. [Findings §6.1] Assisted Living units are not dwelling units as defined by the Zoning Code, while Independent Living Units and multifamily units are considered multifamily dwelling units.	
65	If required, the Applicant shall remit any payment in lieu of providing off-street parking pursuant to the building-specific parking demonstration conducted as a condition of receiving a building permit.	

	PRIOR TO A CERTIFICATE OF OCCUPANCY FOR A BUILDING THAT WOULD RAISE THE SITE'S FAR ABOVE 0.8 FAR	Reviewer(s) & Signature / Date
66	The Applicant will contribute a $1.5 million density bonus fee (i.e., half of total fee required) to the Village's Community Planning & Rehabilitation Fund. [Findings §6.6]	

	SUBSEQUENT TO COMPLETION OF THE PROJECT	Reviewer(s) & Signature / Date
67	Applicant shall undertake the Post Implementation Traffic Study, and implement any specified mitigation measures if necessary pursuant to the results of the Study, in accordance with the requirements of the approved methodology upon completion and occupancy of the Project as defined within the methodology. [§5.8 of the Findings]	

	SUBSEQUENT TO COMPLETION OF THE PROJECT	Reviewer(s) & Signature / Date
68	If the Project has received financial assistance from the PCIDA, provide an annual report for 10 years after the first certificate of occupancy is issued for a non-age restricted housing unit on the number of school children living at the Project and attending public schools. The report shall be based on data obtained from the School District and shall be submitted to the School District, the Village Planning Department and the Port Chester IDA. In the event that the actual annual cost to the School District of educating the actual number of public school age children living at the Project exceeds the incremental increase in yearly PILOT payments over the real property taxes paid by the Applicant to the Village as of the date of Site Plan approval, the Applicant will, for the 10-year period, pay the School District the difference. [§6.2.1 of the Findings]	
69	Provide an annual report to the Village during each year that a PILOT is in place documenting the difference between PILOT payments directed toward the Village and $_____, which is the amount of real property taxes paid by the Applicant and directed to the Village at the time of site plan approval. If in any year of a PILOT payment the amount of PILOT revenue directed to the Village plus the amount of real property taxes paid to the Village for the Project Site as a whole is less than the cost in that year of two police officers (based upon the average salary an appropriate level of benefits of all Village officers with the exception of the Chief), the Applicant shall pay to the Village the same amount. [Findings §6.5.1]	

Exhibit B

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Intelligent Land Use

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TECHNICAL MEMORANDUM: POST IMPLEMENTATION STUDY

This Technical Memorandum sets forth the parameters of the Post Implementation Study to be conducted for the United Hospital Redevelopment (the "Project"), including but not limited to the process and parameters of the Post Implementation Study that must be conducted to determine whether there is a need for additional traffic improvements.

The Applicant will conduct a one-time Post Implementation Study of the traffic generated by the Project and the future operating conditions at the intersection of Boston Post Road and Proposed Relocated High Street/Kohl's Shopping Center Driveway, as well as at the site driveways and other key intersections to determine (a) if the Project is generating more traffic than anticipated or (b) additional impacts are seen at any subject intersection(s), due to the actual Project traffic generation and distribution pattern.[1]

The parameters outlined herein do not preclude other parameters to be added by the Board of Trustees to the Post Implementation Study as a condition of Site Plan Approval, which include but are not limited to traffic analysis of additional study locations, parking analysis, jitney service and pedestrian impacts.

The Post Implementation Study would be conducted when "full occupancy" is achieved; for purposes of this Study "full occupancy" is deemed to occur when all approved and constructed buildings are operating in a stabilized manner and exhibit conditions that are reflective of their expected ongoing operation, but no later than the time when there is a 90% occupancy rate applicable to all approved and constructed buildings. If the actual level of occupancy of the residential, commercial, and senior land uses are below 90%, the project-generated vehicle trips at the driveways and study intersections will be projected out to full occupancy, as determined by the Village's consulting traffic engineer and Director of Planning and Economic Development. Notwithstanding the foregoing, the Post Implementation Study shall be undertaken at the direction of the Director of Planning and Economic Development and the Village's consulting traffic engineer when the Project has been deemed substantially complete.

The following sets forth the methodology for evaluating the need for Improvements in the Post Implementation Study:

1. Perform Turning Movement Counts ("TMC") with vehicle classification and pedestrian crosswalk counts at the following Project Site Driveway locations and critical Project-related intersections:

    a. Boston Post Road and South Regent Street
    b. Boston Post Road and High Street
    c. Boston Post Road and Proposed Relocated High Street/Kohl's Shopping Center Driveway
    d. Boston Post Road and Project Right-in/Right-out Site Driveway
    e. High Street and Project Site Driveway
    f. High Street and Evergreen Avenue
    g. High Street and Grandview Avenue
    h. High Street and Ridge Street

[1] The Applicant and the Board may agree to conduct additional studies.

i. Boston Post Road and I-287 Westbound on-ramp/I-95 Northbound off-ramp
j. Boston Post Road and I-287 Eastbound Exit 11 off-ramp/I-95 Southbound on-ramp;
k. Boston Post Road and Peck Avenue; and
l. Peck Avenue and Midland Avenue.

The TMC will be conducted on days that are representative of typical conditions when schools are in session and outside of the holiday season. The traffic counts shall capture the numbers of vehicles and trucks generated by the site. The count periods will be approved by the Village of Port Chester and City of Rye traffic consultants, prior to being performed. If there is no agreement on the timing of these counts, an independent traffic engineer, pre-selected by the Village of Port Chester and the City of Rye, will resolve any such dispute. The TMC will be conducted during the following time periods:

a. Typical Weekday between 7:00 AM and 9:00 AM
b. Typical Weekday between 4:45 PM and 6:45 PM
c. Typical Saturday between 1:00 PM and 3:00 PM

TMC will include counting pedestrian movements at each location, as well as queue observations at all study intersections and lane groups. Pedestrian counts will also be conducted along the Boston Post Road and High Street sidewalks surrounding the site.

In addition to the TMC, Automatic Traffic Recorder (ATR) Machine Traffic Counts will be conducted for a two-week period at the following Project Site Driveway and other locations:

a. Project Relocated High Street
b. Project Boston Post Road Right-in/Right-out Driveway
c. Project High Street Site Driveway
d. Evergreen Avenue between High Street and Hillside Road
e. Grandview Avenue between High Street and Hillside Road

ATR Traffic Counts will continuously record traffic volume data for a two-week period to verify that the data collected during the TMC is representative of a typical peak period. If the ATR Traffic Counts indicate that the day the TMC were collected is not representative of a typical day, then the TMC would be adjusted to reflect the typical day per the ATR Traffic Volumes. ATR Traffic Counts will also record Vehicle Speed and Vehicle Classification.

2. A comparison of actual Project-generated Traffic Volumes (determined from Traffic Counts under Item 1) versus Estimated Project-generated Traffic Volumes by movement (contained in the November 2021 Traffic Impact Study, as revised February 2022, prepared by the DTS-Provident ["TIS"]) will be performed at the intersection of Boston Post Road and Proposed Relocated High Street/Kohl's Shopping Center Driveway and at the site driveway on High Street, as well as the right-in/right-out driveway on Boston Post Road.

3. The collected TMC data will be analyzed using traffic analysis software, and the traffic analysis volumes and results will be compared to the TIS results. Capacity analysis will be conducted utilizing software in accordance with the current version of the Highway Capacity Manual, and as required by the NYSDOT. Parameters such as traffic signal phasing/timings, lane widths and Central Business District designation will be employed in the analysis to model operations as they exist at the time of the Post Implementation Study. The following LOS/Delay

criteria will be employed for all intersections studied and for the Site driveway in determining whether there is additional impact, beyond what is identified in the Traffic Impact Study:

a. If the TIS identified a Build with Improvements Level of Service (LOS) A through C for a particular movement and a LOS C or better is still maintained under the Post Implementation Study, no additional improvements will be required.
b. If the TIS identified a Build with Improvements LOS A through C for a particular movement and a LOS D or worse is identified and the increase in average vehicular delay is greater than 10% of the TIS Build with Improvements average vehicular delay, the location will be subject to further improvement, to be determined by the Village's consulting traffic engineer and Director of Planning and Economic Development.
c. If the TIS identified a Build with Improvements LOS D for a particular movement and a LOS D or better is still maintained under the Post Implementation Study, no additional improvements will be required.
d. If the TIS identified a Build with Improvements LOS D for a particular movement and a LOS E or worse is identified and the increase in average vehicular delay is greater than 10% of the TIS Build with Improvements average vehicular delay, the location will be subject to further improvement, to be determined by the Village's consulting traffic engineer and Director of Planning and Economic Development.
e. If the TIS identified a Build with Improvements LOS E or F for a particular movement and the increase in average vehicular delay is greater than 10% of the TIS Build with Improvements average vehicular delay, the location will be subject to further improvement, to be determined by the Village's consulting traffic engineer and Director of Planning and Economic Development.

Any actions need to address the unexpected traffic impacts pursuant to the foregoing analysis are collectively referred to as the "Traffic Improvements."

In addition to the LOS/Delay criteria, the following Queue Length criterion will be employed in determining whether there is additional impact, beyond what is identified in the TIS:

a. If the Post Implementation Study analysis identifies a 95th Percentile Queue Length that exceeds available storage and that Queue Length is 10% greater than the Build with Improvements 95th Percentile Queue Length identified in the Traffic Impact Study, the location(s) will be subject to further improvement.

4. If any of these locations experience a significant degradation in LOS (as defined above) or other observed operational conditions as noted above, the Applicant will be required to make a financial contribution toward ameliorating that impact, based on the contribution of Project-generated traffic at any intersection that is the subject of significant degradation pursuant to the Post Implementation Study.

5. A qualitative evaluation of the vehicular and pedestrian trips generated by the site will be conducted to determine if a jitney service between the site and the Port Chester and/or Rye Metro-North train station is needed.

6. Furthermore, the monies necessary to conduct this Study and to implement additional Traffic Improvements will be bonded in association with Site Plan Approval to ensure those monies are available to implement the additional improvements if the Post Implementation Study deems the improvements to be necessary at the study intersection(s). The bonds will

be calculated in accordance with NYSDOT requirements for bonding of work to be performed within NYS Right-of-Way and will be reviewed by the Village of Port Chester and the City of Rye to ensure it is adequate to complete the work at that time. The bond will be submitted simultaneous with the Applicant's submission of its application for the first Certificate of Occupancy (temporary or permanent) and the bond will be held by the Village of Port Chester to ensure that, if determined to be necessary by the Post Implementation Study, the additional improvements are implemented.

Exhibit C

DTS • PROVIDENT
Intelligent Land Use

DTS Provident Design Engineering, LLP
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White Plains, NY 10601
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Andrew V. Tung, ASLA, Esq., LEED AP
Gerhard M. Schwalbe, P.E.
Charles 'Carlito' Holt, P.E., PTOE
Brian Dempsey, P.E., PTOE, RSP1

MEMORANDUM

TO:	Greg Cutler, AICP Director Department of Planning & Economic Development	DATE:	29 July 2026
FROM:	Carlito Holt, P.E., PTOE Partner	RE:	South Regent Street Mitigation Timing Request United Hospital Redevelopment Port Chester, New York

DTS Provident Design Engineering, LLP (DTS Provident), a licensed Professional Engineering Firm in the State of New York, has prepared this Memorandum to formally request the Village to consider adjusting the timing of completion of the Boston Post Road/South Regent Street intersection improvements in association with the United Hospital Redevelopment Amended Site Plan Application.

The current Resolution of Approval requires completion of improvements at this intersection prior to issuance of the first Temporary Certificate of Occupancy (TCO) and the permitting of the improvements prior to the first vertical construction permit. These improvements are noted in the original Statement of Findings adopted for the Starwood Concept Plan and ultimately carried through to the Amended Statement of Findings. A copy of the associated section of the original Statement of Findings is attached.

In addition to the Village-required improvements at this intersection, the New York State Department of Transportation (NYSDOT) has requested a new traffic signal be installed at this location. This additional improvement will require significant added design and review timeframes for the NYSDOT permitting.

Based on the foregoing, the Applicant formally requests the timing of completion of the South Regent Street intersection improvements be moved to a condition prior to "full occupancy" (90% occupancy, which is the trigger for the Post Implementation Traffic Study per our Memorandum submitted to the Board of Trustees on December 16, 2024) as opposed to prior "Issuance of first TCO". In our opinion, this would still be in keeping with the original Statement of Findings, especially as per the following language from the original Statement of Findings:

"The Board notes the Applicant's position that (i) any residual Project-generated increase in vehicular delay would be off-set by the overall improvement to the flow of traffic on Boston Post

Road with the Applicant's proposed improvements; and (ii) any increase in the 95th percentile queue, which is already extensive, especially along South Regent Street, would not constitute a significant adverse impact due to the existing length of the queue and the anticipated reduction in vehicular delay along many of the intersection's approaches."

It should be noted that this Statement of Findings was for a much more intense traffic-generation plan. When compared to the original Starwood Concept Plan, the current Amended Site Plan results in over a 40% reduction in traffic volumes during the Peak Weekday AM, Peak Weekday PM and Peak Saturday Hours. Lastly, the proposed Project site-generated traffic will not be realized all at once, but rather over a period of five to six years as each of the buildings come online.

Based on the foregoing, it is the opinion of DTS Provident, the Boston Post Road/South Regent Street intersection improvements can be a condition prior to "full occupancy" (90% occupancy) and continue to not have any significant adverse impacts. An adjustment to the Resolution of Approval, in our opinion, would still be in keeping with the original Statement of Findings for what was a much higher traffic generating plan.

Should you wish to discuss any aspect of this Memorandum, please feel free to contact me at 914.559.6793 or via email at cholt@dtsprovident.com.

Exhibit D

VILLAGE OF
PORT CHESTER

222 Grace Church Street, Port Chester, NY 10573

Stuart L. Rabin
Village Manager

(914) 939-2200
Fax: (914) 937-3169
E-mail: srabin@portchesterny.gov

July 28, 2026

Zaw T. Thein, PE, Associate Engineer
Westchester County Department of Health
11 Martine Avenue
White Plains, NY 10601

RE: United Hospital Redevelopment
Will Serve Letter for 168,774 gpd

Dear Mr. Thein,

The Village of Port Chester owns and maintains the sanitary sewer system along Boston Post Road, between High Street and Olivia Street. The proposed redevelopment includes multiple buildings and will accommodate 1,149 residential units (906 studio and one-bedroom units and 243 two-bedroom units), 120 hotel rooms, a fast-food establishment with 31 seats, a lounge bar with 56 seats, 14,200 square feet of amenity space, and 2,890 square feet of shopping space.

This Will Serve Letter is based on the review of the following document submitted by the applicant:

- Water and Sewer Demand Estimate, provided by Peter O'Keefe, Director, Development at Rose Associates, and submitted via email on July 24, 2026.

The proposed development will discharge an average daily sanitary sewer flow of 168,774 gallons per day to the Village of Port Chester's sanitary sewer system.

Based on the design calculations, the Village's sanitary sewer system has adequate capacity to support the proposed project. Accordingly, the Village has no objections to the proposed sanitary sewer connection. Please do not hesitate to contact us if you have any questions.

Sincerely,

Stuart L. Rabin
Village Manager

SLR;mtv

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Anthony B. Gioffre III, Esq.
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July 24, 2026

VIA E-MAIL & HAND DELIVERY
Mayor Luis A. Marino
And Hon. Members of the Board of Trustees
Village of Port Chester
222 Grace Church Street
Port Chester, NY 10573

Re: Redevelopment of the Westchester Crossing Site
Boston Post Road Owner LLC
Responses to Comments
406 Boston Post Rd, Port Chester, NY (SBL: 141.52-1- 31 through 31.9)

Dear Mayor Marino and Members of the Board of Trustees:

On behalf of Boston Post Road Owner, LLC (the "Applicant"), enclosed please find responses to the comments received from AKRF on or about July 20, 2026, related to the above-referenced Redevelopment Project. Please note that this submission and the accompanying documents do not substantively change the proposal before the Board but rather provide clarity as requested by AKRF. These responses and the referenced enclosures are being submitted ahead of the Board of Trustees' July 29, 2026, meeting, where the Board will conduct a Public Hearing on this matter.

Responses to Comments from AKRF

1) *Trip Generation. Please provide a detailed trip generation table, showing the use of credits (e.g., transit, mixed use, etc.). We'd like to compare to the detailed table for the previously approved plan.*

   Response: Trip Generation Table prepared by DTS Provident Engineers enclosed at Exhibit A.

2) *Parking phasing plan: number of parking spaces by phase of construction/building completion.*

   Response: A Shared Parking Analysis, including Shared Parking Analysis by Phase, is provided at Exhibit B.

3) *Provide the amount of required "usable open space," as defined by the Zoning Code for the new program. Please compare that number to the amount of "usable open space" provided on the site plan. The amount of usable open space within the site plan should be*

calculated based on the new layout, but should use the same definition of the spaces that do and do not qualify as usable open space.

Response: Required usable open space in the SD-PMU Planned Mixed-Use Special District is 100 square feet per dwelling unit as identified in the relevant regulations. The required usable open space requirement is 114,900 square feet. The Applicant is providing 165,370 square feet of usable open space. See enclosed Sheets OP-1 and OP-2.

4) *Confirm that the red boxed areas on the "index plan" are the only areas of the previously approved plan that have changed their physical characteristics.*

Response: Confirmed. Red-boxed areas on the index plan indicate changes made from the previously approved plan.

5) *Describe the physical changes in those areas (e.g., what changed in the courtyards? What changes to lane widths, striping, radius, markings, grade, signage have been made?) and why.*

Response:

Physical changes made are as follows:

- **Courtyard Revisions: Hardscape, layout, and landscaping revisions due to door location changes and changes in general outdoor programming. Addition of planters walls and lighting in all the courtyards.**
- **Promenade Revisions: Revisions to hardscape and landscape layout and seating.**
- **Building C Rooftop Design: Rooftop design was not shown on approved plan.**
- **Jewel Box Rooftop Design: Rooftop design was not shown on approved plan.**
- **Rear Pedestrian Egress Added: Sidewalks were added at the rear of Buildings B and C doors based on building/fire egress code requirements.**
- **Reduction in Wall Length: Due to new grading.**
- **Revision to Intersections (NYSDOT): Added pedestrian refuge island at site entrance and updated pavement markings based on coordination with DTS Provident Engineers and NYSDOT.**
- **Revisions to Bus Stop Area Walkway: Walkway grading revisions to comply with ADA accessibility standards.**

- **<u>Accessible Ramp</u>: An accessible ramp was added to the west side of Building C to comply with handicap/emergency egress requirements.**

- **<u>Additional Parking Added</u>: Additional parking added to meet parking requirements.**

- **<u>Garage Ingress/Egress Relocated</u>: Relocated due to revised building footprint layouts.**

- **<u>Emergency Fire Access Added Between Buildings</u>: Concrete pad and signage added between Buildings B & C in coordination with the Village of Port Chester Fire Department.**

- **<u>Building F Revision and Change of Use</u>: The building footprint has been modified. We have adjusted the building footprint where the previous drop-off loop was. The drop-off loop and loading area was revised. The garage entries have been revised to work with the natural topography creating two (2) independent tiers of parking, both accessed from the main site road. The building was reduced in overall height and number of stories. In addition, the number of units was increased to 150 units (55+) from 145 (senior living), and the number of parking spaces was increased from 135 to 225 spaces.**

- **<u>Building D Unit Changes</u>: Added a residential floor increasing the unit count by 52 units to a total of 383 units in Building D, while keeping the same exterior aesthetic. With increasing the residential units, we have increased the underground parking and parking spaces to accommodate the increase in residential tenants.**

6) *Provide a list of the plan sheets proposed to be replaced/superseded by the amended site plan. Similarly, provide a list of the plan sheets that have been added.*

Response:

<u>Replaced Sheets in Drawing Set:</u>

- **01: Title Sheet;**
- **04: LA: Site Plan - Layout;**
- **05: LS: Site Plan - Landscaping;**
- **06: ENL-1: Building: A, B, & C - Courtyard Enlargement;**
- **07: ENL-2 : Building: D & F - Courtyard Enlargement;**
- **08: ENL-3: Building: E - Courtyard Enlargement;**
- **09: GR: Site Plan - Grading;**
- **10: UT-1: Site Plan - Utilities;**
- **12: LI-0 : Site Plan - Lighting;**
- **43: IMP: Land Use Map;**

- **46: OP-1: Open Space Requirements;**
- **47: OP-2: Tenant Usable Open Space;**
- **A-000: Cover Sheet;**
- **A-001: Zoning Compliance & Building & Unit Matrix;**
- **A-080: Parking Plans;**
- **BC A-100: Building B/C - Lower Garage;**
- **BC A-101: Building B/C - Upper Garage;**
- **BC A-102: Building B/C - First Floor Plan;**
- **BC A-103: Building B/C - Second Floor Plan;**
- **BC A-104: Building B/C - Third Floor Plan;**
- **BC A-105: Building B/C - Fourth Floor Plan;**
- **BC A-106: Building B/C - Fifth Floor Plan;**
- **BC A-107: Building B/C - Sixth Floor Plan;**
- **BC A-108: Building B/C - Roof Plan;**
- **BC A-200: Building B/C - Exterior Elevations - Building B;**
- **BC A-201: Building B/C - Exterior Elevations - Building C;**
- **BC A-300: Building B/C - Building Section - Building B;**
- **BC A-301: Building B/C - Building Section - Building C;**
- **D A-100: Building D - Lower Garage Plan;**
- **D A-109: Building D - Roof Plan;**
- **D A-200: Building D - Exterior Elevations;**
- **D A-300: Building D - Sections;**
- **E A-101: Building E - First Floor Plan;**
- **E A-102: Building E - Second Floor Plan;**
- **E A-103: Building E - Third Floor Plan;**
- **E A-104: Building E - Fourth Floor Plan ;**
- **E A-200: Building E - Exterior Elevations; and**
- **E A-300: Building E - Building Sections.**

<u>New Sheets Added To Drawing Set:</u>

- **02: Resubdivision Map;**
- **03: IN: Index Plan;**
- **10: ENL-4: Buildings: C And Jewel Box Rooftop Enlargements; and**
- **D A-108: Building D - Seventh Floor Plan.**

7) *Provide a revised shared parking analysis, including demonstrating the adequacy of shared parking by construction phase.*

Response: Shared Parking Analysis, including Shared Parking by Phase, provided at Exhibit B.

8) *Provide the revised water and wastewater demand calculations and submit revised will serve letters for both. (Need it for the I&I payment calculation as well.)*

Response: A revised sanitary sewer Will Serve Letter is pending, as discussed with the Village Engineer. The current Calculations and Will Serve Letters are enclosed at Exhibit C.

9) *Delaware will need to weigh in on any changes to SWPPP.*

Response: Comment noted. No changes have been proposed to the site-wide SWPPP as a result of this Application.

10) *Provide the changes to the HOA docs and easements among parcels that are required as a result of changes to the site plans (parking, maintenance, etc.).*

Response: As a condition of the Final Subdivision approval dated March 18, 2024, the Applicant prepared and recorded nine (9) easements and agreements creating a Master Property Owner's Association ("MPOA") and establishing various deed restrictions and permanent easements. These documents were, in part, identified and required by the Second Amended Lead Agency Finding Statement for the United Hospital Redevelopment (dated October 14, 2022) ("Second Amended Findings"). These easements and agreements are identified as follows (together, herein referred to as the "Easements and Agreements"):

1. **Declaration of MPOA Covenants, Restrictions, Easements, Charges, and Liens (recorded with the Westchester County Clerk, Land Records Department at Control # 660563086);**
2. **Declaration of Private Road, Utility, Drainage and Maintenance Agreement (recorded with the Westchester County Clerk, Land Records Department at Control # 660563246);**
3. **Irrevocable Offer of Cession and Dedication (recorded with the Westchester County Clerk, Land Records Department at Control # 660623208);**
4. **Irrevocable Offer of Dedication of Stormwater Facilities (recorded with the Westchester County Clerk, Land Records Department at Control # 660623291);**
5. **Irrevocable Offer of Sewer Main Facilities (recorded with the Westchester County Clerk, Land Records Department at Control # 660623226);**
6. **Sewer Easement (recorded with the Westchester County Clerk, Land Records Department at Control # 641793420);**
7. **Sewer Maintenance Agreement (recorded with the Westchester County Clerk, Land Records Department at Control # 660553432);**
8. **Stormwater Control Facility Maintenance Agreement (recorded with the Westchester County Clerk, Land Records Department at Control # 660563070); and**
9. **Stormwater Easement (recorded with the Westchester County Clerk, Land Records Department at Control # 660563076).**

These Easements and Agreements were simultaneously recorded with the Westchester County Clerk at the time that the Subdivision Map prepared by SLR Engineering, Landscape Architecture, and Land Surveying P.C. dated October 31, 2025 was filed (see Westchester County Clerk, Land Records Department Map # 29984) ("Subdivision Map"). Thereafter, the Applicant

filed the Resubdivision Map prepared by SLR Engineering, Landscape Architecture, and Land Surveying P.C. dated April 24, 2026 (see Westchester County Clerk, Land Records Department Map # 30014) ("Resubdivision Map") which altered certain lot lines. Notably, the Resubdivision Map labeled the internal roadways as a separate parcel identified as "Land Designated for Future Offer of Dedication to the Village for Highway Purposes" and also modified the boundaries of Lot 2.

The Amended Site Plan Approval as well as the filing of the Resubdivision Map caused the need for certain amendments and supplements to the Easements and Agreements. As a condition of the Amended Site Plan Approval, the Applicant shall submit appropriate revisions to these documents. The revisions shall include updates to the easement documents to reflect an amended shared parking arrangement to accommodate the updated development program and the lot line adjustment. The Easements and Agreements shall also be revised to reflect the Applicant's offer of dedication of the internal roadways to the Village. This includes revisions addressing the scenario whereby the Village does and does not accept any offer of dedication in the future, including the withdrawal of that area from the MPOA upon conveyance to the Village. The Applicant shall also prepare an Irrevocable Offer of Dedication for the Internal Roadways to be recorded with the Westchester County Clerk, Land Records Department. Other revisions include updated legal descriptions and maps within the appendices addressing any changes to lot line, easement areas, and usable open spaces.

The herein referenced amendments and supplements to the Easements and Agreements shall be prepared by the Applicant and submitted for review by the Village prior to recording with the Westchester County Clerk, Land Records Department. These documents shall be submitted in a form acceptable to the Village Attorney.

Enclosures and Conclusion

Enclosed with this submission you will find the following Exhibits:

Exhibit A: Trip Generation Table prepared by DTS Provident Engineers;
Exhibit B: Shared Parking Analysis, including Shared Parking Analysis by Phase; and
Exhibit C: Current Will Serve Letters and Water/Wastewater Demand Calculations.

Also enclosed you will find revised Sheets OP-1 (Open Space Requirements) and OP-2 (Tenant Usage Open Space) prepared by SLR Engineering, Landscape Architecture, and Land Surveying P.C. and dated July 17, 2026.

Three (3) hardcopies of this submission and the referenced enclosures will be provided to the Village by hand delivery.

The Applicant looks forward to appearing before you at your July 29, 2026 meeting. The Applicant respectfully submits that this matter is ready for Approval by the Board of Trustees - including Adoption of the Petitioned Zoning Text Amendments, Approval of the Proposed Amended Site Plan, and Acceptance of Dedication of the Internal Roadways - based on the detailed record submitted herein. Should the Board of Trustees or Village Staff/Consultants have any questions in the interim, please feel free to contact the undersigned.

Thank you in advance for your consideration.

Very truly yours,

s/ Anthony B. Gioffre

Anthony B. Gioffre III

Enclosures

cc:

Stuart L. Rabin, Village Manager
Janusz Richards, Village Clerk
Greg Cutler, AICP, Director of Planning and Economic Development
Mark Chertok, Esq., Sive, Paget & Riesel, PC
Peter Feroe, AICP, AKRF, Inc.
Michael Beattie, P.E., PTOE, AKRF, Inc.
Boston Post Road Owner LLC Planning & Development Advisors
DTS Provident Design Engineers, PLLC
Cube 3 Studio LLC
SLR Engineering, Landscape Architecture, and Land Surveying P.C.
AMS Acquisitions
Mark Weingarten, Esq., DelBello Donnellan Weingarten Wise & Wiederkehr, LLC
Beinfield Architecture PC

EXHIBIT A

Job No.: 19-029
Project: United Hospital Redevelopment (Rose Associates)
Location: Village of Port Chester, Westchester County, NY
Date: 7/21/2026

DETAILED TRIP GENERATION SUMMARY TABLE
UNITED HOSPITAL AMENDED SITE PLAN APPLICATION [1][2]

Retail					*AM Peak Hour*			*PM Peak Hour*			*SAT Peak Hour*		
Program Summary [2]	ITE Land Use	ITE Code	Amount	Unit	IN	OUT	TOTAL	IN	OUT	TOTAL	IN	OUT	TOTAL
At-Grade Retail	Shopping Center	820	2,800	GLA	84	51	135	21	22	43	23	21	44
Internal Trips [3]					-11	-11	-22	-9	-12	-21	-12	-10	-22
Pass-By Trips [4]					0	0	0	-4	-4	-8	-3	-3	-6
Total New Site Generated Trips					**73**	**40**	**113**	**9**	**6**	**15**	**8**	**8**	**16**

Restaurant					*AM Peak Hour*			*PM Peak Hour*			*SAT Peak Hour*		
Program Summary [2]	ITE Land Use	ITE Code	Amount	Unit	IN	OUT	TOTAL	IN	OUT	TOTAL	IN	OUT	TOTAL
At-Grade Retail	High-Turnover (Sit Down) Restaurant	932	2,372	GSF	13	10	23	13	8	21	14	13	27
At-Grade Retail	Fast Casual Restaurant	930	2,000	GSF	2	1	3	11	9	20	36	29	65
Internal Trips [3]					-19	-7	-25	-10	-10	-20	-9	-15	-25
Pass-By Trips [4]					0	0	0	-2	-2	-5	0	0	0
Total New Site Generated Trips					**0**	**4**	**1**	**12**	**4**	**16**	**41**	**27**	**67**

Residential					*AM Peak Hour*			*PM Peak Hour*			*SAT Peak Hour*		
Program Summary [2]	ITE Land Use	ITE Code	Amount	Unit	IN	OUT	TOTAL	IN	OUT	TOTAL	IN	OUT	TOTAL
Multifamily Rental Apartments	Multifamily Housing (Mid-Rise)	221	999	Dwell. Units	98	330	428	238	152	390	205	197	402
Independent/Senior/Assisted Living	Continuing Care Retirement Community	255	150	Units	27	14	41	29	46	75	36	33	69
Internal Trips [3]					-3	-10	-13	-8	-6	-13	-8	-5	-14
Mass Transit Factor [5]		10%			-12	-33	-46	-26	-19	-45	-23	-22	-46
Total New Site Generated Trips					**110**	**300**	**410**	**233**	**173**	**406**	**209**	**202**	**412**

Hotel					*AM Peak Hour*			*PM Peak Hour*			*SAT Peak Hour*		
Program Summary [2]	ITE Land Use	ITE Code	Amount	Unit	IN	OUT	TOTAL	IN	OUT	TOTAL	IN	OUT	TOTAL
Hotel w/ Food & Beverage Use	Business Hotel [6]	312	**120**	Occ. Rooms	32	29	61	27	22	49	27	22	49
Internal Trips [3]					-1	-7	-8	-4	-2	-6	-4	-2	-5
Total New Site Generated Trips					**31**	**22**	**53**	**23**	**20**	**43**	**23**	**20**	**44**

(1) Trip Generation was updated to be based upon information contained in the Institute of Transportation Engineers' (ITE) publication entitled "Trip Generation", 11th Edition. Weekday AM and PM Peak Hour trip generation calculated for the 'Peak Hour of Adjacent Street Traffic' when supplied; otherwise the 'Peak Hour of Generator' is utilized. All trip generation calculations utilize the 'Fitted Curve Equation' when supplied; otherwise the 'Average Rate' is utilized.
(2) The mix of retail/restaurant space was assumed based on the diversity of commercial space utilized in prior analyses for the project.
(3) Internal Trips calculated using a total 10% credit, per comments from Hardesty & Hanover. Weekday Peak PM Hour Internal Trips rates were utilized to calculate internal trips for the Saturday Peak Hour.
(4) Pass-By Trips calculated per the procedures described in ITE's Trip Generation Handbook, 3rd Edition. The Pass-By Trip credit was taken on the external vehicle trip ends after credits for Internal Trips and Mass Transit were applied.
(5) Mass Transit credit calculated using a 10% mass transit utilization factor, per comments from Hardesty & Hanover.
(6) Saturday Peak Hour trip generation rates do not exist for this land use. Therefore, Weekday Peak PM Hour trip generation rates were utilized to generate trips during the Saturday Peak Hour.

EXHIBIT B

Tax Lot #	BUILDING	Units	Area (Acres)	Parking		SOURCE		USE					**Assumes Un-Assigned**		
									Res/Hotel/Asst EASEMENT		RETAIL EASEMENT		Residental		
				Res/Hotel/Asst. Req'd	Retail Req'd		PARKING SPACES PROVIDED	PARKING SPACES UTILIZED ON ITS OWN LOT	ROADWAY	SURFACE BLDG D	ROADWAY	SURFACE BLDG D	Reserved	Open	% Reserved
1	B (Residential)	194	3.56	194		Structured Surface	196	196					196		101%
	(Retail)				21						21				
	C (Residential)	323		323		Structured Surface	324	324					324	0	100%
2	F (Assisted Living & Memory Care) (Independent Living)	0 150	1.75	0 150		Structured Surface	225	150					225		150%
3	Park		0.73												
4	A (Hotel) - Rooms Staff (40)	120	1.13	120 20		Structured Surface	140	140					140		100%
5	Jewel Box (Retail/Amenity)		0.3		0	Structured Surface					0	0			
6	D (Residential)	383	3.61	383		Structured Surface	264 145	264 135	0				264 135	0	104%
7	Roadway		2.83			Surface	54								
8	E (Residential)	99	0.5	99		Structured Surface	42	42	34	10			42	44	42%
	(Retail)				15						15	0			
9	Antenna		0.13			Surface	4	4							
	Land Deeded to Village for Bypass Road		0.65												
	Land Deeded NYDOT (Boston Post Rd Frontage)		0.26												
	TOTAL:		15.45	1,289	36		1,394	1,255	34	10	36	0	1,370		
							108%		**NIGHT-TIME USE (RED)**		**DAY-TIME USE (BLUE)**				

EXHIBIT C

Gerardo P. Moreno, P.E.
Director of Engineering
NY Division

VEOLIA
162 Old Mill Road
West Nyack, NY 10994
Tel: 845.620.6215

June 30, 2025

Via Regular Mail & E-Mail
Mr. Thom Knowlton, P.E.
Principal Water and Wastewater Engineer
Milone and Macbroom
99 Realty Drive
Cheshire, CT 06410

Westchester County Department of Health
25 Moore Ave
Mt Kisco, NY 10549

Re: Willingness to Serve United Hospital Redevelopment
406 Boston Post Road
Port Chester, NY 10573

Dear Westchester DOH and Mr. Knowlton;

Veolia confirms it will have the ability to provide sufficient capacity, pressure and willingness to serve the proposed realty subdivision at completion of construction. Prior to activation of the first permanent service connection, Veolia will issue a written certification to the Westchester County Department of Health (WCDOH) stating the unconditional ability to serve at that time. The water service confirmation contained herein is based on the domestic and fire demands stated in the most recent application. When all work is performed pursuant to the realty subdivision approval issued by the WCDOH, Veolia will own, operate, and maintain all water facilities to serve the proposed realty subdivision.

The final provision of water service installation to the property is subject to the execution of the following two (2) developer agreements with the Company, which are not subject to WCDOH approval for the purposes of any subdivision application:

Developer Agreement 1 - Please be aware that in May of 2024, the New York State Public Service Commission ("NYPSC") formally approved cost sharing for infrastructure improvements required to provide additional supply to the Village of Port Chester, and 80% of that cost will be borne by the Developers/Applicants. These contributions, as approved by the NYSPSC, will be in the amount of $6,000/residential unit and $2.16/sf of commercial space.

Developer Agreement 2 - Contributions for local system improvements in connection with your specific application. This developer agreement requires a full contribution for local system improvements required to serve your application. At this time, these improvements are limited to distribution improvements within the subject property. All work performed pursuant to this developer agreement will be performed within proper utility easements, which will enable Veolia to own, operate, and maintain the infrastructure upon completion, and in accordance with Veolia's Tariff.

At the current time, Veolia has concluded infrastructure improvements will be required for the entire Port Chester concentrated development area which includes the United Hospital Redevelopment property. Examples of these projects are listed below:

A new Lincoln Avenue supply interconnection, and associated water main improvements; Upgrade to the existing Westchetser Avenue supply interconnection, and associated water main improvements; and and the construction of a new water tank, booster station, and associated water main improvements.

However, this list is subject to change as overall development progresses in this water district.

Very truly yours,

Gerardo P. Moreno, P.E.
Director of Engineering, NY Division

VILLAGE OF
PORT CHESTER
222 Grace Church Street, Port Chester, NY 10573

Stuart L. Rabin
Village Manager

(914) 939-2200
Fax: (914) 937-3169
E-mail: srabin@portchesterny.gov

November 18, 2024

Zaw T. Thein, PE, Associate Engineer
Westchester County Department of Health
25 Moore Avenue
Mt. Kisco, NY 10549

RE: Will Serve Letter for United Hospital redevelopment for 165,000 gpd

Dear Mr. Thein,

The Village of Port Chester owns and maintains the sanitary sewer system along Boston Post Road, between High Street and Olivia Street. The proposed redevelopment includes multiple buildings and will accommodate an estimated occupancy of 2,915 people. The project comprises 118,000 square feet of hotel space, 1,098,090 square feet of residential space, 214,300 square feet of assisted living space, 8,600 square feet of amenity space, and 10,700 square feet of retail space. The project proposes the installation of two sanitary sewer lateral connections.

This Will Serve Letter is based on the review of the following document submitted by the applicant:

- *Engineers Report – Wastewater Disposal System,* prepared by DTS Provident Design Engineer, LLP, and submitted on September 23, 2024.

The development's sanitary sewer systems will discharge into the Village of Port Chester's sanitary sewer system at an average daily rate of 165,000 gallons per day when fully developed.
Based on design calculations, the Village's sewer system has adequate capacity to support the proposed project. The Village is also willing to serve, own, and maintain the system. As such, the Village has no objections to the proposed connections. Please do not hesitate to contact us if you have any questions.
Please do not hesitate to contact us if you have any questions.

Sincerely,

Stuart L. Rabin
Village Manager

Water and Sewer Demand Estimate
United Hospital Site
Port Chester, NY
MMI #6975-01 Revision Date: 7/24/26

Proposed Plan (2026)

Building	Residential Units		Assisted Living	Fast Food (seats)	Restaurant (seats)	Lounge Bar (seats)	Shopping Center (sf)	Shopping Center (employees)	Amenity[2] (SF)	Hotel (rooms)	Average Flow (gpd)
	Studio/1 BDR	2 BDR									
A (Hotel)										120	
B/C	442	75				26	2,890	6			
D	342	41									
E	62	37		31		30		6			
Jewel Box								6	14,200		
Ass Living	60	90									
Totals	906	243	0	31	0	56	2,890	18	14,200	120	
Unit Flow[1]	110	220	110	25	35	20	0.1	15.0	0	110	
Total Flow	99,660	53,460	0	775	0	1,120	289	270	0	13,200	168,774

Peak Demand[3] (gpd) = 506,322

NOTES:

1. Unit flow rates taken from *New York State Design Standards for Intermediate Sized Wastewater Treatment Systems (2014)*
2. The Amenity space in the Jewel Box will contain a fitness center open to residents only via keycard. There will be no showers in the gym area, so estimated flow produced from patrons of the gym is already included within the residential unit calculations.
3. Peak demand is calculated using the estimated average daily flow and a peaking factor of 3.0
4. For the total water demand, add irrigation flow of 14,226 gpd to the domestic demand of 168,774 gpd for a total of 183,000 gpd

REVISED SHEETS



PREVIOUS APPROVED PUBLIC OPEN SPACE PROVIDED:	CURRENT PUBLIC OPEN SPACE PROVIDED:
(1) 3,640 SF	(1) 3,640 SF
(2) 22,023 SF	(2) 22,023 SF
(3) 14,943 SF	(3) 15,787 SF
(4) 45,193 SF	(4) 45,193 SF
TOTAL: 85,799 SF	**TOTAL: 86,643 SF**

PREVIOUS APPROVED PRIVATE OPEN SPACE PROVIDED:	CURRENT PRIVATE OPEN SPACE PROVIDED:
(A) 21,662 SF	(A) 21,662 SF
(B) 8,709 SF	(B) 8,543 SF
(C) 12,356 SF	(C) 12,234 SF
(D) 4,108 SF	(D) 4,244 SF
(E) 8,556 SF	(E) 9,445 SF
(F) 5,807 SF	(F) 5,115 SF
	(G) 11,587 SF
	(H) 5,900 SF
TOTAL: 61,198 SF	**TOTAL: 78,730 SF**

N
W E
S
0' 20' 40'
60' 1"

SLR
231 MAIN STREET, SUITE 102
NEW PALTZ, NY 12561
845.633.8153
WWW.MMINC.COM | SLRCONSULTING.COM
SLR Engineering, Landscape Architecture, and Land Surveying P.C.
Registration No. 083112

DESCRIPTION	DATE	BY

OPEN SPACE REQUIREMENTS

UNITED HOSPITAL REDEVELOPMENT

406 BOSTON POST ROAD
VILLAGE OF PORT CHESTER, NEW YORK

JW	SD	JW/TD
DESIGNED	DRAWN	CHECKED

SCALE: 1" = 40'

DATE: JULY 17, 2026

PROJECT NO.: 6975-01/21543.00009

SHEET NO.: 15 OF 16

SHEET NAME: OP-1


BUILDING D
FF: 112.0
UPPER GARAGE: 100.0
LOWER GARAGE: 90.0
BUILDING E
FF: 107.5
GARAGE: 96.5
BUILDING F
FF: 98.0
UPPER GARAGE: 98.0
LOWER GARAGE: 88.0
BUILDING C
FF: 107.0
UPPER GARAGE: 96.0
LOWER GARAGE: 86.0
BUILDING B
FF: 107.0
UPPER GARAGE: 96.0
LOWER GARAGE: 86.0
CROSS WESTCHESTER EXPRESSWAY (I-287)
(NEW YORK STATE THRUWAY, NEW ENGLAND SECTION)
HIGH STREET
(VARIABLE WIDTH)
MALLORY WAY
BOSTON POST ROAD
(U.S. ROUTE 1)
Tax Lot 24
Land Now Or Formerly Of
The Village Of Port Chester
Tax Lot 13
Abendroth Park
Tax Lot 1
Tax Map
Section 142.045
Block 1 Lot 1
Land Now Or Formerly Of
The Village Of Port Chester
15" RCP
15" RCP
Pipe
Pipe
Residence
Residence
Residence

CUDDY +FEDER LLP

445 Hamilton Avenue, 14th Floor
White Plains, New York 10601
T 914 761 1300
F 914 761 5372
cuddyfeder.com

Anthony B. Gioffre III
agioffre@cuddyfeder.com

June 12, 2026

BY EMAIL AND HAND-DELIVERY
Mayor Luis A. Marino
and Members of the Board of Trustees
Village of Port Chester
222 Grace Church Street
Port Chester, NY 10573

Re: Redevelopment of the Westchester Crossing Site
Boston Post Road Owner LLC
406 Boston Post Rd, Port Chester, NY (SBL: 141.52-1- 31 through 31.9)

Dear Mayor Marino and Village Trustees:

We submit this letter on behalf of Boston Post Road Owner LLC (the "Applicant"), the owner of the Westchester Crossing project formerly known as the New York United Hospital Medical Center site ("United Hospital") located at 406 Boston Post Road (SBL: 141.52-1- 31 through 31.9) (together the "Premises") in the Village of Port Chester. This correspondence and its enclosures are submitted in furtherance of the Applicant's May 22, 2026 submission requesting the following actions by the Board of Trustees:

- Adoption of the Petitioned Zoning Text Amendments;
- Approval of the Proposed Amended Site Plan; and
- Acceptance of Dedication of the Internal Roadways.

This correspondence is intended to provide minor changes to the proposed Jewel Box building and to expand on the Applicant's request for the acceptance of dedication of the internal roadways.

Jewel Box Building

The Applicant has identified certain architectural changes to the proposed Jewel Box building which it would like to incorporate into the pending Amended Site Plan Application. As the Applicant has been developing its construction documents for the development of the site, it has identified architectural elements related to the proposed bulkhead of the Jewel Box building which adversely impacted the internal view corridor within the development site. To address this issue, the Applicant proposes to relocate the proposed Jewel Box bulkhead to create a more

welcoming aesthetic. This has resulted in the slight revision to the internal layout of the Jewel Box which results in a slight increase in the 19,003 s/f floor area proposed in the May 22, 2026 submission to a total floor area of 21,416 s/f. While this remains a slight increase from what was submitted on May 22, 2026, this design change still results in a reduction of the Jewel Box building floor area from 24,000 s/f as previously approved. The Jewel Box building is still proposed to be used entirely for residential amenity space.

Dedication of Internal Roadways

The Applicant also wishes to provide a brief summary of its offer related to the dedication of the internal roadways. Similar to the Applicant's dedication of Mallory Way, the Applicant anticipates that any dedication of the internal roadways will be done in a manner and form satisfactory to the Village Attorney. Also similar to the Applicant's offer of dedication for Mallory Way, the Applicant is requesting that the Board of Trustees take favorable action at this time acknowledging its intent to accept the internal roadways, though such acceptance would not occur until a later date. An offer of dedication is proposed to be recorded with the Westchester County Land Records upon approval of such resolution by the Board of Trustees acknowledging its intent to accept the roadways in the future.

The Applicant anticipates such acceptance of dedication by the Village would occur at the time that the final Certificate of Occupancy is issued for the last building within the development. At that time, the roadways will have been designed and constructed to Village standards. Additionally, the Applicant offers to offset potential municipal expenses by performing necessary snow removal operations upon the roadways following the Village's acceptance of the roadways until such time as the Applicant's PILOT agreement expires. Similar to the Mallory Way conveyance, the Applicant anticipates that the Village would assume responsibility for maintenance, repair, safety control and ticketing, insurance and liability associated with the internal roadways upon the Village's acceptance of same.

Materials Enclosed

In support of the Application, please find 3 copies of this letter with 3 full size copies of the following items:

- Architectural Site Plans prepared by Cube 3 Studio LLC last revised June 11, 2026.
- Land Use Map (Sheet IMP) prepared by SLR Engineering, Landscape Architecture, and Land Surveying P.C. last revised June 11, 2026.

Digital copies of the above referenced materials are also being submitted to the Village's consultants.

Should the Board of Trustees or Village staff/consultants have any questions in the interim, please feel free to contact the undersigned.

Thank you in advance for your consideration.

Very truly yours,

Anthony B. Gioffre III

Anthony B. Gioffre III

Enclosures
cc: Stuart L. Rabin, Village Manager
Greg Cutler, AICP, Director of Planning and Economic Development
Mark Chertok, Esq., Sive, Paget & Riesel, PC
Peter Feroe, AICP, AKRF, Inc.
Michael Beattie, P.E., PTOE, AKRF, Inc.
Boston Post Road Owner LLC
Planning & Development Advisors
DTS Provident Design Engineers, PLLC
Cube 3 Studio LLC
SLR Engineering, Landscape Architecture, and Land Surveying P.C.
AMS Acquisitions
Mark Weingarten, Esq., DelBello Donnellan Weingarten Wise & Wiederkehr, LLC
Beinfield Architecture PC
Daniel Patrick, Esq., Cuddy & Feder LLP

406 BOSTON POST RD

SITE PLAN AMENDMENT

11 June 2026

406 BOSTON POST ROAD,
PORT CHESTER, NY 10573

Project Team:

Client:
Boston Post Road Owner LLC
c/o Rose Associates Capital Group LLC
777 Third Avenue, 6th Floor
New York, NY 10017

Architects/Interiors:
CUBE 3
56 High Street
North Andover, MA 01845
(978) 989-9900

Civil & Landscape:
SLR Consulting
231 Main Street
New Paltz, NY 12561
(845) 633-8153

MEP & FP:
Ventrop Engineering Consulting Group, PLLC
369 West 34th Street, 2nd Floor
New York, NY 10001
(212) 244-5060

Structural:
DeSimone Consulting Engineering
55 Church Street, 4th Floor
New Haven, CT 06510
(203) 495-8270

Code:
SOCOTEC Life Safety, LLC
75 Hood Park Drive, Suite 300
Charlestown, MA 02129
(617) 268-8977

DRAWING LIST

Sheet Number	Sheet Name
A-000	Cover Sheet
A-080	Parking Plans
A A-100	Building A - Lower Garage (P2)
A A-101	Building A - Upper Garage (P1)
A A-102	Building A - First Floor Plan
A A-103	Building A - Second Floor Plan
A A-104	Building A - Third Floor Plan
A A-105	Building A - Fourth Floor Plan
A A-106	Building A - Fifth Floor Plan
A A-107	Building A - Sixth Floor Plan
A A-108	Building A - Roof Plan
A A-200	Building A - Elevations
A A-300	Building A - Building Section
BC A-100	Building B/C - Lower Garage
BC A-101	Building B/C - Upper Garage
BC A-102	Building B/C - First Floor Plan
BC A-103	Building B/C - Second Floor Plan
BC A-104	Building B/C - Third Floor Plan
BC A-105	Building B/C - Fourth Floor Plan
BC A-106	Building B/C - Fifth Floor Plan
BC A-107	Building B/C - Sixth Floor Plan
BC A-108	Building B/C - Roof Plan
BC A-200	Building B/C - Exterior Elevations - Building B
BC A-201	Building B/C - Exterior Elevations - Building C
BC A-300	Building B/C - Building Section - Building B
BC A-301	Building B/C - Building Section - Building C
D A-100	Building D - Lower Garage Plan
D A-101	Building D - Upper Garage Plan
D A-102	Building D - First Floor Plan
D A-103	Building D - Second Floor Plan
D A-104	Building D - Third Floor Plan
D A-105	Building D - Fourth Floor Plan
D A-106	Building D - Fifth Floor Plan
D A-107	Building D - Sixth Floor Plan
D A-108	Building D - Roof Plan
D A-200	Building D - Exterior Elevations
D A-300	Building D - Building Sections
E A-100	Building E - Garage
E A-101	Building E - First Floor Plan
E A-102	Building E - Second Floor Plan
E A-103	Building E - Third Floor Plan
E A-104	Building E - Fourth Floor Plan
E A-105	Building E - Fifth Floor Plan
E A-106	Building E - Sixth Floor Plan
E A-107	Building E - Roof Plan
E A-200	Building E - Exterior Elevations
E A-300	Building E - Building Sections
E A-301	Building E - Building Sections
F A-100	Building F - Garage
F A-101	Building F - First Floor Plan
F A-102	Building F - Second Floor Plan
F A-103	Building F - Third Floor Plan
F A-104	Building F - Fourth Floor Plan
F A-105	Building F - Fifth Floor Plan
F A-106	Building F - Sixth Floor Plan
F A-107	Building F - Seventh Floor Plan
F A-108	Building F - Eighth Floor Plan
F A-109	Building F - Roof Plan
F A-200	Building F - Elevations
F A-201	Building F - Elevations
F A-202	Building F - Elevations
F A-300	Building F - Building Section

AERIAL RENDERING



LOCATION PLAN



PROJECT DESCRIPTION:

406 Boston Post Road is a redevelopment of the Former United Hospital into a Mixed-Use Project including Seven (7) different buildings. The development will include a 120 Key Hotel, Four (4)-Six-Story Multi-Family Residential Buildings with 957 Units, a Eight-Story Assisted Living Building and a Three-Story "Jewel Box" Building that houses Retail and Amenity Space. All of the buildings surround an open "Village Green" Each Building has a mix of below grade parking structure and surface parking.

NOTE:

THE SPECIFICATIONS FOR THIS PROJECT FORM AN INTEGRAL PART OF THE CONSTRUCTION DOCUMENTATION AND ARE TO BE REFERRED TO IN CONJUNCTION WITH THESE DRAWINGS.

PROJECT MATRIX

BUILDING	GROSS SF	STRUCTURED PARKING (SF)	STRUCTURED PARKING (SPACES)	ZFA	RETAIL	AMENITY	RESIDENTIAL	UNITS	0-BR	1-BR	2-BR
Building A - Hotel:	130,681	51,566	140	79,115	0	5,604	73,511	N/A			
Building B - Multifamily:	357,586	191,637	196	159,373	4,165	3,342	151,866	194	2	140	52
Building C - Multifamily:	254,889	0	324	246,266	0	5,223	241,043	323	40	228	55
Building D - Multifamily:	406,425	96,621	264	298,610	0	9,401	289,209	383	119	223	41
Building E - Multifamily:	104,003	16,785	42	83,471	3,007	1,451	79,013	99	51	11	37
Jewel Box:	21,416	0	0	21,416	0	21,416	0	N/A			
Building F - Senior:	260,000	75,000	226	185,000	0	11,931	173,069	150	0	60	90
Project Total:	**1,535,000**	**431,609**	**1,192**	**1,073,251**	**7,172**	**58,368**	**1,007,711**	**1,149**	**212**	**662**	**275**

CUBE 3
architecture | interiors | planning
56 Hight Street North Andover, MA 01845
phone: 978.989.9900 www.cube3.com

project information: *406 BOSTON POST RD*

406 BOSTON POST ROAD,
PORT CHESTER, NY 10573

client information:
BOSTON POST ROAD OWNER LLC c/o ROSE ASSOCIATES CAPITAL GROUP LLC

777 Third Avenue, 6th Floor, New York, New York 10017

issuance: *SITE PLAN AMENDMENT*

NOT FOR CONSTRUCTION

key plan:

drawing information:

drawing by:	BA
drawing checked by:	AB AR
drawing scale:	
drawing date:	11 June 2026
project number:	24040.00.MA

drawing revisions:

No.	Description	Date
1	Site Plan Amendment 2	05.22.2026
2	Site Plan Amendment 3	06.11.2026

registration:

drawing name: Cover Sheet

drawing number: **A-000**

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ZONING COMPLIANCE W. CHAPTER 345.405.A10-F

Design Criteria Zoning Compliance w. Chapter 345.405.A10-F	Project Response	Document Location	Project Compliance...
1. Consolidated Site	The project has been designed to integrate the "one site" approach to the development with contiguous lots creating the Village on the Hill.	SLR Plan - LA	Y
2. Streets	The project has been designed to integrate an interior street grid and eliminate dead end streets	SLR Plan - LA	Y
3. Pedestrian & Bicycle Accomodations	The project has been designed to provide adequate facilities for pedestrians and bicycles. The sidewalks and pathways have also been designed to accommodate accessible routes throughout the site.	SLR Plan - AR	Y
4. Modes of Transportation	The project has been designed to accommodate mass transit, pedestrians and bicycles.	SLR Plan - LA, AR	Y
5. Location of Certain Uses	The project has been designed such that any street level uses along Boston Post Road shall be commercial uses.	SLR Plan - LA	Y
6. Access to Abendroth Park	The project has been designed to provide direct access through our site to Abendroth Park.	SLR Plan - LA	Y
7. Architecture - General	The buildings have been designed to reinforce the importance of pedestrian and public realms. We have located retail and amenity spaces at these areas to activate the street level. The architecture reflects that ribbon windows are discouraged and that certain other window architectural treatments are encouraged.	SLR Plan - OP-2 & CUBE 3 Plans - A A-102, BC A-102, D A-102, E...	Y
8. Architecture - Certain Facades	Facades visible from Boston Post Road and I-287 have been designed to reflect the architectural significance of being the gateway to the Village of Port Chester. Specifically Building B's Street Facing Tower was designed to mimic a marquee sign similar to what is built throughout Port Chester. We have also designed a park at the gateway of the property to invite activity to the area.	CUBE 3 Plans - A A-200, BC A-200, BC A-201, D A-200, E A-200, F A-200	Y
9. Diversity of Building Design	The project has been designed to provide diverse building types and styles to avoid excessive similarity between buildings.	CUBE 3 Plans - A A-200, BC A-200, BC A-201, D A-200, E A-200, F A-200	Y
10. Building Composition	The buildings have been designed to be broken both vertically and horizontally with architectural bays or window placement. The buildings do not have a solid expanse of wall that exceeds 30 feet in length. We are utilizing a selection of different materails to further articulate the facade of the buildings.	CUBE 3 Plans - A A-200, BC A-200, BC A-201, D A-200, E A-200, F A-200	Y
11. Certain Archtiectural Elements	The buildings have been designed to utilize architectural elements such as cornices, molding and changes in material and color to add special interest to the design.	CUBE 3 Plans - A A-200, BC A-200, BC A-201, D A-200, E...	Y
12. Vinyl Siding Prohibited	The buildings have been designed without the use of vinyl siding.	CUBE 3 Plans - A A-200, BC A-200, BC A-201, D A-200, E A-200, F A-200	Y
13. Screening of Parking	The project has been designed to screen all parking structures by utilizing podium construction and burying the parking garages within the grading of the site. No structured parking will be visible from Boston Post Road or any other primary roadway.	CUBE 3 Plans - A A-300, BC A-300, BC A-301, D A-300, E A-300, F A-300	Y
14. Parking Ramps	The project has been designed to eliminate the use of ramps external to the parking structures. All ramping for parking garages occur within the garage footprint. It should also be noted that no parking ramps are visible from Boston Post Road.	CUBE 3 Plans - A A-100, A A-101, BC A-100, BC A-101, D A-100, E...	Y
15. Screening of Rooftop Equipment	The project has been designed to screen all rooftop equipment or locate them to not be visible from the street. The rooftop equipment has been located so that it is over the center of the corridor and away from the edges of the roof. We also utilize parapets in areas where the equipment is in close proximity to the exterior wall to shield them.	CUBE 3 Plans - A A-107, BC A-108, D A-108, E A-107, F A-109	Y
16. Screening of Wireless Antenna	Wireless antennae will be screened, appropriately masked or otherwise be stealthed or located.	CUBE 3 Updated Renderings	Y
17. Streetscape Furnishings	The project has been designed to appropriately furnish to facilitate the goals of the SD-PMU District through the activation of the site for pedestrian use. The open green space and pedestrian access through the entire site provides this.	SLR Plan - LA, AR, OP-2	Y
18. Signs	The project has been designed so that all signage will comply with Article 7 and will be varied in types, sizes and styles.	Civil	Y

ZONING PROGRAM TABLE

BUILDING	GSF OF EACH BUILDING	GSF OF USE WITHIN EACH BUILDING	DWELLING UNITS/PROGRAM WITHIN EACH BUILDING	ZONING REGULATION	REQUIRED BY ZONING (with parking reduction factor)	PARKING SPACES FOR EACH BUILDING	BUILDING HEIGHT	CEILING HEIGHT	SITE COVERAGE (based on Conceptual Subdivision Plan on Sheet SP)	MINIMUM USABLE OPEN SPACE REQUIREMENTS (GSF)
A (Hotel)	79,115	73,511 (Rooms) 5,604 (Amenity Space)	120 Keys (Rooms) 40 Employees	1 per Dwelling Unit 1 per each 2 employees on the premises at (1) time	140 ps **(112 ps)**	140 ps (Structured)	83' -1 1/4" Total Height	11' -0" First Floor 11' -0" Typical Floor	3.60%	12000
B (Residential)	159,373	151,866 (Residential) 4,165 (Retail)	194 DU 4,165 (Retail)	1 per Dwelling Unit 1 per 200 SF of Usable Retail Floor Area	230 ps **(87 ps)**	196 ps (Structured) 28ps (Surface-shared) **224 Total**	75' -5 5/8" Total Height	11' -8" First Floor 9' -0 3/4" Typical Floor	28.43% (Shared Footprint w. Building C)	19400
C (Residential)	246,266	241,043 (Residential) 5,223 (Amenity Space)	323 DU	1 per Dwelling Unit	326 ps **(127 ps)**	324 ps (Structured)	77' -6 3/4" Total Height	11' -8" First Floor 9' -0 3/4" Typical Floor	(Shared Footprint w. Building B)	32300
D (Residential)	298,610	298,610 (Residential) 9,401 (Amenity Space)	383 DU	1 per Dwelling Unit	331 ps **(128 ps)**	264 ps (Structured) 108 ps (Surface) 37 ps (Surface-shared) **409 Total**	86' -1 5/8" Total Height	11' -0" First Floor 9' -0 3/4" Typical Floor	12.54%	38300
E (Residential)	83,471	79,013 (Residential) 1,451 (Amenity Space) 3,007 (Retail)	99 DU 3,007 (Retail)	1 per Dwelling Unit 1 per 200 SF of Usable Retail Floor Area	114 ps **(48ps)**	42 ps (Structured) 57 ps (Surface-shared) **99 Total**	72' -11 1/8" Total Height	11' -0" First Floor 9' -0 3/4" Typical Floor	3.03%	9900
E - Jewel Box (Retail/Amenity)	21,416	21,416 (Amenity Space) 0 (Retail)		1 per 200 SF of Usable Retail Floor Area	40 ps **(27 ps)**	**14 ps (Surface-shared)**	44' -7 1/4" Total Height	14' -6" First Floor 11' -0" Min. Typical Floor	2.01%	
F (Senior)	185,000	173,069 (Senior) 11,931 (Senior Amenity Space/Common Area)*	150 (Senior)	1 per Independent Living Unit (150 spaces req'd)	112 ps **(150 ps)**	226 ps (Structured)	83'-9" Total Height	11' -0" First Floor 9' -0" Typical Floor	50.57% (Lot #4)	15000 0
TOTAL	**1,073,251**				1,293 ps **(619 ps - See Parking Requirement Summary Table - Full Shared Parking Factor)**	**1,394 ps**				126900 **(Provided Open Space: 147,000 GSF - See Sheets OP-1 & OP-2)**
						Lot 1 (SF) Lot 4 (SF)			539154 65650	

PROJECT SUMMARY

BUILDING	GROSS SF	STRUCTURED PARKING (SF)	STRUCTURED PARKING...	ZFA (GSF)	RETAIL (GSF)	AMENITY (GSF)	RESIDENTIAL (GSF)	RESIDENTIAL UNITS	HOTEL UNITS	SENIOR UNITS
Building A - Hotel:	130,681	51,566	140	79,115	0	5,604	73,511	N/A	120	N/A
Building B - Multifamily:	357,586	191,637	196	159,373	4,165	3,342	151,866	194	N/A	N/A
Building C - Multifamily:	254,889	0	324	246,266	0	5,223	241,043	323	N/A	N/A
Building D - Multifamily:	406,425	96,621	264	298,610	0	9,401	289,209	383	N/A	N/A
Building E - Multifamily:	104,003	16,785	42	83,471	3,007	1,451	79,013	99	N/A	N/A
Jewel Box:	21,416	0	0	21,416	0	21,416	0	N/A	N/A	N/A
Building F - Senior:	260,000	75,000	226	185,000	0	11,931	173,069	N/A	N/A	150
Project Total:	**1,535,000**	**431,609**	**1,192**	**1,073,251**	**7,172**	**58,368**	**1,007,711**	**999**	**120**	**150**

FAR SUMMARY

BUILDING	RESIDENTIAL	NON-RESIDENTIAL	TOTAL
Building A	0	79,115	79,115
Building B	155,208	4,165	159,373
Building C	246,266	0	246,266
Building D	298,610	0	298,610
Building E	80,464	3,007	83,471
Building F - Senior	185,000	0	185,000
Jewel Box	21,416	0	21,416
Total GSF	**986,964**	**86,287**	**1,073,251**
Overall Percentage	**91.96%**	**8.04%**	**100.00%**

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project information:
406 BOSTON POST RD

406 BOSTON POST ROAD,
PORT CHESTER, NY 10573

client information:
BOSTON POST ROAD OWNER LLC c/o ROSE ASSOCIATES CAPITAL GROUP LLC

777 Third Avenue, 6th Floor, New York, New York 10017

consultant information:

issuance:
SITE PLAN AMENDMENT

NOT FOR CONSTRUCTION

key plan:

drawing information:
drawing by: BA
drawing checked by: AB AR
drawing scale:
drawing date: 11 June 2026
project number: 24040.00.MA

drawing revisions:

No.	Description	Date
1	Site Plan Amendment 2	05.22.2026
2	Site Plan Amendment 3	06.11.2026

registration:

drawing name:
Zoning Compliance & Building & Unit Matrix

drawing number:
A-001

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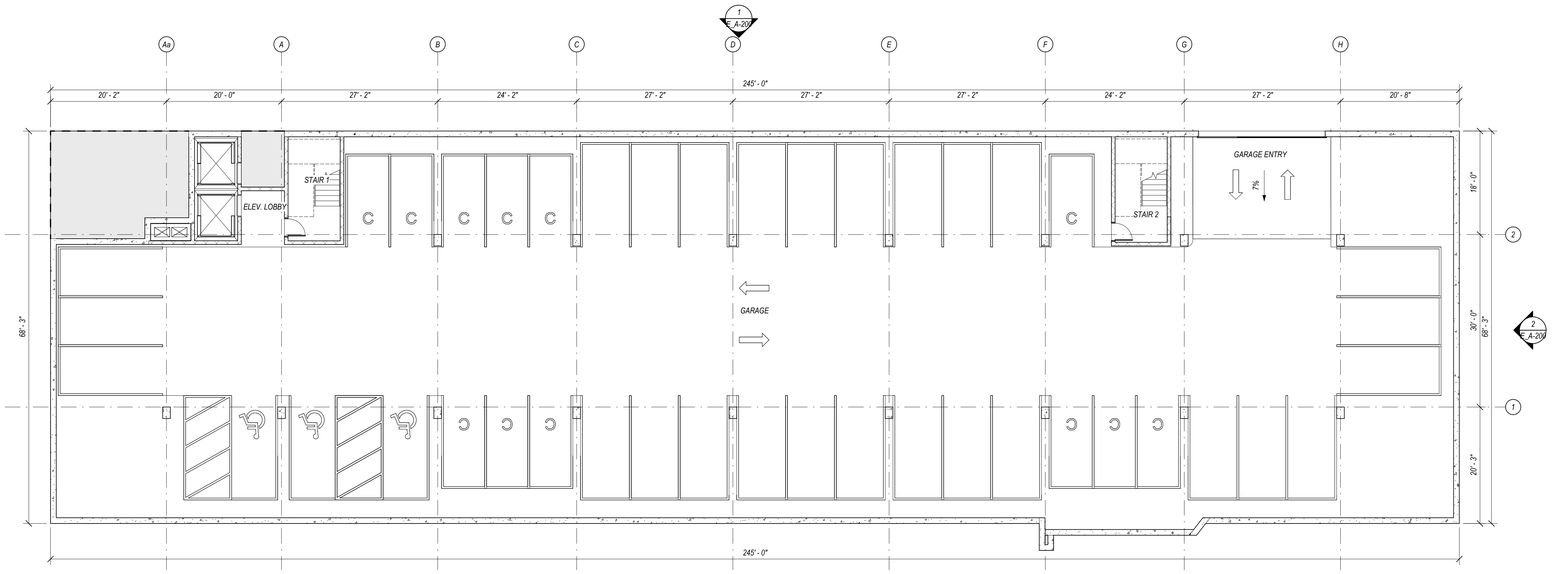

PARKING SCHEDULE - GARAGE

MARK	TYPE	SIZE	QUANTITY
----	STANDARD PARKING STALL	8'-6"x18'-0"	27
	HANDICAP PARKING STALL	8'-0"x18'-0"	2
	VAN HANDICAP PARKING STALL	8'-0"x18'-0"	1
C	COMPACT PARKING STALL	7'-6"x16'-0"	12
TOTAL			42

Building E - Garage Plan
3/32" = 1'-0"
1
E_A-100

project information:
406 BOSTON POST RD - BUILDING E1
406 BOSTON POST ROAD,
PORT CHESTER, NY 10573

client information:
BOSTON POST ROAD OWNER LLC c/o ROSE ASSOCIATES CAPITAL GROUP LLC

777 Third Avenue, 6th Floor New York New York 10017

consultant information:

issuance:
SITE PLAN SUBMISSION
NOT FOR CONSTRUCTION

key plan:

drawing information:

drawing by:	BTA
drawing checked by:	AB
drawing scale:	As indicated
drawing date:	11 June 2026
project number:	24040.00.MA

drawing revisions:

No.	Description	Date
1	Site Plan Amendment	10.24.2024
2	Site Plan Amendment 2	05.22.2026
3	Site Plan Amendment 3	06.11.2026

registration:

drawing name:
Building E - Garage Plan

drawing number:
E_A-100

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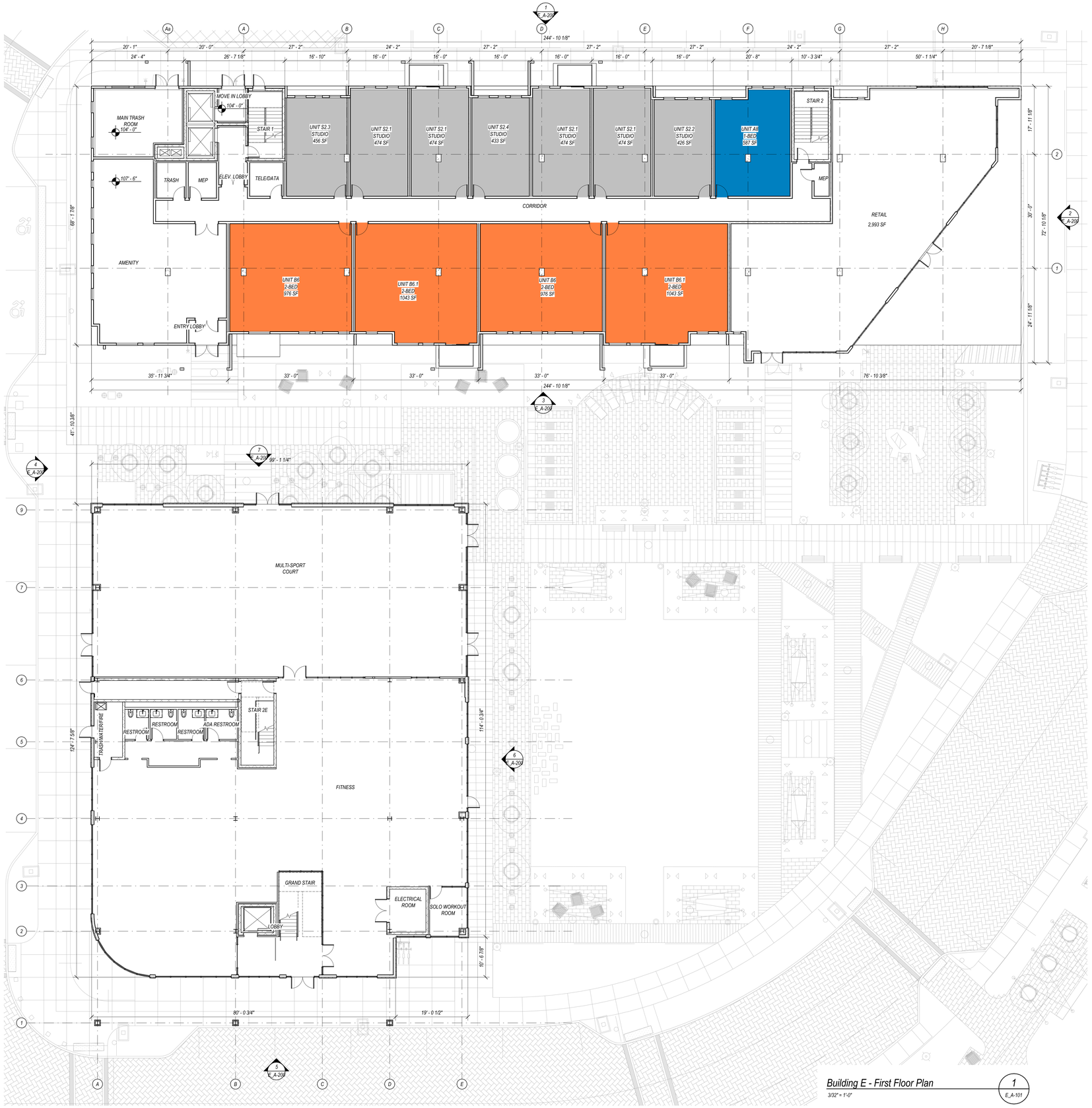

Building E - First Floor Plan
3/32" = 1'-0"

1
E_A-101

project information:
406 BOSTON POST RD - BUILDING E1
406 BOSTON POST ROAD,
PORT CHESTER, NY 10573

client information:
BOSTON POST ROAD OWNER LLC c/o ROSE ASSOCIATES CAPITAL GROUP LLC

777 Third Avenue, 6th Floor New York New York 10017

issuance:
SITE PLAN SUBMISSION
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key plan:

drawing information:

drawing by:	BTA
drawing checked by:	AB
drawing scale:	3/32" = 1'-0"
drawing date:	11 June 2026
project number:	24040 00.MA

drawing revisions:

No.	Description	Date
1	Site Plan Amendment	10.24.2024
2	Site Plan Amendment 2	05.22.2026
3	Site Plan Amendment 3	06.11.2026

registration:

drawing name:
Building E - First Floor Plan

drawing number:
E_A-101

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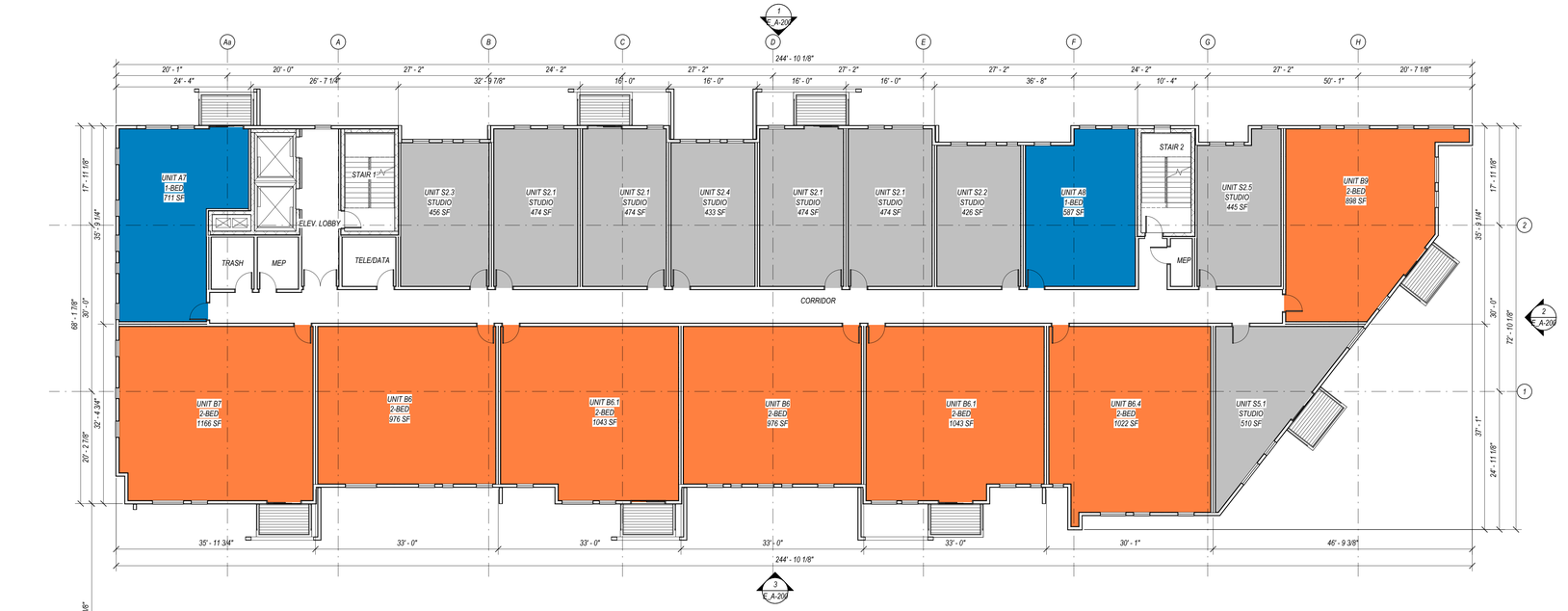

Building E - Second Floor Plan
3/32" = 1'-0"

1
E_A-102

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777 Third Avenue, 6th Floor New York New York 10017

consultant information:

issuance:

SITE PLAN SUBMISSION

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key plan:

drawing information:

drawing by:	BTA
drawing checked by:	AB
drawing scale:	3/32" = 1'-0"
drawing date:	11 June 2026
project number:	24040.00.MA

drawing revisions:

No.	Description	Date
1	Site Plan Amendment	10.24.2024
2	Site Plan Amendment 2	05.22.2026
3	Site Plan Amendment 3	06.11.2026

registration:

drawing name:

Building E - Second Floor Plan

drawing number:

E_A-102

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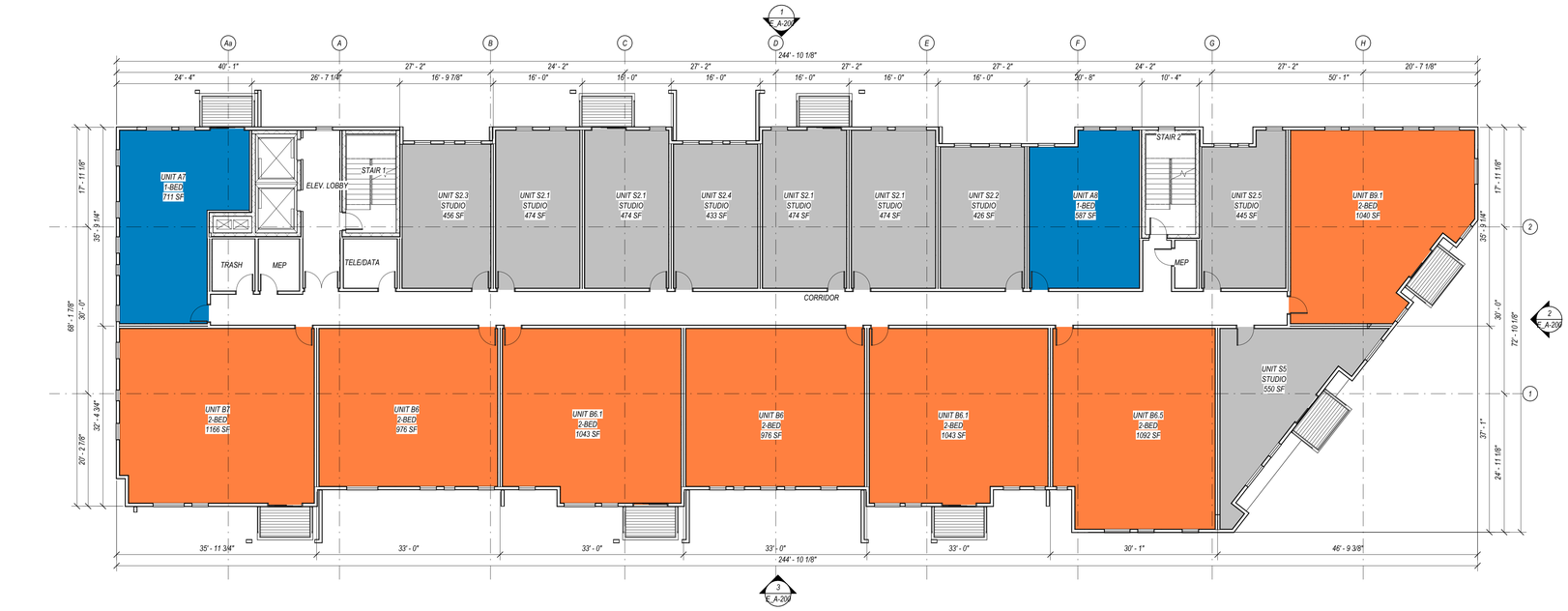



Building E - Third Floor Plan
3/32" = 1'-0"

1
E_A-103

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406 BOSTON POST ROAD,
PORT CHESTER, NY 10573

client information:
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777 Third Avenue, 6th Floor New York New York 10017

consultant information:

issuance:
SITE PLAN SUBMISSION
NOT FOR CONSTRUCTION

key plan:

drawing information:

drawing by:	BTA
drawing checked by:	AB
drawing scale:	3/32" = 1'-0"
drawing date:	11 June 2026
project number:	24040.00.MA

drawing revisions:

No.	Description	Date
1	Site Plan Amendment	10.24.2024
2	Site Plan Amendment 2	05.22.2026
3	Site Plan Amendment 3	06.11.2026

registration:

drawing name:
Building E - Third Floor Plan

drawing number:
E_A-103

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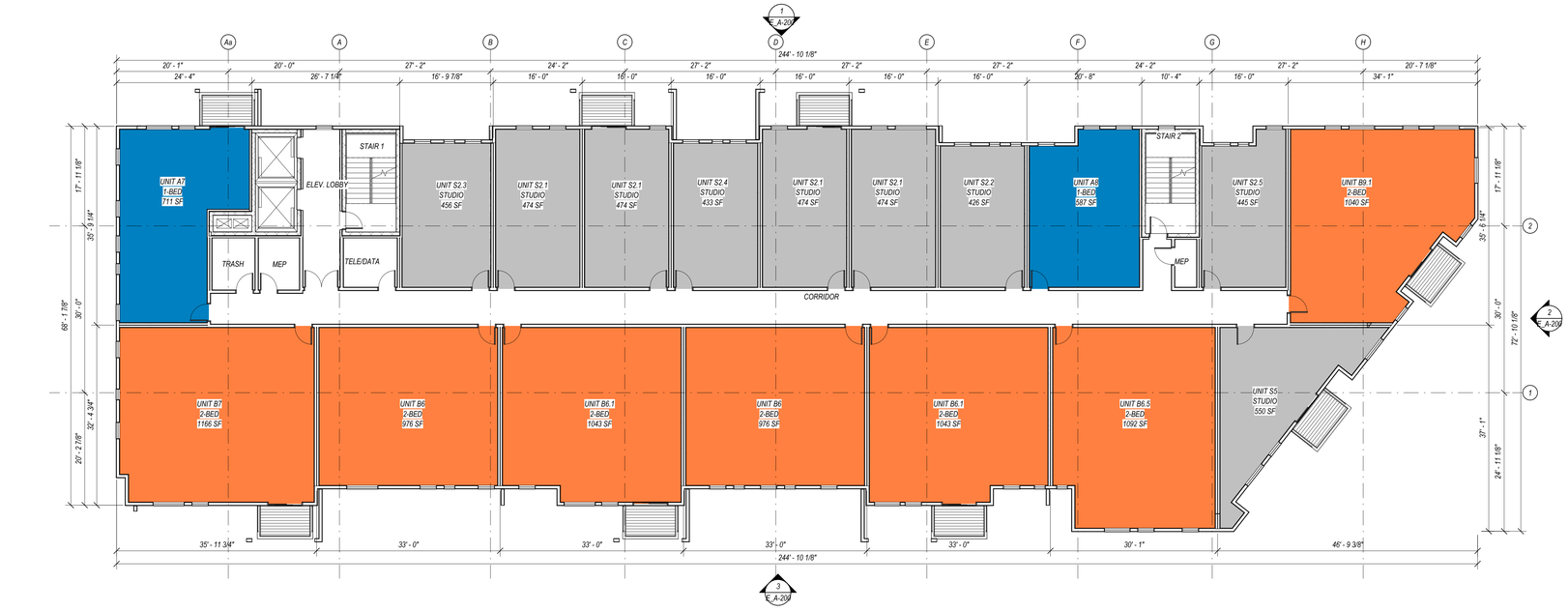

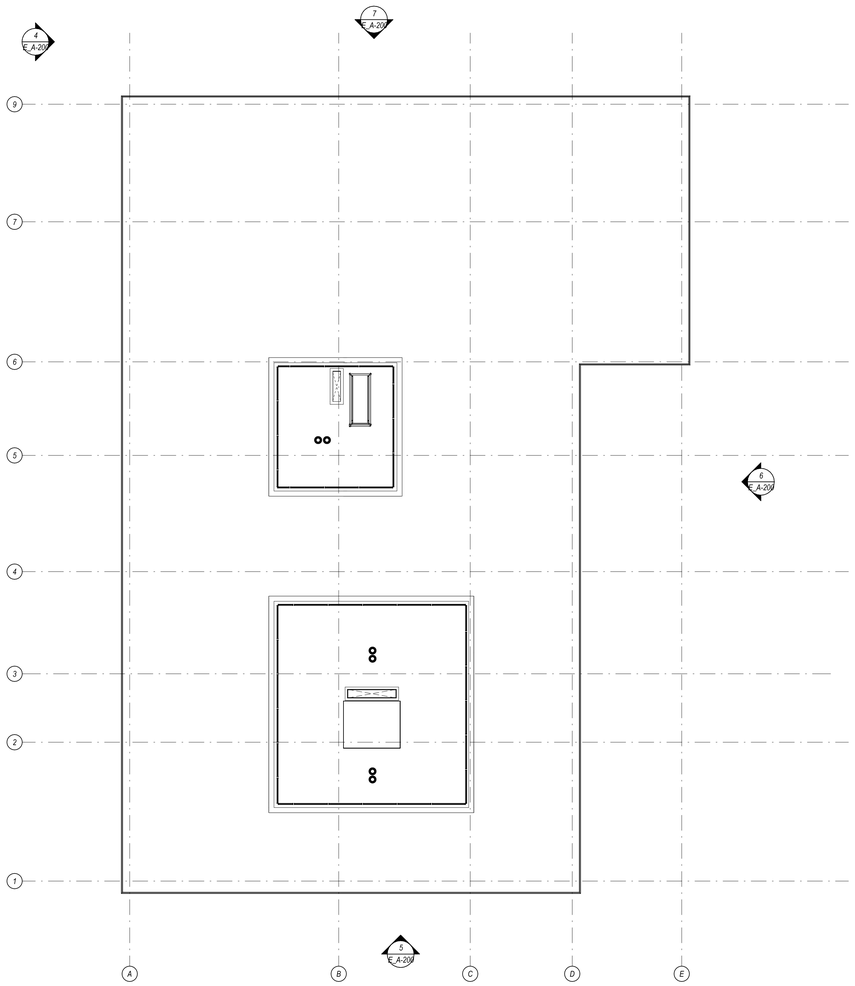

Building E - Fourth Floor Plan
3/32" = 1'-0"

1
E_A-104

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406 BOSTON POST RD - BUILDING E1

406 BOSTON POST ROAD,
PORT CHESTER, NY 10573

client information

BOSTON POST ROAD OWNER LLC c/o ROSE ASSOCIATES CAPITAL GROUP LLC

777 Third Avenue, 6th Floor New York New York 10017

consultant information

issuance

SITE PLAN SUBMISSION

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key plan



drawing information

drawing by:	BTA
drawing checked by:	AB
drawing scale:	3/32" = 1'-0"
drawing date:	11 June 2026
project number:	24040.00.MA

drawing revisions:

No.	Description	Date
1	Site Plan Amendment	10.24.2024
2	Site Plan Amendment 2	05.22.2026
3	Site Plan Amendment 3	06.11.2026

registration

drawing name

Building E - Fourth Floor Plan

drawing number

E_A-104

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406 BOSTON POST RD - BUILDING E1

406 BOSTON POST ROAD.
PORT CHESTER, NY 10573

client information:

BOSTON POST ROAD OWNER LLC c/o ROSE ASSOCIATES CAPITAL GROUP LLC

777 Third Avenue, 6th Floor New York New York 10017

consultant information:

issuance:

SITE PLAN SUBMISSION

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key plan:



drawing information:

drawing by:	BTA
drawing checked by:	AB
drawing scale:	3/32" = 1'-0"
drawing date:	11 June 2026
project number:	24040.00.MA

drawing revisions:

No.	Description	Date
1	Site Plan Amendment	10.24.2024
2	Site Plan Amendment 2	05.22.2026
3	Site Plan Amendment 3	06.11.2026

registration:

drawing name:

Building E - Fifth Floor Plan

drawing number:

E_A-105



Building E - Fifth Floor Plan
3/32" = 1'-0"

1
E_A-105

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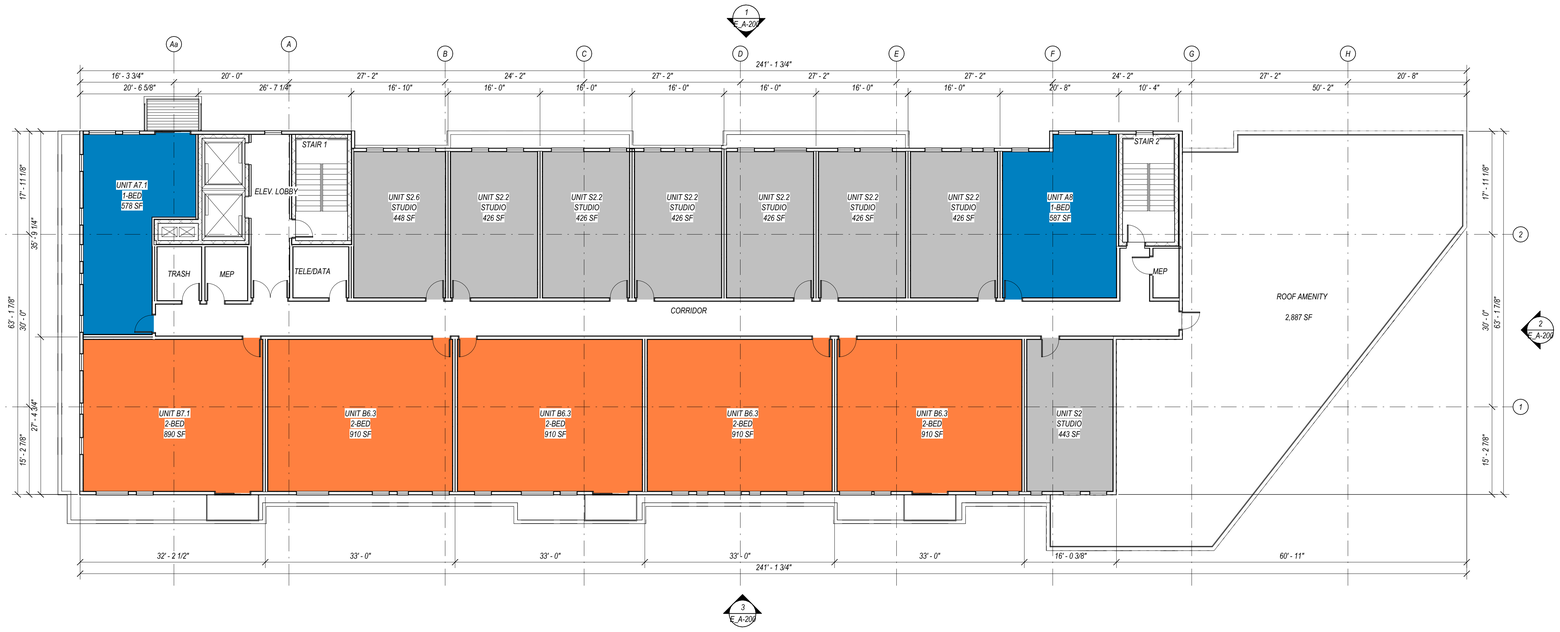

Building E - Sixth Floor Plan
3/32" = 1'-0"

1
E_A-106

project information:

406 BOSTON POST RD - BUILDING E1

406 BOSTON POST ROAD.
PORT CHESTER, NY 10573

client information:

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consultant information:

issuance:

SITE PLAN SUBMISSION

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key plan:



drawing information:

drawing by:	*BTA*
drawing checked by:	*AB*
drawing scale:	*3/32" = 1'-0"*
drawing date:	*11 June 2026*
project number:	*24040.00.MA*

drawing revisions:

No.	Description	Date
1	Site Plan Amendment	10.24.2024
2	Site Plan Amendment 2	05.22.2026
3	Site Plan Amendment 3	06.11.2026

registration:

drawing name:

Building E - Sixth Floor Plan

drawing number:

E_A-106

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client information

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consultant information

issuance

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key plan



drawing information

drawing by:	BTA
drawing checked by:	AB
drawing scale:	3/32" = 1'-0"
drawing date:	11 June 2026
project number:	24040.00.MA

drawing revisions:

No.	Description	Date
1	Site Plan Amendment	10.24.2024
2	Site Plan Amendment 2	05.22.2026
3	Site Plan Amendment 3	06.11.2026

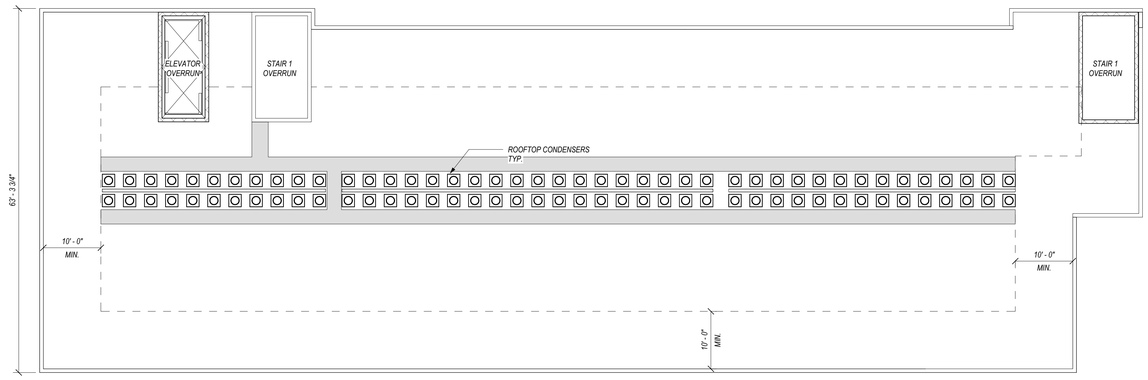
registration

drawing name

Building E - Roof Plan

drawing number

E_A-107



6th FLOOR ROOFTOP AMENITY BELOW

2
E_A-201

Building E - Roof Plan
3/32" = 1'-0"

1
E_A-107

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Building E2 - North
1/16" = 1'-0"
7
E_A-200

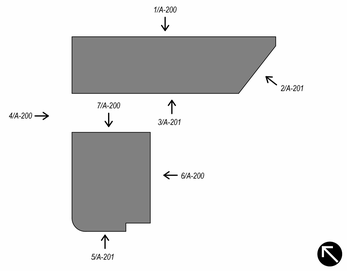


Building E2 - East
1/16" = 1'-0"
6
E_A-200



Building E2 - South
1/16" = 1'-0"
5
E_A-200

BUILDING E - ELEVATION KEY PLAN



EXTERIOR MATERIAL LEGEND

1 GLASS STOREFRONT



2 WOOD RAINSCREEN



3 GLASS NANAWALL



4 STEEL PERGOLA



5 VERTICAL FIBER CEMENT PANEL - DARK GREY



6 WOOD-LIKE FIBER CEMENT SIDING - GREY



7 CORTEN STEEL



8 GLASS BALCONY



9 MESH BALCONY







Building E1 - E2 - West
1/16" = 1'-0"
4
E_A-200



Building E - South
1/16" = 1'-0"
3
E_A-200



Building E - East
1/16" = 1'-0"
2
E_A-200



Building E - North
1/16" = 1'-0"
1
E_A-200

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project information

406 BOSTON POST RD - BUILDING E1

406 BOSTON POST ROAD,
PORT CHESTER, NY 10573

client information

BOSTON POST ROAD OWNER LLC c/o ROSE ASSOCIATES CAPITAL GROUP LLC

777 Third Avenue, 6th Floor New York New York 10017

issuance

SITE PLAN SUBMISSION

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key plan



drawing information

drawing by:	BTA
drawing checked by:	AB
drawing scale:	As indicated
drawing date:	11 June 2026
project number:	24040.00.MA

drawing revisions:

No.	Description	Date
1	Site Plan Amendment	10.24.2024
2	Site Plan Amendment 2	05.22.2026
3	Site Plan Amendment 3	06.11.2026

registration

drawing name

Building E - Exterior Elevations

drawing number

E_A-200

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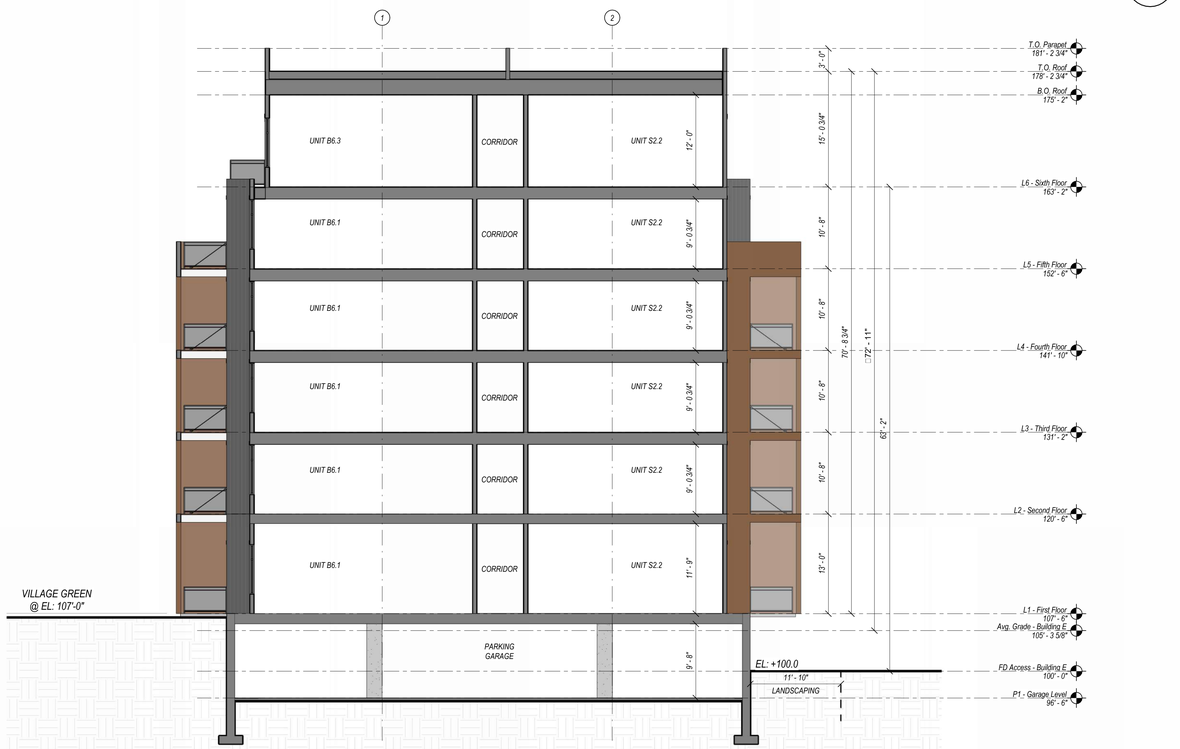
Building E2 - Section
1/8" = 1'-0"
2
E_A-300



Building E1 - Section
1/8" = 1'-0"
1
E_A-300

project information:
406 BOSTON POST RD - BUILDING E1
406 BOSTON POST ROAD,
PORT CHESTER, NY 10573

client information:
BOSTON POST ROAD OWNER LLC c/o ROSE ASSOCIATES CAPITAL GROUP LLC

777 Third Avenue, 6th Floor New York New York 10017

consultant information:

issuance:
SITE PLAN SUBMISSION
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key plan:

drawing information:

drawing by:	BTA
drawing checked by:	AB
drawing scale:	1/8" = 1'-0"
drawing date:	11 June 2026
project number:	24040.00.MA

drawing revisions:

No.	Description	Date
1	Site Plan Amendment	10.24.2024
2	Site Plan Amendment 2	05.22.2026
3	Site Plan Amendment 3	06.11.2026

registration:

drawing name:
Building Sections

drawing number:
E_A-300

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A-1a			
	IMPERVIOUS	PERVIOUS	TOTAL
APPROVED	5.08 AC	6.84 AC	11.92 AC
PROPOSED	5.08 AC	6.84 AC	11.92 AC

A-1b			
	IMPERVIOUS	PERVIOUS	TOTAL
APPROVED	4.54 AC	1.82 AC	6.36 AC
PROPOSED	4.60 AC	1.74 AC	6.34 AC

A-2			
	IMPERVIOUS	PERVIOUS	TOTAL
APPROVED	0.56 AC	0.12 AC	0.68 AC
PROPOSED	0.54 AC	0.14 AC	0.68 AC

A-4a			
	IMPERVIOUS	PERVIOUS	TOTAL
APPROVED	3.97 AC	2.09 AC	6.06 AC
PROPOSED	4.06 AC	1.96 AC	6.02 AC

A-4b			
	IMPERVIOUS	PERVIOUS	TOTAL
APPROVED	2.70 AC	1.46 AC	4.16 AC
PROPOSED	2.70 AC	1.47 AC	4.17 AC

B			
	IMPERVIOUS	PERVIOUS	TOTAL
APPROVED	0.69 AC	0.77 AC	1.46 AC
PROPOSED	0.67 AC	0.83 AC	1.50 AC

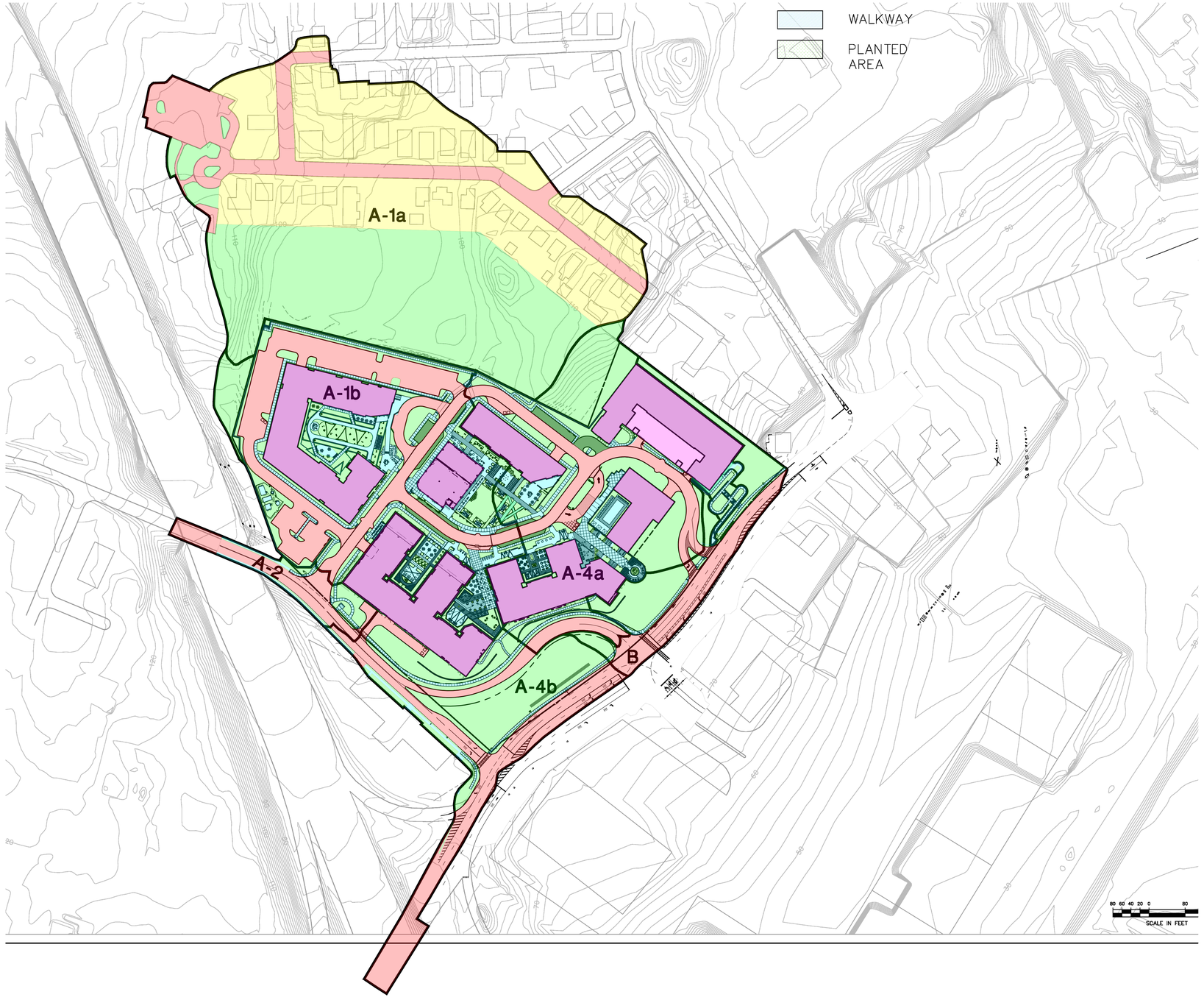
BUILDING (IMP.)

ROADWAY (IMP.)

SIDEWALKS/WALLS (IMP.)

⅛-AC RESIDENTIAL LOTS (65% IMP.)

PERVIOUS



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DESCRIPTION	DATE	BY
JEWEL BOX FOOTPRINT REVISION	6/11/2026	AWG

LAND USE MAP

UNITED HOSPITAL REDEVELOPMENT

406 BOSTON POST ROAD
VILLAGE OF PORT CHESTER, NEW YORK

AWG	AWG	TD
DESIGNED	DRAWN	CHECKED

SCALE: 1"=100'

DATE: MAY 22, 2026

PROJECT NO.: 6975-01/21543.00009

SHEET NO.: 14 OF 16

SHEET NAME: IMP

July 14, 2026

Greg Cutler, AICP, Director of Planning
Department of Planning & Economic Development
Village of Port Chester
222 Grace Church Street
Port Chester, NY 10573

County Planning Board Referral File PCH-26-007 – Westchester Crossing (United Hospital)
406 Boston Post Road & 999 High Street
Site Plan, Zoning Text, and Official Map Amendment

Dear Mr. Cutler:

The Westchester County Planning Board has received a site plan (revised May 22, 2026) and related materials for a revised proposal regarding the construction of a new mixed-use development on the 15.45-acre former United Hospital site located at 406 Boston Post Road and 999 High Street (SBLs 141.52-1-31 to 31.9). The site lies across Boston Post Road from the Gateway Port Chester shopping center. The Cross Westchester Expressway (I-287) abuts the site to the west, and Abendroth Park and multifamily apartment buildings lie to the north. All buildings and parking lots on the site associated with the former hospital have been demolished. The site lies within the SD-PMU – Planned Mixed-Use Special District, and as such is subject to special consideration by the Village Board of Trustees.

We provided our latest comment letter regarding this development on December 2, 2024 (PCH 24-010), discussing amendments to previous iterations of the site plan from 2014, 2017, 2021, and 2022. The Village adopted those amendments on December 16, 2024. The current proposal maintains the general layout of the site, which would consist of seven buildings, a new interior street layout, and a "bypass road" connecting the signalized intersection of Boston Post Road and the shopping center with westbound High Street. The main entrance to the site would be located along High Street, and a second driveway would connect to Boston Post Road for southbound traffic only. Both public and private open space is included throughout the site, including a new park area at the corner of Boston Post Road and High Street.

The currently proposed amendments primarily concern the uses and unit counts within the buildings:

- The center "Jewel Box" building was approved as a two-story building containing 14,200 square feet of residential amenity space and 9,800 square feet of retail space. The amendments propose removing the retail area for additional residential amenity space, totaling 19,003 square feet.
- Building A was approved as a six-floor, 120-key hotel. The amendments do not propose changing the number of provided rooms, however the guest amenity space would be reduced by 1,096 square feet.
- Buildings B and C were approved as two six-story towers over an interconnected parking garage totaling 527 residential units and 5,624 square-feet of retail space. Interior redesigns as part of the amendments would reduce the residential unit count by 10 and reduce the retail square footage by 1,459 square feet.

- Building D was approved as a six-story residential building containing 331 units. The amendments propose to add a seventh story to the building, and increase the unit count by 52.
- Building E was approved as a six-story building containing 99 residential units and 2,890 square feet of retail. The amendments propose to add 117 square feet to the retail space.
- Building F was approved as an eight-story senior-restricted building containing 90 independent living units and 110 assisted living units. The amendments would reduce the height of the building to seven stories, remove the assisted living units, and increase the independent living units by 60.

In total, the proposed amendments call for 1,149 residential units (212 studio, 662 one-bedroom, 275 two-bedroom), 7,172 square feet of retail space, and a 120-room hotel. 112 of the residential units would be set as affordable housing, and 150 units would be restricted to seniors. In addition, the total parking on the site would be increased from 1,262 spaces to 1,394 spaces, with 1,192 spaces located within garages and 202 spaces located on surface lots or the interior roadways.

The application also includes zoning text amendments to remove the SD-PMU zone requirement of a 25% minimum Floor Area Ratio (FAR) for nonresidential uses. Additionally, the applicant is proposing to dedicate the site's interior street network to the Village, which would require an official map amendment.

We have no objection to the Port Chester Village Board assuming Lead Agency status for this review.

We have reviewed this revised application under the provisions of Section 239 L, M and N of the General Municipal Law and Section 277.61 of the County Administrative Code and we offer the following comments:

1. Consistency with County Planning Board and local policies.

As we have stated in our previous letters, the proposed development remains inconsistent with the County Planning Board's long-range planning policies set forth in ***Westchester 2025—Context for County and Municipal Planning and Policies to Guide County Planning,*** and its recommended strategies set forth in ***Patterns for Westchester: The Land and the People***. We agree that the redevelopment of the former United Hospital is an important goal for the Village and the County. However, the proposed zoning amendment exacerbates the issues we noted in our previous letters regarding the weakened mixed-use nature of the site. It is our continued concern that the plan does not integrate the development into the surrounding environment and will essentially create an isolated neighborhood with an even smaller public mixed-use element than previously proposed.

Our understanding of the Village's vision for the United Hospital site was that it was intended to serve as a mixed-use development that would attract visitors to the site for shopping, employment, recreation, and other uses. This is why the zoning code requires a minimum of 25% of the development's Floor Area Ratio to be non-residential. We note that the reasoning for the proposed elimination of the 25% FAR requirement is primarily due to the removal of the assisted living component of the site, however we consider the determination that assisted living uses are commercial to be questionable itself, and not in the spirit of the Code or Village Comprehensive Plan.

The applicant is now proposing a 11,142 square-foot reduction in retail square footage, further reducing the non-residential area from what was originally conceived, and realizing the concern we stated in our 2024 letter of retail spaces being converted into resident amenity space. We understand that the current retail landscape is difficult and agree that caution is needed so that the site does not unduly compete with existing retail locations in the Village, however we note that the FAR requirement regards non-residential space, not strictly retail and restaurant space. We recommend that the Applicant and the Village work to include other types of public non-residential uses to fulfill the 25% FAR requirement, rather than removing it, in order to accomplish the goals of the Comprehensive Plan and provide benefits and opportunities both for new residents on the site and existing residents in the surrounding neighborhood. Such uses could include community rooms, experiential uses, arts and crafting centers, small office spaces, or other uses that could benefit from close proximity to dense residential development, and provide opportunities for the Village as a whole.

2. Affordable housing.

We note that there are conflicting statements in the application regarding the provision of affordable housing, as the environmental narrative states that 112 affordable units are proposed. To account for the required 10% set-aside, 115 affordable units should be specified on the site plans.

3. NYS DOT review.

Boston Post Road (US Route 1) is a State highway. The Village should forward a copy of the application to NYS DOT to identify any additional required permits for the proposed project and to evaluate new potential traffic impacts to Boston Post Road.

4. Transportation demand management.

We note that the zoning code requires 1,293 parking spaces for this development, yet the applicant is proposing to provide 1,394. We question the need for an excess of 101 parking spaces on the site, and note that the large surface parking lot at the rear of the site could be drastically reduced if these excess parking spaces are not constructed. We recommend that the applicant remove the excess 101 spaces from the rear parking lot, or consider land-banking them for potential future demand. By removing these spaces, we note that additional greenspace could be provided along the sidewalk connecting the site to Abendroth Park, which currently is proposed to run between a retaining wall and the parking lot.

The County's *Transportation Demand Management Toolkits* provide strategies for municipalities, employers, and developers to reduce the need for single-occupancy vehicle commutes, which could help the applicant manage parking demand and avoid the economic and environmental costs of including excessive parking on the site. Ensuring that the transportation needs of new residents, customers, and employees are accommodated through means other than private automobiles is an important factor in reducing the dependency on cars and encouraging growth without overburdening the street network and existing parking supply. We recommend that the Village and applicant review these *Toolkits*, which can be provided by the Planning Department, to assist residents and visitors in accessing the site without the need to drive private vehicles. The County's Smart Commute Program can also assist employers to implement TDM strategies.

5. Pedestrian connectivity.

We appreciate that the applicant has included a new pathway connecting Buildings B and C to the sidewalk along the bypass road. This pathway will provide additional pedestrian access to the Bee-Line bus stops along Boston Post Road, as well as the shopping center across the street. We also note an additional connection to Abendroth Park at the rear of the property.

However, we again note that the intersection of the proposed new road and High Street includes a very wide turning radius that forces an extended crosswalk. We note that roadway designs such as this encourages vehicles to take turns at higher speeds, and thus are more dangerous to pedestrians utilizing the crosswalk. We understand that a larger radius may be needed for emergency vehicles and delivery trucks, however we recommend that a mountable curb system or other means of traffic calming be installed to discourage regular vehicular traffic from speeding through the intersection.

6. Bicycles and personal e-mobility devices.

We appreciate the inclusion of outdoor bicycle racks throughout the site, and recommend that bicycle parking rooms be provided within the proposed buildings for residents and employees, which includes electrical outlets to charge e-bicycles. We note that as the popularity of e-bicycles increases, there is a fire risk associated with non-UL certified batteries, particularly when tenants charge them with extension cords. Providing a centralized, sprinklered storage facility with appropriate outlets for charging is the best way to prevent fires and accommodate this form of transportation to and from the building. We note that storage convenience is in important factor in the utilization of bicycle transportation, and should be considered in the design of multifamily buildings.

We also recommend that the Village study the potential of including protected bicycle lanes along the length of Boston Post Road, as new development occurs along the corridor. Creating a bicycle lane along Route 1 would provide substantial benefits for the Village as residents, customers, and employees within the area would have a safe alternative means of accessing the Metro-North train station and downtown Port Chester, and help to reduce automobile traffic along this congested corridor.

7. Green building technology.

We appreciate that the applicant is including electric vehicle charging stations within the proposed parking garage, and note that many of the lower-level rooftops would contain patio areas and vegetation. We encourage the applicant to include as much additional green, or sustainable building technology as possible within the proposed development, and recommend that the applicant consider incorporating solar arrays or additional green roofing atop the various tower rooftops.

8. Universal Design.

We encourage the Village to consider the principles of universal design in this development, in addition to any building standards required by ADA regulations. Universal Design standards allow all residents and visitors to fully engage in our public and residential spaces. Universal Design is also an important means of enabling household residents to age in place, as well as to provide accessible pedestrian access and parking for persons with mobility issues.

Please inform us of the Village's decision so that we can make it a part of the record.

Thank you for calling this matter to our attention.

Respectfully,
WESTCHESTER COUNTY PLANNING BOARD

Bernard Thombs
Chair, Westchester County Planning Board

BT/mv

cc: Blanca Lopez, Commissioner, Westchester County Department of Planning
Craig Lader, Director of Transportation Planning, Westchester County Department of Planning
Heather Reiners, Smart Commute Program Coordinator, Westchester County DPW&T
Anne Darelius, NYS Department of Transportation, Region 8
Christopher Lee, NYS Department of Transportation, Region 8

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AFFIDAVIT OF PUBLICATION

State of Wisconsin
County of Brown

linda tutt being duly sworn, deposes and says she is the Principal Clerk of **The Journal News**, Division of Gannett Newspaper Subsidiary, publishers of following newspaper published in Westchester and Rockland Counties, State of New York, of which annexed is a printed copy, out from said newspaper has been published in said newspaper editions dated:

06/22/2026

linda tutt

Subscribed and sworn to before me this 22 day of June, 2026

Vicky Felty

Notary Public
State of Wisconsin, County of Brown

VICKY FELTY
Notary Public
State of Wisconsin

9.19.29 ep

RECEIVED
JUN 2 6 2026
VILLAGE CLERK'S OFFICE
VILAGE OF PORT CHESTER

PUBLIC NOTICE

PUBLIC NOTICE is hereby given that the Board of Trustees hereby sets a public hearing for July 29, 2026 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 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 and to consider whether to accept the dedication of the internal roadways.

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: GCutler@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: June 22, 2026

AVISO PUBLICO

POR LA PRESENTE SE DA AVISO PÚBLICO que la Junta de Síndicos establece una audiencia pública para el 29 de julio de 2026 a las 7:00 p.m. tan pronto como a partir de entonces, en el Town of Rye Justice Court Courtroom, 350 North Main Street, 2do Piso, Port Chester, Nueva York, para considerar la solicitud de Boston Post Road Owner LLC (el "Solicitante"), el propietario del sitio del proyecto Westchester Crossing, anteriormente conocido como el sitio del New York United Hospital Medical Center ("Sitio del United Hospital"), respecto a la re-subdivisión, el plan de sitio modificado y la enmienda del texto de zonificación del Sitio del United Hospital y considerar si aceptar la dedicación de las carreteras internas.

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: GCutler@portchesterny.gov

Las personas interesadas están invitadas a atender 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 Pueblo www.portchesterny.gov.

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

Fecha: 22 de junio de 2026

12419723

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Village of Port Chester
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Port Chester NY 10573-5168
Acct: 1185203

Client:
Janusz Richards
Village Clerk
Village of Port Chester
222 Grace Church ST # 120
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Acct: 1185203

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

Date: June 22, 2026

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

Fecha: 22 de junio de 2026

CUDDY +FEDER LLP

445 Hamilton Avenue, 14th Floor
White Plains, New York 10601
T 914 761 1300
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cuddyfeder.com

July 21, 2026

VIA E-MAIL & OVERNIGHT DELIVERY
Mayor Luis A. Marino
And Members of the Board of Trustees
Village of Port Chester
222 Grace Church Street
Port Chester, NY 10573

Re: Redevelopment of the Westchester Crossing Site
Boston Post Road Owner LLC
406 Boston Post Rd, Port Chester, NY (SBL: 141.52-1- 31 through 31.9)

Dear Mayor Marino and Members of the Board of Trustees:

On behalf of Boston Post Road Owner, LLC, enclosed please find an Affidavit of Mailing evidencing the first-class certified mailing were completed on July 16, 2026, providing the annexed Notice of Hearing on Petition, to all owners of record within 500 feet of the property lines of the subject Premises, as set forth on the annexed map and list together with the original USPS stamped certified mail receipts.

Also enclosed please find an Affidavit of Sign Posting prepared by Enrico Provenzano, together with photographs, evidencing the signs were posted on July 15, 2026 and the original Affidavit of Publication from the Journal News evidencing the notice was published on July 16, 2026, in connection with the Board of Trustees Public Meeting scheduled for July 29, 2026.

Please incorporate the enclosed as part of the official record of the proceeding. Thank you for your time and attention to these materials.

Very truly yours,

Riddar Nget
Paralegal

Enclosures

cc: Anthony B. Gioffre III, Esq.
Daniel J. Patrick, Esq.

Board of Trustees
Luis A. Marino, Mayor

Board of Trustees
Janusz R. Richards, Village Clerk

222 Grace Church Street
Port Chester, NY 10573

AFFIDAVIT OF MAILING

In the matter of the application
#_____ **Address** 406 Boston Post Road
Case # Address

before the Village of Port Chester ☒ **BOARD OF TRUSTEES**

On July 16, 2026 **Notice of Hearing letters were mailed via**
Day, Month, Year

☐ **USPS First Class Mail**

☒ **USPS Certified Mail**

neighbors within a 500' **radius of the above mentioned property.**
Distance (feet)

Signed _____ Paralegal of Attorney for the Applicant
Name Riddar Nget Title

Please have this document notarized and return within 24 hours of the hearing to:

Village Clerk
222 Grace Church Street, Room 120
Port Chester, New York 10573

Sworn to before me this
16th day of July 2026.

Michelle K. Russo

NOTARY PUBLIC

MICHELLE K. RUSSO
NOTARY PUBLIC-STATE OF NEW YORK
No. 01RU6313298
Qualified in Putnam County
My Commission Expires 10-20-2026

NOTICE OF HEARING ON PETITION

NOTICE IS HEREBY GIVEN that the Board of Trustees of the Village of Port Chester, New York, will hold a **PUBLIC HEARING** on the **29th day of July, 2026** at **7:00 o'clock pm at the Town of Rye Justice Court Room, 350 N. Main Street, Port Chester, New York 10573.**

The Board of Trustees will hold a public hearing on the petition to amend the Code of the Village of Port Chester, Chapter 345, "Zoning", Subsection 345.405.A-11(C)(1) Regulating the Dimensional Standards and Requirements for the SD-PMU–Planned Mixed-Use Special District by Eliminating the Minimum Floor Area Ratio (FAR) for all Nonresidential Uses. The Board of Trustees will also be considering the Applicant's request for Approval of the Proposed Amended Site Plan and the Acceptance of the Dedication of the Internal Roadways. The requested actions relate to the approved redevelopment of the Premises with a dynamic new mixed-use development which will redefine and reactivate the Village's southern gateway at 406 Boston Post Road (referred to as Section 141.52, Block 1, Lot 31 through 31.9).

The public is invited to listen and view the meeting live on the public access cable channels, Channel 43 FIOS and Channel 75 Optimum and via web-streaming video on PCTV (www.portchesterny.gov/204/port-chester-tv) and archived via on-demand access on the Village's website (www.portchesterny.gov/204/port-chester-tv).

All interested parties may appear at the public hearing and may submit any comments on the requested actions during the public hearing or in-writing prior to the public hearing. Copies of the requested actions, as amended by the Village, are available upon request from the Village by contacting the Village of Port Chester Village Clerk at (914) 939-5202; or clerk@portchesterny.gov; or by visiting their website at https://www.portchesterny.gov/245/village-clerk.

Dated: July 16, 2026

Port Chester, New York 10573

BOARD OF TRUSTEES
Luis A. Marino, Mayor

To the extent there are any discrepancies between the Spanish and English versions of this Legal Notice, the English version is the official document and shall prevail.

4917-2506-7703.v1

AVISO DE AUDIENCIA SOBRE LA PETICIÓN

POR LA PRESENTE SE NOTIFICA que la Junta Directiva (Board of Trustees) del Village de Port Chester, Nueva York, celebrará una **AUDIENCIA PÚBLICA** el **día 29 de julio de 2026** a las **7:00 p. m. en la sala del Tribunal de Justicia del Town of Rye (Town of Rye Justice Court Room), ubicada en 350 N. Main Street, Port Chester, Nueva York 10573.**

La Junta Directiva celebrará una audiencia pública sobre la solicitud para modificar el Código del Municipio de Port Chester, Capítulo 345, «Zonificación», subsección 345.405.A-11(C)(1), que regula las normas y requisitos dimensionales para el Distrito Especial de Uso Mixto Planificado (SD-PMU) mediante la eliminación del índice de edificabilidad (FAR, por sus siglas en inglés) mínimo para todos los usos no residenciales. Asimismo, la Junta Directiva evaluará la petición del solicitante para aprobar el plan de emplazamiento modificado propuesto y aceptar la cesión de las vías internas. Las acciones solicitadas se relacionan con la reurbanización aprobada del predio mediante un nuevo y dinámico proyecto de uso mixto, el cual redefinirá y reactivará la entrada sur del municipio, ubicada en el número 406 de Boston Post Road (identificado como Sección 141.52, Manzana 1, Lotes 31 a 31.9).

Se invita al público a escuchar y ver la reunión en vivo a través de los canales de acceso público por cable (canal 43 de FIOS y canal 75 de Optimum) y mediante transmisión de video por internet en PCTV (www.portchesterny.gov/204/port-chester-tv), así como a ver la grabación bajo demanda en el sitio web de la Villa (www.portchesterny.gov/204/port-chester-tv).

Todas las partes interesadas pueden comparecer en la audiencia pública y presentar comentarios sobre las acciones solicitadas, ya sea durante la audiencia o por escrito antes de la misma. Se pueden obtener copias de las acciones solicitadas (con las modificaciones realizadas por el Municipio) comunicándose con el Secretario Municipal (*Village Clerk*) de Port Chester al teléfono (914) 939-5202 o a la dirección de correo electrónico clerk@portchesterny.gov, o bien visitando el sitio web https://www.portchesterny.gov/245/village-clerk.

Fecha: 16 de julio de 2026

Port Chester, Nueva York 10573

JUNTA DIRECTIVA
Luis A. Marino, Alcalde

En caso de discrepancia entre las versiones en español e inglés de este Aviso Legal, la versión en inglés será el documento oficial y prevalecerá.

4917-2506-7703.v1

500' Radius Abutters Map (SBL: 141.52-1-31 through 31.9)

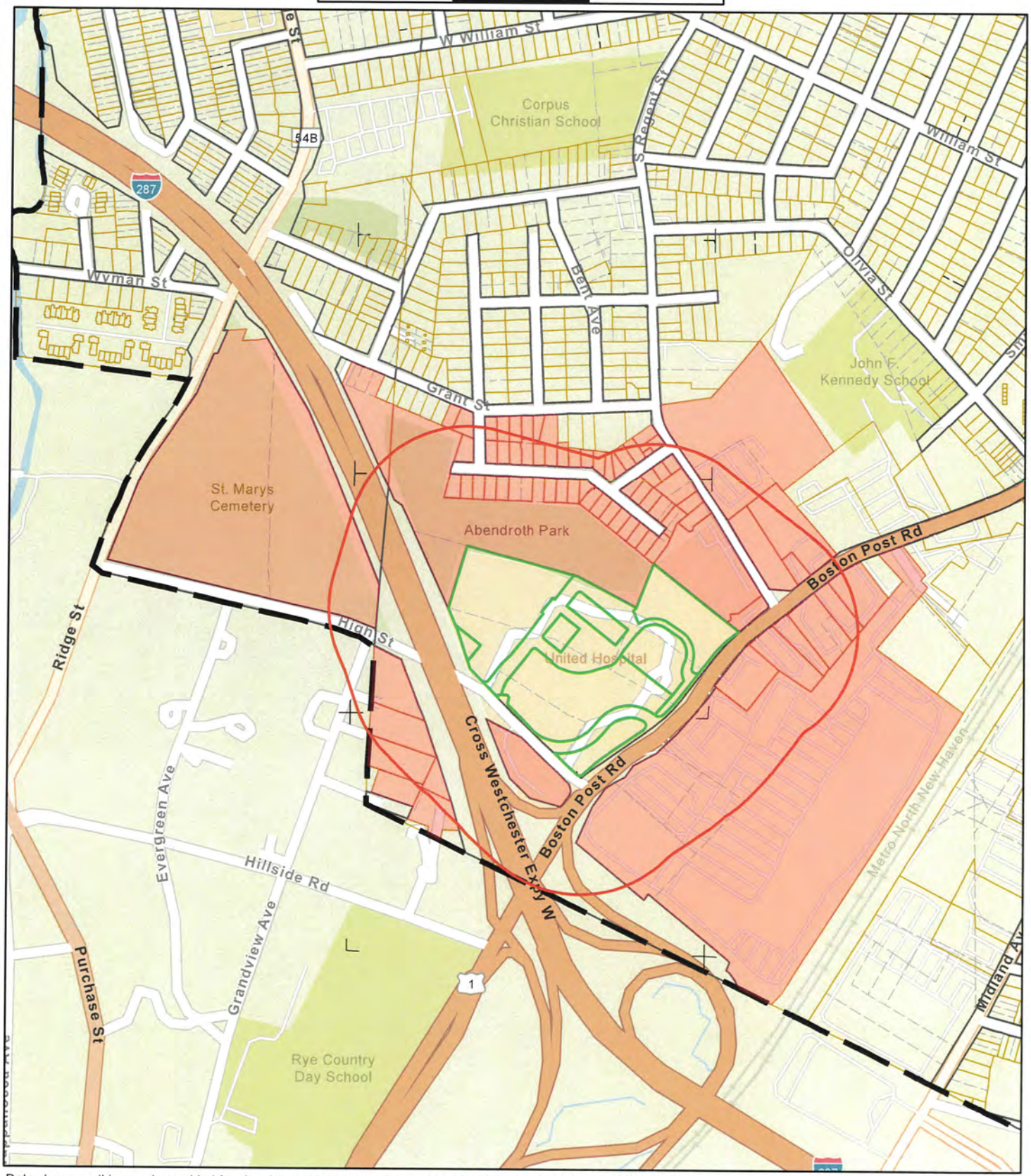
Rye Town, NY

1 inch = 569 Feet

0 569 1138 1707

June 16, 2026

CAI Technologies
Precision Mapping. Geospatial Solutions.
www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

500' Radius List Combined						
Parcel Number	Owner Name	Co-Owner Name	Owner Address	Owner City	Owner	Owner Zip
141.43-1-27	Grant Street Senior Housing LP		25 S Regent St Rear	Port Chester	NY	10573
141.44-2-1	Martinez Orly	Cobos Elvira	1 Touraine Ave	Port Chester	NY	10573
141.44-2-10	Santizo Hever L	Alvarez Domingo	120 Touraine Ave	Port Chester	NY	10573
141.44-2-11	Quintanilla Jorge E	Quintanilla Susana P	543 Irving Ave	Port Chester	NY	10573
141.44-2-12	Sanchez Levid		102 Touraine Ave	Port Chester	NY	10573
141.44-2-13	Barajas Maria G	Barajas Luz M	100 Touraine Ave	Port Chester	NY	10573
141.44-2-14	Robinson Edwin		PO Box 1754	Port Chester	NY	10573
141.44-2-15	18 Touraine Avenue LLC		35 Pilgrim Dr	Port Chester	NY	10573
141.44-2-16	BLIN Realty LLC		23 Woodbine St	Yonkers	NY	10704
141.44-2-17	Capital Lending LLC Cornerston		78 S Regent St	Port Chester	NY	10573
141.44-2-18	Westchester Pentecostal		10 Touraine Ave	Port Chester	NY	10573
141.44-2-19	Irrevocable Income Only Trust	Berlingo Michael	284 S Regent St	Port Chester	NY	10573
141.44-2-2	Danny A. Sigua Loja	Patricio B. Sigua Loja	3 Touraine Ave	Port Chester	NY	10573
141.44-2-20	Bautista Jorge L	Cardenas Jorge B	280 S Regent St	Port Chester	NY	10573
141.44-2-26	Rivera Jason R		38 Grant St	Port Chester	NY	10573
141.44-2-27	Pokornicki Grzegorz	Wojdyla Dorota	40 Grant St	Port Chester	NY	10573
141.44-2-28	Telleria Elvis	Telleria Maria	246 Westchester Ave	Port Chester	NY	10573
141.44-2-29	44 DEM BROS LLC	Nicholas DeMasi	6 Pioneer Pl	Armonk	NY	10504
141.44-2-3	5 Touraine LLC		78 Henry Ave	Harrison	NY	10528
141.44-2-30	Sileo Marie A	Beauregard Richard J	46 Grant St	Port Chester	NY	10573
141.44-2-31	Ceja Sergio	Ceja Gladys	48 Grant St	Port Chester	NY	10573
141.44-2-4	115 Touraine Ave LLC		437 Harrison Ave	Harrison	NY	10528
141.44-2-47	Christiano Mary	Loper Katherine	112 Grandview Ave	Port Chester	NY	10573
141.44-2-48	Paoletti Philip		7 Rye Ridge Plz 138	Rye Brook	NY	10573
141.44-2-49	Bermingham Michael	Carty Elizabeth	64 Grant St	Port Chester	NY	10573
141.44-2-5	115 Touraine Ave LLC		437 Harrison Ave	Harrison	NY	10528
141.44-2-6	Redwood Properties, LLC		507 N Main St	Port Chester	NY	10573
141.44-2-7	Bazzano Revocable Trust Concet	Bazzano Concetta	360 Westchester Ave Apt 618	Port Chester	NY	10573
141.44-2-8	Demasi Concetta	Demasi Michele	118 Touraine Ave	Port Chester	NY	10573
141.44-2-9	Sekula Danuta Maria		116 Touraine Ave	Port Chester	NY	10573
141.51-1-1	Church of Our Lady of Mercy		260 Westchester Ave	Port Chester	NY	10573
141.52-1-1	Rees Timothy Mason	Rees Cecelia Capps	164 Grandview Ave	Rye	NY	10580
141.52-1-10	Cascio Michael		32 Gilbert Pl	Port Chester	NY	10573
141.52-1-11	Olson Marie		28 Gilbert Pl	Port Chester	NY	10573
141.52-1-12	Antonio Poma Irrev Trust	Digna Poma Irrev Trust	24 Gilbert Pl	Port Chester	NY	10573
141.52-1-13	Greaige Pauline J	Greaige Pauline	19 Gilbert Pl	Port Chester	NY	10573
141.52-1-14	Lara Angela P	Lopez Hector F	21 Gilbert Pl	Port Chester	NY	10573
141.52-1-15	Zamano Ruben	Zamano Veronica	33 Gilbert Pl	Port Chester	NY	10573
141.52-1-15.1	Moran Juan		35 Gilbert Pl	Port Chester	NY	10573
141.52-1-16	Delio Vincent	Delio Wendy	3 A Ridge Pl	Greenwich	CT	06830

141.52-1-17	Memcaj Mirsad		29 Gilbert Pl	Port Chester	NY	10573
141.52-1-18	Delvey John L	Gliatta Pia	25 Touraine Ave	Port Chester	NY	10573
141.52-1-19	Blue Mountain Partners LLC		507 N Main St	Port Chester	NY	10573
141.52-1-20	Perez Miriam		22 Norias Rd	Greenwich	CT	06830
141.52-1-21	Santoro Andrea M		121 Touraine Ave	Port Chester	NY	10573
141.52-1-22	Muto Francesco & Franca	Lagana, Aquilino, Muto & Muto	122 Touraine Ave	Port Chester	NY	10573
141.52-1-23	Estate of Andrew Santoro		123 Touraine Ave	Port Chester	NY	10573
141.52-1-24	Village of Port Chester		222 Grace Church St	Port Chester	NY	10573
141.52-1-25	Di Pietro Salvatore	Di Pietro Fiorita I	32 Hartford Ave	Greenwich	CT	06830
141.52-1-26	Langworth Family	Barnes Janice	127 Touraine Ave	Port Chester	NY	10573
141.52-1-27	Miska Endrit		128 Touraine Ave	Port Chester	NY	10573
141.52-1-28	Salcedo Luis		129 Touraine Ave	Port Chester	NY	10573
141.52-1-29	Salcedo Luis M	Salcedo Edgara J	130 Touraine Ave	Port Chester	NY	10573
141.52-1-30	Scinto Maria Grazia	Scinto Angelo	48 Lafayette Dr	Trumbull	CT	06611
141.52-1-4	Port Chester Apartments, Inc	Charles Rosabella	33 Priscilla Ln	Port Chester	NY	10573
141.52-1-5	306 South Regent Street Inc	Adam Greto	7 Rose St	White Plains	NY	10605
141.52-1-6	Howell James		304 S Regent St	Port Chester	NY	10573
141.52-1-7	Salazar Moses	Salazar Martha	2 Payne Rd	Elmsford	NY	10523
141.52-1-8	34 Gilbert LLC		259 Willow Way	Clark	NJ	07066
141.52-1-9	Marin Castro Zoila R	Marin Ana	30 Gilbert Pl	Port Chester	NY	10573
141.60-1-1	McGovern Patrick J	McGovern Susan S	142 Grandview Ave	Rye	NY	10580
141.60-1-11	Enclave Realty LLC		180 Sylvan Ave Ste 4	Englewood Cliffs	NJ	07632
141.60-1-12	Wade Christian P	Wade Christina D	5 Cope Cir	Rye	NY	10580
141.60-1-2	138 Grandview Avenue, LLC		138 Grandview Ave	Rye	NY	10580
141.60-1-4	Virginia Byran Mary Katherine	Melnick James Robert	164 Julian St	Rye	NY	10580
141.60-1-6	138 Grandview Avenue, LLC		138 Grandview Ave	Rye	NY	10580
142.37-1-1	JMDH Real Est of Prt Chstr LLC		1710 Whitestone Expy	Whitestone	NY	11357
142.45-1-1	Dpt Enterprises Inc		330 Boston Post Rd	Port Chester	NY	10573
142.45-1-14	307 Post Road Realty Inc	Bette Cotter	334 Forest Ave	Rye	NY	10580
142.45-1-15	DSD Company	Medallion Auto Center	315 Boston Post Rd	Port Chester	NY	10573
142.45-1-16	317 Post Road Realty Inc		317 Boston Post Rd	Port Chester	NY	10573
142.45-1-17	319 Boston Post Rd Inc	Mavis Tire Supply Cor	358 Saw Mill River Rd	Millwood	NY	10546
142.45-1-18	McDonalds Corp	Mac Portchester Co #3240	10 Middle St Fl 17	Bridgeport	CT	06604
142.45-1-19	Maxso Realty Inc	CPD NY Energy Corp	536 Main St	New Paltz	NY	12561
142.45-1-2	Pecora Robert	Pecora Joseph S	72 S Regent St	Port Chester	NY	10573
142.45-1-3	VLS Realty Associates	K.E. Andrews & Co	2424 Ridge Rd	Rockwall	TX	75087
142.45-1-3.1	VLS Realty Associates		314 Boston Post Rd	Port Chester	NY	10573
142.53-1-1	SC Owner LLC ML-MJW Port Chest	M & J Wilkow Properties, Inc	20 S Clark St Ste 3000	Chicago	IL	60603
139-15-1-6	Current Owner		167 Grandview Ave	Rye	NY	10580
139-15-1-7	Rees Timothy M	Rees Cecelia C	164 Grandview Ave	Rye	NY	10580
139-15-1-8	Mc Govern Patrick &	Susan Mc Govern	142 Grandview Ave	Rye	NY	10580
	City of Rye	City Clerk	1051 Boston Post Road	Rye	NY	10580

BOARD OF TRUSTEES
Luis A. Marino, Mayor

BOARD OF TRUSTEES
Janusz R. Richards, Village Clerk

222 Grace Church Street
Port Chester, NY 10573

AFFIDAVIT OF SIGN POSTING

In the matter of the application

_____ Address 406 Boston Post Road
Case # Address

before the Village of Port Chester ☑ BOARD OF TRUSTEES

On 15 JULY 2026 a sign was posted on property located at
Day, Month, Year sign was posted

406 Boston Post Road noticing the meeting on July 29, 2026
Location of proposed action Date of meeting

in accordance with the sign posting requirements set forth in the Village Code.

Signed Enrico Provenzano Agent of Attorney for the Applicant
Name Title

Please have this document notarized and return with a picture of the posted sign at least 24 hours prior to the hearing to:

Janusz R. Richards, Village Clerk
222 Grace Church Street
Port Chester, New York 10573

Sworn to before me this 15th day of July, 2026

NOTARY PUBLIC

LISA F. GRECO
NOTARY PUBLIC STATE OF NEW YORK
WESTCHESTER COUNTY
LIC. #01GR6089461
COMM. EXP. 03/2[illegible]

2027



PUBLIC NOTICE

A PUBLIC HEARING WILL BE HELD BY THE PORT CHESTER BOARD OF TRUSTEES ON JULY 29, 2026 AT 7:00 P.M. AT THE TOWN OF RYE JUSTICE COURT ROOM, 350 N. MAIN STREET, PORT CHESTER, NEW YORK, TO CONSIDER AMENDMENTS TO THE CODE OF THE VILLAGE OF PORT CHESTER, CHAPTER 345, "ZONING", SUBSECTION 345.405.A-11(C)(1) REGULATING THE DIMENSIONAL STANDARDS AND REQUIREMENTS FOR THE SD-PMU–PLANNED MIXED-USE SPECIAL DISTRICT BY ELIMINATING THE MINIMUM FLOOR AREA RATIO (FAR) FOR ALL NONRESIDENTIAL USES. THE BOARD OF TRUSTEES WILL ALSO BE CONSIDERING THE APPLICANT'S REQUEST FOR APPROVAL OF THE PROPOSED AMENDED SITE PLAN AND THE ACCEPTANCE OF THE DEDICATION OF THE INTERNAL ROADWAYS. THE REQUESTED ACTIONS RELATE TO THE APPROVED REDEVELOPMENT OF THE PREMISES WITH A DYNAMIC NEW MIXED-USE DEVELOPMENT WHICH WILL REDEFINE AND REACTIVATE THE VILLAGE'S SOUTHERN GATEWAY AT 406 BOSTON POST ROAD (REFERRED TO AS SECTION 141.52, BLOCK 1, LOT 31 THROUGH 31.9).

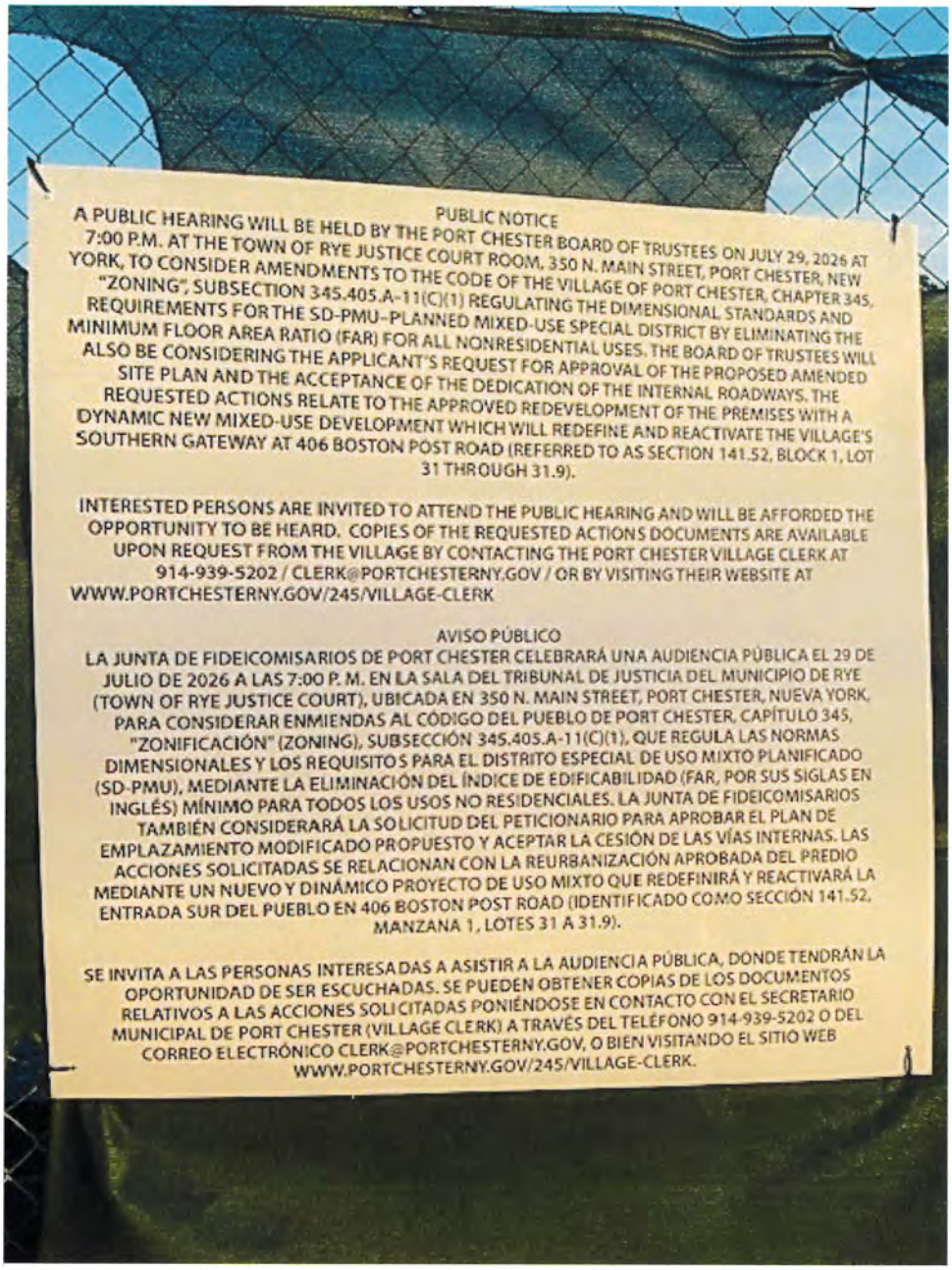
INTERESTED PERSONS ARE INVITED TO ATTEND THE PUBLIC HEARING AND WILL BE AFFORDED THE OPPORTUNITY TO BE HEARD. COPIES OF THE REQUESTED ACTIONS DOCUMENTS ARE AVAILABLE UPON REQUEST FROM THE VILLAGE BY CONTACTING THE PORT CHESTER VILLAGE CLERK AT 914-939-5202 / CLERK@PORTCHESTERNY.GOV / OR BY VISITING THEIR WEBSITE AT WWW.PORTCHESTERNY.GOV/245/VILLAGE-CLERK

AVISO PÚBLICO

LA JUNTA DE FIDEICOMISARIOS DE PORT CHESTER CELEBRARÁ UNA AUDIENCIA PÚBLICA EL 29 DE JULIO DE 2026 A LAS 7:00 P. M. EN LA SALA DEL TRIBUNAL DE JUSTICIA DEL MUNICIPIO DE RYE (TOWN OF RYE JUSTICE COURT), UBICADA EN 350 N. MAIN STREET, PORT CHESTER, NUEVA YORK, PARA CONSIDERAR ENMIENDAS AL CÓDIGO DEL PUEBLO DE PORT CHESTER, CAPÍTULO 345, "ZONIFICACIÓN" (ZONING), SUBSECCIÓN 345.405.A-11(C)(1), QUE REGULA LAS NORMAS DIMENSIONALES Y LOS REQUISITOS PARA EL DISTRITO ESPECIAL DE USO MIXTO PLANIFICADO (SD-PMU), MEDIANTE LA ELIMINACIÓN DEL ÍNDICE DE EDIFICABILIDAD (FAR, POR SUS SIGLAS EN INGLÉS) MÍNIMO PARA TODOS LOS USOS NO RESIDENCIALES. LA JUNTA DE FIDEICOMISARIOS TAMBIÉN CONSIDERARÁ LA SOLICITUD DEL PETICIONARIO PARA APROBAR EL PLAN DE EMPLAZAMIENTO MODIFICADO PROPUESTO Y ACEPTAR LA CESIÓN DE LAS VÍAS INTERNAS. LAS ACCIONES SOLICITADAS SE RELACIONAN CON LA REURBANIZACIÓN APROBADA DEL PREDIO MEDIANTE UN NUEVO Y DINÁMICO PROYECTO DE USO MIXTO QUE REDEFINIRÁ Y REACTIVARÁ LA ENTRADA SUR DEL PUEBLO EN 406 BOSTON POST ROAD (IDENTIFICADO COMO SECCIÓN 141.52, MANZANA 1, LOTES 31 A 31.9).

SE INVITA A LAS PERSONAS INTERESADAS A ASISTIR A LA AUDIENCIA PÚBLICA, DONDE TENDRÁN LA OPORTUNIDAD DE SER ESCUCHADAS. SE PUEDEN OBTENER COPIAS DE LOS DOCUMENTOS RELATIVOS A LAS ACCIONES SOLICITADAS PONIÉNDOSE EN CONTACTO CON EL SECRETARIO MUNICIPAL DE PORT CHESTER (VILLAGE CLERK) A TRAVÉS DEL TELÉFONO 914-939-5202 O DEL CORREO ELECTRÓNICO CLERK@PORTCHESTERNY.GOV, O BIEN VISITANDO EL SITIO WEB WWW.PORTCHESTERNY.GOV/245/VILLAGE-CLERK.

4900-2527-9935.v1



PUBLIC NOTICE

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AVISO PÚBLICO

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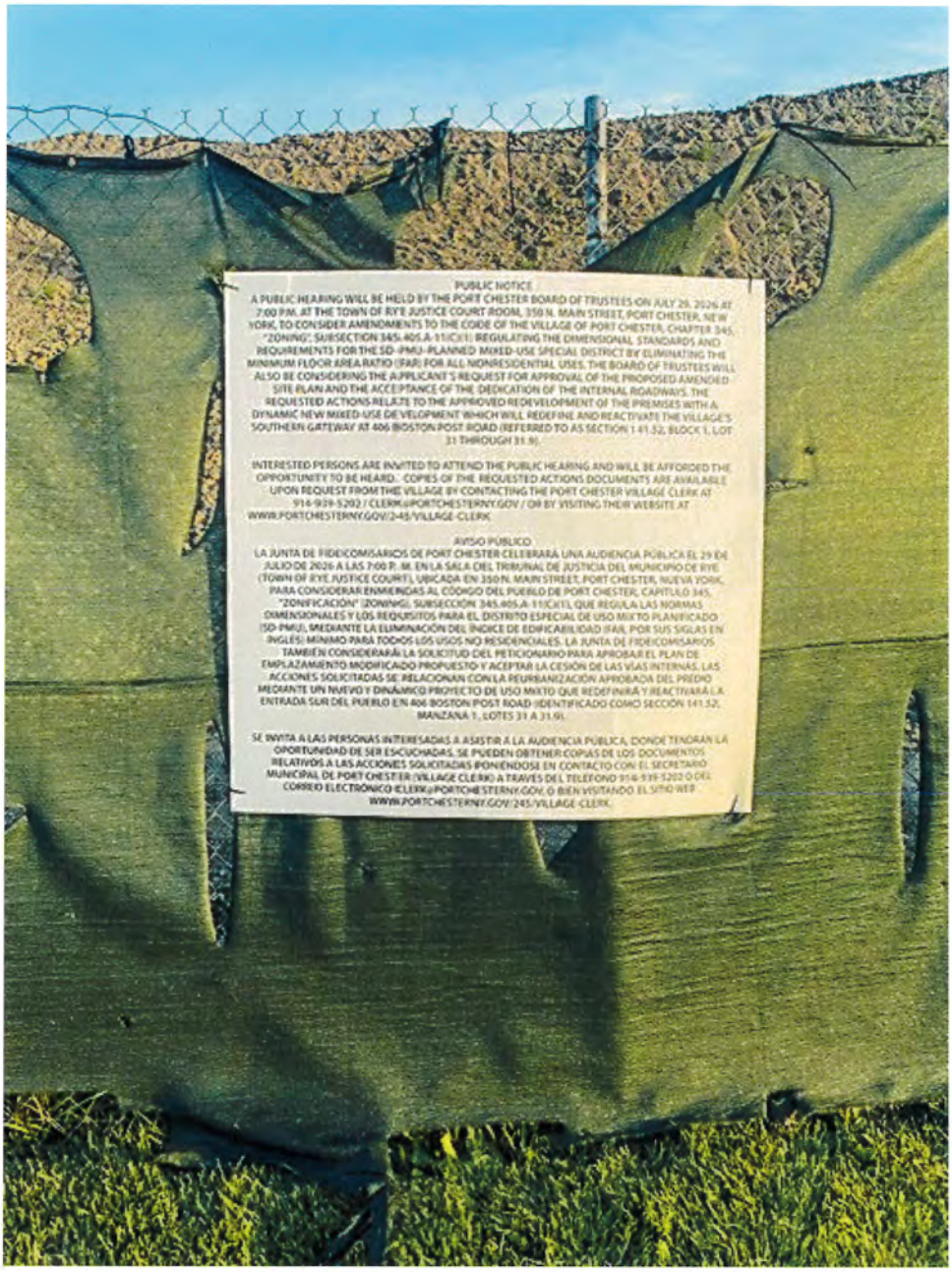

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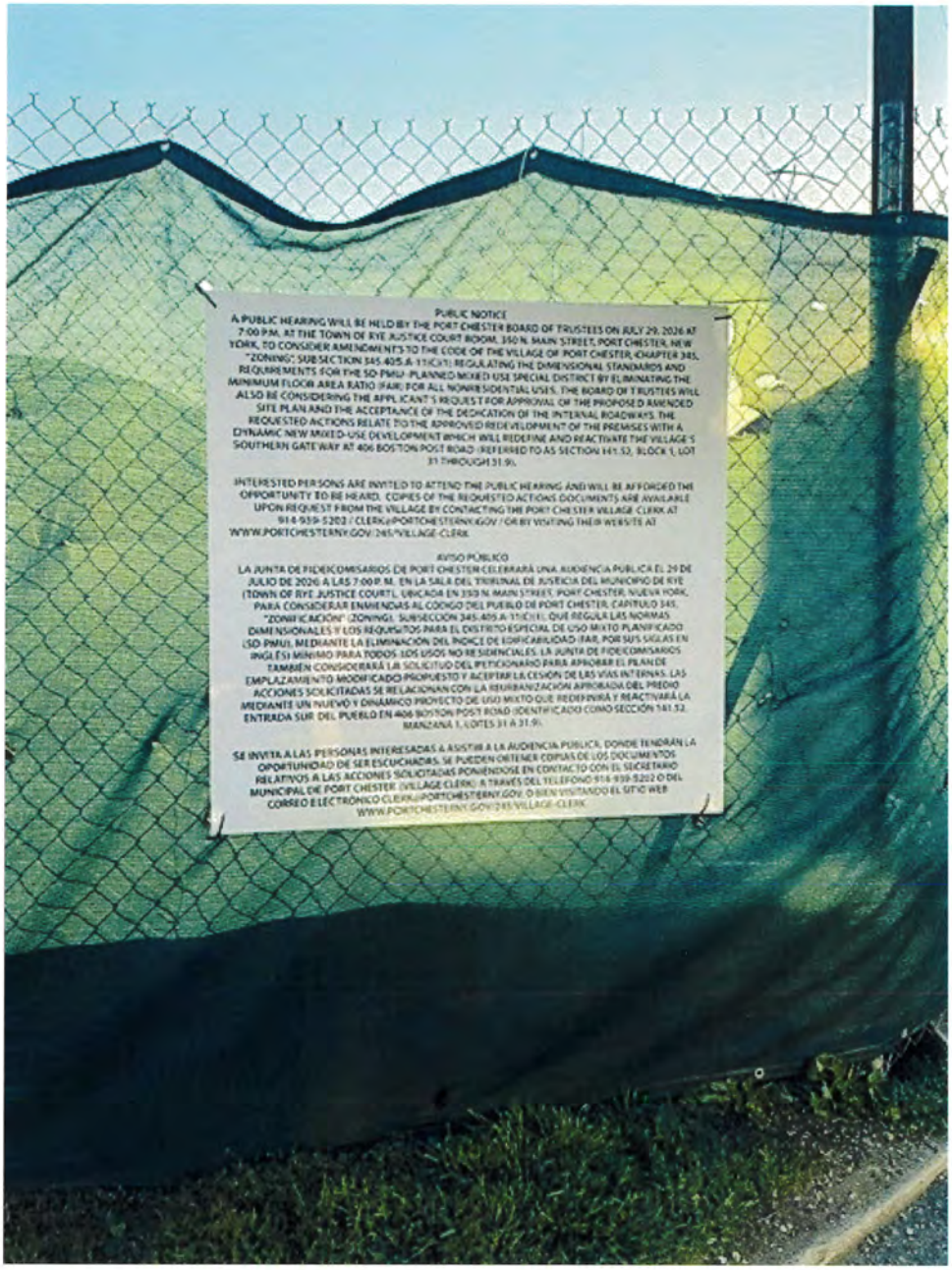

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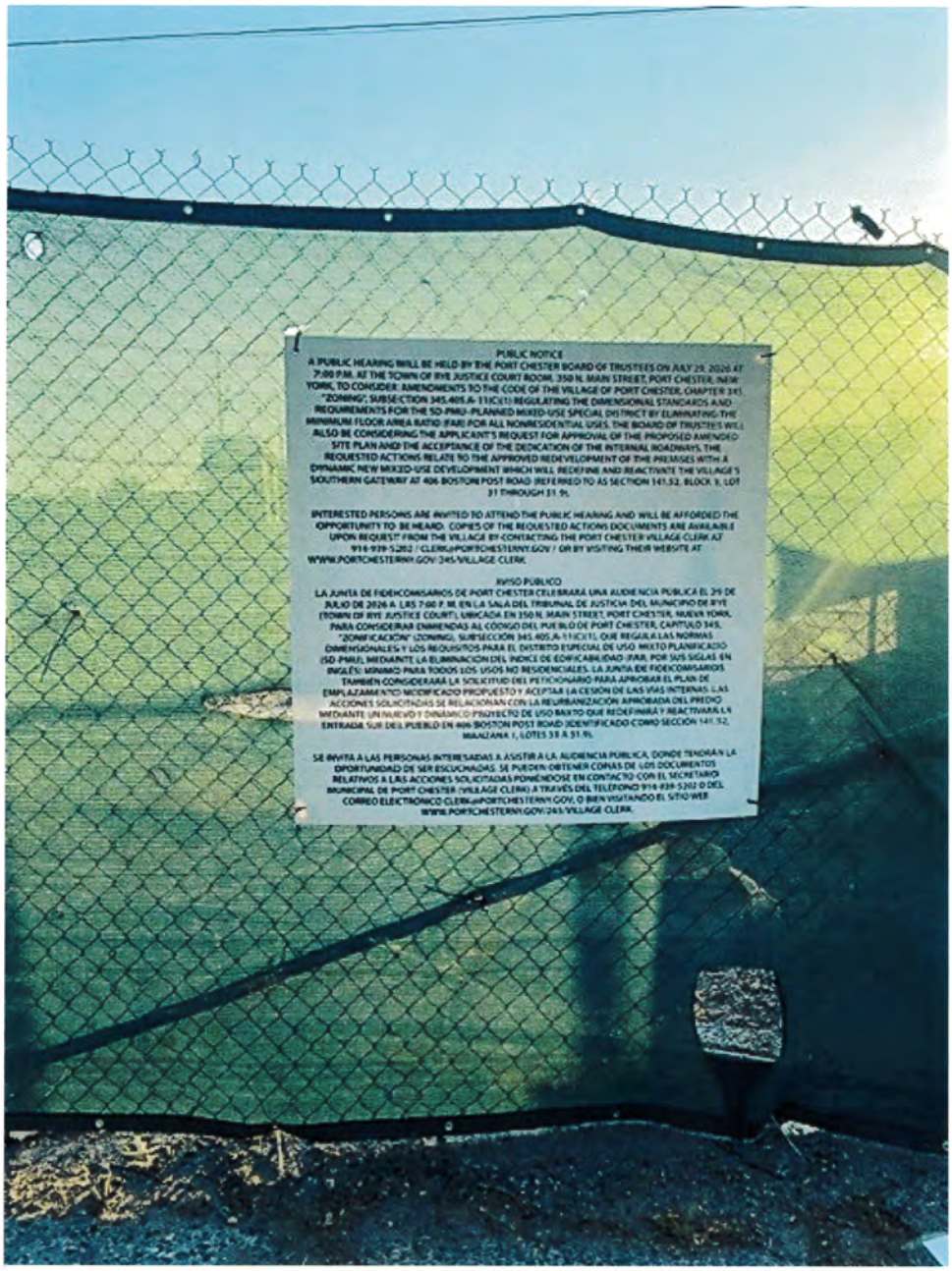

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12482064, 1185251

AFFIDAVIT OF PUBLICATION

State of Wisconsin
County of Brown,

Linda Hutt being duly sworn, deposes and says she is the Principal Clerk of **The Journal News**, Division of Gannett Newspaper Subsidiary, publishers of following newspaper published in Westchester and Rockland Counties, State of New York, of which annexed is a printed copy, out from said newspaper has been published in said newspaper editions dated:

07/16/2026

Linda Hutt

Subscribed and sworn to before me this 16 day of July, 2026

Notary Public
State of Wisconsin, County of Brown

Exp: 7-5-29

KONGMENG YANG
Notary Public
State of Wisconsin

NOTICE OF HEARING ON PETITION

NOTICE IS HEREBY GIVEN that the Board of Trustees of the Village of Port Chester, New York, will hold a **PUBLIC HEARING** on the **29th day of July, 2026 at 7:00 o'clock pm at the Town of Rye Justice Court Room, 350 N. Main Street, Port Chester, New York 10573.**

The Board of Trustees will hold a public hearing on the petition to amend the Code of the Village of Port Chester, Chapter 345, "Zoning", Subsection 345.405.A-11(C)(1) Regulating the Dimensional Standards and Requirements for the SD-PMU–Planned Mixed-Use Special District by Eliminating the Minimum Floor Area Ratio (FAR) for all Nonresidential Uses. The Board of Trustees will also be considering the Applicant's request for Approval of the Proposed Amended Site Plan and the Acceptance of the Dedication of the Internal Roadways. The requested actions relate to the approved redevelopment of the Premises with a dynamic new mixed-use development which will redefine and reactivate the Village's southern gateway at 406 Boston Post Road (referred to as Section 141.52, Block 1, Lot 31 through 31.9).

The public is invited to listen and view the meeting live on the public access cable channels, Channel 43 FIOS and Channel 75 Optimum and via web-streaming video on PCTV (www.portchesterny.gov/204/port-chester-tv) and archived via on-demand access on the Village's website (www.portchesterny.gov/204/port-chester-tv).

All interested parties may appear at the public hearing and may submit any comments on the requested actions during the public hearing or in-writing prior to the public hearing. Copies of the requested actions, as amended by the Village, are available upon request from the Village by contacting the Village of Port Chester Village Clerk at (914) 939-5202; or clerk@portchesterny.gov; or by visiting their website at https://www.portchesterny.gov/245/village-clerk.

Dated: July 16, 2026 Port Chester, New York 10573

BOARD OF TRUSTEES
Luis A. Marino, Mayor

To the extent there are any discrepancies between the Spanish and English versions of this Legal Notice, the English version is the official document and shall prevail.

AVISO DE AUDIENCIA SOBRE LA PETICIÓN

POR LA PRESENTE SE NOTIFICA que la Junta Directiva (Board of Trustees) del Village de Port Chester, Nueva York, celebrará una **AUDIENCIA PÚBLICA el día 29 de julio de 2026 a las 7:00 p. m. en la sala del Tribunal de Justicia del Town of Rye (Town of Rye Justice Court Room), ubicada en 350 N. Main Street, Port Chester, Nueva York 10573**.

La Junta Directiva celebrará una audiencia pública sobre la solicitud para modificar el Código del Municipio de Port Chester, Capítulo 345, «Zonificación», subsección 345.405.A-11(C)(1), que regula las normas y requisitos dimensionales para el Distrito Especial de Uso Mixto Planificado (SD-PMU) mediante la eliminación del índice de edificabilidad (FAR, por sus siglas en inglés) mínimo para todos los usos no residenciales. Asimismo, la Junta Directiva evaluará la petición del solicitante para aprobar el plan de emplazamiento modificado propuesto y aceptar la cesión de las vías internas. Las acciones solicitadas se relacionan con la reurbanización aprobada del predio mediante un nuevo y dinámico proyecto de uso mixto, el cual redefinirá y reactivará la entrada sur del municipio, ubicada en el número 406 de Boston Post Road (identificado como Sección 141.52, Manzana 1, Lotes 31 a 31.9).

Se invita al público a escuchar y ver la reunión en vivo a través de los canales de acceso público por cable (canal 43 de FIOS y canal 75 de Optimum) y mediante transmisión de video por internet en PCTV (www.portchesterny.gov/204/port-chester-tv), así como a ver la grabación bajo demanda en el sitio web de la Villa (www.portchesterny.gov/204/port-chester-tv).

Todas las partes interesadas pueden comparecer en la audiencia pública y presentar comentarios sobre las acciones solicitadas, ya sea durante la audiencia o por escrito antes de la misma. Se pueden obtener copias de las acciones solicitadas (con las modificaciones realizadas por el Municipio) comunicándose con el Secretario Municipal (*Village Clerk*) de Port Chester al teléfono (914) 939-5202 o a la dirección de correo electrónico clerk@portchesterny.gov, o bien visitando el sitio web https://www.portchesterny.gov/245/village-clerk.

Fecha: 16 de julio de 2026 Port Chester, Nueva York

10573

JUNTA DIRECTIVA
Luis A. Marino, Alcalde

En caso de discrepancia entre las versiones en español e inglés de este Aviso Legal, la versión en inglés será el documento oficial y prevalecerá.

12482064

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Total Postage and Fees	$	6.33

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Cobos Elvira
1 Touraine Ave
Port Chester, NY 10573

Reference Information

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Certified Mail Restricted Delivery	$	0.00
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Total Postage and Fees	$	6.33

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Postage	$	0.78
Total Postage and Fees	$	6.33

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Sent to:
Quintanilla Jorge E
Quintanilla Susana P
543 Irving Ave
Port Chester, NY 10573

Reference Information

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Return Receipt (Electronic)	$	0.00
Certified Mail Restricted Delivery	$	0.00
Postage	$	0.78
Total Postage and Fees	$	6.33

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Sent to:
Santizo Hever L
Alvarez Domingo
120 Touraine Ave
Port Chester, NY 10573

Reference Information

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USPS® ARTICLE NUMBER
9307 1699 0430 0152 2884 67

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Total Postage and Fees	$	6.33

Postmark Here
JUL 6 2016
MARTINE POST OFFICE USPS

Sent to:
Barajas Maria G
Barajas Luz M
100 Touraine Ave
Port Chester, NY 10573

Reference Information

PS Form 3800, Facsimile, July 2015

U.S. Postal Service®
CERTIFIED MAIL® RECEIPT
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USPS® ARTICLE NUMBER
9307 1699 0430 0152 2884 50

Certified Mail Fee	$	5.55
Return Receipt (Hardcopy)	$	0.00
Return Receipt (Electronic)	$	0.00
Certified Mail Restricted Delivery	$	0.00
Postage	$	0.78
Total Postage and Fees	$	6.33

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JUL 6 2016
MARTINE POST OFFICE USPS

Sent to:
Sanchez Levid
102 Touraine Ave
Port Chester, NY 10573

Reference Information

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U.S. Postal Service®
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USPS® ARTICLE NUMBER
9307 1699 0430 0152 2884 81

Certified Mail Fee	$	5.55
Return Receipt (Hardcopy)	$	0.00
Return Receipt (Electronic)	$	0.00
Certified Mail Restricted Delivery	$	0.00
Postage	$	0.78
Total Postage and Fees	$	6.33

Postmark Here
JUL 6 2016
MARTINE POST OFFICE USPS

Sent to:
18 Touraine Avenue LLC
35 Pilgrim Dr
Port Chester, NY 10573

Reference Information

PS Form 3800, Facsimile, July 2015

U.S. Postal Service®
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

USPS® ARTICLE NUMBER
9307 1699 0430 0152 2884 74

Certified Mail Fee	$	5.55
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Return Receipt (Electronic)	$	0.00
Certified Mail Restricted Delivery	$	0.00
Postage	$	0.78
Total Postage and Fees	$	6.33

Postmark Here
JUL 6 2016
MARTINE POST OFFICE USPS

Sent to:
Robinson Edwin
PO Box 1754
Port Chester, NY 10573

Reference Information

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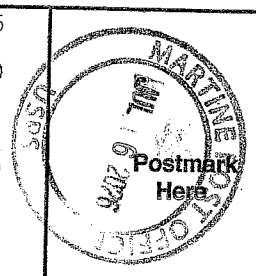

Sent to:
Capital Lending LLC Cornerston
78 S Regent St
Port Chester, NY 10573

Reference Information

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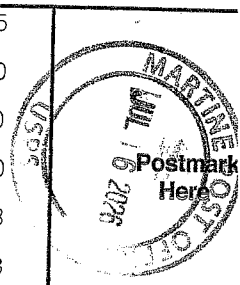

Sent to:
BLIN Realty LLC
23 Woodbine St
Yonkers, NY 10704

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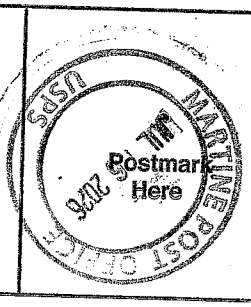

Sent to:
Irrevocable Income Only Trust
Berlingo Michael
284 S Regent St
Port Chester, NY 10573

Reference Information

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Total Postage and Fees	$	6.33



Sent to:
Westchester Pentecostal
10 Touraine Ave
Port Chester, NY 10573

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Certified Mail Restricted Delivery	$	0.00
Postage	$	0.78
Total Postage and Fees	$	6.33

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Sent to:
Bautista Jorge L
Cardenas Jorge B
280 S Regent St
Port Chester, NY 10573

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Certified Mail Restricted Delivery	$	0.00
Postage	$	0.78
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Sent to:
Danny A. Sigua Loja
Patricio B. Sigua Loja
3 Touraine Ave
Port Chester, NY 10573

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Certified Mail Restricted Delivery	$	0.00
Postage	$	0.78
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Sent to:
Pokornicki Grzegorz
Wojdyla Dorota
40 Grant St
Port Chester, NY 10573

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Postage	$	0.78
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Sent to:
Rivera Jason R
38 Grant St
Port Chester, NY 10573

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Return Receipt (Electronic)	$	0.00
Certified Mail Restricted Delivery	$	0.00
Postage	$	0.78
Total Postage and Fees	$	6.33

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Sent to:
44 DEM BROS LLC
Nicholas DeMasi
6 Pioneer Pl
Armonk, NY 10504

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Certified Mail Restricted Delivery	$	0.00
Postage	$	0.78
Total Postage and Fees	$	6.33

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Sent to:
Telleria Elvis
Telleria Maria
246 Westchester Ave
Port Chester, NY 10573

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Certified Mail Restricted Delivery	$	0.00
Postage	$	0.78
Total Postage and Fees	$	6.33

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Sent to:
Sileo Marie A
Beauregard Richard J
46 Grant St
Port Chester, NY 10573

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Certified Mail Restricted Delivery	$	0.00
Postage	$	0.78
Total Postage and Fees	$	6.33

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Sent to:
5 Touraine LLC
78 Henry Ave
Harrison, NY 10528

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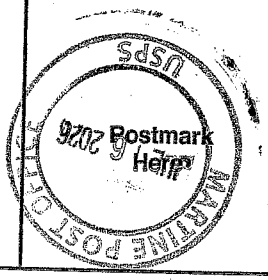

Sent to:
115 Touraine Ave LLC
437 Harrison Ave
Harrison, NY 10528

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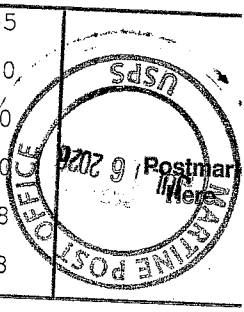

Sent to:
Ceja Sergio
Ceja Gladys
48 Grant St
Port Chester, NY 10573

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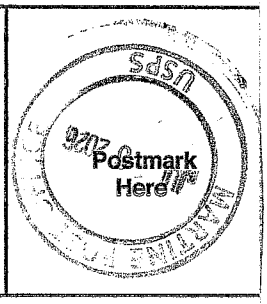

Sent to:
Paoletti Philip
7 Rye Ridge Plz 138
Rye Brook, NY 10573

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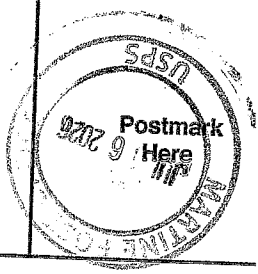

Sent to:
Christiano Mary
Loper Katherine
112 Grandview Ave
Port Chester, NY 10573

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Harrison, NY 10528

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Sent to:
Bermingham Michael
Carty Elizabeth
64 Grant St
Port Chester, NY 10573

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Postage	$	0.78
Total Postage and Fees	$	6.33

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Sent to:
Bazzano Revocable Trust Concet
Bazzano Concetta
360 Westchester Ave Apt 618
Port Chester, NY 10573

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Sent to:
Redwood Properties, LLC
507 N Main St
Port Chester, NY 10573

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Certified Mail Restricted Delivery	$	0.00
Postage	$	0.78
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Sent to:
Sekula Danuta Maria
116 Touraine Ave
Port Chester, NY 10573

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Postage	$	0.78
Total Postage and Fees	$	6.33

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Sent to:
Demasi Concetta
Demasi Michele
118 Touraine Ave
Port Chester, NY 10573

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Cascio Michael
32 Gilbert Pl
Port Chester, NY 10573

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Church of Our Lady of Mercy
260 Westchester Ave
Port Chester, NY 10573

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Certified Mail Restricted Delivery	$	0.00
Postage	$	0.78
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Antonio Poma Irrev Trust
Digna Poma Irrev Trust
24 Gilbert Pl
Port Chester, NY 10573

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Sent to:
Olson Marie
28 Gilbert Pl
Port Chester, NY 10573

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Certified Mail Restricted Delivery	$	0.00
Postage	$	0.78
Total Postage and Fees	$	6.33

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Sent to:
Lara Angela P
Lopez Hector F
21 Gilbert Pl
Port Chester, NY 10573

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Certified Mail Restricted Delivery	$	0.00
Postage	$	0.78
Total Postage and Fees	$	6.33

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Greaige Pauline J
Greaige Pauline
19 Gilbert Pl
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Certified Mail Restricted Delivery	$	0.00
Postage	$	0.78
Total Postage and Fees	$	6.33

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Moran Juan
35 Gilbert Pl
Port Chester, NY 10573

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Total Postage and Fees	$	6.33

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Sent to:
Zamano Ruben
Zamano Veronica
33 Gilbert Pl
Port Chester, NY 10573

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Postage	$	0.78
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Memcaj Mirsad
29 Gilbert Pl
Port Chester, NY 10573

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Certified Mail Restricted Delivery	$	0.00
Postage	$	0.78
Total Postage and Fees	$	6.33

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Sent to:
Delio Vincent
Delio Wendy
3 A Ridge Pl
Greenwich, CT 06830

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Certified Mail Restricted Delivery	$	0.00
Postage	$	0.78
Total Postage and Fees	$	6.33

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Sent to:
Blue Mountain Partners LLC
507 N Main St
Port Chester, NY 10573

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Certified Mail Fee	$	5.55
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Certified Mail Restricted Delivery	$	0.00
Postage	$	0.78
Total Postage and Fees	$	6.33

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Sent to:
Delvey John L
Gliatta Pia
25 Touraine Ave
Port Chester, NY 10573

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Certified Mail Fee	$	5.55
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Certified Mail Restricted Delivery	$	0.00
Postage	$	0.78
Total Postage and Fees	$	6.33

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Sent to:
Santoro Andrea M
121 Touraine Ave
Port Chester, NY 10573

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Certified Mail Restricted Delivery	$	0.00
Postage	$	0.78
Total Postage and Fees	$	6.33

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Sent to:
Perez Miriam
22 Norias Rd
Greenwich, CT 06830

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Certified Mail Restricted Delivery	$	0.00
Postage	$	0.78
Total Postage and Fees	$	6.33

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Sent to:
Estate of Andrew Santoro
123 Touraine Ave
Port Chester, NY 10573

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Sent to:
Muto Francesco & Franca
Lagana, Aquilino, Muto & Muto
122 Touraine Ave
Port Chester, NY 10573

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Certified Mail Restricted Delivery	$	0.00
Postage	$	0.78
Total Postage and Fees	$	6.33

MARTINE POST OFFICE JUL 6 2016 USPS Postmark Here

Sent to:
Di Pietro Salvatore
Di Pietro Fiorita I
32 Hartford Ave
Greenwich, CT 06830

Reference Information

PS Form 3800, Facsimile, July 2015

U.S. Postal Service®
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

USPS® ARTICLE NUMBER
9307 1699 0430 0152 2888 87

Certified Mail Fee	$	5.55
Return Receipt (Hardcopy)	$	0.00
Return Receipt (Electronic)	$	0.00
Certified Mail Restricted Delivery	$	0.00
Postage	$	0.78
Total Postage and Fees	$	6.33

MARTINE POST OFFICE JUL 6 2016 USPS Postmark Here

Sent to:
Village of Port Chester
222 Grace Church St
Port Chester, NY 10573

Reference Information

S Form 3800, Facsimile, July 2015

U.S. Postal Service®
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

USPS® ARTICLE NUMBER
9307 1699 0430 0152 2889 17

Certified Mail Fee	$	5.55
Return Receipt (Hardcopy)	$	0.00
Return Receipt (Electronic)	$	0.00
Certified Mail Restricted Delivery	$	0.00
Postage	$	0.78
Total Postage and Fees	$	6.33

MARTINE POST OFFICE JUL 16 2026 USPS Postmark Here

Sent to:
Miska Endrit
128 Touraine Ave
Port Chester, NY 10573

Reference Information

PS Form 3800, Facsimile, July 2015

U.S. Postal Service®
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

USPS® ARTICLE NUMBER
9307 1699 0430 0152 2889 00

Certified Mail Fee	$	5.55
Return Receipt (Hardcopy)	$	0.00
Return Receipt (Electronic)	$	0.00
Certified Mail Restricted Delivery	$	0.00
Postage	$	0.78
Total Postage and Fees	$	6.33

MARTINE POST OFFICE JUL 16 2026 USPS Postmark Here

Sent to:
Langworth Family
Barnes Janice
127 Touraine Ave
Port Chester, NY 10573

Reference Information

PS Form 3800, Facsimile, July 2015

U.S. Postal Service®
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

USPS® ARTICLE NUMBER
9307 1699 0430 0152 2889 31

Certified Mail Fee	$	5.55
Return Receipt (Hardcopy)	$	0.00
Return Receipt (Electronic)	$	0.00
Certified Mail Restricted Delivery	$	0.00
Postage	$	0.78
Total Postage and Fees	$	6.33

MARTINE POST OFFICE JUL 16 2026 USPS Postmark Here

Sent to:
Salcedo Luis M
Salcedo Edgara J
130 Touraine Ave
Port Chester, NY 10573

Reference Information

PS Form 3800, Facsimile, July 2015

U.S. Postal Service®
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

USPS® ARTICLE NUMBER
9307 1699 0430 0152 2889 24

Certified Mail Fee	$	5.55
Return Receipt (Hardcopy)	$	0.00
Return Receipt (Electronic)	$	0.00
Certified Mail Restricted Delivery	$	0.00
Postage	$	0.78
Total Postage and Fees	$	6.33

MARTINE POST OFFICE JUL 16 2026 USPS Postmark Here

Sent to:
Salcedo Luis
129 Touraine Ave
Port Chester, NY 10573

Reference Information

PS Form 3800, Facsimile, July 2015

U.S. Postal Service®
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

USPS® ARTICLE NUMBER
9307 1699 0430 0152 2889 55

Certified Mail Fee	$	5.55
Return Receipt (Hardcopy)	$	0.00
Return Receipt (Electronic)	$	0.00
Certified Mail Restricted Delivery	$	0.00
Postage	$	0.78
Total Postage and Fees	$	6.33

MARTINE POST OFFICE JUL 16 2026 Postmark Here USPS

Sent to:
Port Chester Apartments, Inc
Charles Rosabella
33 Priscilla Ln
Port Chester, NY 10573

Reference Information

PS Form 3800, Facsimile, July 2015

U.S. Postal Service®
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

USPS® ARTICLE NUMBER
9307 1699 0430 0152 2889 48

Certified Mail Fee	$	5.55
Return Receipt (Hardcopy)	$	0.00
Return Receipt (Electronic)	$	0.00
Certified Mail Restricted Delivery	$	0.00
Postage	$	0.78
Total Postage and Fees	$	6.33

MARTINE POST OFFICE Postmark Here USPS

Sent to:
Scinto Maria Grazia
Scinto Angelo
48 Lafayette Dr
Trumbull, CT 06611

Reference Information

PS Form 3800, Facsimile, July 2015

U.S. Postal Service®
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

USPS® ARTICLE NUMBER
9307 1699 0430 0152 2889 79

Certified Mail Fee	$	5.55
Return Receipt (Hardcopy)	$	0.00
Return Receipt (Electronic)	$	0.00
Certified Mail Restricted Delivery	$	0.00
Postage	$	0.78
Total Postage and Fees	$	6.33

MARTINE POST OFFICE JUL 16 2026 Postmark Here USPS

Sent to:
Howell James
304 S Regent St
Port Chester, NY 10573

Reference Information

PS Form 3800, Facsimile, July 2015

U.S. Postal Service®
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

USPS® ARTICLE NUMBER
9307 1699 0430 0152 2889 62

Certified Mail Fee	$	5.55
Return Receipt (Hardcopy)	$	0.00
Return Receipt (Electronic)	$	0.00
Certified Mail Restricted Delivery	$	0.00
Postage	$	0.78
Total Postage and Fees	$	6.33

MARTINE POST OFFICE JUL 16 2026 Postmark Here USPS

Sent to:
306 South Regent Street Inc
Adam Greto
7 Rose St
White Plains, NY 10605

Reference Information

PS Form 3800, Facsimile, July 2015

U.S. Postal Service®
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

USPS® ARTICLE NUMBER
9307 1699 0430 0152 2889 93

Certified Mail Fee	$	5.55
Return Receipt (Hardcopy)	$	0.00
Return Receipt (Electronic)	$	0.00
Certified Mail Restricted Delivery	$	0.00
Postage	$	0.78
Total Postage and Fees	$	6.33

MARTINE POST OFFICE JUL 16 2016 Postmark Here USPS

Sent to:
34 Gilbert LLC
259 Willow Way
Clark, NJ 07066

Reference Information

PS Form 3800, Facsimile, July 2015

U.S. Postal Service®
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

USPS® ARTICLE NUMBER
9307 1699 0430 0152 2889 86

Certified Mail Fee	$	5.55
Return Receipt (Hardcopy)	$	0.00
Return Receipt (Electronic)	$	0.00
Certified Mail Restricted Delivery	$	0.00
Postage	$	0.78
Total Postage and Fees	$	6.33

MARTINE POST JUL Postmark Here USPS

Sent to:
Salazar Moses
Salazar Martha
2 Payne Rd
Elmsford, NY 10523

Reference Information

PS Form 3800, Facsimile, July 2015

U.S. Postal Service®
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

USPS® ARTICLE NUMBER
9307 1699 0430 0152 2890 13

Certified Mail Fee	$	5.55
Return Receipt (Hardcopy)	$	0.00
Return Receipt (Electronic)	$	0.00
Certified Mail Restricted Delivery	$	0.00
Postage	$	0.78
Total Postage and Fees	$	6.33

MARTINE POST OFFICE JUL Postmark Here USPS

Sent to:
McGovern Patrick J
McGovern Susan S
142 Grandview Ave
Rye, NY 10580

Reference Information

PS Form 3800, Facsimile, July 2015

U.S. Postal Service®
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

USPS® ARTICLE NUMBER
9307 1699 0430 0152 2890 06

Certified Mail Fee	$	5.55
Return Receipt (Hardcopy)	$	0.00
Return Receipt (Electronic)	$	0.00
Certified Mail Restricted Delivery	$	0.00
Postage	$	0.78
Total Postage and Fees	$	6.33

MARTINE POST OFFICE JUL Postmark Here USPS

Sent to:
Marin Castro Zoila R
Marin Ana
30 Gilbert Pl
Port Chester, NY 10573

Reference Information

PS Form 3800, Facsimile, July 2015

U.S. Postal Service®
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

USPS® ARTICLE NUMBER
9307 1699 0430 0152 2890 37

Certified Mail Fee	$	5.55
Return Receipt (Hardcopy)	$	0.00
Return Receipt (Electronic)	$	0.00
Certified Mail Restricted Delivery	$	0.00
Postage	$	0.78
Total Postage and Fees	$	6.33

Postmark Here

Sent to:
Wade Christian P
Wade Christina D
5 Cope Cir
Rye, NY 10580

Reference Information

PS Form 3800, Facsimile, July 2015

U.S. Postal Service®
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

USPS® ARTICLE NUMBER
9307 1699 0430 0152 2890 20

Certified Mail Fee	$	5.55
Return Receipt (Hardcopy)	$	0.00
Return Receipt (Electronic)	$	0.00
Certified Mail Restricted Delivery	$	0.00
Postage	$	0.78
Total Postage and Fees	$	6.33

Postmark Here

Sent to:
Enclave Realty LLC
180 Sylvan Ave Ste 4
Englewood Cliffs, NJ 07632

Reference Information

PS Form 3800, Facsimile, July 2015

U.S. Postal Service®
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

USPS® ARTICLE NUMBER
9307 1699 0430 0152 2890 68

Certified Mail Fee	$	5.55
Return Receipt (Hardcopy)	$	0.00
Return Receipt (Electronic)	$	0.00
Certified Mail Restricted Delivery	$	0.00
Postage	$	0.78
Total Postage and Fees	$	6.33

Postmark Here

Sent to:
Virginia Byran Mary Katherine
Melnick James Robert
164 Julian St
Rye, NY 10580

Reference Information

PS Form 3800, Facsimile, July 2015

U.S. Postal Service®
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

USPS® ARTICLE NUMBER
9307 1699 0430 0152 2890 51

Certified Mail Fee	$	5.55
Return Receipt (Hardcopy)	$	0.00
Return Receipt (Electronic)	$	0.00
Certified Mail Restricted Delivery	$	0.00
Postage	$	0.78
Total Postage and Fees	$	6.33

Postmark Here

Sent to:
138 Grandview Avenue, LLC
138 Grandview Ave
Rye, NY 10580

Reference Information

PS Form 3800, Facsimile, July 2015

U.S. Postal Service®
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

USPS® ARTICLE NUMBER
9307 1699 0430 0152 2890 82

Certified Mail Fee	$	5.55
Return Receipt (Hardcopy)	$	0.00
Return Receipt (Electronic)	$	0.00
Certified Mail Restricted Delivery	$	0.00
Postage	$	0.78
Total Postage and Fees	$	6.33

Postmark Here

Sent to:
JMDH Real Est of Prt Chstr LLC
1710 Whitestone Expy
Whitestone, NY 11357

Reference Information

PS Form 3800, Facsimile, July 2015

U.S. Postal Service®
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

USPS® ARTICLE NUMBER
9307 1699 0430 0152 2890 75

Certified Mail Fee	$	5.55
Return Receipt (Hardcopy)	$	0.00
Return Receipt (Electronic)	$	0.00
Certified Mail Restricted Delivery	$	0.00
Postage	$	0.78
Total Postage and Fees	$	6.33

Postmark Here

Sent to:
138 Grandview Avenue, LLC
138 Grandview Ave
Rye, NY 10580

Reference Information

PS Form 3800, Facsimile, July 2015

U.S. Postal Service®
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

USPS® ARTICLE NUMBER
9307 1699 0430 0152 2891 05

Certified Mail Fee	$	5.55
Return Receipt (Hardcopy)	$	0.00
Return Receipt (Electronic)	$	0.00
Certified Mail Restricted Delivery	$	0.00
Postage	$	0.78
Total Postage and Fees	$	6.33

Postmark Here

Sent to:
307 Post Road Realty Inc
Bette Cotter
334 Forest Ave
Rye, NY 10580

Reference Information

PS Form 3800, Facsimile, July 2015

U.S. Postal Service®
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

USPS® ARTICLE NUMBER
9307 1699 0430 0152 2890 99

Certified Mail Fee	$	5.55
Return Receipt (Hardcopy)	$	0.00
Return Receipt (Electronic)	$	0.00
Certified Mail Restricted Delivery	$	0.00
Postage	$	0.78
Total Postage and Fees	$	6.33

Postmark Here

Sent to:
Dpt Enterprises Inc
330 Boston Post Rd
Port Chester, NY 10573

Reference Information

PS Form 3800, Facsimile, July 2015

U.S. Postal Service®
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

USPS® ARTICLE NUMBER
9307 1699 0430 0152 2891 36

Certified Mail Fee	$	5.55
Return Receipt (Hardcopy)	$	0.00
Return Receipt (Electronic)	$	0.00
Certified Mail Restricted Delivery	$	0.00
Postage	$	0.78
Total Postage and Fees	$	6.33

Postmark Here

Sent to:
317 Post Road Realty Inc
317 Boston Post Rd
Port Chester, NY 10573

Reference Information

PS Form 3800, Facsimile, July 2015

U.S. Postal Service®
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

USPS® ARTICLE NUMBER
9307 1699 0430 0152 2891 29

Certified Mail Fee	$	5.55
Return Receipt (Hardcopy)	$	0.00
Return Receipt (Electronic)	$	0.00
Certified Mail Restricted Delivery	$	0.00
Postage	$	0.78
Total Postage and Fees	$	6.33

Postmark Here

Sent to:
DSD Company
Medallion Auto Center
315 Boston Post Rd
Port Chester, NY 10573

Reference Information

PS Form 3800, Facsimile, July 2015

U.S. Postal Service®
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

USPS® ARTICLE NUMBER
9307 1699 0430 0152 2891 43

Certified Mail Fee	$	5.55
Return Receipt (Hardcopy)	$	0.00
Return Receipt (Electronic)	$	0.00
Certified Mail Restricted Delivery	$	0.00
Postage	$	0.78
Total Postage and Fees	$	6.33

Postmark Here

Sent to:
319 Boston Post Rd Inc
Mavis Tire Supply Cor
358 Saw Mill River Rd
Millwood, NY 10546

Reference Information

PS Form 3800, Facsimile, July 2015

U.S. Postal Service®
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

USPS® ARTICLE NUMBER
9307 1699 0430 0152 2887 26

Certified Mail Fee	$	5.55
Return Receipt (Hardcopy)	$	0.00
Return Receipt (Electronic)	$	0.00
Certified Mail Restricted Delivery	$	0.00
Postage	$	0.78
Total Postage and Fees	$	6.33

Postmark Here

Sent to:
Rees Timothy Mason
Rees Cecelia Capps
164 Grandview Ave
Rye, NY 10580

Reference Information

PS Form 3800, Facsimile, July 2015

U.S. Postal Service®
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

USPS® ARTICLE NUMBER
9307 1699 0430 0152 2891 67

Certified Mail Fee	$	5.55
Return Receipt (Hardcopy)	$	0.00
Return Receipt (Electronic)	$	0.00
Certified Mail Restricted Delivery	$	0.00
Postage	$	0.78
Total Postage and Fees	$	6.33

Postmark Here
JUL 16 2020

Sent to:
Maxso Realty Inc
CPD NY Energy Corp
536 Main St
New Paltz, NY 12561

Reference Information

PS Form 3800, Facsimile, July 2015

U.S. Postal Service®
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

USPS® ARTICLE NUMBER
9307 1699 0430 0152 2891 50

Certified Mail Fee	$	5.55
Return Receipt (Hardcopy)	$	0.00
Return Receipt (Electronic)	$	0.00
Certified Mail Restricted Delivery	$	0.00
Postage	$	0.78
Total Postage and Fees	$	6.33

Postmark Here

Sent to:
McDonalds Corp
Mac Portchester Co #3240
10 Middle St Fl 17
Bridgeport, CT 06604

Reference Information

PS Form 3800, Facsimile, July 2015

U.S. Postal Service®
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

USPS® ARTICLE NUMBER
9307 1699 0430 0152 2891 81

Certified Mail Fee	$	5.55
Return Receipt (Hardcopy)	$	0.00
Return Receipt (Electronic)	$	0.00
Certified Mail Restricted Delivery	$	0.00
Postage	$	0.78
Total Postage and Fees	$	6.33

Postmark Here

Sent to:
VLS Realty Associates
K.E. Andrews & Co
2424 Ridge Rd
Rockwall, TX 75087

Reference Information

PS Form 3800, Facsimile, July 2015

U.S. Postal Service®
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

USPS® ARTICLE NUMBER
9307 1699 0430 0152 2891 74

Certified Mail Fee	$	5.55
Return Receipt (Hardcopy)	$	0.00
Return Receipt (Electronic)	$	0.00
Certified Mail Restricted Delivery	$	0.00
Postage	$	0.78
Total Postage and Fees	$	6.33

Postmark Here

Sent to:
Pecora Robert
Pecora Joseph S
72 S Regent St
Port Chester, NY 10573

Reference Information

PS Form 3800, Facsimile, July 2015

U.S. Postal Service®
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

USPS® ARTICLE NUMBER
9307 1699 0430 0152 2892 04

Certified Mail Fee	$	5.55
Return Receipt (Hardcopy)	$	0.00
Return Receipt (Electronic)	$	0.00
Certified Mail Restricted Delivery	$	0.00
Postage	$	0.78
Total Postage and Fees	$	6.33

Postmark Here

Sent to:
SC Owner LLC ML-MJW Port Chest
M & J Wilkow Properties, Inc
20 S Clark St Ste 3000
Chicago, IL 60603

Reference Information

PS Form 3800, Facsimile, July 2015

U.S. Postal Service®
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

USPS® ARTICLE NUMBER
9307 1699 0430 0152 2891 98

Certified Mail Fee	$	5.55
Return Receipt (Hardcopy)	$	0.00
Return Receipt (Electronic)	$	0.00
Certified Mail Restricted Delivery	$	0.00
Postage	$	0.78
Total Postage and Fees	$	6.33

Postmark Here

Sent to:
VLS Realty Associates
314 Boston Post Rd
Port Chester, NY 10573

Reference Information

PS Form 3800, Facsimile, July 2015

U.S. Postal Service®
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

USPS® ARTICLE NUMBER
9307 1699 0430 0152 2892 28

Certified Mail Fee	$	5.55
Return Receipt (Hardcopy)	$	0.00
Return Receipt (Electronic)	$	0.00
Certified Mail Restricted Delivery	$	0.00
Postage	$	0.78
Total Postage and Fees	$	6.33

Postmark Here

Sent to:
Rees Timothy M
Rees Cecelia C
164 Grandview Ave
Rye, NY 10580

Reference Information

PS Form 3800, Facsimile, July 2015

U.S. Postal Service®
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

USPS® ARTICLE NUMBER
9307 1699 0430 0152 2892 11

Certified Mail Fee	$	5.55
Return Receipt (Hardcopy)	$	0.00
Return Receipt (Electronic)	$	0.00
Certified Mail Restricted Delivery	$	0.00
Postage	$	0.78
Total Postage and Fees	$	6.33

Postmark Here

Sent to:
Current Owner
167 Grandview Ave
Rye, NY 10580

Reference Information

PS Form 3800, Facsimile, July 2015

U.S. Postal Service®
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

USPS® ARTICLE NUMBER
9307 1699 0430 0152 2892 42

Certified Mail Fee	$	5.55
Return Receipt (Hardcopy)	$	0.00
Return Receipt (Electronic)	$	0.00
Certified Mail Restricted Delivery	$	0.00
Postage	$	0.78
Total Postage and Fees	$	6.33

Postmark Here

Sent to:
City of Rye
City Clerk
1051 Boston Post Road
Rye, NY 10580

Reference Information

PS Form 3800, Facsimile, July 2015

U.S. Postal Service®
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

USPS® ARTICLE NUMBER
9307 1699 0430 0152 2892 35

Certified Mail Fee	$	5.55
Return Receipt (Hardcopy)	$	0.00
Return Receipt (Electronic)	$	0.00
Certified Mail Restricted Delivery	$	0.00
Postage	$	0.78
Total Postage and Fees	$	6.33

Postmark Here

Sent to:
Mc Govern Patrick &
Susan Mc Govern
142 Grandview Ave
Rye, NY 10580

Reference Information

PS Form 3800, Facsimile, July 2015

CUDDY +FEDER LLP

445 Hamilton Avenue, 14th Floor
White Plains, New York 10601
T 914 761 1300
F 914 761 5372
cuddyfeder.com

July 21, 2026

VIA E-MAIL & OVERNIGHT DELIVERY
Mayor Luis A. Marino
and Members of the Board of Trustees
Village of Port Chester
222 Grace Church Street
Port Chester, NY 10573

Re: 28 Pearl Street Redevelopment
28 Pearl Street Development LLC
Premises: 28 Pearl Street, Port Chester, NY (SBL: 142.30-1-88)

Dear Mayor Marino and Members of the Board of Trustees:

On behalf of 28 Pearl Street Development LLC, enclosed please find an Affidavit of Mailing evidencing the first-class certified mailing with return receipts completed on July 13, 2026, providing the annexed Notice Letter, to all owners of record within 150 feet of the property lines of the subject Premises, as set forth on the annexed map and list together with the original USPS stamped certified mail return receipts and Domestic Return Cards received to date.

Also enclosed please find an Affidavit of Sign Posting prepared by Enrico Provenzano, together with a photograph, evidencing the sign was posted on July 15, 2026 in connection with the Board of Trustees Public Meeting scheduled for July 29, 2026.

Please incorporate the enclosed as part of the official record of the proceeding. Thank you for your time and attention to these materials.

Very truly yours,

Riddar Nget
Paralegal

Enclosures

cc: Anthony B. Gioffre III, Esq.
Daniel J. Patrick, Esq.

BOARD OF TRUSTEES
Luis A. Marino, Mayor

BOARD OF TRUSTEES
Janusz R. Richards, Village Clerk

222 Grace Church Street
Port Chester, NY 10573

AFFIDAVIT OF MAILING

In the matter of the application #_____ Address 28 Pearl Street
Case # Address

before the Village of Port Chester ☑ BOARD OF TRUSTEES

On 7/13/2026 Notice of Hearing letters were mailed via
Day, Month, Year letters were mailed

☐ USPS First Class Mail

☑ USPS Certified Return Receipt Mail

neighbors within a 150' radius of the above mentioned property.
Distance (feet)

Signed _____ _____ Paralegal
Name Title

Please have this document notarized and return within 24 hours of the hearing to:

Janusz R. Richards
222 Grace Church Street
Port Chester, New York 10573

Sworn to before me this 14th day of July, 2026

NOTARY PUBLIC

MICHELLE K. RUSSO
NOTARY PUBLIC-STATE OF NEW YORK
No. 01RU6313298
Qualified in Putnam County
My Commission Expires 10-20-2026

4932-1451-6157.v1

CUDDY +FEDER LLP

445 Hamilton Avenue, 14th Floor
White Plains, New York 10601
T 914 761 1300
F 914 761 5372
cuddyfeder.com

Anthony B. Gioffre III
agioffre@cuddyfeder.com

July 13, 2026

BY CERTIFIED MAIL, RETURN RECEIPT
JORGE PAJARES
141 SMITH STREET FL 1ST
PORT CHESTER, NY 10573

Re: 28 Pearl Street Redevelopment
28 Pearl Street Development LLC
Premises: 28 Pearl Street, Port Chester, NY (SBL: 142.30-1-88)

Dear Property Owner:

On behalf of 28 Pearl Street Development LLC (the "Applicant"), we hereby notify you that the Applicant has requested a waiver of the time limitations for construction noise for the development of the approved mixed-use development at 28 Pearl Street (SBL 142.30-1-88) (the "Premises"). Specifically, the Applicant is requesting authorization to commence daily construction activities for this project as follows:

- Weekday Start Time: 7:00 AM
- Saturday Start Time: 9:00 AM

The requested waiver is sought beginning July 2026 and ending in July 2028, unless a subsequent waiver is requested at a later date.

A meeting will be held by the Village of Port Chester Board of Trustees on July 29, 2026 to consider this waiver request.

Thank you in advance for your consideration.

Very truly yours,

Anthony B. Gioffre III

Anthony B. Gioffre III

CUDDY +FEDER LLP

445 Hamilton Avenue, 14th Floor
White Plains, New York 10601
T 914 761 1300
F 914 761 5372
cuddyfeder.com

Anthony B. Gioffre III
agioffre@cuddyfeder.com

13 de julio de 2026

POR CORREO CERTIFICADO CON ACUSE DE RECIBO
JORGE PAJARES
141 SMITH STREET FL 1ST
PORT CHESTER, NY 10573

Re: 28 Pearl Street Redevelopment
28 Pearl Street Development LLC
Premises: 28 Pearl Street, Port Chester, NY (SBL: 142.30-1-88

Estimado propietario:

En nombre de 28 Pearl Street Development LLC (el "Solicitante"), por la presente le notificamos que el Solicitante ha solicitado una exención de las restricciones horarias aplicables al ruido de la construcción para el desarrollo del proyecto de uso mixto aprobado en 28 Pearl Street (SBL 142.30-1-88) (el "Inmueble"). Específicamente, el Solicitante solicita autorización para iniciar las actividades diarias de construcción de este proyecto de la siguiente manera:

- Hora de inicio entre semana: 7:00 a. m.
- Hora de inicio del sábado: 9:00 a. m.

La exención solicitada abarca desde julio de 2026 hasta julio de 2028, a menos que se solicite una exención posterior en una fecha posterior.

La Junta de Fideicomisarios de la Villa de Port Chester celebrará una reunión el 29 de julio de 2026 para considerar esta solicitud de exención.

Gracias de antemano por su consideración.

Muy atentamente,

Anthony B. Gioffre III

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CUDDY +FEDER LLP

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Anthony B. Gioffre III
agioffre@cuddyfeder.com

July 13, 2026

BY CERTIFIED MAIL, RETURN RECEIPT
ANTHONY R. TIRONE
LAW OFFICE OF ANTHONY R TIRONE
170 HAMILTON AVE STE 300
WHITE PLAINS, NY 10601

Re: 28 Pearl Street Redevelopment
28 Pearl Street Development LLC
Premises: 28 Pearl Street, Port Chester, NY (SBL: 142.30-1-88)

Dear Property Owner:

On behalf of 28 Pearl Street Development LLC (the "Applicant"), we hereby notify you that the Applicant has requested a waiver of the time limitations for construction noise for the development of the approved mixed-use development at 28 Pearl Street (SBL 142.30-1-88) (the "Premises"). Specifically, the Applicant is requesting authorization to commence daily construction activities for this project as follows:

- Weekday Start Time: 7:00 AM
- Saturday Start Time: 9:00 AM

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13 de julio de 2026

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LAW OFFICE OF ANTHONY R TIRONE
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July 13, 2026

BY CERTIFIED MAIL, RETURN RECEIPT
WILMER GONZALEZ
LILIAN GONZALEZ
37 SMITH STREET
PORT CHESTER, NY 10573

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Premises: 28 Pearl Street, Port Chester, NY (SBL: 142.30-1-88)

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NERI KIDS LLC
ANTHONY NERI
31 PEARL ST
PORT CHESTER, NY 10573

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NERI BAKERY
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July 13, 2026

BY CERTIFIED MAIL, RETURN RECEIPT
CON EDISON CO. OF N.Y.
TAX DEPARTMENT
STEPHANIE J. MERRITT
4 IRVING PL 3RD FL NORTHWEST
NEW YORK, NY 10003

Re: 28 Pearl Street Redevelopment
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July 13, 2026

BY CERTIFIED MAIL, RETURN RECEIPT
WILDER VEGA
59 SMITH STREET
PORT CHESTER, NY 10573

Re: 28 Pearl Street Redevelopment
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July 13, 2026

BY CERTIFIED MAIL, RETURN RECEIPT
1030 EAST 174TH STREET LLC
12914 NORTH RD
LOXAHATCHEE, FL 33470

Re: 28 Pearl Street Redevelopment
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July 13, 2026

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31 PEARL ST
PORT CHESTER, NY 10573

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On behalf of 28 Pearl Street Development LLC (the "Applicant"), we hereby notify you that the Applicant has requested a waiver of the time limitations for construction noise for the development of the approved mixed-use development at 28 Pearl Street (SBL 142.30-1-88) (the "Premises"). Specifically, the Applicant is requesting authorization to commence daily construction activities for this project as follows:

- Weekday Start Time: 7:00 AM
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A meeting will be held by the Village of Port Chester Board of Trustees on July 29, 2026 to consider this waiver request.

Thank you in advance for your consideration.

Very truly yours,

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Anthony B. Gioffre III
agioffre@cuddyfeder.com

13 de julio de 2026

POR CORREO CERTIFICADO CON ACUSE DE RECIBO
NERIKIDS, LLC
31 PEARL ST
PORT CHESTER, NY 10573

Re: 28 Pearl Street Redevelopment
28 Pearl Street Development LLC
Premises: 28 Pearl Street, Port Chester, NY (SBL: 142.30-1-88

Estimado propietario:

En nombre de 28 Pearl Street Development LLC (el "Solicitante"), por la presente le notificamos que el Solicitante ha solicitado una exención de las restricciones horarias aplicables al ruido de la construcción para el desarrollo del proyecto de uso mixto aprobado en 28 Pearl Street (SBL 142.30-1-88) (el "Inmueble"). Específicamente, el Solicitante solicita autorización para iniciar las actividades diarias de construcción de este proyecto de la siguiente manera:

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July 13, 2026

BY CERTIFIED MAIL, RETURN RECEIPT
28 PEARL STREET DEVELOPMENT LLC
181 WESTCHESTER AVE STE 301A
PORT CHESTER, NY 10573

Re: 28 Pearl Street Redevelopment
28 Pearl Street Development LLC
Premises: 28 Pearl Street, Port Chester, NY (SBL: 142.30-1-88)

Dear Property Owner:

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31-37 PEARL ST
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July 13, 2026

BY CERTIFIED MAIL, RETURN RECEIPT
PROTESTANT EPISCOPAL CHURCH
1047 AMSTERDAM AVE
NEW YORK, NY 10025

Re: 28 Pearl Street Redevelopment
28 Pearl Street Development LLC
Premises: 28 Pearl Street, Port Chester, NY (SBL: 142.30-1-88)

Dear Property Owner:

On behalf of 28 Pearl Street Development LLC (the "Applicant"), we hereby notify you that the Applicant has requested a waiver of the time limitations for construction noise for the development of the approved mixed-use development at 28 Pearl Street (SBL 142.30-1-88) (the "Premises"). Specifically, the Applicant is requesting authorization to commence daily construction activities for this project as follows:

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July 13, 2026

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11 SOUTH PEARL STREET LLC
31 PEARL ST
PORT CHESTER, NY 10573

Re: 28 Pearl Street Redevelopment
28 Pearl Street Development LLC
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PORT CHESTER, NY 10573

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41 PEARL ST
PORT CHESTER, NY 10573

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Re: 28 Pearl Street Redevelopment
28 Pearl Street Development LLC
Premises: 28 Pearl Street, Port Chester, NY (SBL: 142.30-1-88

Estimado propietario:

En nombre de 28 Pearl Street Development LLC (el "Solicitante"), por la presente le notificamos que el Solicitante ha solicitado una exención de las restricciones horarias aplicables al ruido de la construcción para el desarrollo del proyecto de uso mixto aprobado en 28 Pearl Street (SBL 142.30-1-88) (el "Inmueble"). Específicamente, el Solicitante solicita autorización para iniciar las actividades diarias de construcción de este proyecto de la siguiente manera:

- Hora de inicio entre semana: 7:00 a. m.
- Hora de inicio del sábado: 9:00 a. m.

La exención solicitada abarca desde julio de 2026 hasta julio de 2028, a menos que se solicite una exención posterior en una fecha posterior.

La Junta de Fideicomisarios de la Villa de Port Chester celebrará una reunión el 29 de julio de 2026 para considerar esta solicitud de exención.

Gracias de antemano por su consideración.

Muy atentamente,

Anthony B. Gioffre III

Anthony B. Gioffre III

CUDDY +FEDER LLP

445 Hamilton Avenue, 14th Floor
White Plains, New York 10601
T 914 761 1300
F 914 761 5372
cuddyfeder.com

Anthony B. Gioffre III
agioffre@cuddyfeder.com

July 13, 2026

BY CERTIFIED MAIL, RETURN RECEIPT
PORT CHESTER OZFUND III PROPCO
SAXUM REAL ESTATE
359 SPRINGFIELD AVE FL 2ND
SUMMIT, NJ 07901

Re: 28 Pearl Street Redevelopment
28 Pearl Street Development LLC
Premises: 28 Pearl Street, Port Chester, NY (SBL: 142.30-1-88)

Dear Property Owner:

On behalf of 28 Pearl Street Development LLC (the "Applicant"), we hereby notify you that the Applicant has requested a waiver of the time limitations for construction noise for the development of the approved mixed-use development at 28 Pearl Street (SBL 142.30-1-88) (the "Premises"). Specifically, the Applicant is requesting authorization to commence daily construction activities for this project as follows:

- Weekday Start Time: 7:00 AM
- Saturday Start Time: 9:00 AM

The requested waiver is sought beginning July 2026 and ending in July 2028, unless a subsequent waiver is requested at a later date.

A meeting will be held by the Village of Port Chester Board of Trustees on July 29, 2026 to consider this waiver request.

Thank you in advance for your consideration.

Very truly yours,

Anthony B. Gioffre III

Anthony B. Gioffre III

CUDDY +FEDER LLP

445 Hamilton Avenue, 14th Floor
White Plains, New York 10601
T 914 761 1300
F 914 761 5372
cuddyfeder.com

Anthony B. Gioffre III
agioffre@cuddyfeder.com

13 de julio de 2026

POR CORREO CERTIFICADO CON ACUSE DE RECIBO
PORT CHESTER OZFUND III PROPCO
SAXUM REAL ESTATE
359 SPRINGFIELD AVE FL 2ND
SUMMIT, NJ 07901

Re: 28 Pearl Street Redevelopment
28 Pearl Street Development LLC
Premises: 28 Pearl Street, Port Chester, NY (SBL: 142.30-1-88

Estimado propietario:

En nombre de 28 Pearl Street Development LLC (el "Solicitante"), por la presente le notificamos que el Solicitante ha solicitado una exención de las restricciones horarias aplicables al ruido de la construcción para el desarrollo del proyecto de uso mixto aprobado en 28 Pearl Street (SBL 142.30-1-88) (el "Inmueble"). Específicamente, el Solicitante solicita autorización para iniciar las actividades diarias de construcción de este proyecto de la siguiente manera:

- Hora de inicio entre semana: 7:00 a. m.
- Hora de inicio del sábado: 9:00 a. m.

La exención solicitada abarca desde julio de 2026 hasta julio de 2028, a menos que se solicite una exención posterior en una fecha posterior.

La Junta de Fideicomisarios de la Villa de Port Chester celebrará una reunión el 29 de julio de 2026 para considerar esta solicitud de exención.

Gracias de antemano por su consideración.

Muy atentamente,

Anthony B. Gioffre III

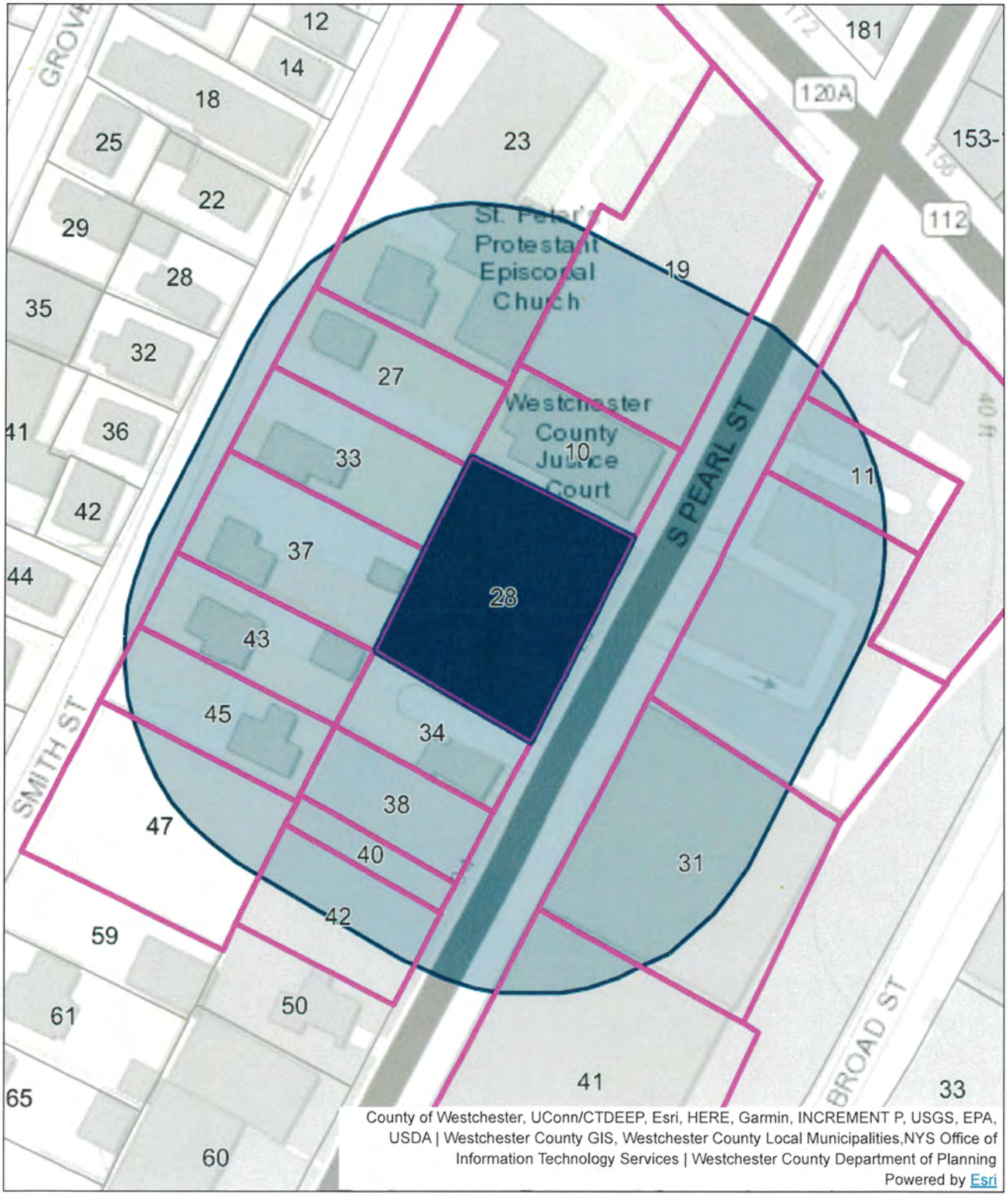
Anthony B. Gioffre III

150' Radius: 28 Pearl Street, Port Chester

Area of Interest (AOI) Information

Area: 157,787.2 ft²

Date: Wed Jul 08 2026 15:33:33 GMT-0400 (Eastern Daylight Time)



150' Radius Abutters List

SBL	Owner			Mailing Adress	City	State	Zip
142.30-1-57	Pajares, Jorge			141 Smith St Fl 1st	Port Chester	NY	10573
142.30-1-58	Tirone, Anthony R	Law Office of Anthony R Tirone		170 Hamilton Ave Ste 300	White Plains	NY	10601
142.30-1-59	Gonzalez, Wilmer	Gonzalez Lillian		37 Smith St	Port Chester	NY	10573
142.30-1-60	Neri Kids LLC	Anthony Neri		31 Pearl St	Port Chester	NY	10573
142.30-1-61	Neri Kids LLC	Neri Bakery		31-37 Pearl St	Port Chester	NY	10573
142.30-1-62	Con Edison Co. of N.Y.	Tax Department	Stephanie J. Merritt	4 Irving Pl 3rd Fl Northwest	New York	NY	10003
142.30-1-63	Vega Wilder			59 Smith St	Port Chester	NY	10573
142.30-1-79	1030 East 174th Street LLC			12914 North Rd	Loxahatchee	FL	33470
142.30-1-80	Nerikids, LLC			31 Pearl St	Port Chester	NY	10573
142.30-1-81	40 Pearl Street Inc			31-37 Pearl St	Port Chester	NY	10573
142.30-1-82	Nerikids, LLC			31 Pearl St	Port Chester	NY	10573
142.30-1-88	28 Pearl StreetDevelopment LLC			181 Westchester Ave Ste 301A	Port Chester	NY	10573
142.30-1-85	10 South Pearl St LLC			31-37 Pearl St	Port Chester	NY	10573
142.30-1-86	Protestant Episcopal Church			1047 Amsterdam Ave	New York	NY	10025
142.30-1-86.1	Protestant Episcopal Church			1047 Amsterdam Ave	New York	NY	10025
142.30-1-86.2	Protestant Episcopal Church			1047 Amsterdam Ave	New York	NY	10025
142.30-2-3	11 South Pearl Street LLC			31 Pearl St	Port Chester	NY	10573
142.30-2-4	15 South Pearl St Parking LLC			31-37 Pearl St	Port Chester	NY	10573
142.30-2-5	40 Pearl Street Inc			31 Pearl St	Port Chester	NY	10573
142.30-2-6	Neri's Land Improvement LLC			41 Pearl St	Port Chester	NY	10573
142.30-2-70	Port Chester OZFund III Propco	Saxum Real Estate		359 Springfield Ave Fl 2nd	Summit	NJ	07901

BOARD OF TRUSTEES
Luis A. Marino, Mayor

BOARD OF TRUSTEES
Janusz R. Richards, Village Clerk

222 Grace Church Street
Port Chester, NY 10573

AFFIDAVIT OF SIGN POSTING

In the matter of the application

#_____ Address 28 Pearl Street
Case # Address

before the Village of Port Chester ☑ BOARD OF TRUSTEES

On 15, July, 2026 a sign was posted on property located at
Day, Month, Year sign was posted

28 Pearl Street noticing the meeting on July 29, 2026
Location of proposed action Date of meeting

in accordance with the sign posting requirements set forth in the Village Code.

Signed Grace Bonanzoni Agent of Attorney for the Applicant
Name Title

Please have this document notarized and return with a picture of the posted sign at least 24 hours prior to the hearing to:

Janusz R. Richards, Village Clerk
222 Grace Church Street
Port Chester, New York 10573

Sworn to before me this 15th day of July, 2026

NOTARY PUBLIC

LISA F. GRECO
NOTARY PUBLIC STATE OF NEW YORK
WESTCHESTER COUNTY
LIC. #01GR6069461
COMM. EXP. 03/24/2027


PUBLIC NOTICE
A MEETING WILL BE HELD BY THE VILLAGE OF PORT CHESTER BOARD OF TRUSTEES ON JULY 29, 2026 AT 7:00 P.M. AT THE TOWN OF RYE COURT ROOM, 350 N. MAIN STREET, PORT CHESTER, NEW YORK, TO CONSIDER THE WAIVER OF TIME LIMITATIONS FOR CONSTRUCTION NOISE FOR THE MIXED-USE DEVELOPMENT AT 28 PEARL STREET (SECTION 142.30, BLOCK 1, LOT 88) IN THE VILLAGE OF PORT CHESTER.
NOTICIA PUBLIC
LA JUNTA DE FIDEICOMISARIOS DEL VILLAGE DE PORT CHESTER CELEBRARÁ UNA REUNIÓN EL 29 DE JULIO DE 2026 A LAS 7:00 P. M. EN LA SALA DEL TRIBUNAL DEL TOWN OF RYE, UBICADA EN 350 N. MAIN STREET, PORT CHESTER, NUEVA YORK, PARA CONSIDERAR LA EXENCIÓN DE LAS RESTRICCIONES DE HORARIO RELATIVAS AL RUIDO DE CONSTRUCCIÓN PARA EL PROYECTO DE DESARROLLO DE USO MIXTO EN EL 28 DE PEARL STREET (SECCIÓN 142.30, MANZANA 1, LOTE 88) EN EL VILLAGE DE PORT CHESTER.
ROCK
WWW.POWERPAK.NET

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Certified Mail Fee	$	5.30
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Pajares, Jorge
141 Smith St Fl 1st
Port Chester, NY 10573

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40 Pearl Street Inc
31-37 Pearl St
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1030 East 174th Street LLC
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Gonzalez, Wilmer
Gonzalez Lillian
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Neri Kids LLC
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Postage	$	0.74
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Sent to:
Neri Kids LLC
Anthony Neri
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Port Chester, NY 10573

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Vega Wilder
59 Smith St
Port Chester, NY 10573

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4 Irving Pl 3rd Fl Northwest
New York, NY 10003

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31 Pearl St
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15 South Pearl St Parking LLC
31-37 Pearl St
Port Chester, NY 10573

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Summit, NJ 07901

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Port Chester, NY 10573

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Tirone, Anthony R
Law Office of Anthony R Tirone
170 Hamilton Ave Ste 300
White Plains, NY 10601

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Muncipal Referrals
148 Martine Avenue Suite 432
White Plains, NY 10601

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10 South Pearl St LLC
31-37 Pearl St
Port Chester, NY 10573

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New York, NY 10025

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Sent to:
28 Pearl StreetDevelopment LLC
181 Westchester Ave Ste 301A
Port Chester, NY 10573

Reference Information

PS Form 3800, Facsimile, July 2015

Return Receipt (Form 3811) Barcode

9590 9699 0430 0152 2493 70

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name) | C. Date of Delivery
7/16

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

Article Addressed to:

Port Chester OZFund III Propco
Saxum Real Estate
359 Springfield Ave Fl 2nd
Summit, NJ 07901

3. Service Type:
☒ Certified Mail
☐ Certified Mail Restricted Delivery

Reference Information

38450-11 MKR 7926 BOT

Certified Mail (Form 3800) Article Number
9314 7699 0430 0152 2493 78

Form 3811, Facsimile, July 2015 Domestic Return Receipt

Return Receipt (Form 3811) Barcode

9590 9699 0430 0152 2491 27

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name) | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

Article Addressed to:

Nerikids, LLC
31 Pearl St
Port Chester, NY 10573

3. Service Type:
☒ Certified Mail
☐ Certified Mail Restricted Delivery

Reference Information

38450-11 MKR 7926 BOT

Certified Mail (Form 3800) Article Number
9314 7699 0430 0152 2491 25

Form 3811, Facsimile, July 2015 Domestic Return Receipt

Return Receipt (Form 3811) Barcode

9590 9699 0430 0152 2490 66

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Address

B. Received by (Printed Name) | C. Date of Deliver

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

Article Addressed to:

Nerikids, LLC
31 Pearl St
Port Chester, NY 10573

3. Service Type:
☒ Certified Mail
☐ Certified Mail Restricted Delivery

Reference Information

38450-11 MKR 7926 BOT

Certified Mail (Form 3800) Article Number
9314 7699 0430 0152 2490 64

Form 3811, Facsimile, July 2015 Domestic Return Receipt

Return Receipt (Form 3811) Barcode

9590 9699 0430 0152 2491 34

Article Addressed to:

28 Pearl StreetDevelopment LLC
181 Westchester Ave Ste 301A
Port Chester, NY 10573

Certified Mail (Form 3800) Article Number

9314 7699 0430 0152 2491 32

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type:
☒ Certified Mail
☐ Certified Mail Restricted Delivery

Reference Information

38450-11 MKR 72926 BOT

Form 3811, Facsimile, July 2015 Domestic Return Receipt

Return Receipt (Form 3811) Barcode

9590 9699 0430 0152 2489 15

Article Addressed to:

Neri Kids LLC
Neri Bakery
31-37 Pearl St
Port Chester, NY 10573

Certified Mail (Form 3800) Article Number

9314 7699 0430 0152 2489 13

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type:
☒ Certified Mail
☐ Certified Mail Restricted Delivery

Reference Information

38450-11 MKR 72926 BOT

S Form 3811, Facsimile, July 2015 Domestic Return Receipt

Return Receipt (Form 3811) Barcode

9590 9699 0430 0152 2489 08

Article Addressed to:

Neri Kids LLC
Anthony Neri
31 Pearl St
Port Chester, NY 10573

Certified Mail (Form 3800) Article Number

9314 7699 0430 0152 2489 06

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type:
☒ Certified Mail
☐ Certified Mail Restricted Delivery

Reference Information

38450-11 MKR 72926 BOT

S Form 3811, Facsimile, July 2015 Domestic Return Receipt

Return Receipt (Form 3811) Barcode

9590 9699 0430 0152 2493 01

Article Addressed to:

15 South Pearl St Parking LLC
31-37 Pearl St
Port Chester, NY 10573

Certified Mail (Form 3800) Article Number

9314 7699 0430 0152 2493 09

A. Signature
X
Agent
Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type:
[X] Certified Mail
[ ] Certified Mail Restricted Delivery

Reference Information

38450-11 MKR 72926MKR

Form 3811, Facsimile, July 2015 Domestic Return Receipt

Return Receipt (Form 3811) Barcode

9590 9699 0430 0152 2492 88

Article Addressed to:

11 South Pearl Street LLC
31 Pearl St
Port Chester, NY 10573

Certified Mail (Form 3800) Article Number

9314 7699 0430 0152 2492 86

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
Agent
Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type:
[X] Certified Mail
[ ] Certified Mail Restricted Delivery

Reference Information

38450-11 MKR 72926BOT

Form 3811, Facsimile, July 2015 Domestic Return Receipt

Return Receipt (Form 3811) Barcode

9590 9699 0430 0152 2493 25

1. Article Addressed to:

40 Pearl Street Inc
31 Pearl St
Port Chester, NY 10573

Certified Mail (Form 3800) Article Number

9314 7699 0430 0152 2493 23

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
Agent
Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type:
[X] Certified Mail
[ ] Certified Mail Restricted Delivery

Reference Information

38450-11 MKR 72926BOT

Form 3811, Facsimile, July 2015 Domestic Return Receipt

Return Receipt (Form 3811) Barcode

9590 9699 0430 0152 2493 56

Article Addressed to:

Neri's Land Improvement LLC
41 Pearl St
Port Chester, NY 10573

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name) | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type:
☒ Certified Mail
☐ Certified Mail Restricted Delivery

Reference Information

38450-11 MUL 72926BOT

Certified Mail (Form 3800) Article Number
9314 7699 0430 0152 2493 54

PS Form 3811, Facsimile, July 2015 Domestic Return Receipt

Return Receipt (Form 3811) Barcode

9590 9699 0430 0152 2490 97

Article Addressed to:

40 Pearl Street Inc
31-37 Pearl St
Port Chester, NY 10573

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☒ Addressee

B. Received by (Printed Name) | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

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☒ Certified Mail
☐ Certified Mail Restricted Delivery

Reference Information

38450-11 MUL 72926BOT

Certified Mail (Form 3800) Article Number
9314 7699 0430 0152 2490 95

PS Form 3811, Facsimile, July 2015 Domestic Return Receipt

Return Receipt (Form 3811) Barcode

9590 9699 0430 0152 2491 58

Article Addressed to:

10 South Pearl St LLC
31-37 Pearl St
Port Chester, NY 10573

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name) | C. Date of Delivery

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If YES, enter delivery address below: ☐ No

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☐ Certified Mail Restricted Delivery

Reference Information

38450-11 MUL 72926BOT

Certified Mail (Form 3800) Article Number
9314 7699 0430 0152 2491 56

PS Form 3811, Facsimile, July 2015 Domestic Return Receipt

406 BOSTON POST ROAD, PORT CHESTER, NY

BEINFIELD ARCHITECTURE

03-31-2026



BEINFIELD ARCHITECTURE PC
203.838.5789 | 11 Chestnut Street #102 | South Norwalk, CT 06854

406 Boston Post Road, Port Chester, NY | 03.31.2026 | Google Site

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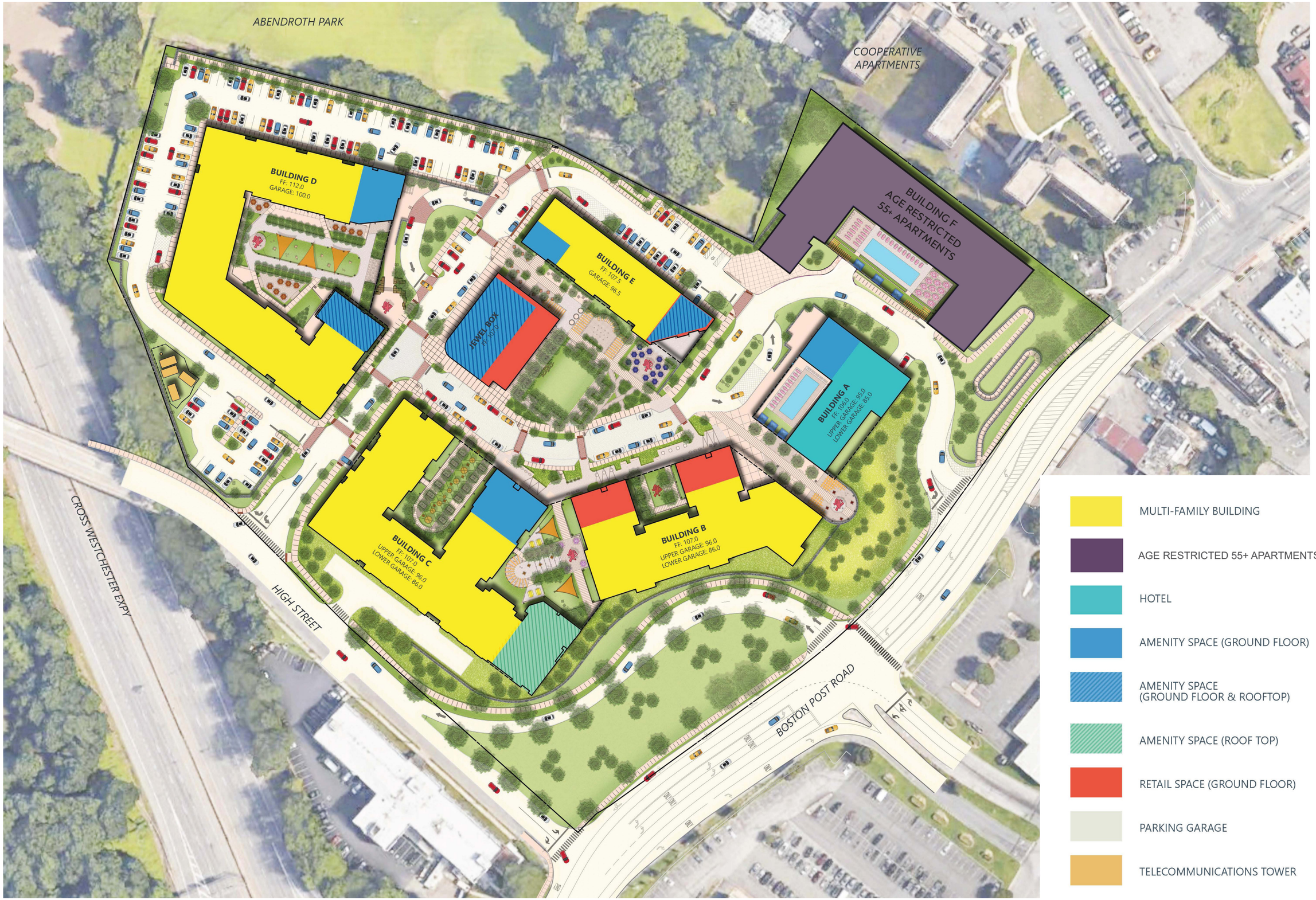

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Port Chester United Hospital Redevelopment | Site Plan

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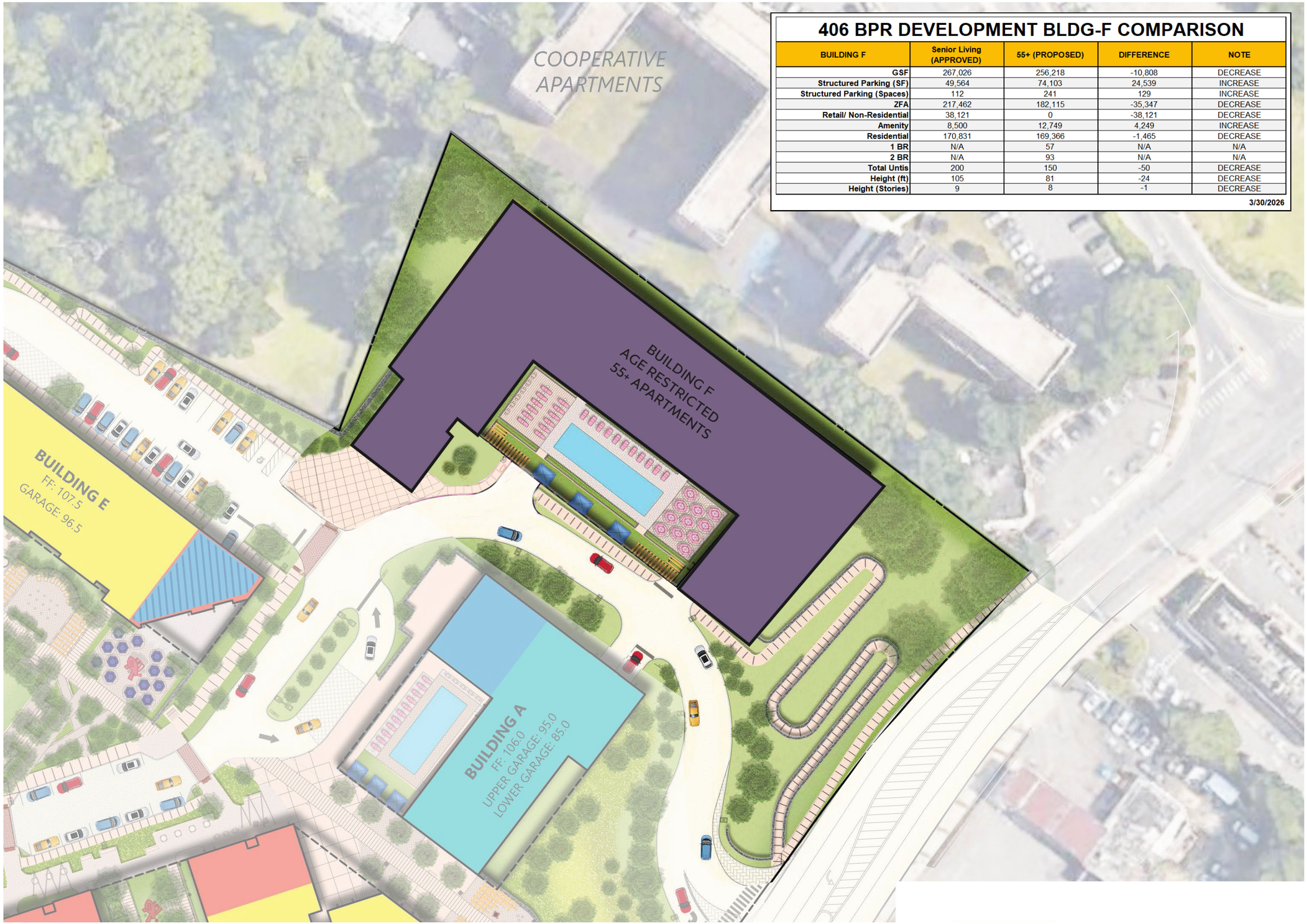

406 BPR DEVELOPMENT BLDG-F COMPARISON

BUILDING F	Senior Living (APPROVED)	55+ (PROPOSED)	DIFFERENCE	NOTE
GSF	267,026	256,218	-10,808	DECREASE
Structured Parking (SF)	49,564	74,103	24,539	INCREASE
Structured Parking (Spaces)	112	241	129	INCREASE
ZFA	217,462	182,115	-35,347	DECREASE
Retail/ Non-Residential	38,121	0	-38,121	DECREASE
Amenity	8,500	12,749	4,249	INCREASE
Residential	170,831	169,366	-1,465	DECREASE
1 BR	N/A	57	N/A	N/A
2 BR	N/A	93	N/A	N/A
Total Untis	200	150	-50	DECREASE
Height (ft)	105	81	-24	DECREASE
Height (Stories)	9	8	-1	DECREASE

3/30/2026

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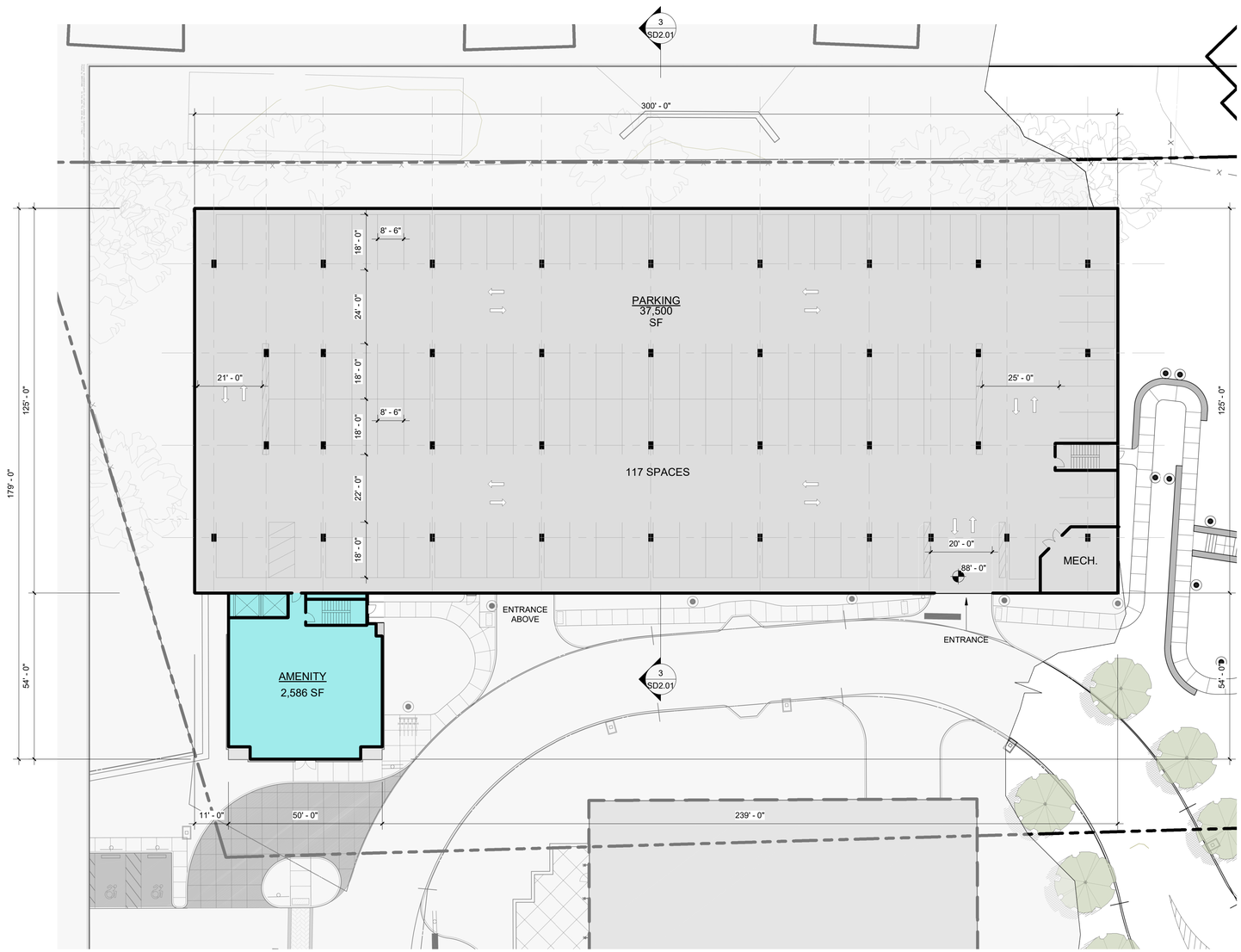

1 SD1.01 Level 1
1" = 20'-0"

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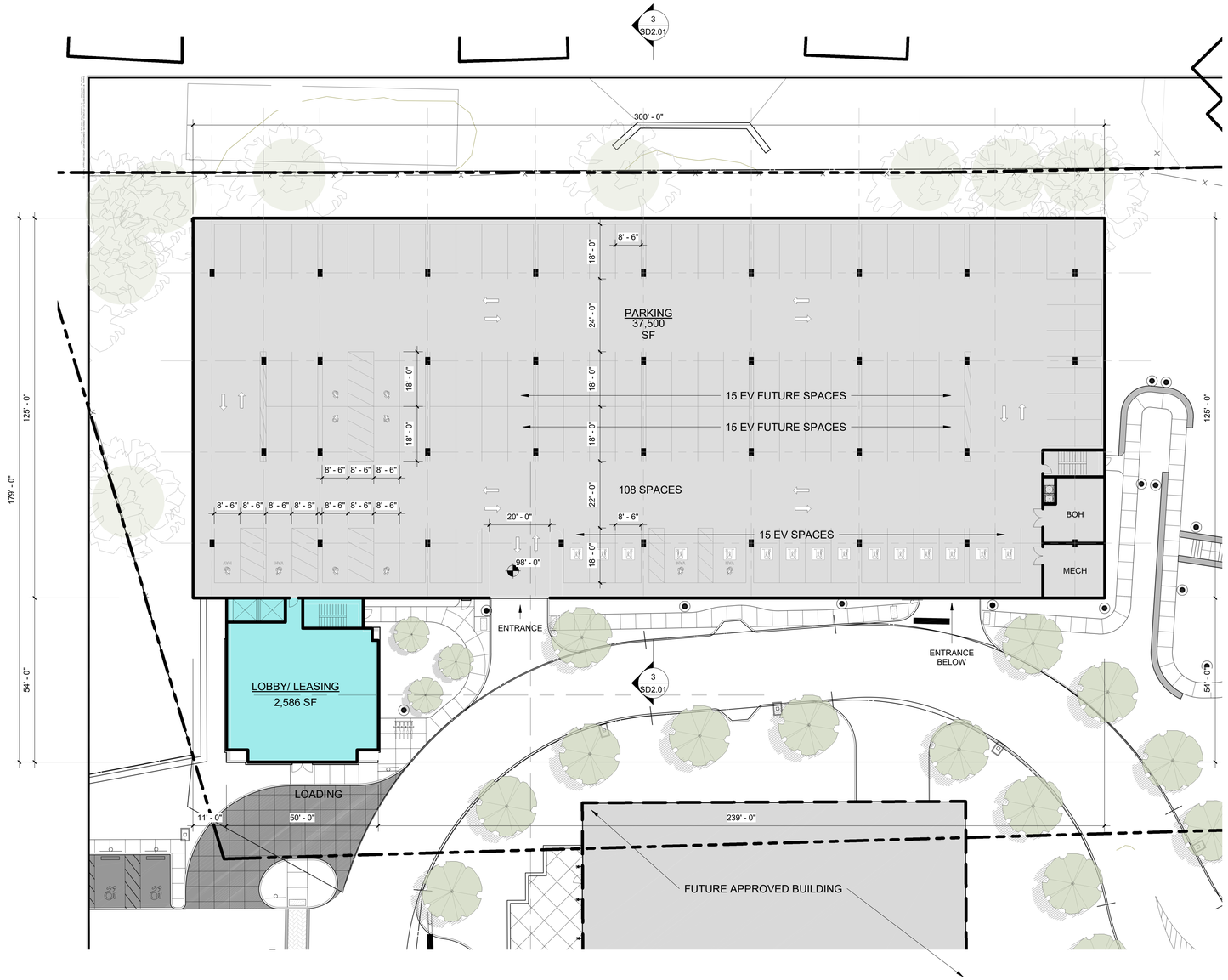

1 SD1.02 Level 2
1" = 20'-0"

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1 SD1.03 Level 3
1" = 20'-0"

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1 SD1.04 Level 4
1" = 20'-0"

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1. EGRESS ONTO BOSTON POST RD. FROM HIGH STREET
2. INGRESS/EGRESS FROM/TO SITE ONTO HIGH STREET
3. (2) ONE WAY LANES ONTO MALLORY WAY
4. MALLORY WAY
5. LOADING/UNLOADING AND DUMPSTER PICKUP BEHIND BUILDING 'C'
6. MAIN SITE ENTRANCE
7. CELLULAR TOWER FACILITY
8. DECORATIVE COLORED/TEXTURED INTERSECTION
9. VEHICULAR DROP OFF AT BUILDING 'D'
10. OUTDOOR AMENITY COURTYARD SPACES
11. ROOFTOP AMENITY SPACES
12. CENTRAL GREEN PARKLET
13. ENTRANCE TO BELOW BUILDING GARAGES
14. PEDESTRIAN ACCESS TO ABENDROTH PARK
15. EMERGENCY FIRE ACCESS BETWEEN BUILDINGS 'B' & 'C'
16. OUTDOOR PEDESTRIAN PROMENADE
17. OPEN GREEN SPACE WITH FLOWERING MEADOWS
18. PEDESTRIAN ACCESS FROM BUILDING 'F' TO BOSTON POST RD.

SLR

PORTCHESTER UNITED HOSPITAL REDEVELOPMENT - SITE PLAN

0' 40' 80'
1" 2"
N

BEINFIELD ARCHITECTURE PC
203.838.5789 | 11 Chestnut Street #102 | South Norwalk, CT 06854

406 BOSTON POST ROAD, PORT CHESTER, NY | 05-22-2026 | VIEW FROM SOUTH | SD9.01

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SYLVAN WOODS






SYLVAN WOODS





CUBE 3

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56 Hight Street North Andover, MA 01845
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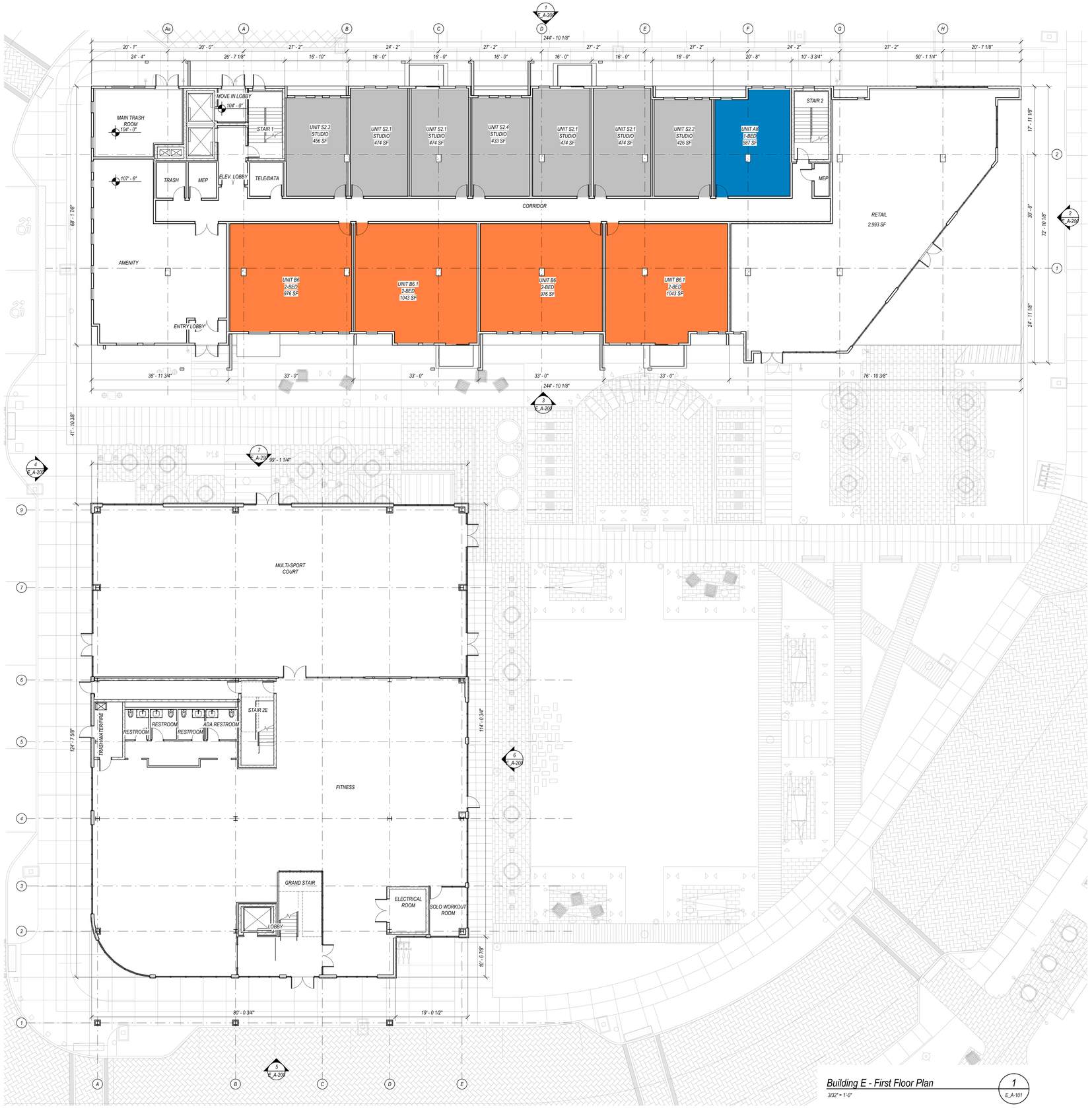

Building E - First Floor Plan — 1 E_A-101
3/32" = 1'-0"

project information:

406 BOSTON POST RD - BUILDING E1

406 BOSTON POST ROAD,
PORT CHESTER, NY 10573

client information:

BOSTON POST ROAD OWNER LLC c/o ROSE ASSOCIATES CAPITAL GROUP LLC

777 Third Avenue, 6th Floor New York New York 10017

consultant information:

issuance:

SITE PLAN SUBMISSION

NOT FOR CONSTRUCTION

key plan:



drawing information:

drawing by:	BTA
drawing checked by:	AB
drawing scale:	3/32" = 1'-0"
drawing date:	11 June 2026
project number:	24040 00.MA

drawing revisions:

No.	Description	Date
1	Site Plan Amendment	10.24.2024
2	Site Plan Amendment 2	05.22.2026
3	Site Plan Amendment 3	06.11.2026

registration:

drawing name:

Building E - First Floor Plan

drawing number:

E_A-101

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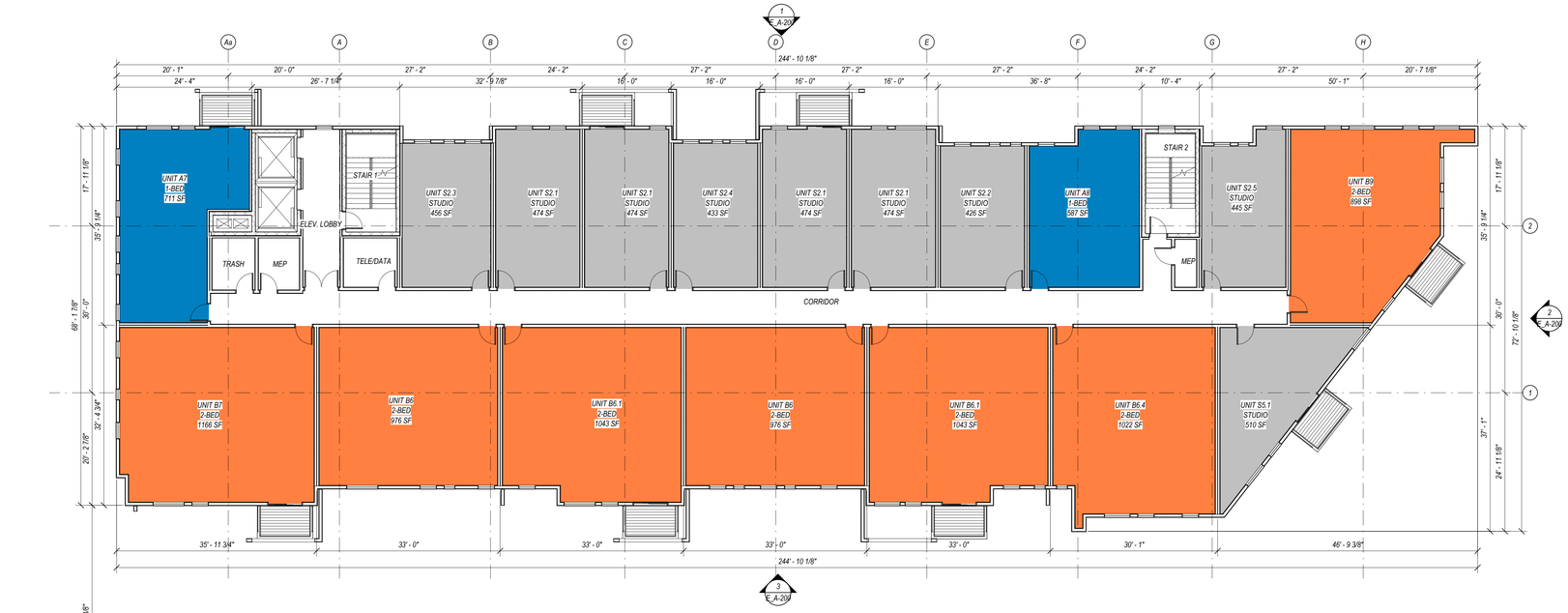

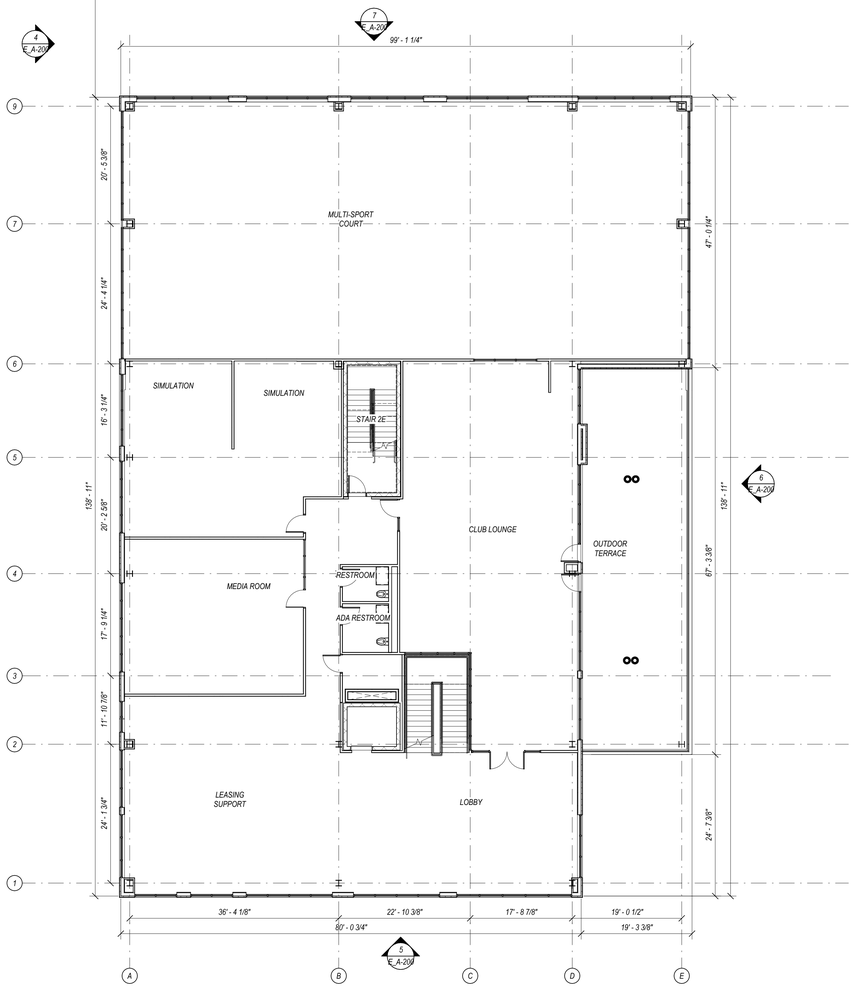

Building E - Second Floor Plan

3/32" = 1'-0"

1 / E_A-102

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project information:

406 BOSTON POST RD - BUILDING E1

406 BOSTON POST ROAD,
PORT CHESTER, NY 10573

client information:

BOSTON POST ROAD OWNER LLC c/o ROSE ASSOCIATES CAPITAL GROUP LLC

777 Third Avenue, 6th Floor New York New York 10017

issuance:

SITE PLAN SUBMISSION

NOT FOR CONSTRUCTION

key plan:

drawing information:

drawing by:	BTA
drawing checked by:	AB
drawing scale:	3/32" = 1'-0"
drawing date:	11 June 2026
project number:	24040.00.MA

drawing revisions:

No.	Description	Date
1	Site Plan Amendment	10.24.2024
2	Site Plan Amendment 2	05.22.2026
3	Site Plan Amendment 3	06.11.2026

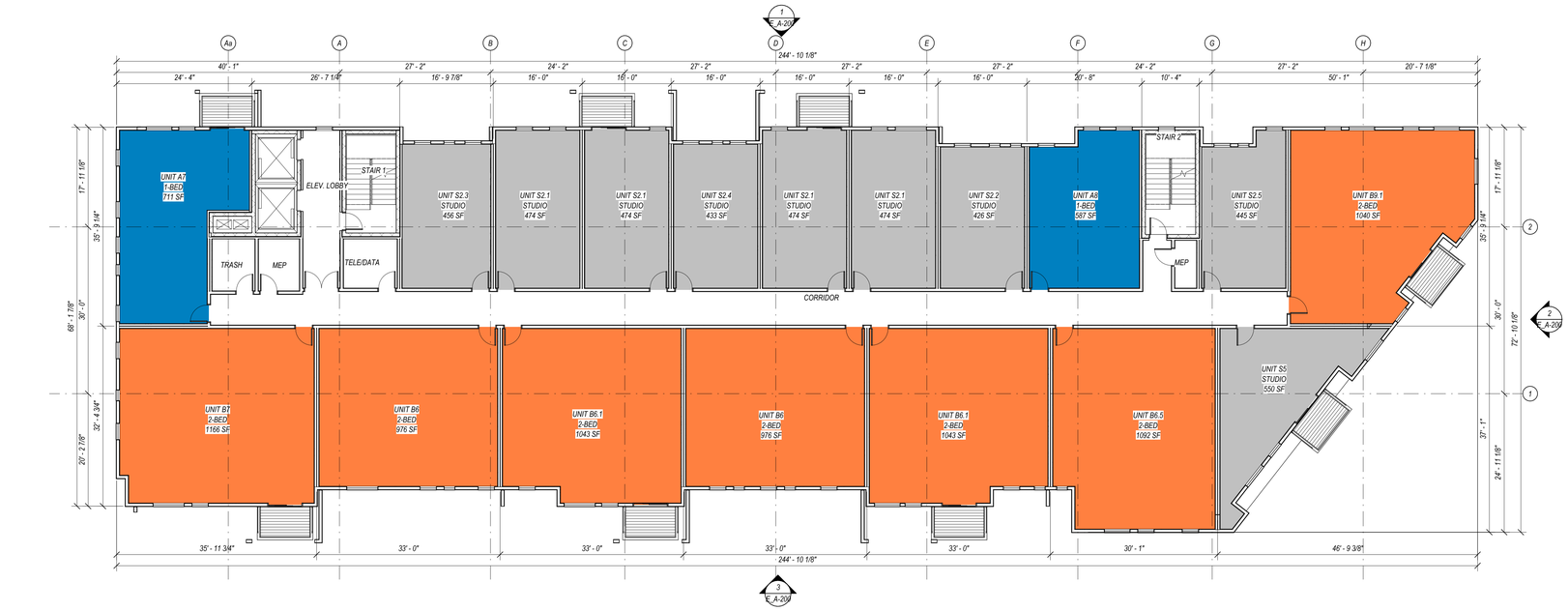
registration:

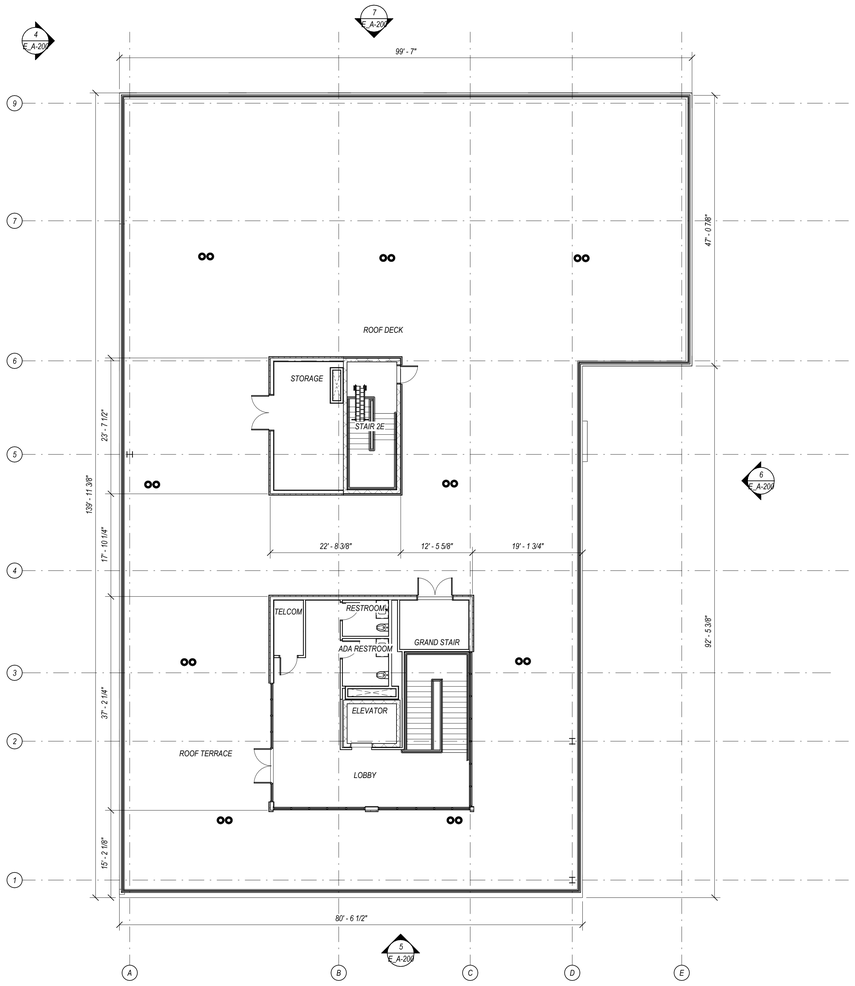
drawing name:

Building E - Second Floor Plan

drawing number:

E_A-102





Building E - Third Floor Plan
3/32" = 1'-0"

1
E_A-103

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architecture | interiors | planning
56 Hight Street North Andover, MA 01845
phone: 978.989.9900 www.cube3.com

project information:
406 BOSTON POST RD - BUILDING E1
406 BOSTON POST ROAD,
PORT CHESTER, NY 10573

client information:
BOSTON POST ROAD OWNER LLC c/o ROSE ASSOCIATES CAPITAL GROUP LLC

777 Third Avenue, 6th Floor New York New York 10017

consultant information:

issuance:
SITE PLAN SUBMISSION
NOT FOR CONSTRUCTION

key plan:

drawing information:

drawing by:	BTA
drawing checked by:	AB
drawing scale:	3/32" = 1'-0"
drawing date:	11 June 2026
project number:	24040.00.MA

drawing revisions:

No.	Description	Date
1	Site Plan Amendment	10.24.2024
2	Site Plan Amendment 2	05.22.2026
3	Site Plan Amendment 3	06.11.2026

registration:

drawing name:
Building E - Third Floor Plan

drawing number:
E_A-103

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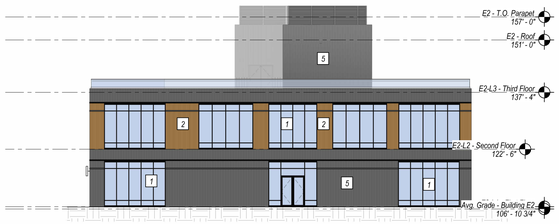


Building E2 - North
1/16" = 1'-0"
7
E_A-200

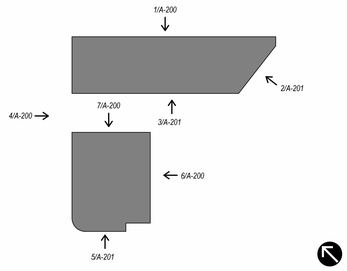


Building E2 - East
1/16" = 1'-0"
6
E_A-200



Building E2 - South
1/16" = 1'-0"
5
E_A-200

BUILDING E - ELEVATION KEY PLAN



EXTERIOR MATERIAL LEGEND

1 GLASS STOREFRONT



2 WOOD RAINSCREEN



3 GLASS NANAWALL



4 STEEL PERGOLA



5 VERTICAL FIBER CEMENT PANEL - DARK GREY



6 WOOD-LIKE FIBER CEMENT SIDING - GREY



7 CORTEN STEEL



8 GLASS BALCONY



9 MESH BALCONY



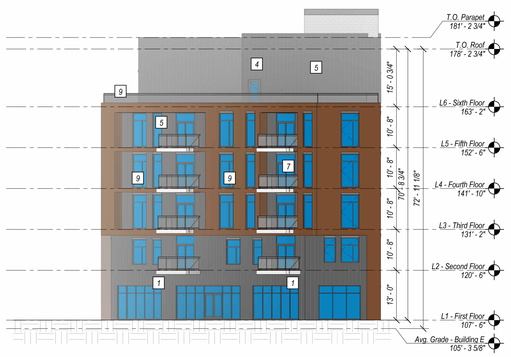




Building E1 - E2 - West
1/16" = 1'-0"
4
E_A-200



Building E - South
1/16" = 1'-0"
3
E_A-200



Building E - East
1/16" = 1'-0"
2
E_A-200



Building E - North
1/16" = 1'-0"
1
E_A-200

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architecture | interiors | planning
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phone: 978.989.9900 www.cube3.com

project information

406 BOSTON POST RD - BUILDING E1

406 BOSTON POST ROAD,
PORT CHESTER, NY 10573

client information

BOSTON POST ROAD OWNER LLC c/o ROSE ASSOCIATES CAPITAL GROUP LLC

777 Third Avenue, 6th Floor New York New York 10017

issuance

SITE PLAN SUBMISSION

NOT FOR CONSTRUCTION

key plan



drawing information

drawing by:	BTA
drawing checked by:	AB
drawing scale:	As indicated
drawing date:	11 June 2026
project number:	24040.00.MA

drawing revisions:

No.	Description	Date
1	Site Plan Amendment	10.24.2024
2	Site Plan Amendment 2	05.22.2026
3	Site Plan Amendment 3	06.11.2026

registration

drawing name

Building E - Exterior Elevations

drawing number

E_A-200

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CUDDY +FEDER LLP

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Anthony B. Gioffre III
agioffre@cuddyfeder.com

May 22, 2026

BY EMAIL AND HAND-DELIVERY
Mayor Luis A. Marino
and Members of the Board of Trustees
Village of Port Chester
222 Grace Church Street
Port Chester, NY 10573

Re: Redevelopment of the Westchester Crossing Site
Boston Post Road Owner LLC
406 Boston Post Rd, Port Chester, NY (SBL: 141.52-1- 31 through 31.9)

Dear Mayor Marino and Village Trustees:

We submit this letter on behalf 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") located at 406 Boston Post Road (SBL: 141.52-1- 31 through 31.9) (together the "Premises") in the Village of Port Chester. This correspondence and its enclosures request the following actions by the Board of Trustees:

- Adoption of the Petitioned Zoning Text Amendments;
- Approval of the Proposed Amended Site Plan; and
- Acceptance of Dedication of the Internal Roadways.

The above requested actions relate to the approved redevelopment of the Premises with a dynamic new mixed-use development which will redefine and reactivate the Village's southern gateway.

The Premises

The Premises is an approximately 15.45-acre assemblage classified in the Village's SD-PMU – Planned Mixed-Use Special District ("SD-PMU District"). The Premises previously supported the former United Hospital campus which was decommissioned in 2005 after operating in that location since 1914. The United Hospital buildings consisted of a ±380,000 s/f former hospital building; a ±25,500 s/f office building known as Barron Hall; a central boiler plant; and four ancillary buildings. A 12-story, 133-unit apartment building located at 999 High Street served as workforce housing for the hospital and was occupied until approximately 2017.

The United Hospital site's location presents the Village with an exceptional opportunity to redefine and reactivate a key gateway to the Village and strengthen the local economy through the appropriately-scaled redevelopment of the Premises.

History

The United Hospital site was slated for redevelopment shortly after it was decommissioned in 2005. After entertaining several iterations of the proposed redevelopment, the Village Board of Trustees adopted its Comprehensive Plan in December 2012 which specifies the Village's goals for the Premises which include "reactivating the United Hospital site as a mixed use development comprising some combination of hotel/convention center, retail stores, restaurants, residential uses and community facilities."[1] The Comprehensive Plan further defines the Village's goal for the residential development at the Premises as "primarily comprised of efficiency (studio), one-bedroom and two-bedroom dwelling units" as well as age-restricted housing.[2] New commercial uses were intended to provide basic goods and services to residents living on or in close proximity to the Premises, without adversely impacting the Village's existing Downtown retail and commercial base.[3]

The Board of Trustees formally accepted a petition by PC 406 BPR, LLC and PC 999 High Street Corp. (affiliates of Starwood Capital Group) (together "Starwood") requesting a zoning map/text amendment and conceptual site plan approval in May 2014. This prior proposal was thoroughly reviewed by the Village, its staff/consultants, involved/interested agencies, and the public. The Board of Trustees approved Starwood's Petition in 2017. The approvals included the adoption of zoning text amendments modifying the Planned Mixed-Use District ("PMU District"), the adoption of an environmental Findings Statement, and approving Starwood's Conceptual Site Plan. The Conceptual Site Plan consisted of 230 age-restricted (55+) housing units, 500 non-age restricted housing units, 217,000 s/f of medical office space, a 135-key hotel, and 90,000 s/f of ground-floor retail and restaurant uses supported by 1,453 parking spaces.

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The 2022 approved redevelopment included a mixed-use community comprised of an approximately 0.50-acre open green space surrounded by multi-family buildings with 18,159 s/f of street-level commercial/retail/restaurant uses, a 120-key hotel, 90 units of independent living apartments, and 110 assisted living units. The approved multi-family component consisted of 775 multi-family residential units comprised of 144 efficiency/studio units, 416 1-bedroom units, and 215 2-bedroom units. The approved project included 1,038 parking spaces in support of the various residential and commercial uses. The approved subdivision plan has since been filed with the Westchester County Clerk Land Records (Map # 29984). The Applicant simultaneously recorded the related easements, declarations, and offers of cession. Subsequently, the Applicant filed an amended plat showing the adjusted lot lines as approved by the Village of Port Chester Director of Planning and Economic Development on May 5, 2026 (Map # 30014).

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increasing the total number of multi-family units to 957 (comprised of 358 efficiency/studio units, 456 1-bedroom units, and 143 2-bedroom units). This resulted in a total increase of 182 dwelling units and an increase in the total number of parking spaces proposed from 1,038 to 1,262. The Board of Trustees approved the amended Site Plan and adopted the Third Amended Findings Statement on December 16, 2024.

Since that time, the Applicant has made significant progress towards redevelopment of the United Hospital site, notwithstanding the COVID-19 pandemic and the historic interest rate environment. Specifically, the Applicant has completed and achieved the following milestones in furtherance of this project:

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- Completed the first 2 phases of the water main installation, and continues to work with the WCDOH and Veolia to release the subsequent phases;
- Completed installation of on-site stormwater systems;
- Completed installation of on-site sanitary systems;
- Completed site grating and established each interior lot to pad-ready status;
- Obtained approved from the New York State Department of Transportation ("NYSDOT") for the sewer construction, and anticipates beginning work in the coming weeks;
- Submitted and application to the NYSDOT for the roadway work permit which continues to be processed;
- Obtained approval from the Port Chester Industrial Development Agency for the entire site;
- Secured a signed agreement with the proposed hotel developer and assigned IDA benefits; and
- Secured a signed agreement with the developer of Building F.

Sponsorship for the development will have invested $120MM by the end of the offsite improvements and is in the market to obtain financing for the first residential phase (Buildings B, C, and the Jewel Box). It is expected that the Applicant will close on the financing in Q4 of this year and will commence construction thereafter.

Proposed Amended Site Plan

The Applicant now requests amended Site Plan approval to revise the proposed development program to best serve the changing market. There are 3 primary areas and buildings that are subject of the proposed changes:

- Building F (Senior/Adult Living Building)
- Jewel Box Building (Retail and Residential Amenity Building)
- Building D (Multi-family Building)

There are other minor updates to the development program being pursued which are the result of the Applicant's design team fine-tuning the building and site specific designs for building permit application purposes. All of the proposed development program changes are more fully detailed in the enclosed materials and are summarized as follows.

Building F (Senior/Adult Living Building)

Building F was approved in 2022 as an approximately 215,000 s/f building comprised of 90 age-restricted Independent Living units and 110 Assisted Living/Memory Care units. Since approval, the Applicant has been actively marketing this portion of the site to developers and operators of age-restricted facilities in the region. The resounding response from the real estate market has been that the approved size and use mix does not meet the market demands and that development of this project component is not currently feasible. Nevertheless, the Applicant has identified a reputable development group, AMS Acquisitions, which has demonstrated a significant interest in the development of this site, subject to certain development program updates.

The revised Building F development program includes eliminating the Assisted Living/Memory Care units (110 approved) and replacing same with 60 additional Independent Living units. This would bring the total Independent Living unit count to 150 units total. This would be accommodated through reducing the overall building height by 1 story (from 8 approved stories to 7 stories) and internal redesigns, as well as some minor updates to the building footprint to include more marketable lobby and amenity spaces. This update to the Building F programming will also be supported by the addition of 114 structure parking spaces at Building F. All of these updates are reflected in the enclosed Architectural Site Plans prepared by Beinfield Architecture PC dated May 22, 2026. This change will have the beneficial effect of replacing the Assisted Living/Memory Care demographic with a more active residential mix and component that will

frequent and support the Village's local businesses, restaurants, and shops. It will also lower the demand for ambulatory and emergency resources.

Jewel Box Building

The Jewel Box Building was approved as an approximately 24,000 s/f building supporting a mix of retail and residential amenity spaces. This building is located central to the Premises adjacent to the 0.50-acre open green space. The building was approved to include 14,200 s/f of residential amenity spaces and 9,800 s/f of retail space.

Similar to Building F, the Applicant has been actively engaged with potential operators of the retail space within the Jewel Box Building. However, the Applicant has faced challenges obtaining interest in potential tenants for the approved retail space. Rather than risk the potential for long-standing vacancies at the heart of this development, the Applicant poses to redesign the interior building program of the Jewel Box to eliminate the retail space and provide more attractive residential amenity space. The Applicant therefore proposes to increase the total amenity space by 4,803 s/f, bringing the total amenity floor area space to 19,003 s/f, which would be contained within the same building footprint. The internal changes include eliminating a portion of the second floor amenity space to accommodate a new double-height first floor amenity gym/basketball court.

The exchange of the approved retail space for amenity space would provide a more attractive residential product in a very competitive market and eliminate the likelihood of long-vacant commercial spaces. This will also provide a Village-wide benefit of directing the site's residential tenants to the Village's established retail areas, including the shopping centers along Boston Post Road and the Village's downtown.

Building D (Multi-Family Building)

The approved Building D is a 261,223 s/f multi-family building supporting 331 residential units. As the Board is aware, the overall site development is governed by a project-wide Floor Area Ratio (FAR) cap of 0.8, which can be increased to 1.6 by the Applicant's commitment to a $3,000,000 bonus payment. The Applicant has, and remains, committed to the $3,000,000 contribution.

As a result of the Building F and Jewel Box changes and the other minor site-wide modifications, the total FAR as proposed would be below the permitted 1.6 FAR. To make up for this lost space elsewhere on the site, the Applicant is proposing to increase the Building D floor area by changing

the building height from 6 stories to 7 stories (where 8 stories are permitted). This additional story would allow the Applicant to gain 52 additional units within Building D. As noted below, there is simultaneously proposed to be a reduction of 10 total units in Buildings B & C. Therefore, the total non-age restricted, residential unit count at the site is being increased from 957 to 999. However, when taking into consideration the reduction in the Assisted Living/Memory Care units, the total living units at the site are being reduced by 8 units. The change to the Building D development program is being supported by an additional 16 structured parking spaces, as well as the reduction in shared-parking needed with nearby uses due to the overall site reduction in commercial space.

Other Minor Development Program Changes

As noted above, the other approved buildings have been undergoing construction design in pursuit of building permits. The development of these detailed construction plans has resulted in certain minor revisions to other buildings at the Premises. These development changes are largely internal, with a few alterations to the building facades, but will not result in any changes or alterations to the approved building footprints. However, we summarize these changes so that the Village can continue to apply the SD-PMU District standards to the Premises as a whole. These other minor development program changes are summarized as follows:

- Building A (Hotel Building): The proposal includes reducing the overall amenity space by 1,096 s/f and increasing the overall hotel unit floor area by 1,011 s/f. Importantly, this will not increase or decrease the total number of hotel units from the approved 120 units. There are no changes to the overall building footprint.
- Building B (Mixed-Use Building): The proposal includes reducing the overall commercial/retail space by 1,459 s/f, adding 3,342 s/f of residential amenity space, and eliminating 7 total residential units. The total structured parking at this building will be reduced by 5 spaces. There are no changes to the overall building footprint.
- Building C (Multi-family Building): The proposal includes the addition of 1,892 s/f of residential space (though this will actually result in the loss of 3 residential units) and the addition of 2,320 s/f of residential amenity space. The total structured parking at this building is being increased by 8 spaces. There are no changes to the overall building footprint.
- Building E (Mixed Use Building): The proposal includes the addition of 117 s/f of commercial/retail space and a reduction of residential amenity space by 2,884 s/f. There are no changes to the overall building footprint.

These minor development program revisions are reflected on the enclosed Architectural Site Plans and Elevations prepared by Cube 3 Studio LLC last revised May 22, 2026, which include updated zoning compliance tables and development program summaries.

Petitioned Zoning Text Amendments

The SD-PMU District currently requires a minimum "Nonresidential" FAR of 25% across the entire Premises. As approved, the overall Site Plan complies with this requirement largely through the Assisted Living/Memory Care component which, by Village definition is not "Residential" due to the heightened level of service needed and the commercial nature of the operations. Similarly, the Jewel Box's commercial/retail space adds to that "Nonresidential" FAR. By eliminating these components, the proposed changes to the overall site plan are resulting in the overall site redevelopment providing less than 25% Nonresidential FAR. The resulting "Nonresidential" FAR is approximately 8%. The Applicant is therefore petitioning that the Board of Trustees eliminate the 25% Nonresidential FAR requirement to accommodate the proposed site amendments.

The Applicant submits its Petition for the Proposed Zoning Amendments which details the proposed request. As discussed more fully therein, the Proposed Zoning Amendments are consistent with the goals and objectives of the Village's Comprehensive Plan. Specifically, the Proposed Zoning Amendments are proposed in furtherance of the redevelopment of the United Hospital site as a mixed-use development comprising of an appropriate mix of uses. The elimination of the Nonresidential FAR requirement will also support the Village's goal of ensuring that the redevelopment does not adversely impact the Village Downtown's retail and commercial base. These changes will actually accommodate a different demographic that will bring in more patrons or local businesses than the current approved project.

Dedication of Roadways

The Applicant previously obtained Final Subdivision Approval from the Board of Trustees for the re-alignment of the Premises' lot lines in support of the proposed development. This re-alignment created separate tax lots for each individual building, as well as separate lots for conveyance to the Village of Port Chester and New York State Department of State for roadway purposes. As originally approved, the subdivision also created one new lot that combined the proposed open green space at the middle of the development and the internal roadways.

Since that time, the Applicant has applied to the Village Department of Planning and Economic Development for administrative approval to re-align the lot lines. This re-alignment created separate lots for the proposed open green space and the internal roadways (along with other minor lot boundary adjustments). The Department of Planning and Economic Development approved the internal lot boundary adjustments on May 5, 2026. This is reflected on the enclosed Resubdivision Map of Boston Post Road Owner, LLC – United Hospital Redevelopment prepared by SLR Engineering, Landscape Architecture, and Land Surveying P.C. last revised April 24, 2026 ("Resubdivision Plat"). This plat was filed with the Westchester County Clerk Land Records on May 14, 2026 (Map # 30014).

The Applicant refers to the lot identified on the Resubdivision Plat as "Land Anticipated to be Dedicated to the Village for Highway Purposes." We hereby submit and request that the Village accept an offer of dedication of that land to be used for public highway purposes. This will benefit the Village and the public by ensuring that the public portions of the site remains accessible to the public in perpetuity.

SEQRA

The requested actions constitute a Type II Action under SEQRA.[5] As such, the actions are categorially exempt from environmental review as it has been found not to have a significant impact on the environment.

Nevertheless, a Full Environmental Assessment Form ("FEAF") is enclosed as **Exhibit B** along with a Site Plan Compliance with SEQRA Finding Statement Narrative prepared by Planning & Development Advisors ("SEQRA Narrative").

The SEQRA Narrative compares the proposed amendments to the prior approvals and demonstrates that the proposed amended Site Plan will not create any significant adverse environmental impacts not previously reviewed and mitigated.

[5] 6 NYCRR 617.5(c)(18) ("reuse of a residential or commercial structure, or of a structure containing mixed residential and commercial uses, where the residential or commercial use is a permitted use under the applicable zoning law or ordinance, including permitted by special use permit, and the action does not meet or exceeds any of the thresholds in section 617.4 of this Part.")

Materials Enclosed

In support of the Application, please find 3 copies of this letter with the following documentation:

Exhibit A:	Village of Port Chester Site Plan Application Form;
Exhibit B:	Full Environmental Assessment Form with Site Plan Submission Narrative prepared by Planning & Development Advisors;
Exhibit C:	Deed from BR RA Port Chester LLC to Boston Post Road Owner LLC dated October 16, 2020 recorded in the Westchester County Clerk's Office Land Records Department at Control Number 602743452;
Exhibit D:	Visual Massings;
Exhibit E:	200' Radius Map with List of Property Owners and Addresses; and
Exhibit F:	School-Aged Children Table.

Also submitted are 3 full size copies of the following items:

- Petition for Proposed Zoning Text Amendments with Exhibit A – Draft Local Law.
- Architectural Site Plans and Elevations prepared by Cube 3 Studio LLC last revised May 22, 2026.
- Architectural Site Plans and Elevations prepared by Beinfield Architecture PC last revised May 22, 2026.
- Architectural Renderings prepared by Beinfield Architecture PC dated May 22, 2026.
- Engineering Site Plans prepared by SLR Engineering, Landscape Architecture, and Land Surveying P.C. last revised May 22, 2026.
- Resubdivision Map of Boston Post Road Owner, LLC – United Hospital Redevelopment prepared by SLR Engineering, Landscape Architecture, and Land Surveying P.C. last revised April 24, 2026.

Digital copies of the above referenced materials are also being submitted to the Village's consultants.

A check made payable to the Village of Port Chester in the amount of $3,500 representing the Zoning Text Amendment fee is enclosed. It is respectfully submitted that no site plan application fee is required due to the overall reduction of residential units and commercial area being proposed.

The Applicant requests that this matter be placed on the Board of Trustees' next available agenda setting meeting and regular meeting. At the regular meeting, the Applicant requests that the Board of Trustees take the following actions:

- Refer this matter to the Village Planning Commission for review in accordance with Character-Based Code Sections 345.405.A-11(H)(4) and 345.807.B(4)(c)(3);
- Refer this matter to the Westchester County Planning Board in accordance with NYS General Municipal Law § 239-m;
- Circulate the Board of Trustees' intent to be Lead Agency for the SEQRA review; and
- Schedule a public hearing for the Board of Trustees July 6, 2026 meeting.

Should the Board of Trustees or Village staff/consultants have any questions in the interim, please feel free to contact the undersigned.

Thank you in advance for your consideration.

Very truly yours,

Anthony B. Gioffre III

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Enclosures
cc: Stuart L. Rabin, Village Manager
Greg Cutler, AICP, Director of Planning and Economic Development
Mark Chertok, Esq., Sive, Paget & Riesel, PC
Peter Feroe, AICP, AKRF, Inc.
Michael Beattie, P.E., PTOE, AKRF, Inc.
Boston Post Road Owner LLC
Planning & Development Advisors
DTS Provident Design Engineers, PLLC
Cube 3 Studio LLC
SLR Engineering, Landscape Architecture, and Land Surveying P.C.
AMS Acquisitions
Mark Weingarten, Esq., DelBello Donnellan Weingarten Wise & Wiederkehr, LLC
Beinfield Architecture PC
Daniel Patrick, Esq., Cuddy & Feder LLP

CUDDY +FEDER LLP

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Anthony B. Gioffre III
agioffre@cuddyfeder.com

May 22, 2026

BY EMAIL AND HAND-DELIVERY
Mayor Luis A. Marino
and Members of the Board of Trustees
Village of Port Chester
222 Grace Church Street
Port Chester, NY 10573

Re: Redevelopment of the Westchester Crossing Site
Boston Post Road Owner LLC
406 Boston Post Rd, Port Chester, NY (SBL: 141.52-1- 31 through 31.9)

Dear Mayor Marino and Village Trustees:

We submit this letter on behalf 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") located at 406 Boston Post Road (SBL: 141.52-1- 31 through 31.9) (together the "Premises") in the Village of Port Chester. This correspondence and its enclosures request the following actions by the Board of Trustees:

- Adoption of the Petitioned Zoning Text Amendments;
- Approval of the Proposed Amended Site Plan; and
- Acceptance of Dedication of the Internal Roadways.

The above requested actions relate to the approved redevelopment of the Premises with a dynamic new mixed-use development which will redefine and reactivate the Village's southern gateway.

The Premises

The Premises is an approximately 15.45-acre assemblage classified in the Village's SD-PMU – Planned Mixed-Use Special District ("SD-PMU District"). The Premises previously supported the former United Hospital campus which was decommissioned in 2005 after operating in that location since 1914. The United Hospital buildings consisted of a ±380,000 s/f former hospital building; a ±25,500 s/f office building known as Barron Hall; a central boiler plant; and four ancillary buildings. A 12-story, 133-unit apartment building located at 999 High Street served as workforce housing for the hospital and was occupied until approximately 2017.

The United Hospital site's location presents the Village with an exceptional opportunity to redefine and reactivate a key gateway to the Village and strengthen the local economy through the appropriately-scaled redevelopment of the Premises.

History

The United Hospital site was slated for redevelopment shortly after it was decommissioned in 2005. After entertaining several iterations of the proposed redevelopment, the Village Board of Trustees adopted its Comprehensive Plan in December 2012 which specifies the Village's goals for the Premises which include "reactivating the United Hospital site as a mixed use development comprising some combination of hotel/convention center, retail stores, restaurants, residential uses and community facilities."[1] The Comprehensive Plan further defines the Village's goal for the residential development at the Premises as "primarily comprised of efficiency (studio), one-bedroom and two-bedroom dwelling units" as well as age-restricted housing.[2] New commercial uses were intended to provide basic goods and services to residents living on or in close proximity to the Premises, without adversely impacting the Village's existing Downtown retail and commercial base.[3]

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The exchange of the approved retail space for amenity space would provide a more attractive residential product in a very competitive market and eliminate the likelihood of long-vacant commercial spaces. This will also provide a Village-wide benefit of directing the site's residential tenants to the Village's established retail areas, including the shopping centers along Boston Post Road and the Village's downtown.

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the building height from 6 stories to 7 stories (where 8 stories are permitted). This additional story would allow the Applicant to gain 52 additional units within Building D. As noted below, there is simultaneously proposed to be a reduction of 10 total units in Buildings B & C. Therefore, the total non-age restricted, residential unit count at the site is being increased from 957 to 999. However, when taking into consideration the reduction in the Assisted Living/Memory Care units, the total living units at the site are being reduced by 8 units. The change to the Building D development program is being supported by an additional 16 structured parking spaces, as well as the reduction in shared-parking needed with nearby uses due to the overall site reduction in commercial space.

Other Minor Development Program Changes

As noted above, the other approved buildings have been undergoing construction design in pursuit of building permits. The development of these detailed construction plans has resulted in certain minor revisions to other buildings at the Premises. These development changes are largely internal, with a few alterations to the building facades, but will not result in any changes or alterations to the approved building footprints. However, we summarize these changes so that the Village can continue to apply the SD-PMU District standards to the Premises as a whole. These other minor development program changes are summarized as follows:

- Building A (Hotel Building): The proposal includes reducing the overall amenity space by 1,096 s/f and increasing the overall hotel unit floor area by 1,011 s/f. Importantly, this will not increase or decrease the total number of hotel units from the approved 120 units. There are no changes to the overall building footprint.
- Building B (Mixed-Use Building): The proposal includes reducing the overall commercial/retail space by 1,459 s/f, adding 3,342 s/f of residential amenity space, and eliminating 7 total residential units. The total structured parking at this building will be reduced by 5 spaces. There are no changes to the overall building footprint.
- Building C (Multi-family Building): The proposal includes the addition of 1,892 s/f of residential space (though this will actually result in the loss of 3 residential units) and the addition of 2,320 s/f of residential amenity space. The total structured parking at this building is being increased by 8 spaces. There are no changes to the overall building footprint.
- Building E (Mixed Use Building): The proposal includes the addition of 117 s/f of commercial/retail space and a reduction of residential amenity space by 2,884 s/f. There are no changes to the overall building footprint.

These minor development program revisions are reflected on the enclosed Architectural Site Plans and Elevations prepared by Cube 3 Studio LLC last revised May 22, 2026, which include updated zoning compliance tables and development program summaries.

Petitioned Zoning Text Amendments

The SD-PMU District currently requires a minimum "Nonresidential" FAR of 25% across the entire Premises. As approved, the overall Site Plan complies with this requirement largely through the Assisted Living/Memory Care component which, by Village definition is not "Residential" due to the heightened level of service needed and the commercial nature of the operations. Similarly, the Jewel Box's commercial/retail space adds to that "Nonresidential" FAR. By eliminating these components, the proposed changes to the overall site plan are resulting in the overall site redevelopment providing less than 25% Nonresidential FAR. The resulting "Nonresidential" FAR is approximately 8%. The Applicant is therefore petitioning that the Board of Trustees eliminate the 25% Nonresidential FAR requirement to accommodate the proposed site amendments.

The Applicant submits its Petition for the Proposed Zoning Amendments which details the proposed request. As discussed more fully therein, the Proposed Zoning Amendments are consistent with the goals and objectives of the Village's Comprehensive Plan. Specifically, the Proposed Zoning Amendments are proposed in furtherance of the redevelopment of the United Hospital site as a mixed-use development comprising of an appropriate mix of uses. The elimination of the Nonresidential FAR requirement will also support the Village's goal of ensuring that the redevelopment does not adversely impact the Village Downtown's retail and commercial base. These changes will actually accommodate a different demographic that will bring in more patrons or local businesses than the current approved project.

Dedication of Roadways

The Applicant previously obtained Final Subdivision Approval from the Board of Trustees for the re-alignment of the Premises' lot lines in support of the proposed development. This re-alignment created separate tax lots for each individual building, as well as separate lots for conveyance to the Village of Port Chester and New York State Department of State for roadway purposes. As originally approved, the subdivision also created one new lot that combined the proposed open green space at the middle of the development and the internal roadways.

Since that time, the Applicant has applied to the Village Department of Planning and Economic Development for administrative approval to re-align the lot lines. This re-alignment created separate lots for the proposed open green space and the internal roadways (along with other minor lot boundary adjustments). The Department of Planning and Economic Development approved the internal lot boundary adjustments on May 5, 2026. This is reflected on the enclosed Resubdivision Map of Boston Post Road Owner, LLC – United Hospital Redevelopment prepared by SLR Engineering, Landscape Architecture, and Land Surveying P.C. last revised April 24, 2026 ("Resubdivision Plat"). This plat was filed with the Westchester County Clerk Land Records on May 14, 2026 (Map # 30014).

The Applicant refers to the lot identified on the Resubdivision Plat as "Land Anticipated to be Dedicated to the Village for Highway Purposes." We hereby submit and request that the Village accept an offer of dedication of that land to be used for public highway purposes. This will benefit the Village and the public by ensuring that the public portions of the site remains accessible to the public in perpetuity.

SEQRA

The requested actions constitute a Type II Action under SEQRA.[5] As such, the actions are categorially exempt from environmental review as it has been found not to have a significant impact on the environment.

Nevertheless, a Full Environmental Assessment Form ("FEAF") is enclosed as **Exhibit B** along with a Site Plan Compliance with SEQRA Finding Statement Narrative prepared by Planning & Development Advisors ("SEQRA Narrative").

The SEQRA Narrative compares the proposed amendments to the prior approvals and demonstrates that the proposed amended Site Plan will not create any significant adverse environmental impacts not previously reviewed and mitigated.

[5] 6 NYCRR 617.5(c)(18) ("reuse of a residential or commercial structure, or of a structure containing mixed residential and commercial uses, where the residential or commercial use is a permitted use under the applicable zoning law or ordinance, including permitted by special use permit, and the action does not meet or exceeds any of the thresholds in section 617.4 of this Part.")

Materials Enclosed

In support of the Application, please find 3 copies of this letter with the following documentation:

Exhibit A:	Village of Port Chester Site Plan Application Form;
Exhibit B:	Full Environmental Assessment Form with Site Plan Submission Narrative prepared by Planning & Development Advisors;
Exhibit C:	Deed from BR RA Port Chester LLC to Boston Post Road Owner LLC dated October 16, 2020 recorded in the Westchester County Clerk's Office Land Records Department at Control Number 602743452;
Exhibit D:	Visual Massings;
Exhibit E:	200' Radius Map with List of Property Owners and Addresses; and
Exhibit F:	School-Aged Children Table.

Also submitted are 3 full size copies of the following items:

- Petition for Proposed Zoning Text Amendments with Exhibit A – Draft Local Law.
- Architectural Site Plans and Elevations prepared by Cube 3 Studio LLC last revised May 22, 2026.
- Architectural Site Plans and Elevations prepared by Beinfield Architecture PC last revised May 22, 2026.
- Architectural Renderings prepared by Beinfield Architecture PC dated May 22, 2026.
- Engineering Site Plans prepared by SLR Engineering, Landscape Architecture, and Land Surveying P.C. last revised May 22, 2026.
- Resubdivision Map of Boston Post Road Owner, LLC – United Hospital Redevelopment prepared by SLR Engineering, Landscape Architecture, and Land Surveying P.C. last revised April 24, 2026.

Digital copies of the above referenced materials are also being submitted to the Village's consultants.

A check made payable to the Village of Port Chester in the amount of $3,500 representing the Zoning Text Amendment fee is enclosed. It is respectfully submitted that no site plan application fee is required due to the overall reduction of residential units and commercial area being proposed.

The Applicant requests that this matter be placed on the Board of Trustees' next available agenda setting meeting and regular meeting. At the regular meeting, the Applicant requests that the Board of Trustees take the following actions:

- Refer this matter to the Village Planning Commission for review in accordance with Character-Based Code Sections 345.405.A-11(H)(4) and 345.807.B(4)(c)(3);
- Refer this matter to the Westchester County Planning Board in accordance with NYS General Municipal Law § 239-m;
- Circulate the Board of Trustees' intent to be Lead Agency for the SEQRA review; and
- Schedule a public hearing for the Board of Trustees July 6, 2026 meeting.

Should the Board of Trustees or Village staff/consultants have any questions in the interim, please feel free to contact the undersigned.

Thank you in advance for your consideration.

Very truly yours,

Anthony B. Gioffre III

Anthony B. Gioffre III

Enclosures
cc: Stuart L. Rabin, Village Manager
Greg Cutler, AICP, Director of Planning and Economic Development
Mark Chertok, Esq., Sive, Paget & Riesel, PC
Peter Feroe, AICP, AKRF, Inc.
Michael Beattie, P.E., PTOE, AKRF, Inc.
Boston Post Road Owner LLC
Planning & Development Advisors
DTS Provident Design Engineers, PLLC
Cube 3 Studio LLC
SLR Engineering, Landscape Architecture, and Land Surveying P.C.
AMS Acquisitions
Mark Weingarten, Esq., DelBello Donnellan Weingarten Wise & Wiederkehr, LLC
Beinfield Architecture PC
Daniel Patrick, Esq., Cuddy & Feder LLP

Exhibit A

Village of Port Chester
Department of Planning and Economic Development
222 Grace Church Street
Port Chester, NY 10573
PLANNING@PORTCHESTERNY.GOV

Greg Cutler, AICP, Director

APPLICATION FOR SITE PLAN APPROVAL

Name of Application: United Hospital Redevelopment - Amended Site Plan Application		
Tax Map Designation: *Section:* 142.52 *Block:* 1 *Lot(s):* 31 - 31.9	**Site Address:** *No.* 406 *Street* Boston Post Road	
Property Owner: Boston Post Road Owner LLC	**Phone #:**	**Email:**
Property Owner Address: *No.* 777 *Street:* Third Avenue	*Town:* New York	*State:* NY *Zip:* 10017
Applicant (If other than owner):	**Phone #:**	**Email:**
Applicant Address (If other than owner): *No.* *Street:*	*Town:*	*State:* *Zip:*

Describe the proposed application / project:
See attached project narrative.

Property Owner (print name): Boston Post Road Owner LLC Date: 04/15/2026

Property Owner (signature) _____ Date: 04/15/2026
Marc Ehrlich

Applicant, if other than Owner (print name) _____ Date: _____

Applicant, if other than Owner (signature) _____ Date: _____

8/2025

Exhibit B

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 1is accurate and complete.

A. Project and Applicant/Sponsor Information.

<table>
<tr><td colspan="3">Name of Action or Project:
United Hospital - Building F - Amended Site Plan and zoning text amendment</td></tr>
<tr><td colspan="3">Project Location (describe, and attach a general location map):
406-408 Boston Post Road/ 999 High Street</td></tr>
<tr><td colspan="3">Brief Description of Proposed Action (include purpose or need):
See attached narrative.</td></tr>
<tr><td>Name of Applicant/Sponsor:
Boston Post Road, LLC c/o Rose Associates Chris Gilbaldi</td><td colspan="2">Telephone: 212-210-6691
E-Mail: cgibaldi@rosenyc.com</td></tr>
<tr><td colspan="3">Address: 777 Third Avenue</td></tr>
<tr><td>City/PO: New York</td><td>State: NY</td><td>Zip Code: 10017</td></tr>
<tr><td rowspan="2">Project Contact (if not same as sponsor; give name and title/role):</td><td colspan="2">Telephone:</td></tr>
<tr><td colspan="2">E-Mail:</td></tr>
<tr><td colspan="3">Address:</td></tr>
<tr><td>City/PO:</td><td>State:</td><td>Zip Code:</td></tr>
<tr><td rowspan="2">Property Owner (if not same as sponsor):</td><td colspan="2">Telephone:</td></tr>
<tr><td colspan="2">E-Mail:</td></tr>
<tr><td colspan="3">Address:</td></tr>
<tr><td>City/PO:</td><td>State:</td><td>Zip Code:</td></tr>
</table>

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 Counsel, Town Board, or Village Board of Trustees ☑Yes ☐No	BOT Zoning text amendment, Site Plan, Acceptance of Dedication of Roadway	
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	Planning Comm. referral	
c. City, Town or Village Zoning Board of Appeals ☐Yes ☑No		
d. Other local agencies ☑Yes ☐No	PC IDA, City of Rye (roadway improvements, if needed)	
e. County agencies ☑Yes ☐No	Westchester County Planning, DOH, Env. Facilities	
f. Regional agencies ☐Yes ☐No		
g. State agencies ☑Yes ☐No	NYS DEC (SWPPP/SPDES), NYS DOT, NYSDOH	
h. Federal agencies ☐Yes ☐No		

i. Coastal Resources.

i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes ☑No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☑Yes ☐No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☑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):

Remediaton Sites:C360202

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. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
SD-PMU - Planned Mixed Use Special District

b. Is the use permitted or allowed by a special or conditional use permit? ☑ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☑ Yes ☐ No
If Yes,
i. What is the proposed new zoning for the site? Zoning text amendment to eliminate minimum non-residential FAR requirement

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

c. Which fire protection and emergency medical services serve the project site?
Village of Port Chester Fire Department ; Port Chester-Rye-Rye Brook Volunteer Ambulance Corps

d. What parks serve the project site?
Abendroth Park

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)? Mixed use: multi-family residential, senior housing (55+); hotel, commercial

b. a. Total acreage of the site of the proposed action? 15.45+/- acres
b. Total acreage to be physically disturbed? 15.45+/- acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 15.45+/- acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☑ 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? ☐ Yes ☑ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
Creation of right-of-way, residential, commercial
ii. Is a cluster/conservation layout proposed? ☐ Yes ☑ No
iii. Number of lots proposed? 8
iv. Minimum and maximum proposed lot sizes? Minimum 0.38+/- acre Maximum 4.04+/- acre

e. Will the proposed action be constructed in multiple phases? ☑ Yes ☐ No
i. If No, anticipated period of construction: _____ months
ii. If Yes:
- Total number of phases anticipated TBD
- 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? ☑ Yes ☐ No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase				TBD
At completion of all phases				1,149

g. Does the proposed action include new non-residential construction (including expansions)? ☑ Yes ☐ No

If Yes, Hotel/Jewel Box

i. Total number of structures 2

ii. Dimensions (in feet) of largest proposed structure: 83 height; 126 width; and 154 length

iii. Approximate extent of building space to be heated or cooled: 79,200 square feet

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? ☐ Yes ☑ No

If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify:

_____

iii. If other than water, identify the type of impounded/contained liquids and their source.

_____

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):

_____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☑ Yes ☐ No

If Yes:

i. What is the purpose of the excavation or dredging? Creation of building foundations and parking garages

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): Approx. 24,000 c.y. related to foundations to be removed
- Over what duration of time? 20 to 30 weeks depending on number of truck trips per week/day

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

Bedrock and soil. Materials will be disposed of at an approved facility/site.

_____

iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☑ No

If yes, describe. _____

_____

v. What is the total area to be dredged or excavated? 14.6+/- acres

vi. What is the maximum area to be worked at any one time? 14.6+/- acres

vii. What would be the maximum depth of excavation or dredging? 25+/- feet

viii. Will the excavation require blasting? ☑ Yes ☐ No

ix. Summarize site reclamation goals and plan:

Excavation used to create building foundations and parking garages.

_____

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? ☐ Yes ☑ No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

_____

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: Domestic & irrigation 182,277+/- 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: Veolia
- 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: 164,000+/- 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):
Sanitary wastewater

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

- Name of wastewater treatment plant to be used: Port Chester Wastewater Treatment Plant
- Name of district: Port Chester Sewer 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

- Do existing sewer lines serve the project site? ☑ Yes ☐ No
- Will a line extension within an existing district be necessary to serve the project? ☐ Yes ☑ No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐ Yes ☑ No

If Yes:

- 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? ☑ Yes ☐ No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or -.17 acres (impervious surface)

_____ Square feet or 15.45 acres (parcel size)

ii. Describe types of new point sources. 15" pipe at High Street that connects to Village system in High Street and 30" pipe at Boston Post Road to 5' diameter culvert under Boston Post Road

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)?

on-site stormwater management facilities then to municipal system

- If to surface waters, identify receiving water bodies or wetlands: _____
- Will stormwater runoff flow to adjacent properties? ☐ Yes ☑ No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☑ Yes ☐ No

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? ☑ Yes ☐ No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

Construction and delivery of materials

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

Construction related

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

Heating and hot water

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? ☐ Yes ☑ No

If Yes:

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) ☐ Yes ☐ No

ii. In addition to emissions as calculated in the application, the project will generate:

- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐Yes ☑No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐Yes ☑No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

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? ☑Yes ☐No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☑ Morning ☑ Evening ☑Weekend ☐ Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): est. 1 semi-trailer/day and 10 single unit box trucks/day

iii. Parking spaces: Existing 667+/- Proposed 1,394 Net increase/decrease 727

iv. Does the proposed action include any shared use parking? ☑Yes ☐No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: Creation of High Street access, selected improvements to area roadways and intersections

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☑Yes ☐No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☑Yes ☐No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☑Yes ☐No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☑Yes ☐No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: Est. 55,573 KWH/year

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): Via grid/local utility

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐Yes ☐No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: 8:00 AM to 8:00 PM
- Saturday: 10:00 AM to 7:00 PM
- Sunday: 10:00 AM to 7:00 PM
- Holidays: 10:00 AM to 7:00 PM

ii. During Operations:

- Monday - Friday: Typical for mixed use community
- Saturday: Typical for mixed use community
- Sunday: Typical for mixed use community
- Holidays: Typical for mixed use community

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☑ Yes ☐ No

If yes:

i. Provide details including sources, time of day and duration:

Typical Construction related impacts, regulated by Code

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☑ No

Describe: _____

n. Will the proposed action have outdoor lighting? ☑ Yes ☐ No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

Light sources will be shielded

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☑ No

Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☑ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

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? ☐ Yes ☑ No

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally, describe the proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☑ No

If Yes:

i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☑ Yes ☐ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: 50,000 cubic yards tons per 6 months +/- (unit of time)
- Operation : 20.08+/- tons per week (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: _____
- Operation: participate in municipal recycling program

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: materials removed to licensed facility
- Operation: Private haulers will remove solid waste

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:

The Subject Site fronts on Boston Post Road which is a trafficked commercial corridor. Other adjacent and nearby uses include cooperative aprartments, a public park, residential neighborhoods and a cemetery.

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	10.57+/-	10.4+/-	-0.17
• 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: lawn/landscaping	4.88+/-	5.05 +/-	+0.17

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☑ No

i. If Yes: explain:

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? ☑ Yes ☐ No

If Yes,

i. Identify Facilities:

John Kennedy Magnet School, Rye Country Day School, The Enclave at Port Chester

e. Does the project site contain an existing dam? ☐ Yes ☑ No

If Yes:

i. Dimensions of the dam and impoundment:

- 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:

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? ☐ Yes ☑ No

If Yes:

i. Has the facility been formally closed? ☐ Yes ☐ No

- If yes, cite sources/documentation:

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

iii. Describe any development constraints due to the prior solid waste activities:

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? ☑ Yes ☐ No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

During the time the site was used as a hospital, medical and associated waste

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? ☑ Yes ☐ No

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: ☑ Yes ☐ No

☐ Yes – Spills Incidents database — Provide DEC ID number(s): _____

☑ Yes – Environmental Site Remediation database — Provide DEC ID number(s): C360202

☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures:

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☑ Yes ☐ No

If yes, provide DEC ID number(s): C360195, C360202

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

Subject Site is currently in the NYS DEC Brownfields Cleanup Program

v. Is the project site subject to an institutional control limiting property uses? ☑ Yes ☐ No

- If yes, DEC site ID number: C360202
- Describe the type of institutional control (e.g., deed restriction or easement): environmental easement
- Describe any use limitations: Restricted residential
- Describe any engineering controls: site management plan
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☑ No
- Explain:

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? 0-5+ feet

b. Are there bedrock outcroppings on the project site? ☑ Yes ☐ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? 3+/- %

c. Predominant soil type(s) present on project site:
UB-Udorthents 100 %
% %
% %

d. What is the average depth to the water table on the project site? Average: 1.5-4 feet

e. Drainage status of project site soils:
☑ Well Drained: 100 % of site
☐ Moderately Well Drained: % of site
☐ Poorly Drained % of site

f. Approximate proportion of proposed action site with slopes:
☑ 0-10%: 74 % of site
☑ 10-15%: 11 % of site
☑ 15% or greater: 15 % of site

g. Are there any unique geologic features on the project site? ☐ Yes ☑ 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)? ☐ Yes ☑ No

ii. Do any wetlands or other waterbodies adjoin the project site? ☐ Yes ☑ No

If Yes to either *i* or *ii*, 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? ☐ Yes ☐ No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- 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? ☐ Yes ☑ No

If yes, name of impaired water body/bodies and basis for listing as impaired:

i. Is the project site in a designated Floodway? ☐ Yes ☑ No

j. Is the project site in the 100-year Floodplain? ☐ Yes ☑ No

k. Is the project site in the 500-year Floodplain? ☐ Yes ☑ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☑ No
If Yes:

i. Name of aquifer:

m. Identify the predominant wildlife species that occupy or use the project site:
Typical for suburban setting

n. Does the project site contain a designated significant natural community? ☐ Yes ☑ 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? ☐ Yes ☑ 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? ☐ Yes ☑ No

If Yes:
i. Species and listing:

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☑ 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? ☐ Yes ☑ No
If Yes, provide county plus district name/number:

b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☑ 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? ☐ Yes ☑ No
If Yes:
i. Nature of the natural landmark: ☐ Biological Community ☐ 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? ☐ Yes ☑ 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? ☐ Yes ☑ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ 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? ☑ Yes ☐ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☑ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☐ Yes ☑ 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? ☐ Yes ☑ 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? ☐ Yes ☐ 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/S Boston Post Road Owner, LLC c/o Rose Associ Date 5/20/26

Signature _____ Title Consultant to the Applicant

PRINT FORM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources to confirm data provided by the Mapper or to obtain data not provided by the Mapper.



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	Yes
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	Remediaton Sites:C360202
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Yes - Digital mapping data for Spills Incidents are not available for this location. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Yes
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Yes
E.1.h.i [DEC Spills or Remediation Site - DEC ID Number]	C360202
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	C360195, C360202
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.h.ii [Surface Water Features]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.h.iii [Surface Water Features]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No

E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

Site Plan Compliance with SEQRA Findings Statement
United Hospital Redevelopment Amended Site Plan Application
Revised May 2026

This Environmental Compliance Document is submitted on behalf of Boston Post Road Owner LLC, which consists of an affiliate of Rose Associates Capital Group LLC and BedRock Real Estate Partners LLC (hereinafter the "Applicant"). Joining the Applicant is AMS Acquisitions a leading developer of 55+ age restricted residential communities who is seeking to develop Block F for that specific type of residential community.

The Index Plan sheet in the large-scale set of plans and provided as Exhibit 1 herewith, provides an overview summary of the proposed physical changes from the previously approved site plan. The Applicant contends that the physical changes are actually minor in nature including revision to interior courtyards, rooftop design, access and updated parking layout. Beyond the proposed physical changes, the Proposed Action includes an elimination of the existing text of the Planned Mixed Use Special District (SD-PMU) requiring a minimum floor area ratio (FAR) of 25 percent for all non-residential uses. Related to the proposed zoning text amendments is the proposed modification to the Building F development program changing 90 independent living units and 110 assisted living units to 150 independent living units with no assisted living component. The Building F building height will also be lowered by one story, going from 8 stories to 7 stories. The floor area and dwelling units being eliminated from Building F will be incorporated into proposed Building D as non-age restricted residential units, allowing an addition of 52 additional units in Building D (for a total of 383 units). Building D would be modified to include an additional story, going from six to seven stories, but still within the height restrictions allowed under the SD-PMU. In addition, given market conditions, the Applicant is reducing the extent of the proposed retail from 18,314± s.f. to 7,172± s.f. across the entire site. On-site parking is being increased from 1,262 spaces to 1,394 spaces. Last, the Applicant is proposing to offer for dedication the internal road network, which is being design to Village standards, to the Village. Other elements of the previously approved mixed-use community which are not changing include an approximately 0.72-acre open green space and a 120-key hotel.

Provided below is a summary of the design element changes from the 2024 Amended Site Plan Approval:

- Jewel Box: Previously Approved to include about 14,200 s/f of residential amenity spaces and 9,800 s/f of retail space. Proposed: Building footprint is unchanged, but the retail component has been removed. A double height basketball court added, bringing the total amenity floor area space to 19,003 s/f.

- Building A (hotel): Previously Approved at 120 keys/units 79,200 s.f. zoning floor area. Proposed: Footprint unchanged, includes reducing the overall amenity space by 1,096 s/f and increasing the overall hotel unit floor area by 1,011 s/f. due to design refinements.

- Building B/C (Mixed Use Building): Previously Approved at 527 units, 5,624 s.f. retail. Proposed: Footprint unchanged, reduction in the number of dwelling units by 10 due to design considerations to create better unit layouts.

- Building D: Previously Approved: Six story building approved at 331 units. Proposed to increase by 52 units as a result of transfer of units from Building F, addition of seventh story, increase of

49,700 gross s.f. and increase of 16 structured parking spaces.

- Building E (Mixed Use Building: Previously Approved at 99 units and 2,890 s.f. retail. Proposed: No change in unit count, footprint unchanged, retail use increased by approximately 117 s.f.
- Building F (Senior Housing): Previously Approved at 200 units (90 independent living and 110 assisted living. Proposed: Removal of assisted living component, increase in independent living units by 60, increase in gross s.f. related in increase in below grade structured parking (114 spaces).

The previously approved site plan (approved December 2024) had a multi-family component that consisted of 957 multi-family residential units comprised of 358 efficiency/studio units, 456 1-bedroom units, and 143 2-bedroom units, for a total of 957 residential units, plus a senior component (90 IL/110 AL). The Applicant now proposes a revised unit mix that contemplates 999 non-age restricted multi-family residential units and 150 independent living units. This equates to a decrease of 8 total living units. Due to the unit mix revision and other Building Code updates, the total number of parking spaces proposed is also being increased from 1,262 to 1,394, of which 1,192 are in structured parking and the balance of 202 spaces as surface parking. The Applicant is proposing parking sufficient to satisfy the demands of its tenants. The proposed additional parking spaces are provided to mitigate the need for additional shared parking reductions. The Applicant contends that the proposed plan already exceeds the requirements of the on-site open space. The change of unit mix and the increase in parking spaces are all being accommodated with limited changes to the overall building footprints or massings. No changes are proposed to the previously-approved hotel use.

The Amended Site Plan proposal differs from the 2024 site plan approval primarily by the shift in residential unit mix. The Applicant has closely monitored the changing conditions in the real estate market which includes an enhanced need for age 55+ residential units in the form of independent living units. Table 1, Non-Age Restricted Unit Comparison, provides a comparison of the prior plans and the current proposal. As noted above, the total number of residential units has been reduced slightly by eight units.

Table 1
Non-Age Restricted Residential Unit Comparison

Unit Mix	2017 Plan	2022 Site Plan Approval	Difference	2024 Site Plan Amendment	Difference	2026 Site Plan Amendment	Difference
Studio	300	144	48%	358	249%	212	59%
1 BR	100	416	416%	456	110%	602	32%
2 BR	100	215	215%	143	67%	185	29%
	500	775	155%	957	123%	999	4.3%

The Proposed Action will create over 3-acres of useable open space. As part of the previously approved site plan, a newly configured access to High Street, known as Mallory Way, will be created to enhance traffic circulation.

The Proposed Action includes environmental clean-up of the Project Site consistent with NYS Brownfields Cleanup criteria and protocols. It is noted that since the 2022 site plan approval, the Applicant has initiated and completed the controlled demolition and removal of the former United Hospital buildings as well as

on-going environmental cleanup of the Project Site. In addition, the Applicant has been working with NYS DOT regarding proposed improvements including the installation of new utility lines required as part of the initial approval process.

This Updated Environmental Compliance Document incorporates by reference the environmental record compiled as part of the previous reviews and approvals for the former United Hospital site, including: 1) previous conceptual plan ("the 2017 Plan") which was based on a Draft Environmental Impact Statement[1] ("DEIS") and Final Environmental Impact Statement[2] ("FEIS"), concluding with the adoption of a Statement of Findings in 2017[3] ("2017 Findings"); 2) Environmental Assessment Narrative[4] detailing the differences in the environmental conditions between the 2017 Conceptual Plan and the Amended Statement of Findings adopted by the Village Board of Trustees on March 21, 2022[5]; third Amended Statement of Findings adopted by the Village Board of Trustees on December 12, 2024[6], and 3) the current Proposed Action.

1. Land Use and Zoning

The Applicant contends that the Proposed Action contemplates redevelopment of the Project Site in a manner entirely consistent with the Conceptual Plan reviewed and approved by the Board of Trustees on March 21, 2022. As noted above, the proposed change to the land use development program is limited to changing the program for Building F by eliminating the 110 assisted living units and increasing the number of independent living units from 90 to 150, reducing 10 units from Building B/C, and increasing the number of multifamily units with Building D from 331 to 383 units. Last, given changing conditions in the retail market landscape, the retail component on-site has been reduced, although the Applicant contends that while the on-site retail will still provide opportunities for project residents, the other commercial areas in the Village will benefit from the additional projected resident discretionary spending, see discussion below.

The Proposed Project includes several open space areas, including within the central portion of the Project Site, as well as the High Street Open Space. The open space within the central portion of the Project Site would be owned and maintained by a Master Property Owner Association ("MPOA").

The Applicant proposes to convey the re-routed northbound High Street roadway, referred to as Mallory Way, to the Village as well as the roadways within the Project Site.

[1] United Hospital Redevelopment Draft Environmental Impact Statement, accepted as complete July 20, 2015
[2] United Hospital Redevelopment Final Environmental Impact Statement, accepted as complete January 10, 2017
[3] United Hospital Redevelopment Lead Agency Findings Statement, adopted March 6, 2017
[4] https://www.portchesterny.gov/312/United-Hospital-Redevelopment-Project
[5] https://www.portchesterny.gov/AgendaCenter/ViewFile/Agenda/_03212022-107?html=true
[6] https://www.portchesterny.gov/AgendaCenter/ViewFile/Agenda/_12162024-724

Table 1a

Dimensional Standards and Requirements

Standard/Requirement	Existing Zoning	Proposed
Max. Floor Area Ratio (FAR)	1.6[1]	1.60
Max. Site Coverage	90%	67±%
Max. Height of Buildings	8 stories	7 stories
Ceiling height	First floor must be a minimum of 11 ft. with a maximum of 25 ft. from finished floor to finished ceiling. Floors above the first floor must be a minimum of 9 ft. with a maximum of 11 ft. for Residential uses; a minimum of 11 ft. with a maximum of 14 ft. for non-Residential uses, such as Business/Commercial, Office, Retail/Personal Service, or Lodging Use	Refer to Site Plan set drawings, ceiling heights conform to zoning.
Min. Useable Open Space on lot	100 s.f. for each dwelling unit	126,900 s.f. required; 147,000± s.f. provided[2]

1. A floor area ratio (FAR) bonus of 0.8 is earned in accordance with the Zoning Incentives & Community Benefits Program, provided for in Table 345-405.A-10.E
2. Refer to Exhibit OP-1 provided as part of this submission

2. Visual Resources

The existing visual conditions of the Project Site are essentially unchanged from 2017. The visual impacts of the Proposed Project from off-site vantage points, would be similar in nature to the 2022 Plan with the exception that proposed Building D would go from six to seven stories in height, which the Applicant considers to be minor and still below allowable building height. Refer also to updated graphic, Surrounding Neighborhood Views, provided with this submission, which depicts the proposed change in building height. Thus, the Applicant incorporates by reference the Visual Resource evaluation in the 2022 Statement of Findings and confirms that there will be no potential adverse impact to any visual resources. The proposed amendments remain substantially similar to the previously approved plans. As such, the Applicant encloses the approved visual renderings from the 2022 Plan, modified to incorporate the proposed changes to building heights. Consistent with the 2024 Approval, the proposed Amended Site Plan will result in minor dimensional changes to the overall façade articulation as a result of the changes to the interior layout (i.e. minor shifts in window location). However, these minor changes to the façade articulation will not result in any potential adverse impact to any visual resource and do not necessitate revised renderings.

3. Stormwater Management

The Proposed Project, as amended, still reflects the reduction in impervious area of the Project Site by approximately 0.019 acres from the 2022 Site Plan approval. The total impervious area will be reduced to approximately 10.41 acres from an existing 10.57± acres. As part of the 2022 Site Plan approval, a preliminary Stormwater Pollution Protection Plan ("SWPPP") was prepared and submitted to the Village in accordance with NYSDEC and Village standards. There are no changes to the proposed stormwater management system, nor are there any necessary changes to the previously approved stormwater mitigation measures.

4. Utilities

The proposed water and sewer demands are expected to remain substantially similar to those that were previously approved given the slight reduction in the overall number of units and the reduction in the square footage of retail space. The total water demand is still estimated to be approximately 164,000 gpd for domestic water and 18,000 gpd for irrigation. This is compared to the 172,000 gpd previously approved in 2022 and the approximately 183,000 gpd approved in 2017. Similarly, the estimated sewer demand from 2022 was approximately 165,000 gpd which is not anticipated to change materially. As noted previously, to mitigate the impact of the anticipated Site-generated sewage, and in accordance with County policy, any future site plan application for the Proposed Project must remove existing inflow and infiltration (I&I) to the sewer system at a ratio of three to one. The Applicant has proposed to contribute towards the removal of I&I, which is equal to $1 per gallon for the removal of I&I at a ratio of three times the increase in sanitary sewer flow attributable to the Project. It is also noted that additional mitigation required as part of the initial 2017 Findings including selected replacement of sewer main in Boston Post Road would still be required.

5. Traffic and Transportation

The Applicant has updated the trip generation comparison from the prior Starwood Application, See Table 5a, Trip Generation Comparison below, based on the proposed change in unit mix. The changes to the proposed unit mix do not materially impact the levels of service compared to the 2024 Plan approval. All proposed mitigation identified in the Adopted Amended Findings Statement are still proposed to be implemented[7].

[7] 6 Refer to Table 2, Mitigation Measures from March 21, 2022 United Hospital Amended Findings Statement

Table 5a
Trip Generation Comparison

TABLE 5A TRIP GENERATION TABLE 2026 PROPOSED AMENDED SITE PLAN						
	AM Peak Hour		PM Peak Hour		SAT Peak Hour	
Type of Development	Enter	Exit	Enter	Exit	Enter	Exit
Retail	73	40	9	6	8	8
Restaurant	0	4	12	4	41	27
Residential	110	300	233	173	209	202
Hotel	31	22	23	20	23	20
TOTAL	213	367	277	204	282	257

NOTES

(1) Trip Generation based upon information contained in the Institute of Transportation Engineers' (ITE) publication entitled "Trip Generation", 11th Edition.

(2) Internal Trips calculated using a total 10% credit, per comments reviewing Traffic Consultants.

(3) Pass-By Trips calculated per the procedures described in ITE's Trip Generation Handbook, 3rd Edition.

(4) Mass Transit credit calculated using a 10% mass transit utilization factor, per comments from reviewing Traffic Consultants.

Table 5b

Trip Generation Comparison Table Original Traffic Impact Study vs. Revised Development Program (from Rose Associate via email on 8/9/2024))									
Project Program	Peak AM Hour			Peak PM Hour			Peak SAT Hour		
	In	Out	Total	In	Out	Total	In	Out	Total
2024 Approved Amended Development Program	226	372	598	306	232	538	336	305	640
2026 Proposed Amended Development Program	213	367	576	277	204	481	282	257	539
Difference in Trips	*-13*	*-5*	*-22*	*-29*	*-28*	*-57*	*-54*	*-48*	*-101*
Percent Difference from Approved Plan	*-6%*	*-1%*	*-4%*	*-10%*	*-12%*	*-11%*	*-16%*	*-16%*	*-16%*

Source: DTS Provident

Table 5c
Peak Hour Differential

All Peak Hours		
In	Out	Total
868	909	1,777
772	828	1,600
-96	*-81*	*-177*
-11%	*-9%*	*-10%*

Source: DTS Provident

6. Socio-economic and Fiscal Impacts

The Applicant contends that the proposed Amended Application is consistent with the Conceptual Plan reviewed by the Village Board and subject to the Amended Environmental Findings Statement. No change in conditions are proposed as part of subject Site Plan approval other than the change in type of age restricted residential unit mix, the slight reduction in density in Building B/C, the reallocation of density to proposed Building D as described above and the reduction in retail square footage.

The projected real estate tax revenue has been updated to reflect the aforementioned change in program, refer to Table 6a, Updated Projected Tax Revenue, and is estimated to be approximately $7.4 million annually, compared to the approximately $6.9 million projected as part of the 2022 Approval. The slight increase in tax revenue is related to increase in overall square footage and updated assessments for the residential units used for comparison purposes. The $7.4 million figure also takes into account the reduced tax revenue generated on a per unit basis for the proposed 112 affordable AFFH housing units. Of the total amount, approximately $4.3 million would be allocated to the Port Chester School System, $2.3 million to the Village and $0.63 million to the County/Town. As noted previously, and consistent with the evaluation below, the Applicant contends that the Revised 2026 Plan is revenue positive relative to projected costs. As part of the current proposal, the Applicant intends on offering for dedication, the proposed roadways serving the Project Site, which have been designed to Village standards. The Applicant maintains that the tax revenue generated by the Proposed Action would exceed the costs for plowing and any eventual maintenance.

Table 6a
Updated Projected Tax Revenue

Development Component	Taxable Value (TV)/s.f.	SF - Zoning Floor Area	TV as proposed	Taxes generated	Taxes generated - per SF	Taxes generated per unit market rate	Adjustment for affordble housing (60 %)	Adjustment of taxes to account for affordable housing component
Retail	$209.34	7,712	$1,614,451	$53,181	$6.90			
Hotel -	$40.95	79,115	$3,239,386	$106,707	$1.35			
Residential (1,122 units) includes Jewelbox s.f.	$239.23	984,551	$235,534,346	$7,758,623	$7.88	$6,753	$4,052	
				$7,318,360		$756,280	$316,017	$440,263
Taxes generated using TV Methodology			$240,388,182	$7,918,511				
Taxes generated with affordable adjustment				$7,478,248				

Compiled by Planning & Development Advisors

Table 6b
Projected Tax Revenue by Jurisdiction

Port Chester Property taxes				
District	**Tax Rate per $1,000 TV (FY 2025)**			**Adjusted taxes per jurisdiction**
Port Chester School	$18.836276	57.18%		$4,276,263.87
Village	$10.198628	30.96%		$2,315,320.95
Town	$0.543471	1.65%		$123,380.30
County	$2.265545	6.88%		$514,330.34
Port Chester Sewer	$0.813071	2.47%		$184,585.64
Solid Waste	$0.283524	0.86%		$64,366.41
Total	$32.940515			$7,478,248

Compiled by Planning & Development Advisors

It is noted that in 2024, the Village updated its School District Mitigation Worksheet (the Mitigation Worksheet), which indicates that the Proposed Action, with the revised unit mix, would generate approximately 20 public school age children. This figure is more consistent with the Applicant's previous survey data for multi-family developments within the Village. Further, the Port Chester School Enrollment Mitigation Analysis 2024 Update[8] makes the following findings: (1) The number of public school children enrolled in the Port Chester-Rye UFSD has declined since the 2019- 2020 school year despite the addition of more than 1,000 new housing units in the past decade; (2) The number of public school children is projected to continue to decline over the next 10 years, with a net loss of more than 1,200 students, largely driven by declining birth rates; and (3) The actual number of school children residing in new developments is far lower than estimated by child generation rates identified in the 2019 study, as settlement patterns of new development in Port Chester has taken on the characteristics of the rest of Westchester County[9]. The Mitigation Worksheet calculates the total mitigation to be provided by the Applicant at approximately $757,115, see attached. The Applicant notes that the projected tax revenue to be generated would not materially change given that the methodology used to project tax revenue was based on a taxable value per square foot. Tax revenue projections from the current Proposed Action for the Port Chester School District were in excess of $4.2 million which far exceeds the projected costs of approximately $757,115 as noted in the updated Mitigation Worksheet, although it is noted that the projected annual soft costs equates to approximately $274,000.

[8] Port Chester School Enrollment Mitigation Analysis 2024 Update, Prepared for Village of Port Chester IDA, Submitted by Urbanomics, Inc. August 2024
[9] Ibid. p. 1

Table 6c
Projected School Age Children

Renter Units													
		Market	Workforce	Affordable	Total					High	Workforce	Low	Total
Single Family	Total					0.64	0.39	0.46		-	-	-	-
	2 Bedrooms				-	0.56	0.29	0.33		-	-	-	-
	3+ Bedrooms				-	0.66	0.52	0.57		-	-	-	-
Two-4 Family	Total					0.33	1.09	0.54		-	-	-	-
	Studio				-	0.50	0.00	0.28		-	-	-	-
	1 Bedroom				-	0.00	0.00	0.30		-	-	-	-
	2 Bedrooms				-	0.37	1.38	0.91		-	-	-	-
	3+ Bedrooms				-	0.26	1.60	0.39		-	-	-	-
5+ Family	Total					0.08	0.18	0.15		-	-	-	-
	Studio	190		22	212	0.00	0.00	0.00		-	-	-	-
	1 Bedroom**	541		61	602	0.00	0.00	0.03		-	-	2	2
	2 Bedrooms**	166		19	185	0.08	0.34	0.23		13	-	4	18
	3+ Bedrooms				-	0.38	0.63	0.62		-	-	-	-
				Total Rental Units	999							Total Renter Children	20
												Tax Revenue Supported*	
Fill in only if bedroom mix is unknown.							Soft Costs per Child	$ 14,030				Total Mitigation	$ 757,115
							Hard Costs per Child	$ 24,705					
** Building F 55+ not included (60 1BR and 90 2BR)													
										*Exenditures - State Aid			

Source: Village of Port Chester Mitigation Worksheet

It is noted that the additional households will bring with them disposable income that will be spent within the greater Port Chester community on a variety of goods and services. The increase in independent living units along with reallocation of the proposed assisted living units to non-age restricted status and means that additional discretionary income will be created and spent in the greater Port Chester community supporting existing retail and service establishments. It is conservatively expected that approximately 25 percent of annual pre-tax income would be spent on discretionary goods and services in the greater Port Chester community.

As an example, the new 150-unit age 55+ residential independent living community being proposed by AMS will have rents that range from $3,400 per month for a 1-bedroom unit to $4,400 for a 2-bedroom unit. Using industry standard of 30 percent of annual income on rent equates to an estimated annual income of between $136,000 and $176,000. As noted above, the current plan proposes to increase the number of independent living units from 90 to 150 an increase of sixty units that will now have disposable income available. The balance of the non-age restricted units will have monthly rents that conservatively range from $2,100 for a studio unit, $2,600 for a one-bedroom and $4,000 for a two-bedroom unit. The Applicant projects that there would be approximately $27 million in annual discretionary spending resulting from the non-age restricted market rate units that would be spent in the greater Port Chester community. Coupled with the independent living component, the annual discretionary spending is projected to be approximately $33 million.

Table 6d
Projected Discretionary Spending

Unit type	Projected Market Rate Rent - non-age restricted	# Units	Projected pretax income per household	Projected pretax income per total	Projected discretionary spending (25%)
Studio	$2,100	212	$84,000	$17,808,000	$4,452,000
1BR	$2,600	602	$104,000	$62,608,000	$15,652,000
2 BR	$4,000	185	$160,000	$29,600,000	$7,400,000
		999			$27,504,000
	Age-Restricted				
1BR	$3,400	60	$136,000	$8,160,000	$2,040,000
2 BR	$4,400	90	$176,000	$15,840,000	$3,960,000
		150			$6,000,000

Compiled by Planning & Development Advisors

The proposed plan includes a dedicated pedestrian walkway system connecting to the existing sidewalk network along Boston Post Road and to the Kohl's Shopping Center located directly opposite from the Proposed Project and to the downtown Port Chester commercial core. The pedestrian connectivity is an important element in the Project design that further fosters access to the Village's commercial areas and districts.

Consistent with Village Code, the Applicant will be providing 10 percent of the total unit count for the residential units as affordable housing which will be distributed on a pro-rata basis throughout the residential buildings. Given that the Proposed Plan replaces and relocates the previously approved 110 assisted living units with non-age restricted units means that an additional 10 units of Affordable Affirmatively Furthering Fair Housing units will now be created. The Applicant proposes to include six units of Affordable AFFH units in Building F with the balance (nine units) included as part of the balance of the building program.

Table 345.405.U-1 from the Port Chester Code requires the following minimum size for Affordable AFFH Units:
Studio: 450 s.f.
1-BR: 675 s.f.
2-BR: 750 s.f.

The Applicant has proposed the following for the minimum size units regardless of market rate or affordable designation:
Studio: 464 s.f.
1-BR: 680 s.f.
2-BR: 966 s.f.

The current application is anticipated to generate approximately 114 jobs, broken down as follows: hotel – 55 jobs; residential - 40 jobs; retail - 17 jobs[10]. The 2022 approval had an estimated 213 jobs created, the major difference being the elimination of the employees associated with the previously approved senior housing, specifically the assisted living component.

[10] Burchell, R. (1994). Development impact assessment handbook. Washington, D.C.: Urban Land Institute.; residential employment representational based on other comparable developments.

As noted in the 2022 Approval Resolution, the Village noted that assisted living facilities generate more EMS calls per unit than the land uses included in the 2017 Plan[11]. The 2022 Approval Resolution further noted that potential impacts to the EMS system's overall capacity would be confirmed at the time of building permit. Given the change of programming that eliminates the previously approved assisted living units, the Applicant contends that the potential impact to EMS services has been reduced.

7. Natural Resources

Impacts of the Proposed Project to vegetation would be similar to the 2017, 2022 and 2024 Projects. There are no records of rare, state-listed animals or plants or significant natural communities at the Project Site or its immediate vicinity. The Proposed Project would maintain the same amount of impervious surface on the Project Site consistent with the 2024 Site Plan approval. Depending on the suitability and wetness of the soil excavated, the Applicant estimates that the proposed expansion of below grade parking areas will result in an increase of approximately 5,500 cubic yards of material that may ultimately need to be exported beyond the 2022 approved project.

8. Historic and Cultural Resources

No impact to historic or cultural resources.

9. Air Resources

No significant adverse impact anticipated with approval of the proposed Site Plan.

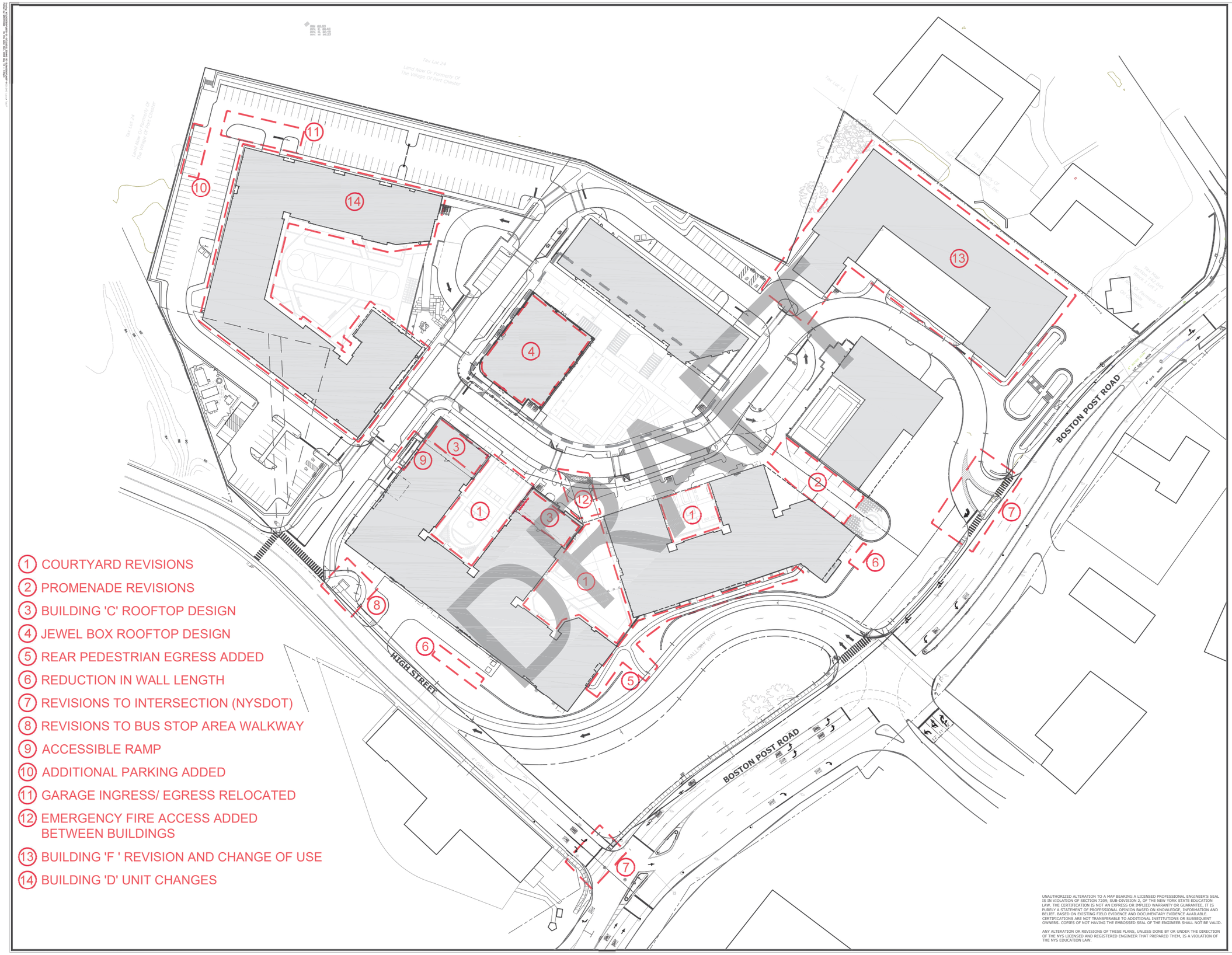
10. Noise Resources

Noise emissions from stationary mechanical sources will comply with local and state noise codes.

11. Construction

As noted in prior review and approvals, the Proposed Project would require the removal of on-Site structures and parking areas which has already occurred in anticipation of site construction activities. Excavation and grading across nearly the entire Site is still required. It is noted that the Applicant has already initiated environmental cleanup of the Project Site. Depending on the suitability and wetness of the soil excavated, the Applicant estimates that the proposed expansion of below grade parking areas will result in an increase of approximately 5,500 cubic yards of material that may ultimately need to be exported beyond the 2024 approved project. The Applicant is currently in the process of preparing a detailed construction management plan which will include specifics related to erosion and sediment control, hazardous materials and site contamination abatement, construction period traffic and parking, noise, air quality, and blasting. There are no known changes in the anticipated impacts associated with the proposed Site Plan submission that were not reviewed as part of the 2024 Amended Findings Statement.

[11] Village of Port Chester Board of Trustees Lead Agency Second Amended Statement of Findings, p.38



1. COURTYARD REVISIONS
2. PROMENADE REVISIONS
3. BUILDING 'C' ROOFTOP DESIGN
4. JEWEL BOX ROOFTOP DESIGN
5. REAR PEDESTRIAN EGRESS ADDED
6. REDUCTION IN WALL LENGTH
7. REVISIONS TO INTERSECTION (NYSDOT)
8. REVISIONS TO BUS STOP AREA WALKWAY
9. ACCESSIBLE RAMP
10. ADDITIONAL PARKING ADDED
11. GARAGE INGRESS/ EGRESS RELOCATED
12. EMERGENCY FIRE ACCESS ADDED BETWEEN BUILDINGS
13. BUILDING 'F ' REVISION AND CHANGE OF USE
14. BUILDING 'D' UNIT CHANGES

UNAUTHORIZED ALTERATION TO A MAP BEARING A LICENSED PROFESSIONAL ENGINEER'S SEAL IS IN VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. THE CERTIFICATION IS NOT AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE, IT IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. COPIES OF NOT HAVING THE EMBOSSED SEAL OF THE ENGINEER SHALL NOT BE VALID.

ANY ALTERATION OR REVISIONS OF THESE PLANS, UNLESS DONE BY OR UNDER THE DIRECTION OF THE NYS LICENSED AND REGISTERED ENGINEER THAT PREPARED THEM, IS A VIOLATION OF THE NYS EDUCATION LAW.

DESCRIPTION | DATE | BY

SLR
211 MAIN STREET, SUITE 102
NEW PALTZ, NY 12561
845.633.8153
WWW.SLRCONSULTING.COM
SLR Engineering, Landscape Architecture, and Land Surveying P.C.
Registration No. 083112

INDEX PLAN

UNITED HOSPITAL REDEVELOPMENT

406 BOSTON POST ROAD
VILLAGE OF PORT CHESTER, NEW YORK

JW	LM	JW/TD
DESIGNED	DRAWN	CHECKED

SCALE: 1"=40'

DATE: MAY 22, 2026

PROJECT NO.: 6975-01/21543.00009

SHEET NO.: 03 OF 20

SHEET NAME: IP

COMPERABLE DEVELOPMENTS

FOR

TAXABLE VALUE

UNITED HOSPITAL REDEVELOPMENT

2025 PORT CHESTER - RYE UNION FREE SCHOOL DISTRICT

TAX NOTICE 2025

PROPERTY DESCRIPTION AND LOCATION	Exemption	Tax Purpose	Value	Full Value
120 N PEARL ST 142.22-2-62				

The Assessor Estimated Full Market Value Of This Property As Of:

The Uniform Percentage of Value Used To Establish Assessment Is: 100%

The Assessed Value Of This Property Is: 13,341,400

RYM OWNER LLC

5680 N STERLING RANCH DR
DAVIE FL 33314

TAX BILL NO: 0004111

WARRANT DATED:

Bank Code

FISCAL YEAR

Tax Amount Due By September 30, 2025	Tax Amount Due By January 31, 2026
125,651.14	125,651.15
LATE PENALTY AMOUNT	**LATE PENALTY AMOUNT**
0.00	0.00
TOTAL AMOUNT DUE	**TOTAL AMOUNT DUE**
125,651.14	125,651.15
1st HALF	**2nd HALF**

LEVY DESCRIPTION	FULL VALUE	TAXABLE VALUE ADJUSTED BY EXEMPTION	TAX RATE PER $1,000	TAX AMOUNT
SCHOOL TAX NH	13,341,400	13,341,400	18.836276	251,302.29

PORT CHESTER - RYE UNION FREE SCHOOL DISTRICT, PORT CHESTER, NY — **2nd INSTALLMENT PAYMENT DUE BY January 31, 2026**

Make Checks Payable To: Receiver of Taxes

MAIL THIS PORTION WITH YOUR PAYMENT TO:222 Grace Church Street
Port Chester NY 10573

0004111

RYM OWNER LLC

5680 N STERLING RANCH DR
DAVIE FL 33314

142.22-2-62

☐ **CHECK HERE IF RECEIPT REQUESTED**

TAX AMOUNT DUE
125,651.15
TAX AMOUNT DUE
0.00
LATE PENALTY AMOUNT
125,651.15
TOTAL AMOUNT DUE

2nd HALF

Print Date: 4/20/2026

25706755480110041111260012565115800125651158 3

PORT CHESTER - RYE UNION FREE SCHOOL DISTRICT, PORT CHESTER, NY — **1st INSTALLMENT PAYMENT DUE BY September 30, 2025**

Make Checks Payable To: Receiver of Taxes

MAIL THIS PORTION WITH YOUR PAYMENT TO:222 Grace Church Street
Port Chester NY 10573

0004111

RYM OWNER LLC

5680 N STERLING RANCH DR
DAVIE FL 33314

142.22-2-62

☐ **CHECK HERE IF RECEIPT REQUESTED**

TAX AMOUNT DUE
125,651.14
TAX AMOUNT DUE
0.00
LATE PENALTY AMOUNT
125,651.14
TOTAL AMOUNT DUE

1st HALF

Print Date: 4/20/2026

25706755480110041111180012565114100251302295 7

RECEIVER OF TAXES
TOWN OF RYE
222 GRACE CHURCH ST, 3RD FLOOR
PORT CHESTER, NEW YORK 10573

BILL NO.	SEQUENCE NO.	PAGE NO.	ROLL SECT.	ACCOUNT NO.
0004111	01			00003380000

FISCAL YEAR	WARRANT DATED	BANK CODE	SWISS CODE
			554801

ESTIMATED STATE AID

FOR YOUR INFORMATION

DUE BY	04/30/2026
AMOUNT	52,105.60
INTEREST	0.00
TOTAL AMOUNT DUE	52,105.60

RYM OWNER LLC

5680 N STERLING RANCH DR
DAVIE FL 33314

PROPERTY DESCRIPTION AND LOCATION	
TAX MAP NO.	142.22-2-62
LOCATION	120 N PEARL ST
DIMENSIONS	FR: 0 D: 0
SCHOOL DIST.	554801
PROPERTY CLASS	411

Exemption	Tax Purpose	Value	Full Value

THE ASSESSOR ESTIMATES THE FULL MARKET VALUE OF THIS PROPERTY AT:	13,341,400
THE UNIFORM PERCENTAGE OF VALUE USED TO ESTABLISH ASSESSMENT IS:	100%
THE ASSESSED VALUE OF THIS PROPERTY IS:	13,341,400

LEVY DESCRIPTION	TOTAL TAX LEVY	PERCENT OF CHANGE FROM PRIOR YEAR	TAXABLE VALUE ADJUSTED BY EXEMPTION	TAX RATE PER $1,000	TAX AMOUNT
COUNTY	22,949,846.00	3.640	13,341,400	2.265545	30,225.54
TOWN NH	1,213,056.98	1.090	13,341,400	0.543471	7,250.66
P C SEWER	3,938,328.00	1.500	13,341,400	0.813071	10,846.79
SOLID WASTE DIS	2,950,292.00	-0.250	13,341,400	0.283524	3,782.61
				TOTAL TAX	**52,105.60**

Make Checks Payable To: Receiver of Taxes
Questions? Call 914-939-3558. Pay online or mail this portion with your payment to:
222 Grace Church Street, 3rd Floor Port Chester, NY 10573

BILL NO: 0004111 ACCOUNT NO: 00003380000
TAX MAP NO: 142.22-2-62
LOCATION: 120 N PEARL ST

DUE BY	04/30/2026
AMOUNT	52,105.60
LATE PENALTY	0.00
TOTAL AMOUNT DUE	52,105.60

RYM OWNER LLC

5680 N STERLING RANCH DR
DAVIE FL 33314

Bank Code

☐ **CHECK HERE IF RECEIPT REQUESTED**

Print Date: 4/20/2026

265018554801100411111800052105608000521056085

2025 PORT CHESTER - RYE UNION FREE SCHOOL DISTRICT

TAX NOTICE 2025

PROPERTY DESCRIPTION AND LOCATION	Exemption	Tax Purpose	Value	Full Value
201 WILLETT AVE 142.23-1-49				

The Assessor Estimated Full Market Value Of This Property As Of:

The Uniform Percentage of Value Used To Establish Assessment Is: 100%

The Assessed Value Of This Property Is: 26,500,000

NA CASTLE LLC/BK CASTLE LLC

121 WEST NYACK RD
NANUET NY 10954

TAX BILL NO: 0004214

WARRANT DATED:

Bank Code

FISCAL YEAR

Tax Amount Due By September 30, 2025	Tax Amount Due By January 31, 2026
249,580.65	249,580.66
LATE PENALTY AMOUNT	**LATE PENALTY AMOUNT**
0.00	0.00
TOTAL AMOUNT DUE	**TOTAL AMOUNT DUE**
249,580.65	249,580.66
1st HALF	**2nd HALF**

LEVY DESCRIPTION	FULL VALUE	TAXABLE VALUE ADJUSTED BY EXEMPTION	TAX RATE PER $1,000	TAX AMOUNT
SCHOOL TAX NH	26,500,000	26,500,000	18.836276	499,161.31

PORT CHESTER - RYE UNION FREE SCHOOL DISTRICT, PORT CHESTER, NY — **2nd INSTALLMENT PAYMENT DUE BY January 31, 2026**

Make Checks Payable To: Receiver of Taxes

MAIL THIS PORTION WITH YOUR PAYMENT TO:222 Grace Church Street
Port Chester NY 10573

0004214

NA CASTLE LLC/BK CASTLE LLC

121 WEST NYACK RD
NANUET NY 10954

142.23-1-49

☐ **CHECK HERE IF RECEIPT REQUESTED**

TAX AMOUNT DUE
249,580.66
TAX AMOUNT DUE
0.00
LATE PENALTY AMOUNT
249,580.66
TOTAL AMOUNT DUE

2nd HALF

Print Date: 4/20/2026

2570675548011004214326002495806630024958066 38

PORT CHESTER - RYE UNION FREE SCHOOL DISTRICT, PORT CHESTER, NY — **1st INSTALLMENT PAYMENT DUE BY September 30, 2025**

Make Checks Payable To: Receiver of Taxes

MAIL THIS PORTION WITH YOUR PAYMENT TO:222 Grace Church Street
Port Chester NY 10573

0004214

NA CASTLE LLC/BK CASTLE LLC

121 WEST NYACK RD
NANUET NY 10954

142.23-1-49

☐ **CHECK HERE IF RECEIPT REQUESTED**

TAX AMOUNT DUE
249,580.65
TAX AMOUNT DUE
0.00
LATE PENALTY AMOUNT
249,580.65
TOTAL AMOUNT DUE

1st HALF

Print Date: 4/20/2026

2570675548011004214318002495806550049916131 35

RECEIVER OF TAXES
TOWN OF RYE
222 GRACE CHURCH ST, 3RD FLOOR
PORT CHESTER, NEW YORK 10573

BILL NO.	SEQUENCE NO.	PAGE NO.	ROLL SECT.	ACCOUNT NO.
0004207	01			00011095000

FISCAL YEAR	WARRANT DATED	BANK CODE	SWISS CODE
			554801

ESTIMATED STATE AID

FOR YOUR INFORMATION

DUE BY	04/30/2026
AMOUNT	103,497.26
INTEREST	0.00
TOTAL AMOUNT DUE	103,497.26

NA CASTLE LLC/BK CASTLE LLC

121 WEST NYACK RD
NANUET NY 10954

PROPERTY DESCRIPTION AND LOCATION	
TAX MAP NO.	142.23-1-49
LOCATION	201 WILLETT AVE
DIMENSIONS	FR: 0 D: 0
SCHOOL DIST.	554801
PROPERTY CLASS	411

Exemption	Tax Purpose	Value	Full Value

THE ASSESSOR ESTIMATES THE FULL MARKET VALUE OF THIS PROPERTY AT:	26,500,000
THE UNIFORM PERCENTAGE OF VALUE USED TO ESTABLISH ASSESSMENT IS:	100%
THE ASSESSED VALUE OF THIS PROPERTY IS:	26,500,000

LEVY DESCRIPTION	TOTAL TAX LEVY	PERCENT OF CHANGE FROM PRIOR YEAR	TAXABLE VALUE ADJUSTED BY EXEMPTION	TAX RATE PER $1,000	TAX AMOUNT
COUNTY	22,949,846.00	3.640	26,500,000	2.265545	60,036.94
TOWN NH	1,213,056.98	1.090	26,500,000	0.543471	14,401.98
P C SEWER	3,938,328.00	1.500	26,500,000	0.813071	21,544.95
SOLID WASTE DIS	2,950,292.00	-0.250	26,500,000	0.283524	7,513.39
				TOTAL TAX	**103,497.26**

Make Checks Payable To: Receiver of Taxes
Questions? Call 914-939-3558. Pay online or mail this portion with your payment to:
222 Grace Church Street, 3rd Floor Port Chester, NY 10573

BILL NO: 0004207 ACCOUNT NO: 00011095000
TAX MAP NO: 142.23-1-49
LOCATION: 201 WILLETT AVE

DUE BY	04/30/2026
AMOUNT	103,497.26
LATE PENALTY	0.00
TOTAL AMOUNT DUE	103,497.26

NA CASTLE LLC/BK CASTLE LLC

121 WEST NYACK RD
NANUET NY 10954

Bank Code

☐ **CHECK HERE IF RECEIPT REQUESTED**

Print Date: 4/20/2026

2650185548011004207718001034972690010349726 95

2025 VILLAGE OF PORT CHESTER VILLAGE TAXES

TAX NOTICE 2025

PROPERTY DESCRIPTION AND LOCATION	Exemption	Tax Purpose	Value	Full Value
21 WILLETT AVE 142.23-2-47				

The Assessor Estimated Full Market Value Of This Property As Of:

The Uniform Percentage of Value Used To Establish Assessment Is: 100%

The Assessed Value Of This Property Is: 27,000,000

Bank Code

FISCAL YEAR

Tax Amount Due By June 30, 2025	Tax Amount Due By December 31, 2025
139,407.14	137,681.48
LATE PENALTY AMOUNT	**LATE PENALTY AMOUNT**
0.00	0.00
TOTAL AMOUNT DUE	**TOTAL AMOUNT DUE**
139,407.14	137,681.48

UPACA MARINER LLC

95 CHURCH ST STE 201
WHITE PLAINS NY 10601

TAX BILL NO: 0004246

WARRANT DATED:

1st HALF **2nd HALF**

LEVY DESCRIPTION	FULL VALUE	TAXABLE VALUE ADJUSTED BY EXEMPTION	TAX RATE PER $1,000	TAX AMOUNT
NON HOMESTEAD VILL	27,000,000	27,000,000	10.198628	275,362.96
SEWER RENT	27,000,000	1,726	1.000000	1,725.66

PORT CHESTER, NY — **2nd HALF PAYMENT DUE BY December 31, 2025**

Make Checks Payable To: Receiver of Taxes
Mail this portion with your payment to:
222 Grace Church Street, 3rd Floor
Port Chester, NY 10573

0004246

UPACA MARINER LLC

95 CHURCH ST STE 201
WHITE PLAINS NY 10601

142.23-2-47

☐ **CHECK HERE IF RECEIPT REQUESTED**

TAX AMOUNT DUE
137,681.48
TAX AMOUNT DUE
0.00
LATE PENALTY AMOUNT
137,681.48
TOTAL AMOUNT DUE

2nd HALF

Print Date: 4/20/2026

25702655480110042465260013768148200137681482l

PORT CHESTER, NY — **1st HALF PAYMENT DUE BY June 30, 2025**

Make Checks Payable To: Receiver of Taxes
Mail this portion with your payment to:
222 Grace Church Street, 3rd Floor
Port Chester, NY 10573

0004246

UPACA MARINER LLC

95 CHURCH ST STE 201
WHITE PLAINS NY 10601

142.23-2-47

☐ **CHECK HERE IF RECEIPT REQUESTED**

TAX AMOUNT DUE
139,407.14
TAX AMOUNT DUE
0.00
LATE PENALTY AMOUNT
139,407.14
TOTAL AMOUNT DUE

1st HALF

Print Date: 4/20/2026

25702655480110042465180013940714200277088621 4

2025 PORT CHESTER - RYE UNION FREE SCHOOL DISTRICT

TAX NOTICE 2025

PROPERTY DESCRIPTION AND LOCATION	Exemption	Tax Purpose	Value	Full Value
21 WILLETT AVE 142.23-2-47				

The Assessor Estimated Full Market Value Of This Property As Of:

The Uniform Percentage of Value Used To Establish Assessment Is: 100%

The Assessed Value Of This Property Is: 27,000,000

UPACA MARINER LLC

95 CHURCH ST STE 201
WHITE PLAINS NY 10601

TAX BILL NO: 0004246

WARRANT DATED:

Bank Code

FISCAL YEAR

Tax Amount Due By September 30, 2025	Tax Amount Due By January 31, 2026
254,289.72	254,289.73
LATE PENALTY AMOUNT	**LATE PENALTY AMOUNT**
0.00	0.00
TOTAL AMOUNT DUE	**TOTAL AMOUNT DUE**
254,289.72	254,289.73
1st HALF	**2nd HALF**

LEVY DESCRIPTION	FULL VALUE	TAXABLE VALUE ADJUSTED BY EXEMPTION	TAX RATE PER $1,000	TAX AMOUNT
SCHOOL TAX NH	27,000,000	27,000,000	18.836276	508,579.45

PORT CHESTER - RYE UNION FREE SCHOOL DISTRICT, PORT CHESTER, NY — **2nd INSTALLMENT PAYMENT DUE BY January 31, 2026**

Make Checks Payable To: Receiver of Taxes

MAIL THIS PORTION WITH YOUR PAYMENT TO:222 Grace Church Street
Port Chester NY 10573

0004246

UPACA MARINER LLC

95 CHURCH ST STE 201
WHITE PLAINS NY 10601

142.23-2-47

☐ **CHECK HERE IF RECEIPT REQUESTED**

TAX AMOUNT DUE
254,289.73
TAX AMOUNT DUE
0.00
LATE PENALTY AMOUNT
254,289.73
TOTAL AMOUNT DUE

2nd HALF

Print Date: 4/20/2026

25706755480110042465260025428973900254289739 7

PORT CHESTER - RYE UNION FREE SCHOOL DISTRICT, PORT CHESTER, NY — **1st INSTALLMENT PAYMENT DUE BY September 30, 2025**

Make Checks Payable To: Receiver of Taxes

MAIL THIS PORTION WITH YOUR PAYMENT TO:222 Grace Church Street
Port Chester NY 10573

0004246

UPACA MARINER LLC

95 CHURCH ST STE 201
WHITE PLAINS NY 10601

142.23-2-47

☐ **CHECK HERE IF RECEIPT REQUESTED**

TAX AMOUNT DUE
254,289.72
TAX AMOUNT DUE
0.00
LATE PENALTY AMOUNT
254,289.72
TOTAL AMOUNT DUE

1st HALF

Print Date: 4/20/2026

25706755480110042465180025428972100508579455 5

Tax Links

Property Info
Tax Calculator
View Tax Bills

Tax Bill Information

Municipality of Village of Port Chester

SWIS:	554801	Tax ID:	142.30-2-66

Tax Summary

Taxes reflect exemptions, but may not include recent changes in assessment.

Tax Year	Tax Type	Original Bill	Total Assessed Value	Full Market Value	Uniform %	Roll Section
2021	County	$3,089.81	$3,269,300.00	$3,269,300.00	100	8

Display Details for Taxes Levied in 2021

Display Historical Tax Information

Taxable Values

2025			
County Taxable	$0	Exemptions	$2,993,600
Muni. Taxable	$0	Exemptions	$2,993,600
Village Taxable	$0	Exemptions	$2,993,600
School Taxable	$0	Exemptions	$2,993,600

Exemptions for 2025

Code Description	Amount	Exempt%	Start Year	End Year	Vflag	Hcode	Own%
18020 - IND DEVEL	$2,993,600	0	2011	2028	Y		0

BILL NO.	SEQUENCE NO.	PAGE NO.	ROLL SECT.	ACCOUNT NO.
0010274	01	1 of 1	1	00008524000

FISCAL YEAR	WARRANT DATED	BANK CODE	SWIS CODE
01/01/2020 - 12/31/2020	4/1/2020		554805

ESTIMATED STATE AID	
	SEE REVERSE SIDE FOR MORE INFORMATION

FOR YOUR INFORMATION

RECEIVER OF TAXES
TOWN OF RYE
222 GRACE CHURCH ST, 3RD FLOOR
PORT CHESTER, NEW YORK 10573

DUE BY	04/30/2020
AMOUNT	65,424.32
INTEREST	
TOTAL AMOUNT DUE	

RYE HOTEL LLC
PAN AM EQUITIES, INC
18 E 50TH ST FL 10
NEW YORK NY 10022-9108

Do NOT pay in person, visit TownofRyeNY.com

PROPERTY DESCRIPTION & LOCATION	
TAX MAP NO.	135.74-1-8
LOCATION	699 WESTCHESTER AVE
DIMENSIONS	FR: D:
SCHOOL DIST.	554804
PROPERTY CLASS	414

Exemption	Tax Purpose	Value	Full Value	Exemption	Tax Purpose	Value	Full Value

THE ASSESSOR ESTIMATES THE FULL MARKET VALUE OF THIS PROPERTY AT:	16,200,000
THE UNIFORM PERCENTAGE OF VALUE USED TO ESTABLISH ASSESSMENT IS:	100.00%
THE ASSESSED VALUE OF THIS PROPERTY IS:	16,200,000

LEVY DESCRIPTION	TOTAL TAX LEVY	PERCENT OF CHANGE FROM PRIOR YEAR	TAXABLE VALUE ADJUSTED BY EXEMPTION	TAX RATE PER $1,000	TAX AMOUNT
COUNTY	23,302,917.43	-2.269	16,200,000	3.102919	50,267.29
TOWN NH	239,319.62	-3.165	16,200,000	.136287	2,207.85
BL BRK SEWER	1,689,880.00	-5.391	16,200,000	.542907	8,795.09
SOLID WASTE DIS	1,998,905.10	-2.988	16,200,000	.256425	4,154.09
				TOTAL TAX	65,424.32

Make Checks Payable To: Receiver of Taxes
Questions? Call 914-939-3558. Pay online or mail this portion with your payment to:
PO Box 48336, Newark, NJ 07101-8536

DUE BY	04/30/2020
AMOUNT	65,424.32
LATE PENALTY	
TOTAL AMOUNT DUE	

BILL NO: 0010274 ACCOUNT NO.: 00008524000
TAX MAP NO.: 135.74-1-8
LOCATION: 699 WESTCHESTER AVE

Bank Code

☐ **CHECK HERE IF RECEIPT REQUESTED**

A-01-VTP-DM-06918-30

RYE HOTEL LLC
PAN AM EQUITIES, INC
18 E 50TH ST FL 10
NEW YORK NY 10022-9108

208018554805201027491800065424327000654243271

YOUR TAX BILL INCLUDES THE COUNTY TAXES. RYE TOWN ACTS MERELY AS A COLLECTION AGENT.

THIRD PARTY NOTIFICATION

If you are either 65 years of age or older or disabled and you own and occupy a 1, 2, or 3 family residence, you may designate a consenting adult third party to receive duplicate copies of your tax bills and notices of unpaid taxes until further notice.
Applications may be obtained in person from your Tax Receiver.

The Uniform Percentage of Value used to establish assessments in Rye Town was 100%. **BILL OF RIGHTS, EXEMPTIONS & STAR PROGRAM PLEASE CONTACT THE RYE TOWN ASSESSOR'S OFFICE AT 914-939-3566.**

BILL OF RIGHTS - If you feel your assessment is too high, you have the right to seek a reduction in the future. For further information, please contact the Assessor's Office and ask for a booklet "How to File a Complaint on Your Assessment."

SENIOR EXEMPTION - Providing you qualify, Seniors may be eligible for an Exemption on School and Town & County Taxes. Please contact the Assessor's Office for details.

VETERAN'S EXEMPTION - only eligible on the Town & County Tax. To find if you are eligible, please contact the Assessor's Office.

STAR (School Tax Relief) - eligible on the School Tax, contact the Assessor's Office.

OFFICE HOURS:
8:30 AM TO 4:00 PM
MONDAY THROUGH FRIDAY
TEL: (914) 939-3558
FAX: (914) 939-8926

PENALTY SCHEDULE

April	None
May	2%
June and July	5%
August and Sept	7%
Oct., Nov., Dec	10%
Jan., Feb., Mar., Apr.	12%

Thereafter, additional 1 % each month until redemption.

All Delinquent Taxes are filed with the Westchester County Clerk's office on July 31st.

NEW YORK STATE LAW PROVIDES THAT A MUNICIPALITY CANNOT WAIVE PENALTIES ON TAX PAYMENTS RECEIVED AFTER THE DUE DATE **FOR ANY REASON.**

TO AVOID ANY POSSIBILITY OF DELAY BY MAIL, WE SUGGEST THAT IF PAYMENT OF TAXES IS TO BE MADE WITHIN THE LAST FEW DAYS OF THE MONTH IN WHICH DUE, MAKE CERTAIN THAT IT IS EITHER HAND DELIVERED TO THE TAX OFFICE OR THAT YOU WITNESS A TIMELY OFFICIAL **UNITED STATES POSTMARK** BEING AFFIXED TO THE ENVELOPE. PITNEY BOWES AND FOREIGN POSTMARKS ARE **NOT ACCEPTABLE.**

"PAY AND VIEW TAX BILLS"
DON'T STAND ON LINE, GO ONLINE

Property owners may now register online for access to their property tax information. Log on to www.townofryeny.com anytime to view, print, or check payment status of your tax bill. Additionally (for a convenience fee) property owners can now pay taxes online using Visa, Master Card, Discover Card, American Express or by electronic check withdrawal.
Conventional payments via the U.S. mail, a bank, a mortgage company, or in person will continue at no cost.

www.townofryeny.com

2020 PORT CHESTER - RYE UNION FREE SCHOOL DISTRICT

TAX NOTICE SEPTEMBER, 2020

PROPERTY DESCRIPTION AND LOCATION	Exemption	Tax Purpose	Value	Full Value
699 WESTCHESTER AVE 135.74-1-8				

The Assessor Estimated Full Market Value Of This Property As of July 1, 2019

The Uniform Percentage of Value Used To Establish Assessment is: 100%

The Assessed Value Of This Property Is: 16,200,000

RYE HOTEL LLC
PAN AM EQUITIES, INC
18 E 50TH ST FL 10
NEW YORK NY 10022-9108

TAX BILL NO. 0005617

WARRANT DATED: 9/1/2020

BANK CODE

FISCAL YEAR 07/01/2020 - 06/30/2021

This Amount Must Be Received by Sept. 30, 2020	This Amount Must Be Received By Jan. 31, 2021
185,718.00	185,718.00
TAX AMOUNT DUE	TAX AMOUNT DUE
LATE PAYMENT PENALTY	LATE PAYMENT PENALTY
TOTAL AMOUNT DUE	TOTAL AMOUNT DUE
1st HALF	2nd HALF

LEVY DESCRIPTION	FULL VALUE	TAXABLE VALUE	TAX RATE	TAX AMOUNT
SCHOOL TAX NH	16,200,000	16,200,000	22.928148	371,436.00

PORT CHESTER - RYE UNION FREE SCHOOL DISTRICT, PORT CHESTER, NY — 2nd Half Due By Jan. 31, 2021

Make Checks Payable To: Receiver of Taxes

MAIL THIS PORTION WITH YOUR PAYMENT TO: PO Box 48336 Newark, NJ 07101-8536

0005617

RYE HOTEL LLC
PAN AM EQUITIES, INC
18 E 50TH ST FL 10
NEW YORK NY 10022-9108

☐ CHECK HERE IF RECEIPT REQUESTED

135.74-1-8

This Amount Must Be Received By Jan. 31, 2021
185,718.00
TAX AMOUNT DUE
LATE PAYMENT PENALTY
TOTAL AMOUNT DUE

2nd HALF

2080675548052005617626001857180040018571800 49

PORT CHESTER - RYE UNION FREE SCHOOL DISTRICT, PORT CHESTER, NY — 1st Half Due By Sept. 30, 2020

Make Checks Payable To: Receiver of Taxes

MAIL THIS PORTION WITH YOUR PAYMENT TO: PO Box 48336 Newark, NJ 07101-8536

0005617

A-02-Z1L-AM-07053-21

RYE HOTEL LLC
PAN AM EQUITIES, INC
18 E 50TH ST FL 10
NEW YORK NY 10022-9108

☐ CHECK HERE IF RECEIPT REQUESTED

135.74-1-8

This Amount Must Be Received By Sept. 30, 2020
185,718.00
TAX AMOUNT DUE
LATE PAYMENT PENALTY
TOTAL AMOUNT DUE

1st HALF

2080675548052005617618001857180040037143600 76

NYS State Taxation & School Code - 508

Town Of Rye
Receiver of Taxes
222 Grace Church Street
3rd Floor
Port Chester, NY 10573

Office Hours
8:30 am - 4:00 pm
Mon. thru Fri.
914-939-3558

TAXES BASED ON TAXABLE STATUS DATE OF 7/01/19.

SENIOR CITIZENS "65 YEARS OF AGE OR OLDER" AND VETERANS MAY BE ELIGIBLE FOR TAX EXEMPTIONS.

CONTACT ASSESSORS OFFICE - TEL. # 939-3566

If you feel your assessment is too high you have the right to seek a reduction in the future. For information, contact your Assessor for the booklet "How to File a Complaint on Your Assessment." Please note that the period for filing complaints on this Assessment has passed.

THIRD PARTY NOTIFICATION

If you are over 65 years of age or older or disabled and you own and occupy a 1, 2, or 3 family residence, you may designate a consenting adult third party to receive duplicate copies of your tax bills and notices of unpaid taxes until further notice. Applications may be obtained in person from your tax collecting officer or County Real Property Tax Services, or by mail if you include with your request a self-addressed stamped envelope. Applications for third party notification must be filed with the tax collecting officer no later than March 15, 2021

2020 PORT CHESTER SCHOOL TAX
Fiscal Period – July 1, 2020 – June 30, 2021

Port Chester-Rye Union Free School District

Net Levy.....	$68,383,322	Tax Rates Per	$1,000
Taxable Assessed Valuation	$3,629,817,713	Homestead Rate	16.377604
Homestead	$2,270,865,895	Non Homestead Rate ...	22.928148
Non-Homestead	$1,358,951,818	State Aid.....	$32,579,403

NEW YORK STATE LAW PROVIDES THAT A MUNICIPALITY CANNOT WAIVE PENALTIES ON REAL ESTATE TAX PAYMENTS RECEIVED AFTER THE DUE DATE FOR ANY REASON.

TO AVOID ANY POSSIBILITY OF DELAY BY MAIL, WE SUGGEST THAT IF PAYMENT OF TAXES IS TO BE MADE WITHIN THE LAST FEW DAYS OF THE MONTH IN WHICH DUE, MAKE CERTAIN THAT IT IS EITHER HAND DELIVERED TO THE OFFICE OR THAT YOU WITNESS A TIMELY OFFICIAL UNITED STATES POSTMARK BEING AFFIXED TO THE ENVELOPE. PITNEY BOWES AND FOREIGN POSTMARKS ARE NOT ACCEPTABLE.

NOTICE
THE FOLLOWING PENALTY SCHEDULE SHALL APPLY TO LATE PAYMENTS

SCHOOL TAXES

	1st Half	2nd Half
October	2%	None
November	5%	None
December & January	7%	None
February & March	10%	10%
April	12%	12%
May	13%	13%

Additional 1% Per Month
To Date of
Redemption or In-Rem Foreclosure

"PAY AND VIEW TAX BILLS"

DON'T STAND ON LINE, GO ONLINE

Property owners may now register online for access to their School property tax information. Log on to www.townofryeny.com anytime to view, print, or check the payment status of your tax bill. Additionally (for a convenience fee) property owners can now pay taxes online using Visa, Master Card, or by electronic check withdrawal.
Conventional payments via the U.S. mail, a bank, a mortgage company, or in person will continue at no cost.

2020 VILLAGE OF RYE BROOK VILLAGE TAXES | **TAX NOTICE JUNE, 2020**

PROPERTY DESCRIPTION AND LOCATION	Exemption	Tax Purpose	Value	Full Value
699 WESTCHESTER AVE 135.74-1-8				

The Assessor Estimated Full Market Value Of This Property As of July 1, 2019

The Uniform Percentage of Value Used To Establish Assessment is: 100%

The Assessed Value Of This Property Is: 16,200,000

RYE HOTEL LLC
PAN AM EQUITIES, INC
18 E 50TH ST FL 10
NEW YORK NY 10022-9108

TAX BILL NO. 0002624

WARRANT DATED: 06/01/2020

BANK CODE

FISCAL YEAR 6/01/20 - 5/31/21

Tax Amount Due By June 30, 2020	Tax Amount Due By Feb. 28, 2021
92,591.92	45,604.98
LATE PENALTY AMOUNT	**LATE PENALTY AMOUNT**
TOTAL AMOUNT DUE	**TOTAL AMOUNT DUE**
1st Installment	**2nd Installment**

Do NOT pay in person, visit TownofRyeNY.com

LEVY DESCRIPTION	FULL VALUE	TAXABLE VALUE	TAX RATE	TAX AMOUNT
VILLAGE NON HMSTD	16,200,000	16,200,000	8.530673	138,196.90

RYE BROOK, NY | **2nd INSTALLMENT PAYMENT DUE BY FEBRUARY 28, 2021**

Make Checks Payable To: Receiver of Taxes
Mail this portion with your payment to:
PO Box 48336, Newark, NJ 07101-8536

0002624

RYE HOTEL LLC
PAN AM EQUITIES, INC
18 E 50TH ST FL 10
NEW YORK NY 10022-9108

☐ CHECK HERE IF RECEIPT REQUESTED

TAX AMOUNT DUE
45,604.98
TAX AMOUNT DUE
LATE PAYMENT PENALTY
TOTAL AMOUNT DUE

2nd Installment

135.74-1-8

20803455480520026245260004560498000045604980 3

RYE BROOK, NY | **1st INSTALLMENT PAYMENT DUE BY JUNE 30, 2020**

Make Checks Payable To: Receiver of Taxes
Mail this portion with your payment to:
PO Box 48336, Newark, NJ 07101-8536

0002624

A-01-1DK-IM-02263-8

RYE HOTEL LLC
PAN AM EQUITIES, INC
18 E 50TH ST FL 10
NEW YORK NY 10022-9108

☐ CHECK HERE IF RECEIPT REQUESTED

TAX AMOUNT DUE
92,591.92
LATE PENALTY AMOUNT
TOTAL AMOUNT DUE

1st Installment

135.74-1-8

20803455480520026245180009259192400138196902 1

Nicholas C. Mecca
Receiver of Taxes
914-939-3558

Office Hours
8:30 am - 4:00 pm
222 Grace Church Street
3rd Floor
Port Chester, NY 10573

TAXES BASED ON TAXABLE STATUS DATE OF 7/01/19.

SENIOR CITIZENS "65 YEARS OF AGE OR OLDER" AND VETERANS MAY BE ELIGIBLE FOR TAX EXEMPTIONS.
CONTACT ASSESSORS OFFICE - TEL. # 939-3566

If you feel your assessment is too high you have the right to seek a reduction in the future, for information, contact your Assessor for the booklet "How to File a Complaint on Your Assessment." Please note that the period for filing complaints on this Assessment has passed.

THIRD PARTY NOTIFICATION
If you are over 65 years of age or older or disabled and you own and occupy a 1, 2, or 3 family residence, you may designate a consenting adult third party to receive duplicate copies of your tax bills and notices of unpaid taxes until further notice. Applications may be obtained in person from your tax collecting officer or County Real Property Tax Services, or by mail if you include with your request a self-addressed stamped envelope. Applications for third party notification must be filed with the tax collecting officer no later than March 15, 2021.

NEW YORK STATE LAW PROVIDES THAT A MUNICIPALITY CANNOT WAIVE PENALTIES ON REAL ESTATE TAX PAYMENTS RECEIVED AFTER THE DUE DATE FOR ANY REASON.

TO AVOID ANY POSSIBILITY OF DELAY BY MAIL, WE SUGGEST THAT IF PAYMENT OF TAXES IS TO BE MADE WITHIN THE LAST FEW DAYS OF THE MONTH IN WHICH DUE, MAKE CERTAIN THAT IT IS EITHER HAND DELIVERED TO THE OFFICE OR THAT YOU WITNESS A TIMELY OFFICIAL UNITED STATES POSTMARK BEING AFFIXED TO THE ENVELOPE. PITNEY BOWES AND FOREIGN POSTMARKS ARE NOT ACCEPTABLE.

PENALTY SCHEDULE
Interest on unpaid Village Taxes
1st installment - 2% in July plus Additional 1% per month thereafter to date of Redemption or In-Rem Foreclosure.
2nd Installment - 2% in March plus Additional 1% per month thereafter to date of Redemption or In-Rem Foreclosure.

"PAY AND VIEW TAX BILLS"
DON'T STAND ON LINE, GO ONLINE

Property owners may now register online for access to their School property tax information. Log on to www.townofryeny.com anytime to view, print, or check the payment status of your tax bill. Additionally (for a convenience fee) property owners can now pay taxes online using Visa, Master Card, American Express, Discover or by electronic check withdrawal.

Conventional payments via the U.S. mail, a bank, a mortgage company, or in person will continue at no cost.

BILL NO.	SEQUENCE NO.	PAGE NO.	ROLL SECT.	ACCOUNT NO.
0005390	01	1 of 1	8	00004147000

FISCAL YEAR	WARRANT DATED	BANK CODE	SWIS CODE
01/01/2024 - 12/31/2024	4/1/2024		554801

ESTIMATED STATE AID

SEE REVERSE SIDE FOR MORE INFORMATION

FOR YOUR INFORMATION

RECEIVER OF TAXES
TOWN OF RYE
222 GRACE CHURCH ST, 3RD FLOOR
PORT CHESTER, NEW YORK 10573

DUE BY	04/30/2024
AMOUNT	3,443.70
INTEREST	
TOTAL AMOUNT DUE	

VILLAGE OF PORT CHESTER IDA
G & S UNIT LEASE 4A
211 E 43RD ST
FL 25TH
NEW YORK NY 10017-4707

PROPERTY DESCRIPTION & LOCATION

TAX MAP NO.	142.30-2-66
LOCATION	30-48 S MAIN ST
DIMENSIONS	FR: D:
SCHOOL DIST.	554804
PROPERTY CLASS	452

Exemption	Tax Purpose	Value	Full Value
INDUST DEV	COUNTY	2,993,600	2,993,600
INDUST DEV	Town	2,993,600	2,993,600

Exemption	Tax Purpose	Value	Full Value

THE ASSESSOR ESTIMATES THE FULL MARKET VALUE OF THIS PROPERTY AT:	2,993,600
THE UNIFORM PERCENTAGE OF VALUE USED TO ESTABLISH ASSESSMENT IS:	100.00%
THE ASSESSED VALUE OF THIS PROPERTY IS:	2,993,600

LEVY DESCRIPTION	TOTAL TAX LEVY	PERCENT OF CHANGE FROM PRIOR YEAR	TAXABLE VALUE ADJUSTED BY EXEMPTION	TAX RATE PER $1,000	TAX AMOUNT
P C SEWER	3,783,104.00	9.2100	2,993,600	.849331	2,542.56
SOLID WASTE DIS	2,867,020.00	3.4700	2,993,600	.301023	901.14
				TOTAL TAX	3,443.70

Make Checks Payable To: Receiver of Taxes
Questions? Call 914-939-3558. Pay online or mail this portion with your payment to:
PO Box 48336, Newark, NJ 07101-8536

DUE BY	04/30/2024
AMOUNT	3,443.70
LATE PENALTY	
TOTAL AMOUNT DUE	

BILL NO: 0005390 ACCOUNT NO.: 00004147000
TAX MAP NO.: 142.30-2-66
LOCATION: 30-48 S MAIN ST

Bank Code

☐ **CHECK HERE IF RECEIPT REQUESTED**

A-01-D8N-DM-07417-23

VILLAGE OF PORT CHESTER IDA
G & S UNIT LEASE 4A
211 E 43RD ST
FL 25TH
NEW YORK NY 10017-4707

2400185548011005390018000034437020000344370 21

YOUR TAX BILL INCLUDES THE COUNTY TAXES. RYE TOWN ACTS MERELY AS A COLLECTION AGENT

PAY YOUR TAX BILLS ONLINE

Property owners may pay taxes online. To do so, you must visit our website at www.townofrye.com. Look for the box that is entitled **Quick Links** and click on **Pay Taxes**. You can read instructions on how to pay online or how to schedule your payments .

THIRD PARTY NOTIFICATION

If you are over 65 years of age or older or disabled and you own and occupy a 1-, 2-, or 3- family residence, you may designate a consenting adult third party to receive duplicate copies of your tax bills and notices of unpaid taxes until further notice. Applications may be obtained online at our website at www.townofryeny.com. Under Departments , click on **Tax Office** and then look for a request for 3rd Party application which must be filed with the Tax Office. Any questions, call the Tax Office.

IMPORTANT EXEMPTION INFORMATION

STAR (SCHOOL TAX RELIEF) You may be eligible on the school tax . Visit www.tax.ny.gov/star or call 518-457-2036 ,weekdays between 8:30 AM and 4:30 PM.

Exemptions: Senior Citizens (65 Years of Age or Older with Limited Incomes) and Veterans . The deadline to apply for any exemption is **May 1st (every year)**. For more details and additional exemptions , visit the webpage.
TownOfRye.com/departments/assessment-office

Challenging Your Assessment: Your assessment (in the top section of front page) represents your property's full market value. If you feel your assessment is too high, you have the right to challenge it in the future . A NYS publication "Contesting Your Assessment in NYS" is available on the above webpage and at https://www.tax.ny.gov/pdf/publications/orpts/grievancebooklet.pdf. Note the period for filing complaints is **June 1st to the third Tuesday** in June (every year).

OFFICE HOURS:
8:30 AM TO 4:00 PM
MONDAY THROUGH FRIDAY
TEL: (914) 939-3558
FAX: (914) 939-8926

PENALTY SCHEDULE

April	None
May	2%
June and July	5%
August and Sept	7%
Oct., Nov., Dec	10%
Jan., Feb., Mar., Apr.	12%

Thereafter, additional 1 % each month until redemption.

All Delinquent Taxes are filed with the Westchester County Clerk's office on July 31st.

NEW YORK STATE LAW STATES THAT A MUNICIPALITY CANNOT WAIVE PENALTIES ON REAL ESTATE TAX PAYMENTS RECEIVED AFTER THE DUE DATE FOR ANY REASON. TO AVOID ANY POSSIBILITY OF DELAY BY MAIL , WE SUGGEST THAT IF PAYMENT OF TAXES IS TO BE MADE WITHIN THE LAST FEW DAYS OF THE MONTH IN WHICH IS DUE, MAKE CERTAIN THAT IT IS EITHER DELIVERED TO THE SECURE DROP BOX IN THE FRONT OF THE BUILDING AT 222 GRACE CHURCH ST, PORT CHESTER , NY OR THAT YOU WITNESS A TIMELY OFFICIAL UNITED STATES POSTMARK BEING AFFIXED TO THE ENVELOPE. PITNEY BOWES AND FOREIGN POSTMARKS ARE NOT ACCEPTABLE.

Exhibit C

The Office of the Westchester County Clerk: This page is part of the instrument; the County Clerk will rely on the information provided on this page for purposes of indexing this instrument. To the best of submitter's knowledge, the information contained on this Recording and Endorsement Cover Page is consistent with the information contained in the attached document.

602743452DED001X

Westchester County Recording & Endorsement Page

Submitter Information

Name:	Royal Abstract of New York LLC - C/O MARBACH-TC	Phone:	2123760900
Address 1:	125 Park Avenue, Suite 1610	Fax:	2123761911
Address 2:		Email:	mbasalatan@royalabstract.com
City/State/Zip:	New York NY 10017	Reference for Submitter:	913551-mb

Document Details

Control Number: **602743452** Document Type: **Deed (DED)**

Package ID: 2020093000245001001 Document Page Count: **6** Total Page Count: **8**

Parties

☐ Additional Parties on Continuation page

1st PARTY		2nd PARTY	
1: BR RA PORT CHESTER LLC	- Other	1: BOSTON POST RD OWNER LLC	- Other
2:		2:	

Property

☑ Additional Properties on Continuation page

Street Address: 406 BOSTON POST ROAD Tax Designation: 141.52-1-2

City/Town: RYE TOWN Village: PORT CHESTER

Cross- References

☐ Additional Cross-Refs on Continuation page

1: 2: 3: 4:

Supporting Documents

1: RP-5217 2: TP-584 3: TP-584.1

Recording Fees

Statutory Recording Fee:	$40.00
Page Fee:	$35.00
Cross-Reference Fee:	$0.00
Mortgage Affidavit Filing Fee:	$0.00
RP-5217 Filing Fee:	$250.00
TP-584 Filing Fee:	$5.00
RPL 291 Notice Fee:	$0.00
Total Recording Fees Paid:	**$330.00**

Transfer Taxes

Consideration:	$0.00
Transfer Tax:	$0.00
Mansion Tax:	$0.00
Transfer Tax Number:	19112

Mortgage Taxes

Document Date:

Mortgage Amount:

Basic:	$0.00
Westchester:	$0.00
Additional:	$0.00
MTA:	$0.00
Special:	$0.00
Yonkers:	$0.00
Total Mortgage Tax:	**$0.00**

Dwelling Type: Exempt: ☐

Serial #:

RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK

Recorded: 10/22/2020 at 03:51 PM

Control Number: **602743452**

Witness my hand and official seal

Timothy C.Idoni
Westchester County Clerk

Record and Return To

☐ Pick-up at County Clerk's office

Mayer Brown LLP
1221 Avenue of the Americas

New York, NY 10020
Attn: Michael Morelli, Esq.

The Office of the Westchester County Clerk: This page is part of the instrument; the County Clerk will rely on the information provided on this page for purposes of indexing this instrument. To the best of submitter's knowledge, the information contained on this Recording and Endorsement Cover Page is consistent with the information contained in the attached document.	*602743452DED001X*

Westchester County Recording & Endorsement Page

Document Details

Control Number: **602743452** Document Type: **Deed (DED)**

Package ID: 2020093000245001001 Document Page Count: 6 Total Page Count: 8

Properties Addendum

999 HIGH STREET	10573	RYE TOWN	PORT CHESTER	141.52 1 2.1
406 BOSTON POST ROAD	10573	RYE TOWN	PORT CHESTER	141.52 1 2.4

Bargain and Sale Deed Without Covenant Against Grantor's Acts

BR RA PORT CHESTER LLC

TO

BOSTON POST ROAD OWNER LLC

SECTION:	141.52
BLOCK:	1
LOT:	2 and 2.4
COUNTY:	Westchester
STREET ADDRESS:	406-408 Boston Post Road Port Chester, New York

SECTION:	141.52
BLOCK:	1
LOT:	2.1
COUNTY:	Westchester
STREET ADDRESS:	999 High Street Port Chester, New York

RECORD AND RETURN TO:

Mayer Brown LLP
1221 Avenue of the Americas
New York, New York 10020
Attn: Michael V. Morelli, Esq.

738298294

BARGAIN AND SALE DEED WITHOUT COVENANT AGAINST GRANTOR'S ACTS

THIS INDENTURE, made as of this 16th day of October, 2020, by **BR RA PORT CHESTER LLC**, a Delaware limited liability company ("Grantor"), having a principal office at c/o Rose Associates Capital Group LLC, 777 Third Avenue, 6th Floor, New York, New York 10017, to **BOSTON POST ROAD OWNER LLC**, a Delaware limited liability company ("Grantee"), having a principal office at c/o Rose Associates Capital Group LLC, 777 Third Avenue, 6th Floor, New York, New York 10017.

WITNESSETH, that Grantor, for and in consideration of Ten ($10.00) Dollars and other good and valuable consideration paid by Grantee, the receipt whereof is hereby acknowledged, hereby grants and releases to Grantee all those certain plots, pieces or parcels of land, together with the buildings and improvements thereon erected, situate, lying and being in the Village of Port Chester, County of Westchester, State of New York, more particularly described on Exhibit A attached hereto and made a part hereof

TOGETHER with all right, title and interest, if any, of the Grantor in an to any streets and roads abutting the above described premises to the center lines thereof, TOGETHER with the appurtenances and all of the estate and rights of the Grantor in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the Grantee forever.

AND, Grantor, in compliance with Section 13 of the Lien Law, covenants that Grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first for the purpose of paying the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

[remainder of page intentionally left blank]

IN WITNESS WHEREOF, the undersigned has executed this Bargain and Sale Deed as of the date first above written.

BR RA PORT CHESTER LLC,
a Delaware limited liability company

x By: _____
Name: Amy Rose Silverman
Title: Authorized Signatory

STATE OF New York)
) ss.:
COUNTY OF Queens)

On the 8th day of October in the year 2020 before me, the undersigned, personally appeared Amy Rose Silverman, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

_____
Notary Public

KATHLEEN PANARO
Notary Public-State of New York
No. 01PA6306384
Qualified in Queens County
Commission Expires 06/23/2022

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL A:

ALL THAT CERTAIN plot, piece or parcel of land, situate, lying and being in the Village of Port Chester, Town of Rye, County of Westchester and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the northeasterly side of High Street with the northwesterly side of Boston Post Road;

RUNNING THENCE in a northeasterly direction along the northwesterly side of Boston Post Road:

1. North 44 degrees 43 minutes 40 seconds East, 32.50 feet; and

2. North 59 degrees 31 minutes 40 seconds East, 18.24 feet;

THENCE continuing along the northwesterly side of Boston Post Road, as widened per map filed in Volume 73 of Maps at Page 47:

1. North 54 degrees 07 minutes 35 seconds East, 270.20 feet;

2. Northeasterly along a curve to the left having a radius of 814.40 feet and a central angle of 18 degrees 26 minutes 00 seconds, a distance of 262.01 feet; and

3. North 35 degrees 41 minutes 25 seconds East, 108.07 feet;

THENCE along the northwesterly side of Boston Post Road, as widened per map filed in Volume 73 of Maps at Page 25 in a northeasterly direction along a curve to the right having a radius of 1076.00 feet and a central angle of 11 degrees 48 minutes 58 seconds, a distance of 221.90 feet to the southwesterly line of land now or formerly of the Humble Oil Company;

RUNNING THENCE in a northwesterly direction along land now or formerly belonging to Humble Oil Company and lands now or formerly belonging to Port Chester Apartments, Inc., North 52 degrees 49 minutes 45 seconds West, 458.00 feet to a point on the boundary line between lands now or formerly of The Village of Port Chester and the property herein described;

RUNNING THENCE in a southwesterly, northwesterly and southwesterly direction along lands now or formerly belonging to The Village of Port Chester, the following courses and distances:

1. South 20 degrees 39 minutes 24 seconds West, 200.00 feet;

2. North 63 degrees 13 minutes 07 seconds West, 277.32 feet;

3. North 76 degrees 09 minutes 45 seconds West, 483.23 feet; and

4. South 15 degrees 19 minutes 46 seconds West, 272.90 feet to a point on the northeasterly side of the New York State Thruway (New England Section);

RUNNING THENCE in a southeasterly direction along said northeasterly side of the New York State Thruway:

1. South 24 degrees 44 minutes 45 seconds East, 95.45 feet; and

2. South 19 degrees 29 minutes 45 seconds East, 174.96 feet to a point on the northeasterly side of High Street;

THENCE along the northeasterly side of High Street in a southeasterly direction along a curve to the right having a radius of 513.76 feet, central angle of 3 degrees 13 minutes 33 seconds, a distance of 28.93 feet; and

THENCE continuing along the northeasterly side of High Street, South 45 degrees 05 minutes 20 seconds East, 88.24 feet to the northwesterly line of land now or formerly of U.H. Housing Corp.;

THENCE along said land now or formerly of U.H. Housing Corp.:

1. North 26 degrees 32 minutes 37 seconds East, 85.19 feet;

2. South 59 degrees 29 minutes 05 seconds East, 343.46 feet;

3. South 68 degrees 03 minutes 03 seconds East, 79.44 feet; and

4. South 30 degrees 12 minutes 27 seconds West, 189.55 feet to the northeasterly side of High Street;

THENCE along the said northeasterly side of High Street, South 48 degrees 05 minutes 20 seconds East, 108.50 feet to the point or place of BEGINNING.

EXCEPTING THEREFROM SO MUCH OF THE ABOVE DESCRIBED PREMISES THAT WAS TAKEN BY THE PEOPLE OF THE STATE OF NEW YORK FOR PROJECT TITLED "INTERSTATE ROUTE CONNECTION NO. 520, CROSS WESTCHESTER EXPRESSWAY, RYE SECTION, COUNTY OF WESTCHESTER", AS SHOWN PARCEL NO. 716 ON MAP NO. 522 (COUNTY MAP NO. 11622), FOR WHICH A NOTICE OF APPROPRIATION DATED 8/13/1958 WAS RECORDED 8/13/1958 IN LIBER 5830 OF DEEDS, PAGE 327, BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERLY SIDE OF BOSTON POST ROAD (U.S. ROUTE 1);

RUNNING THENCE ALONG THE NORTHWESTERLY SIDE OF BOSTON POST ROAD (U.S. ROUTE 1), SOUTHWESTERLY, 159 FEET, MORE OR LESS,

RUNNING THENCE NORTH 38 DEGREES 08 MINUTES 38 SECONDS EAST, 102 FEET, MORE OR LESS;

THENCE NORTH 76 DEGREES 37 MINUTES 56 SECONDS EAST, 66 FEET, MORE OR LESS, TO THE NORTHWESTERLY SIDE OF BOSTON POST ROAD (U.S. ROUTE 1) AND THE POINT OR PLACE OF BEGINNING.

(BEARING SYSTEM REFERS TO ABOVE REFERENCED PARCEL NO. 716, MAP NO. 522)

For Information Only: Said premises are known as 406-408 Boston Post Road, Port Chester, NY and designated as Section 141.52 Block 1 Lots 2 and 2.4 as shown on the Westchester County Land and Tax Map.

PARCEL B:

ALL THAT CERTAIN plot, piece or parcel of land, situate, lying and being in the Village of Port Chester, Town of Rye, County of Westchester and State of New York, bounded and described as follows:

BEGINNING at a point on the northeasterly side of High Street, distant 108.50 feet northwesterly as measured along the northeasterly side of High Street from the corner formed by the intersection of the northeasterly side of High Street with the northwesterly side of Boston Post Road;

RUNNING THENCE along the northeasterly side of High Street:

1. North 48 degrees 05 minutes 20 seconds West, 265.40 feet; and

2. North 45 degrees 05 minutes 20 seconds West, 162.06 feet to the southwesterly corner of premises being described herein;

RUNNING THENCE along other property of the United Hospital, the following courses and distances:

1. North 26 degrees 32 minutes 37 seconds East, 85.19 feet to the northwesterly corner of premises;

2. South 59 degrees 39 minutes 05 seconds East, 343.46 feet; and

3. South 68 degrees 03 minutes 03 seconds East, 79.44 feet to the northeasterly corner of premises;

RUNNING THENCE on a course South 30 degrees 12 minutes 37 seconds West, 189.55 feet to the northeasterly side of High Street and the point and place of BEGINNING.

For Information Only: Said premises are known as 999 High Street, Port Chester, NY and designated as Section 141.52 Block 1 Lot 2.1 as shown on the Westchester County Land and Tax Map.

Exhibit D



406 Boston Post Road
Port Chester, NY
January 15, 2021

ROSE ASSOCIATES

SURROUNDING NEIGHBORHOOD VIEWS - KEY

CUBE 3 Studio LLC | 56 High Street | North Andover, MA 01845 | 978.989.9900 | cube3.com

CUBE 3

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EXISTING



PROPOSED

406 Boston Post Road
Port Chester, NY
January 15, 2021
Revised May 22, 2026

ROSE ASSOCIATES

VIEW 1: GRANDVIEW AVE LOOKING SOUTH

CUBE 3 Studio LLC | 56 High Street | North Andover, MA 01845 | 978.989.9900 | cube3.com

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EXISTING



PROPOSED

406 Boston Post Road
Port Chester, NY
January 15, 2021
Revised May 22, 2026

ROSE ASSOCIATES

VIEW 2: TOURAINE AVE LOOKING SOUTH

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EXISTING



PROPOSED

406 Boston Post Road
Port Chester, NY
January 15, 2021
Revised May 22, 2026

ROSE ASSOCIATES

VIEW 3: PARK GATE AT TOURAINE AVE LOOKING SOUTH

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EXISTING



PROPOSED

406 Boston Post Road
Port Chester, NY
January 15, 2021
Revised May 22, 2026

ROSE ASSOCIATES

VIEW 4: SOUTH REGENT ST LOOKING SOUTHWEST

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EXISTING



PROPOSED

406 Boston Post Road
Port Chester, NY
January 15, 2021
Revised May 22, 2026

ROSE ASSOCIATES

VIEW 5: BOSTON POST RD & OLIVIA ST
LOOKING SOUTHWEST

CUBE 3 Studio LLC | 56 High Street | North Andover, MA 01845 | 978.989.9900 | cube3.com

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EXISTING



PROPOSED

406 Boston Post Road
Port Chester, NY
January 15, 2021
Revised February 04, 2022

ROSE ASSOCIATES

VIEW 6: KOHLS ENTRY DR LOOKING NORTHWEST

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EXISTING



PROPOSED

406 Boston Post Road
Port Chester, NY
January 15, 2021
Revised February 04, 2022

ROSE ASSOCIATES

VIEW 7: ROUTE 1 NEAR RYE COUNTRY DAY SCHOOL ATHLETIC FIELDS LOOKING SOUTH

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EXISTING



PROPOSED

406 Boston Post Road
Port Chester, NY
January 15, 2021
Revised May 22, 2026

ROSE ASSOCIATES

VIEW 8: HIGH ST & GRANDVIEW AVE
LOOKING SOUTHEAST

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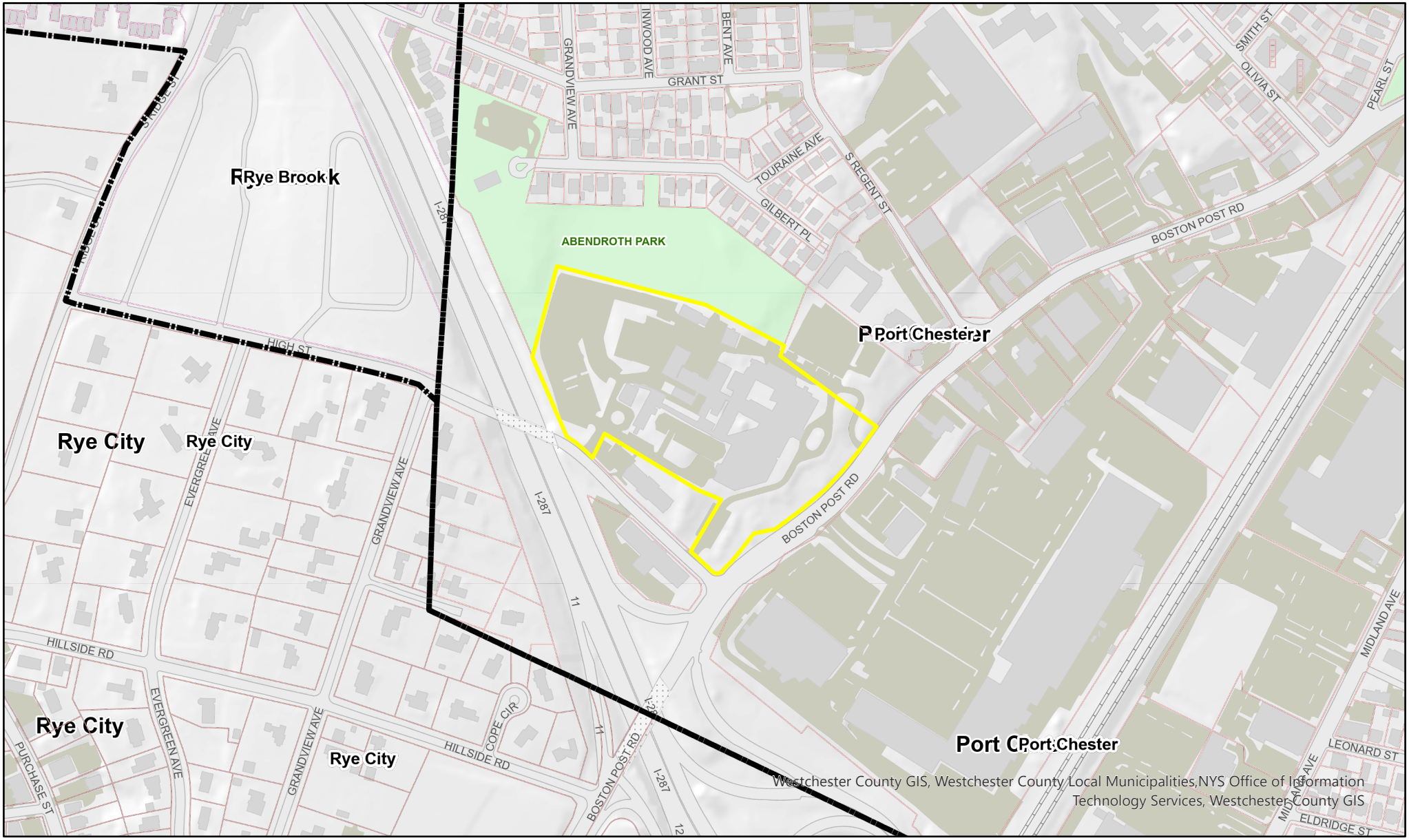
Exhibit E

Combined 200 ft radius list (Parcels 141.52-1-2, 141.52-1-2.1 and 141.52-1-2.4)									
OWNERNAME	**CO-OWNER NAME**	**PROPADDRESS**	**MAILING ADDRESS**	**PROPAPT**	**PROPCITY**	**PROPZIP**	**PPRINT**	**PROPSBL**	
BR RA Port Chester LLC Rose Associates, Inc	Chris Gibaldi	999 High St	777 Third Ave	Fl 6th	New York	NY	10017	141.52-1-2.2	141.52-1-2.1 no longer exists per assessor's office 4-16-2026.
Port Chester Apartments, Inc	Charles Rosabella	330-350 S Regent St	33 Priscilla Ln		Port Chester	NY	10573	141.52-1-4	
Port Chester Apartments, Inc	Charles Rosabella	Cell 330-350 S Regent St	33 Priscilla Ln		Port Chester	NY	10573	141.52-1-4.1	
306 South Regent Street Inc	Adam Greto	306 S Regent St	7 Rose St		White Plains	NY	10605	141.52-1-5	
Olson Marie		28 Gilbert Pl	28 Gilbert Pl		Port Chester	NY	10573	141.52-1-11	
Antonio Poma Irrev Trust	Digna Poma Irrev Trust	24 Gilbert Pl	24 Gilbert Pl		Port Chester	NY	10573	141.52-1-12	
Greaige Pauline J	Greaige Pauline	19 Gilbert Pl	19 Gilbert Pl		Port Chester	NY	10573	141.52-1-13	
Lara Angela P	Lopez Hector F	21 Gilbert Pl	21 Gilbert Pl		Port Chester	NY	10573	141.52-1-14	
Zamano Ruben	Zamano Veronica	33 Gilbert Pl	33 Gilbert Pl		Port Chester	NY	10573	141.52-1-15	
Moran Juan		35 Gilbert Pl	35 Gilbert Pl		Port Chester	NY	10573	141.52-1-15.1	
Village of Port Chester	Accounts Payable	139 Touraine Ave	222 Grace Church St	Suite 220 - 2nd Fl	Port Chester	NY	10573	141.52-1-24	
Salcedo Luis		129 Touraine Ave	129 Touraine Ave		Port Chester	NY	10573	141.52-1-28	
Salcedo Luis M	Salcedo Edgara J	130 Touraine Ave	130 Touraine Ave		Port Chester	NY	10573	141.52-1-29	
Scinto Angelo	Scinto Maria	77 Touraine Ave	48 Lafayette Dr		Trumbull	CT	6611	141.52-1-30	
Boston Post Road Owner LLC	c/o Rose Associates Capital Gr	406 Boston Post Rd	777 Third Ave	6thFloor	New York	NY	10017	141.52-1- 31	141.52-1-2 and 141.52-1-2.4 no longer exists per assessor's office 4-16-2026.
Boston Post Road Owner LLC	c/o Rose Associates Capital Gr	406 Boston Post Rd	777 Third Ave	6thFloor	New York	NY	10017	141.52-1- 31.2	141.52-1-2 and 141.52-1-2.4 no longer exists per assessor's office 4-16-2026.
Boston Post Road Owner LLC	c/o Rose Associates Capital Gr	406 Boston Post Rd	777 Third Ave	6thFloor	New York	NY	10017	141.52-1- 31.3	141.52-1-2 and 141.52-1-2.4 no longer exists per assessor's office 4-16-2026.
Boston Post Road Owner LLC	c/o Rose Associates Capital Gr	406 Boston Post Rd	777 Third Ave	6thFloor	New York	NY	10017	141.52-1- 31.4	141.52-1-2 and 141.52-1-2.4 no longer exists per assessor's office 4-16-2026.
Boston Post Road Owner LLC	c/o Rose Associates Capital Gr	406 Boston Post Rd	777 Third Ave	6thFloor	New York	NY	10017	141.52-1- 31.5	141.52-1-2 and 141.52-1-2.4 no longer exists per assessor's office 4-16-2026.
Boston Post Road Owner LLC	c/o Rose Associates Capital Gr	406 Boston Post Rd	777 Third Ave	6thFloor	New York	NY	10017	141.52-1- 31.6	141.52-1-2 and 141.52-1-2.4 no longer exists per assessor's office 4-16-2026.
Boston Post Road Owner LLC	c/o Rose Associates Capital Gr	406 Boston Post Rd	777 Third Ave	6thFloor	New York	NY	10017	141.52-1- 31.7	141.52-1-2 and 141.52-1-2.4 no longer exists per assessor's office 4-16-2026.
Boston Post Road Owner LLC	c/o Rose Associates Capital Gr	406 Boston Post Rd	777 Third Ave	6thFloor	New York	NY	10017	141.52-1- 31.8	141.52-1-2 and 141.52-1-2.4 no longer exists per assessor's office 4-16-2026.
Boston Post Road Owner LLC	c/o Rose Associates Capital Gr	406 Boston Post Rd	777 Third Ave	6thFloor	New York	NY	10017	141.52-1- 31.9	141.52-1-2 and 141.52-1-2.4 no longer exists per assessor's office 4-16-2026.
Enclave Realty LLC		1000 High St	180 Sylvan Ave Ste 4		Englewood Cliffs	NJ	7632	141.60-1-11	
Dpt Enterprises Inc		330 Boston Post Rd	330 Boston Post Rd		Port Chester	NY	10573	142.45-1-1	
319 Boston Post Rd Inc	Mavis Tire Supply Cor	319 Boston Post Rd	358 Saw Mill River Rd		Millwood	NY	10546	142.45-1-17	
McDonalds Corp	Mac Portchester Co #3240	321 Boston Post Rd	10 Middle St		Bridgeport	CT	6604	142.45-1-18	
Maxso Realty Inc	CPD NY Energy Corp	425 Boston Post Rd	536 Main St		New Paltz	NY	12561	142.45-1-19	
DPPC Holdings L.P.	AVR Realty Company LLC	Boston Post Rd	20 S Clark St	3000	Chicago	IL	60603	142.53-1-1	
Westchester County Department of Planning Municipal Referrals		148 Martine Avenue		#432	White Plains	NY	10601		

406 Boston Post Rd. ID: 141.52-1-2 (Port Chester)



April 16, 2026

1:5,000

0 240 480 960 ft

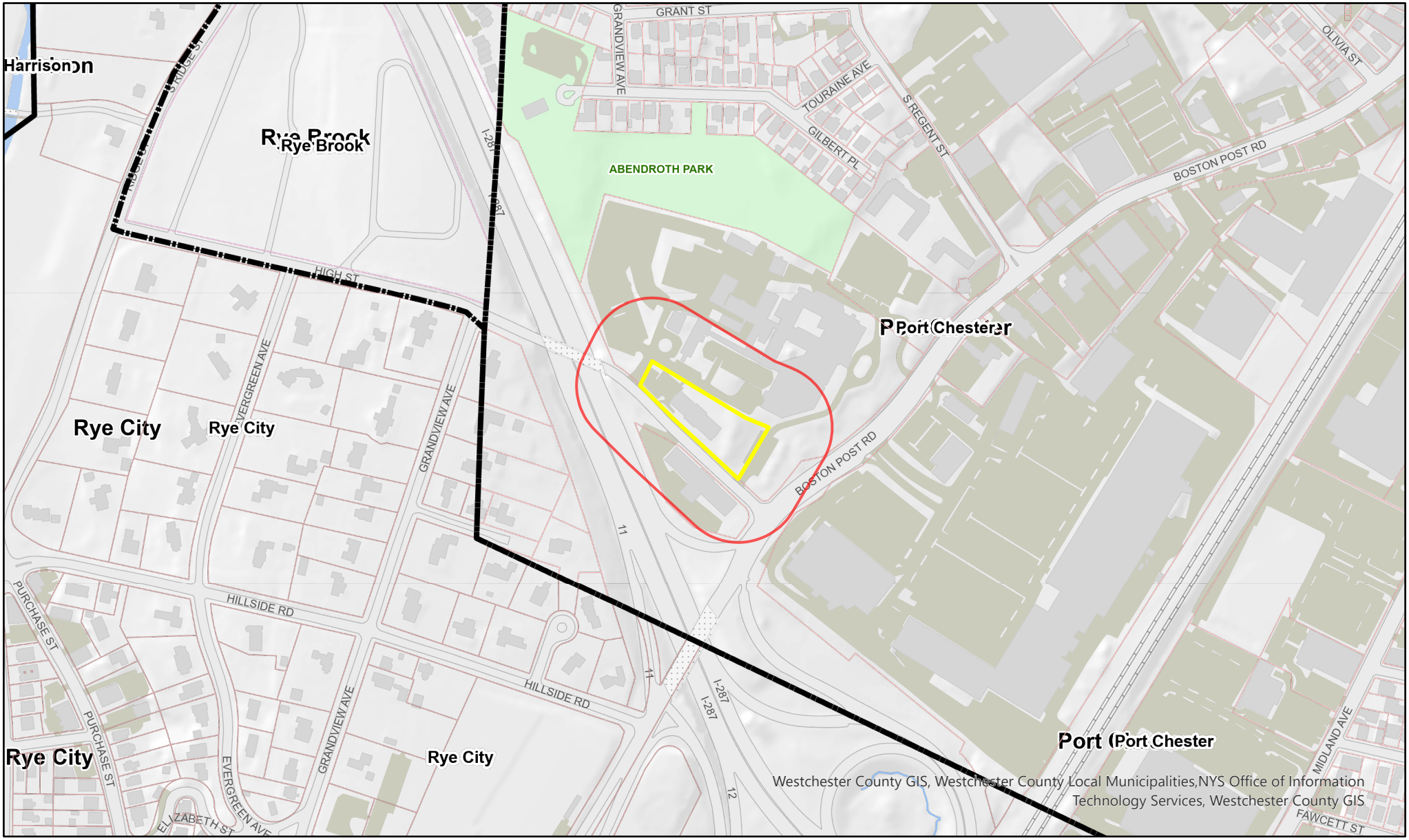
N

Tax parcel data was provided by local municipality. This map is generated as a public service to Westchester County residents for general information and planning purposes only, and should not be relied upon as a sole informational source. The County of Westchester hereby disclaims any liability from the use of this GIS mapping system by any person or entity. Tax parcel boundaries represent approximate property line location and should NOT be interpreted as or used in lieu of a survey or property boundary description. Property descriptions must be obtained from surveys or deeds. For more information please contact local municipality assessor's office.

Westchester County GIS

http://giswww.westchestergov.com
Michaelian Office Building
148 Martine Avenue Rm 214
White Plains, New York 10601

999 High St. ID: 141.52-1-2.1 (Port Chester)



April 16, 2026

1:5,000

0 240 480 960 ft

N

Tax parcel data was provided by local municipality. This map is generated as a public service to Westchester County residents for general information and planning purposes only, and should not be relied upon as a sole informational source. The County of Westchester hereby disclaims any liability from the use of this GIS mapping system by any person or entity. Tax parcel boundaries represent approximate property line location and should NOT be interpreted as or used in lieu of a survey or property boundary description. Property descriptions must be obtained from surveys or deeds. For more information please contact local municipality assessor's office.

Westchester County GIS

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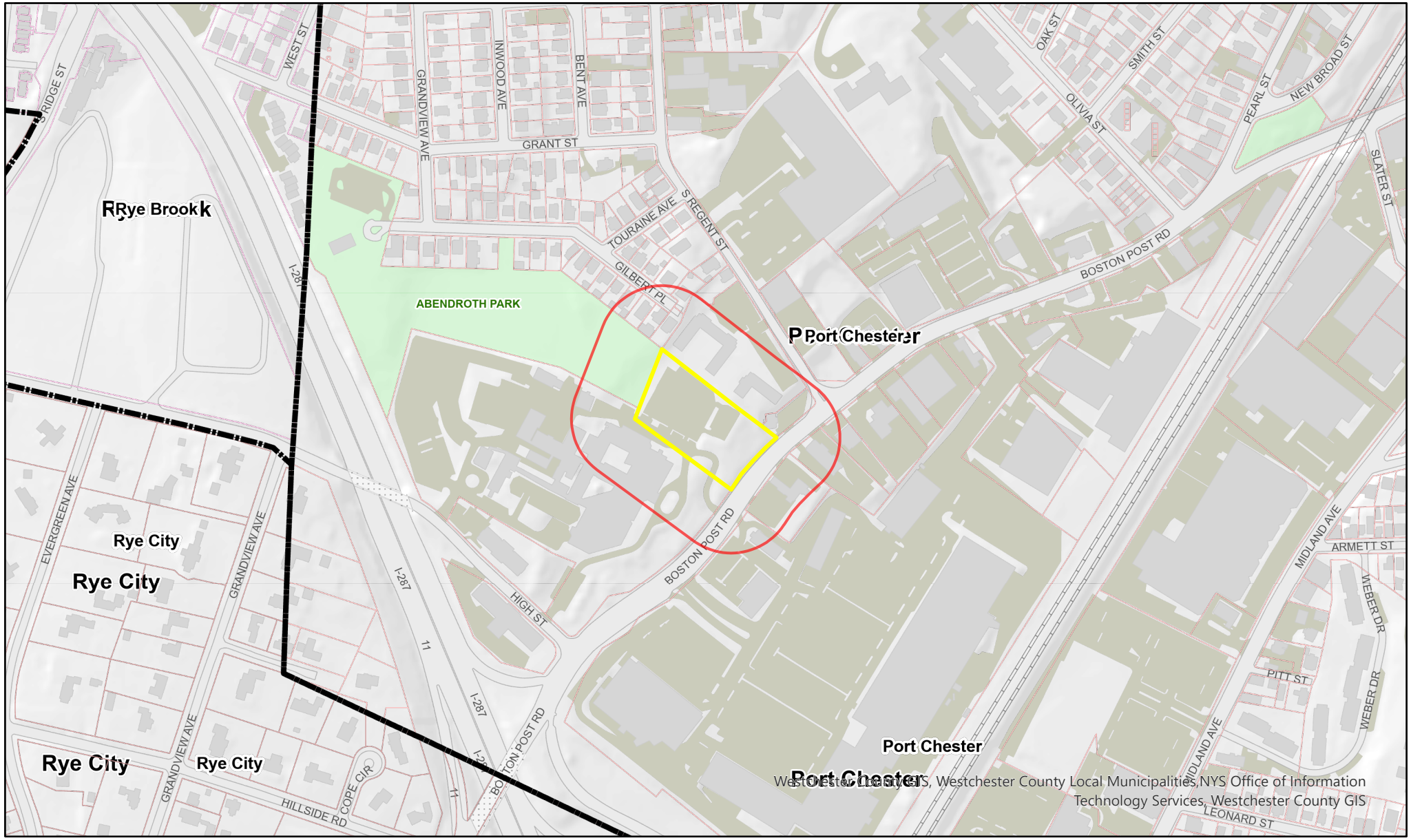
White Plains, New York 10601

406 Boston Post Rd. ID: 141.52-1-2.4 (Port Chester)



April 16, 2026

1:5,000

0 240 480 960 ft

N

Tax parcel data was provided by local municipality. This map is generated as a public service to Westchester County residents for general information and planning purposes only, and should not be relied upon as a sole informational source. The County of Westchester hereby disclaims any liability from the use of this GIS mapping system by any person or entity. Tax parcel boundaries represent approximate property line location and should NOT be interpreted as or used in lieu of a survey or property boundary description. Property descriptions must be obtained from surveys or deeds. For more information please contact local municipality assessor's office.

Westchester County GIS

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Michaelian Office Building
148 Martine Avenue Rm 214
White Plains, New York 10601

Exhibit F

Formula Spreadsheet

Owner Units

		Units				Multipliers			Public School Children			
		High	Workforce	Low	Total	High	Workforce	Low	High	Workforce	Low	Total
Single Family	Total					0.78	0.42	0.72	-	-	-	-
	2 Bedrooms				-	0.15	0.09	0.11	-	-	-	-
	3+ Bedrooms				-	0.82	0.56	0.79	-	-	-	-
Two-4 Family	Total					0.16	0.36	0.20	-	-	-	-
	Studio				-	0.00	0.00	0.00	-	-	-	-
	1 Bedroom				-	0.00	0.00	0.00	-	-	-	-
	2 Bedrooms				-	0.16	0.36	0.20	-	-	-	-
	3+ Bedrooms				-	0.18	0.75	0.27	-	-	-	-
5+ Family	Total					0.21	0.46	0.22	-	-	-	-
	Studio				-	0.00	0.00	0.94	-	-	-	-
	1 Bedroom				-	0.00	0.00	0.00	-	-	-	-
	2 Bedrooms				-	0.05	0.59	0.22	-	-	-	-
	3+ Bedrooms				-	0.67	0.59	0.45	-	-	-	-
					Total Owner Units							Total Owner Children
					-							-

Renter Units

		Market	Workforce	Affordable	Total				High	Workforce	Low	Total
Single Family	Total					0.64	0.39	0.46	-	-	-	-
	2 Bedrooms				-	0.56	0.29	0.33	-	-	-	-
	3+ Bedrooms				-	0.66	0.52	0.57	-	-	-	-
Two-4 Family	Total					0.33	1.09	0.54	-	-	-	-
	Studio				-	0.50	0.00	0.28	-	-	-	-
	1 Bedroom				-	0.00	0.00	0.30	-	-	-	-
	2 Bedrooms				-	0.37	1.38	0.91	-	-	-	-
	3+ Bedrooms				-	0.26	1.60	0.39	-	-	-	-
5+ Family	Total					0.08	0.18	0.15	-	-	-	-
	Studio	190		22	212	0.00	0.00	0.00	-	-	-	-
	1 Bedroom**	541		61	602	0.00	0.00	0.03	-	-	2	2
	2 Bedrooms**	166		19	185	0.08	0.34	0.23	13	-	4	18
	3+ Bedrooms				-	0.38	0.63	0.62	-	-	-	-
					Total Rental Units							Total Renter Children
					999							20

Fill in only if bedroom mix is unknown.

** Building F 55+ not included (60 1BR and 90 2BR)

Soft Costs per Child	$ 14,030
Hard Costs per Child	$ 24,705

Tax Revenue Supported*

Total Mitigation	$ 757,115

*Exenditures - State Aid

Petition

BOARD OF TRUSTEES, VILLAGE OF PORT CHESTER

COUNTY OF WESTCHESTER, STATE OF NEW YORK

----------X

In the Matter of the Application of:

Boston Post Road Owner LLC

PETITION

For Amendments to the Code of the Village of Port Chester, Chapter 345, "Zoning", Subsection 345.405.A-11(C)(1) Regulating the Dimensional Standards and Requirements for the SD-PMU – Planned Mixed-Use Special District by Eliminating the Minimum Floor Area Ratio (FAR) for all Nonresidential Uses

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TO THE BOARD OF TRUSTEES OF THE VILLAGE OF PORT CHESTER:

The Petitioner, Boston Post Road Owner LLC (the "Petitioner"), by its attorney, Anthony B. Gioffre III, Esq., of Cuddy & Feder LLP, 445 Hamilton Avenue, 14th Floor, White Plains, NY 10601, as and for its Petition, alleges and states as follows:

PREMISES AND BACKGROUND

1. The Petitioner is the owner of the former New York United Hospital Medical Center site ("United Hospital") located at 406 Boston Post Road (SBL 141.52-1-31 through 31.9) (together, the "Premises") in the Village of Port Chester.

2. The Premises totals approximately 15.45 acres in size located at the northeast quadrant of the Boston Post Road and High Street intersection in the southern portion of the Village and is classified in the Village's SD-PMU Planned Mixed-Use Special District ("SD-PMU District").

3. The United Hospital site was slated for redevelopment shortly after it was decommissioned in 2005. After entertaining several iterations of the proposed redevelopment, the Village Board of Trustees adopted its Comprehensive Plan dated December 17, 2012

("Comprehensive Plan") which specifies the Village's goals for the Premises which includes "reactivating the United Hospital site as a mixed use development comprising some combination of hotel/convention center, retail stores, restaurants, residential uses and community facilities."[1]

4. The Comprehensive Plan specifically defines the Village's goal for the residential development at the Premises as "primarily comprised of efficiency (studio), one-bedroom and two-bedroom dwelling units."[2]

5. The Comprehensive Plan also specifies that any new commercial uses are intended to provide basic goods and services to residents living on or in close proximity to the Premises, without adversely impacting the Village's existing Downtown retail and commercial base.[3]

6. The Board of Trustees formally accepted a petition by PC 406 BPR, LLC and PC 999 High Street Corp. (affiliates of Starwood Capital Group) (together "Starwood") in May of 2014 which requested a zoning map/text amendment and Conceptual Site Plan approval. This prior proposal was thoroughly reviewed by the Village, its staff/consultants, involved/interested agencies, and the public.

7. In 2017, the Board of Trustees approved Starwood's petition for zoning text amendments modifying the Village's former Planned Mixed-Use District ("PMU District"), Starwood's Conceptual Site Plan, and an environmental Findings Statement which concluded the State Environmental Quality Review Act ("SEQRA") review of that proposed development.

8. The Conceptual Site Plan approved in 2017 consisted of 230 age-restricted (55+) housing units, 500 non-age restricted housing units, 217,000 s/f of medical office space, a 135-key hotel, and 90,000 s/f of ground-floor retail and restaurant uses supported by 1,453 parking spaces.

9. The Village has since undergone a complete overhaul of its zoning regulations with the adoption of its Character-Based Zoning Code in May 2020.

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[1] Comprehensive Plan, Page 135.
[2] *Id.*
[3] *Id.*

10. The Character-Based Zoning Code now classifies the Premises in the SD-PMU District which is intended to support "mixed use areas, the standards for which [are] established on a project-by-project basis."[4]

11. The Petitioner submitted an application to the Village Board of Trustees on January 29, 2021 seeking Site Plan and Subdivision approvals for the redevelopment of the Premises with its dynamic new mixed-use development which will redefine and reactivate the southern gateway to the Village. Subsequently, the Petitioner requested zoning text amendments by Petition dated August 10, 2021.

12. The Village of Port Chester Board of Trustees adopted the petitioned zoning amendments and the Amended Lead Agency Findings Statement for the Proposed United Hospital Development ("First Amended Findings Statement") on March 21, 2022. On October 17, 2022, the Board of Trustees approved the Applicant's Site Plan for demolition and redevelopment of the former United Hospital property. The October 17, 2022 Site Plan approval was accompanied by the adoption of the Second Amended Lead Agency Findings Statement for the Proposed United Hospital Development ("Second Amended Findings Statement") which incorporated and supplemented the findings of the 2017 Findings Statement and the First Amended Findings Statement.

13. An application for subdivision approval was submitted to the Village Planning Commission on September 14, 2024 to reapportion the Premises for construction and ownership of the various buildings pursuant to the approved redevelopment plan. The Planning Commission granted preliminary subdivision approval on February 26, 2024 and the Board of Trustees granted subdivision approval on March 18, 2024. The approved subdivision plan has since been filed with the Westchester County Clerk Land Records (Map # 29984). The Applicant simultaneously recorded the related easements, declarations, and offers of cession. Subsequently,

[4] Character-Based Zoning Code, Table 345.405.A-11, General Description.

the Applicant filed an amended plat showing the adjusted lot lines as approved by the Village of Port Chester Director of Planning and Economic Development on May 5, 2026 (Map # 30014).

14. On October 28, 2024, the Petitioner filed an Amended Site Plan Application with the Board of Trustees for an approval consisting of 957 multi-family residential uses comprised of 358 efficiency/studio units, 456 1-bedroom units, and 143 2- bedroom units, constituting a total increase of 182 dwelling units. The total number of parking spaces proposed is also being increased from 1,038 to 1,262.

15. The Village Board of Trustees approved the amended Site Plan Application and adopted the Third Amended Finding Statement on December 16, 2024 for the modified development program consisting of a mixed-use development that includes 957 multifamily dwelling units, approximately 18,000 sf of retail/ restaurant uses, a 120-key limited service hotel, and an Independent and Assisted Living Facility with 90 Independent Living units and 110 Assisted Living units.

PROPOSED REDEVELOPMENT

16. The Petitioner now files this Petition in conjunction with the proposed Site Plan Amendments which would, among other changes, replace the previously approved 110 Assisted Living/Memory Care units with 60 additional Independent Living units (bringing the total Independent Living units to 150) and eliminate a total 11,142 s/f of commercial/retail space across the entire development.

17. The elimination of the Assisted Living/Memory Care units and the commercial space within the Jewel Box and Building B results in a reduction of Nonresidential Floor Area at the Premises from 25% to about 8%, requiring the herein petitioned zoning amendments related to the minimum Floor Area Ratio (FAR) for All Nonresidential Uses.

ZONING TEXT AMENDMENT PETITION

18. The SD-PMU District mandates that the FAR of all Nonresidential Uses be at least 25%.

19. In furtherance of this requirement and in order to ensure compliance with this minimum requirement, the Board of Trustees previously amended the definitions of Assisted Living Apartment and Attached Dwelling in Section 345.1003 by reclassifying Assisted Living Apartment to Assisted Living Facility and by clarifying that Assisted Living Facilities are not residential uses or considered Attached Dwellings due to the commercial and service-oriented nature of these uses (*See* Board of Trustees Resolution Adopting Local Law No. I-08 of 2022).

20. The Adoption of Local Law No. I-08 of 2022 had the effect of allowing the Applicant to consider the proposed Assisted Living/Memory Care floor areas as "Nonresidential" space for the purpose of compliance with the minimum 25% FAR for all Nonresidential Uses. However, elimination of the Assisted Living/Memory Care component results in the loss of Nonresidential Use floor area below the 25% minimum.

21. Similarly, the proposed elimination of the 11,142 s/f of commercial/retail space within the Jewel Box and Building B further reduces the Nonresidential Floor Area.

22. These changes result in the reduction in Nonresidential FAR from 25% to approximately 8%.

23. The Petitioner is therefore requesting the amendments reflected in **Exhibit A** which are attached hereto (referred to herein as the "Proposed Zoning Amendments") and which are intended to accommodate the proposed site plan amendments.

24. The Proposed Zoning Amendments are summarized as follows (Language in ~~strike-through~~ to be deleted; language in <u>underline</u> is to be added):

Dimensional Standards and Requirements	
Maximum Floor Area Ratio (FAR)	0.8[1]
~~Minimum FAR for All Nonresidential Uses~~	~~25%~~
Maximum Site Coverage (buildings, access roads and parking, but excluding walkways)	90%
Maximum Height of Building	8 stories
Ceiling Height	First floor must be a minimum of 11 feet with a maximum of 25 feet from finished floor to finished ceiling. Floors above the first floor must be a minimum of 9 feet with a maximum of 11 feet for Residential uses; a minimum of 11 feet with a maximum of 14 feet for Nonresidential uses, such as Business/Commercial, Office, Retail/Personal Service, or Lodging Use.
Minimum Usable Open Space on Lot	100 square feet for each dwelling unit
[1]A floor area ratio (FAR) bonus of 0.8 is available in accordance with the Zoning Incentives and Community Benefits Program; see Subsection **E**.	

25. These amendments are sought in furtherance of the Proposed Redevelopment which is consistent with the goals and objectives of the Comprehensive Plan, Character-Based Zoning Code, and various other Village planning initiatives.

26. As indicated above, the Comprehensive Plan unequivocally states that the Village "supports reactivating the United Hospital site as a mixed-use development comprising some combination of a hotel/convention center, retail stores, restaurants, residential uses and community facilities. Potential new commercial uses would largely provide basic goods and services to residents living on or in close proximity to the new mixed-use site so as to not adversely impact Downtown's retail and commercial base."[5]

27. The Proposed Redevelopment achieves these defined planning goals and is consistent with the spirit and intent of the SD-PMU District.

28. The Proposed Redevelopment, as herein proposed to be amended, maintains the overall mix of uses sought by the Village including multi-family residences, retail/restaurant spaces, an independent living facility, a hotel, and adequate open space and recreational areas for tenants and visitors.

29. While the Comprehensive Plan "encourages" Assisting Living Facilities, it is not required and the Proposed Redevelopment is still achieving the "mixed-use" goal at the Premises

[5] Comprehensive Plan, Page 135.

through the inclusion and expansion of the Independent Living components, as well as the remaining mix of uses.

30. The Comprehensive Plan similarly suggests that commercial and retail space be included, but noting that an appropriate balance must be struck to ensure that the proposed commercial/retail space does not adversely affect the Village's existing commercial base. The amended proposal strikes this balance by eliminating a surplus of commercial space beyond what is needed to provide basic goods and services to residents living on-site, while also creating a more attractive residential product that will further activate the Village's current commercial/retail base.

ZONING TEXT AMENDMENT APPROVAL STANDARDS

31. The herein Proposed Zoning Amendments are supported by the balancing of the enumerated standards in Village of Port Chester Character-Based Code § 345.807.B(5). It should also be noted that the Character-Based Code is clear that none of the approval standards on its own is controlling, and that the Board of Trustees should apply a balancing of all of these standards.

32. Specifically, the Proposed Zoning Amendments are consistent with the spirit and intent of the Character-Based Code and the Comprehensive Plan. The proposal will support the reactivation of the United Hospital site with a new mixed use development, which includes several of the specified uses enumerated by the Comprehensive Plan.

33. While the Proposed Zoning Amendments are not necessary to correct an error or omission, or to add clarification, these changes are reflective of a change in policy and is reflective of current market conditions. The change in policy is one which focuses on finding the appropriate balance of uses at the United Hospital site, rather than enforcing an obscure 25% minimum requirement.

34. Further, the proposed change will not create any nonconformities because the changes would apply solely to the Premises and the Proposed Development.

35. The Proposed Zoning Amendments would promote the public health, safety, and welfare by providing the Village with an appropriately scaled redevelopment in accordance with the goals of the Comprehensive Plan. These proposed changes will ensure that the redevelopment does not result in an undue amount of vacant commercial space or that it does not result in any adverse impacts to the Village's existing retail and commercial base.

CONCLUSION

36. For the reasons set forth herein, it is respectfully submitted that the Proposed Zoning Amendments are consistent with the spirit and intent of the Character-Based Zoning Code and Comprehensive Plan.

37. The Proposed Zoning Amendments and the Proposed Redevelopment would promote the public health, safety, and welfare of the Village by facilitating the Village's goal of reactivating the United Hospital site with a new mixed-use development which reduces the overall potential for adverse impacts.

WHEREFORE, IT IS RESPECTFULLY requested that the instant matter be placed on the next available Board of Trustees agenda and that the Board of Trustees amend the Village's Zoning Code, Chapter 345 as described herein.

Dated: May 22, 2026
White Plains, New York

Anthony B. Gioffre III

Respectfully submitted,
Anthony B. Gioffre III
Attorney for Petitioner
445 Hamilton Avenue, Floor 14
White Plains, New York 10601
Tel. (914) 761-1300

EXHIBIT A

Local Law Filing

Village of Port Chester, New York

Local Law No. XX of the Year 2026

A LOCAL LAW AMENDING THE CODE OF THE VILLAGE OF PORT CHESTER, CHAPTER 345, "ZONING," SUBSECTION 345.405.A-11(C)(1) REGULATING THE DIMENSIONAL STANDARDS AND REQUIRMENTS FOR THE SD-PMU – PLANNED MIXED-USE SPECIAL DISTRICT BY ELIMINATING THE MINIMUM FLOOR AREA RATIO (FAR) FOR ALL NONRESIDENTIAL USES

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

(Language in ~~strike-through~~ to be deleted; language in underline is to be added)

SECTION 1: The Code of the Village of Port Chester, Chapter 345, "Zoning," Article 4, "Building and Lot Plans and Standards", Section 345.405.A-11(C)(1), is amended as follows:

Dimensional Standards and Requirements	
Maximum Floor Area Ratio (FAR)	0.8[1]
~~Minimum FAR for All Nonresidential Uses~~	~~25%~~
Maximum Site Coverage (buildings, access roads and parking, but excluding walkways)	90%
Maximum Height of Building	8 stories
Ceiling Height	First floor must be a minimum of 11 feet with a maximum of 25 feet from finished floor to finished ceiling. Floors above the first floor must be a minimum of 9 feet with a maximum of 11 feet for Residential uses; a minimum of 11 feet with a maximum of 14 feet for Nonresidential uses, such as Business/Commercial, Office, Retail/Personal Service, or Lodging Use.
Minimum Usable Open Space on Lot	100 square feet for each dwelling unit
[1]A floor area ratio (FAR) bonus of 0.8 is available in accordance with the Zoning Incentives and Community Benefits Program; see Subsection **E**.	

SECTION 2: 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.

Local Law Filing

SECTION 3: 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 4: Effective Date

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

Plans

406 BOSTON POST RD

SITE PLAN AMENDMENT

22 May 2026

406 BOSTON POST ROAD,
PORT CHESTER, NY 10573

Project Team:

Client:
Boston Post Road Owner LLC
c/o Rose Associates Capital Group LLC
777 Third Avenue, 6th Floor
New York, NY 10017

Architects/Interiors:
CUBE 3
56 High Street
North Andover, MA 01845
(978) 989-9900

Civil & Landscape:
SLR Consulting
231 Main Street
New Paltz, NY 12561
(845) 633-8153

MEP & FP:
Ventrop Engineering Consulting Group, PLLC
369 West 34th Street, 2nd Floor
New York, NY 10001
(212) 244-5060

Structural:
DeSimone Consulting Engineering
55 Church Street, 4th Floor
New Haven, CT 06510
(203) 495-8270

Code:
SOCOTEC Life Safety, LLC
75 Hood Park Drive, Suite 300
Charlestown, MA 02129
(617) 268-8977

DRAWING LIST	
Sheet Number	Sheet Name
A-000	Cover Sheet
A-080	Parking Plans
A A-100	Building A - Lower Garage (P2)
A A-101	Building A - Upper Garage (P1)
A A-102	Building A - First Floor Plan
A A-103	Building A - Second Floor Plan
A A-104	Building A - Third Floor Plan
A A-105	Building A - Fourth Floor Plan
A A-106	Building A - Fifth Floor Plan
A A-107	Building A - Sixth Floor Plan
A A-108	Building A - Roof Plan
A A-200	Building A - Elevations
A A-300	Building A - Building Section
BC A-100	Building B/C - Lower Garage
BC A-101	Building B/C - Upper Garage
BC A-102	Building B/C - First Floor Plan
BC A-103	Building B/C - Second Floor Plan
BC A-104	Building B/C - Third Floor Plan
BC A-105	Building B/C - Fourth Floor Plan
BC A-106	Building B/C - Fifth Floor Plan
BC A-107	Building B/C - Sixth Floor Plan
BC A-108	Building B/C - Roof Plan
BC A-200	Building B/C - Exterior Elevations - Building B
BC A-201	Building B/C - Exterior Elevations - Building C
BC A-300	Building B/C - Building Section - Building B
BC A-301	Building B/C - Building Section - Building C
D A-100	Building D - Lower Garage Plan
D A-101	Building D - Upper Garage Plan
D A-102	Building D - First Floor Plan
D A-103	Building D - Second Floor Plan
D A-104	Building D - Third Floor Plan
D A-105	Building D - Fourth Floor Plan
D A-106	Building D - Fifth Floor Plan
D A-107	Building D - Sixth Floor Plan
D A-108	Building D - Roof Plan
D A-200	Building D - Exterior Elevations
D A-300	Building D - Building Sections
E A-100	Building E - Garage
E A-101	Building E - First Floor Plan
E A-102	Building E - Second Floor Plan
E A-103	Building E - Third Floor Plan
E A-104	Building E - Fourth Floor Plan
E A-105	Building E - Fifth Floor Plan
E A-106	Building E - Sixth Floor Plan
E A-107	Building E - Roof Plan
E A-200	Building E - Exterior Elevations
E A-300	Building E - Building Sections
E A-301	Building E - Building Sections
F A-100	Building F - Garage
F A-101	Building F - First Floor Plan
F A-102	Building F - Second Floor Plan
F A-103	Building F - Third Floor Plan
F A-104	Building F - Fourth Floor Plan
F A-105	Building F - Fifth Floor Plan
F A-106	Building F - Sixth Floor Plan
F A-107	Building F - Seventh Floor Plan
F A-108	Building F - Eighth Floor Plan
F A-109	Building F - Roof Plan
F A-200	Building F - Elevations
F A-201	Building F - Elevations
F A-202	Building F - Elevations
F A-300	Building F - Building Section

AERIAL RENDERING



LOCATION PLAN



PROJECT DESCRIPTION:

406 Boston Post Road is a redevelopment of the Former United Hospital into a Mixed-Use Project including Seven (7) different buildings. The development will include a 120 Key Hotel, Four (4)-Six-Story Multi-Family Residential Buildings with 957 Units, a Eight-Story Assisted Living Building and a Three-Story "Jewel Box" Building that houses Retail and Amenity Space. All of the buildings surround an open "Village Green" Each Building has a mix of below grade parking structure and surface parking.

NOTE:

THE SPECIFICATIONS FOR THIS PROJECT FORM AN INTEGRAL PART OF THE CONSTRUCTION DOCUMENTATION AND ARE TO BE REFERRED TO IN CONJUNCTION WITH THESE DRAWINGS.

PROJECT MATRIX

BUILDING	GROSS SF	STRUCTURED PARKING (SF)	STRUCTURED PARKING (SPACES)	ZFA	RETAIL	AMENITY	RESIDENTIAL	UNITS	0-BR	1-BR	2-BR
Building A - Hotel:	130,681	51,566	140	79,115	0	5,604	73,511	N/A			
Building B - Multifamily:	357,586	191,637	196	159,373	4,165	3,342	151,866	194	2	140	52
Building C - Multifamily:	254,889	0	324	246,266	0	5,223	241,043	323	40	228	55
Building D - Multifamily:	406,425	96,621	264	298,610	0	9,401	289,209	383	119	223	41
Building E - Multifamily:	104,003	16,785	42	83,471	3,007	1,451	79,013	99	51	11	37
Jewel Box:	19,686	0	0	19,003	0	19,003	0	N/A			
Building F - Senior:	260,000	75,000	226	185,000	0	11,931	173,069	150	0	60	90
Project Total:	**1,533,270**	**431,609**	**1,192**	**1,070,838**	**7,172**	**55,955**	**1,007,711**	**1,149**	**212**	**662**	**275**

CUBE 3
architecture | interiors | planning
56 Hight Street North Andover, MA 01845
phone: 978.989.9900 www.cube3.com

project information:
406 BOSTON POST RD

406 BOSTON POST ROAD,
PORT CHESTER, NY 10573

client information:
BOSTON POST ROAD OWNER LLC c/o ROSE ASSOCIATES CAPITAL GROUP LLC

777 Third Avenue, 6th Floor, New York, New York 10017

issuance:
SITE PLAN AMENDMENT

NOT FOR CONSTRUCTION

key plan:

drawing information:

drawing by:	BA
drawing checked by:	AB
drawing scale:	
drawing date:	22 May 2026
project number:	24040.00.MA

drawing revisions:

No.	Description	Date
1	Site Plan Amendment 2	05.22.2026

registration:

drawing name:
Cover Sheet

drawing number:
A-000

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ZONING COMPLIANCE W. CHAPTER 345.405.A10-F

Design Criteria Zoning Compliance w. Chapter 345.405.A10-F	Project Response	Document Location	Project Compliance...
1. Consolidated Site	The project has been designed to integrate the "one site" approach to the development with contiguous lots creating the Village on the Hill.	SLR Plan - LA	Y
2. Streets	The project has been designed to integrate an interior street grid and eliminate dead end streets	SLR Plan - LA	Y
3. Pedestrian & Bicycle Accomodations	The project has been designed to provide adequate facilities for pedestrians and bicycles. The sidewalks and pathways have also been designed to accommodate accessible routes throughout the site.	SLR Plan - AR	Y
4. Modes of Transportation	The project has been designed to accommodate mass transit, pedestrians and bicycles.	SLR Plan - LA, AR	Y
5. Location of Certain Uses	The project has been designed such that any street level uses along Boston Post Road shall be commercial uses.	SLR Plan - LA	Y
6. Access to Abendroth Park	The project has been designed to provide direct access through our site to Abendroth Park.	SLR Plan - LA	Y
7. Architecture - General	The buildings have been designed to reinforce the importance of pedestrian and public realms. We have located retail and amenity spaces at these areas to activate the street level. The architecture reflects that ribbon windows are discouraged and that certain other window architectural treatments are encouraged.	SLR Plan - OP-2 & CUBE 3 Plans - A A-102, BC A-102, D A-102, E...	Y
8. Architecture - Certain Facades	Facades visible from Boston Post Road and I-287 have been designed to reflect the architectural significance of being the gateway to the Village of Port Chester. Specifically Building B's Street Facing Tower was designed to mimic a marquee sign similar to what is built throughout Port Chester. We have also designed a park at the gateway of the property to invite activity to the area.	CUBE 3 Plans - A A-200, BC A-200, BC A-201, D A-200, E A-200, F A-200	Y
9. Diversity of Building Design	The project has been designed to provide diverse building types and styles to avoid excessive similarity between buildings.	CUBE 3 Plans - A A-200, BC A-200, BC A-201, D A-200, E A-200, F A-200	Y
10. Building Composition	The buildings have been designed to be broken both vertically and horizontally with architectural bays or window placement. The buildings do not have a solid expanse of wall that exceeds 30 feet in length. We are utilizing a selection of different materails to further articulate the facade of the buildings.	CUBE 3 Plans - A A-200, BC A-200, BC A-201, D A-200, E A-200, F A-200	Y
11. Certain Archtiectural Elements	The buildings have been designed to utilize architectural elements such as cornices, molding and changes in material and color to add special interest to the design.	CUBE 3 Plans - A A-200, BC A-200, BC A-201, D A-200, E...	Y
12. Vinyl Siding Prohibited	The buildings have been designed without the use of vinyl siding.	CUBE 3 Plans - A A-200, BC A-200, BC A-201, D A-200, E A-200, F A-200	Y
13. Screening of Parking	The project has been designed to screen all parking structures by utilizing podium construction and burying the parking garages within the grading of the site. No structured parking will be visible from Boston Post Road or any other primary roadway.	CUBE 3 Plans - A A-300, BC A-300, BC A-301, D A-300, E A-300, F A-300	Y
14. Parking Ramps	The project has been designed to eliminate the use of ramps external to the parking structures. All ramping for parking garages occur within the garage footprint. It should also be noted that no parking ramps are visible from Boston Post Road.	CUBE 3 Plans - A A-100, A A-101, BC A-100, BC A-101, D A-100, E...	Y
15. Screening of Rooftop Equipment	The project has been designed to screen all rooftop equipment or locate them to not be visible from the street. The rooftop equipment has been located so that it is over the center of the corridor and away from the edges of the roof. We also utilize parapets in areas where the equipment is in close proximity to the exterior wall to shield them.	CUBE 3 Plans - A A-107, BC A-108, D A-108, E A-107, F A-109	Y
16. Screening of Wireless Antenna	Wireless antennae will be screened, appropriately masked or otherwise be stealthed or located.	CUBE 3 Updated Renderings	Y
17. Streetscape Furnishings	The project has been designed to appropriately furnish to facilitate the goals of the SD-PMU District through the activation of the site for pedestrian use. The open green space and pedestrian access through the entire site provides this.	SLR Plan - LA, AR, OP-2	Y
18. Signs	The project has been designed so that all signage will comply with Article 7 and will be varied in types, sizes and styles.	Civil	Y

ZONING PROGRAM TABLE

BUILDING	GSF OF EACH BUILDING	GSF OF USE WITHIN EACH BUILDING	DWELLING UNITS/PROGRAM WITHIN EACH BUILDING	ZONING REGULATION	REQUIRED BY ZONING (with parking reduction factor)	PARKING SPACES FOR EACH BUILDING	BUILDING HEIGHT	CEILING HEIGHT	SITE COVERAGE (based on Conceptual Subdivision Plan on Sheet SP)	MINIMUM USABLE OPEN SPACE REQUIREMENTS (GSF)
A (Hotel)	79,115	73,511 (Rooms) 5,604 (Amenity Space)	120 Keys (Rooms) 40 Employees	1 per Dwelling Unit 1 per each 2 employees on the premises at (1) time	140 ps **(112 ps)**	140 ps (Structured)	83' -1 1/4" Total Height	11' -0" First Floor 11' -0" Typical Floor	3.60%	12000
B (Residential)	159,373	151,866 (Residential) 4,165 (Retail)	194 DU 4,165 (Retail)	1 per Dwelling Unit 1 per 200 SF of Usable Retail Floor Area	230 ps **(87 ps)**	196 ps (Structured) 28ps (Surface-shared) **224 Total**	75' -5 5/8" Total Height	11' -8" First Floor 9' -0 3/4" Typical Floor	28.43% (Shared Footprint w. Building C)	19400
C (Residential)	246,266	241,043 (Residential) 5,223 (Amenity Space)	323 DU	1 per Dwelling Unit	326 ps **(127 ps)**	324 ps (Structured)	77' -6 3/4" Total Height	11' -8" First Floor 9' -0 3/4" Typical Floor	(Shared Footprint w. Building B)	32300
D (Residential)	298,610	298,610 (Residential) 9,401 (Amenity Space)	383 DU	1 per Dwelling Unit	331 ps **(128 ps)**	264 ps (Structured) 108 ps (Surface) 37 ps (Surface-shared) **409 Total**	86' -1 5/8" Total Height	11' -0" First Floor 9' -0 3/4" Typical Floor	12.54%	38300
E (Residential)	83,471	79,013 (Residential) 1,451 (Amenity Space) 3,007 (Retail)	99 DU 3,007 (Retail)	1 per Dwelling Unit 1 per 200 SF of Usable Retail Floor Area	114 ps **(48ps)**	42 ps (Structured) 57 ps (Surface-shared) **99 Total**	72' -11 1/8" Total Height	11' -0" First Floor 9' -0 3/4" Typical Floor	3.03%	9900
E - Jewel Box (Retail/Amenity)	19,003	19,003 (Amenity Space) 0 (Retail)		1 per 200 SF of Usable Retail Floor Area	40 ps **(27 ps)**	**14 ps (Surface-shared)**	44' -7 1/4" Total Height	14' -6" First Floor 11' -0" Min. Typical Floor	2.01%	
F (Senior)	185,000	173,069 (Senior) 11,931 (Senior Amenity Space/Common Area)*	150 (Senior)	1 per Independent Living Unit (150 spaces req'd)	112 ps **(150 ps)**	226 ps (Structured)	83'-9" Total Height	11' -0" First Floor 9' -0" Typical Floor	50.57% (Lot #4)	15000 0
TOTAL	**1,070,838**				1,293 ps **(619 ps - See Parking Requirement Summary Table - Full Shared Parking Factor)**	**1,394 ps**				126900 **(Provided Open Space: 147,000 GSF - See Sheets OP-1 & OP-2)**
						Lot 1 (SF) Lot 4 (SF)			539154 65650	

PROJECT SUMMARY

BUILDING	GROSS SF	STRUCTURED PARKING (SF)	STRUCTURED PARKING...	ZFA (GSF)	RETAIL (GSF)	AMENITY (GSF)	RESIDENTIAL (GSF)	RESIDENTIAL UNITS	HOTEL UNITS	SENIOR UNITS
Building A - Hotel:	130,681	51,566	140	79,115	0	5,604	73,511	N/A	120	N/A
Building B - Multifamily:	357,586	191,637	196	159,373	4,165	3,342	151,866	194	N/A	N/A
Building C - Multifamily:	254,889	0	324	246,266	0	5,223	241,043	323	N/A	N/A
Building D - Multifamily:	406,425	96,621	264	298,610	0	9,401	289,209	383	N/A	N/A
Building E - Multifamily:	104,003	16,785	42	83,471	3,007	1,451	79,013	99	N/A	N/A
Jewel Box:	19,686	0	0	19,003	0	19,003	0	N/A	N/A	N/A
Building F - Senior:	260,000	75,000	226	185,000	0	11,931	173,069	N/A	N/A	150
Project Total:	**1,533,270**	**431,609**	**1,192**	**1,070,838**	**7,172**	**55,955**	**1,007,711**	**999**	**120**	**150**

FAR SUMMARY

BUILDING	RESIDENTIAL	NON-RESIDENTIAL	TOTAL
Building A	0	79,115	79,115
Building B	155,208	4,165	159,373
Building C	246,266	0	246,266
Building D	298,610	0	298,610
Building E	80,464	3,007	83,471
Building F - Senior	185,000	0	185,000
Jewel Box	19,003	683	19,686
Total GSF	**984,551**	**86,970**	**1,071,521**
Overall Percentage	**91.88%**	**8.12%**	**100.00%**

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project information:
406 BOSTON POST RD

406 BOSTON POST ROAD,
PORT CHESTER, NY 10573

client information:
BOSTON POST ROAD OWNER LLC c/o ROSE ASSOCIATES CAPITAL GROUP LLC

777 Third Avenue, 6th Floor, New York, New York 10017

consultant information:

issuance:
SITE PLAN AMENDMENT

NOT FOR CONSTRUCTION

key plan:

drawing information:

drawing by:	BA
drawing checked by:	AB
drawing scale:	
drawing date:	22 May 2026
project number:	24040.00.MA

drawing revisions:

No.	Description	Date
1	Site Plan Amendment 2	05.22.2026

registration:

drawing name:
Zoning Compliance & Building & Unit Matrix

drawing number:
A-001

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PARKING SCHEDULE - BUILDING B/C			
MARK	**TYPE**	**SIZE**	**QUANTITY**
----	*STANDARD PARKING STALL*	*8'-6"x18'-0"*	*324*
♿	*HANDICAP PARKING STALL*	*8'-0"x18'-0"*	*28*
♿ VAN	*VAN HANDICAP PARKING STALL*	*8'-0"x18'-0"*	*5*
C	*COMPACT PARKING STALL*	*7'-6"x16'-0"*	*163*
TOTAL			**520**

PARKING SCHEDULE - BUILDING D			
MARK	**TYPE**	**SIZE**	**QUANTITY**
----	*STANDARD PARKING STALL*	*8'-6"x18'-0"*	*159*
♿	*HANDICAP PARKING STALL*	*8'-0"x18'-0"*	*14*
♿ VAN	*VAN HANDICAP PARKING STALL*	*8'-0"x18'-0"*	*2*
C	*COMPACT PARKING STALL*	*7'-6"x16'-0"*	*89*
TOTAL			**264**

PARKING SCHEDULE - BUILDING E			
MARK	**TYPE**	**SIZE**	**QUANTITY**
----	*STANDARD PARKING STALL*	*8'-6"x18'-0"*	*27*
♿	*HANDICAP PARKING STALL*	*8'-0"x18'-0"*	*2*
♿ VAN	*VAN HANDICAP PARKING STALL*	*8'-0"x18'-0"*	*1*
C	*COMPACT PARKING STALL*	*7'-6"x16'-0"*	*12*
TOTAL			**42**

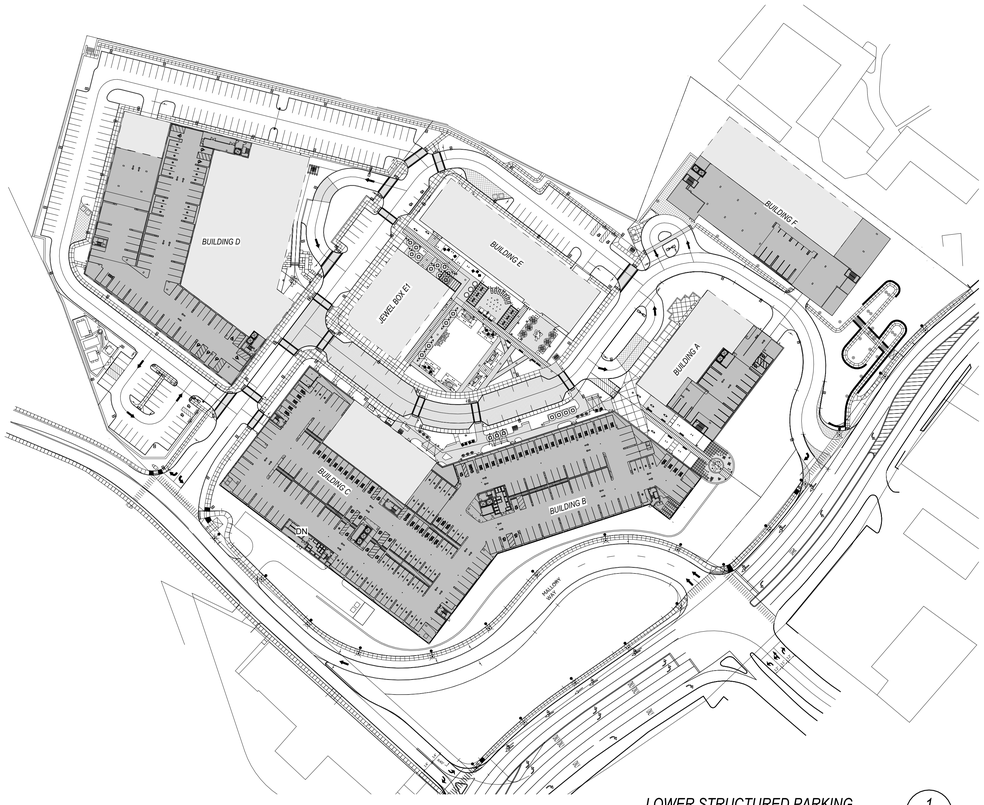
PARKING SCHEDULE - TOTAL STRUCTURED			
MARK	**TYPE**	**SIZE**	**QUANTITY**
----	*STANDARD PARKING STALL*	*8'-6"x18'-0"*	*510*
♿	*HANDICAP PARKING STALL*	*8'-0"x18'-0"*	*44*
♿ VAN	*VAN HANDICAP PARKING STALL*	*8'-0"x18'-0"*	*8*
C	*COMPACT PARKING STALL*	*7'-6"x16'-0"*	*264*
TOTAL			**826**



UPPER STRUCTURED PARKING — 1" = 80'-0" — 3 / A-080



SITE PLAN PARKING — 1" = 80'-0" — 2 / A-080



LOWER STRUCTURED PARKING — 1" = 80'-0" — 1 / A-080

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project information:

406 BOSTON POST RD - SITE

406 BOSTON POST ROAD,
PORT CHESTER, NY 10573

client information:

BOSTON POST ROAD OWNER LLC c/o
ROSE ASSOCIATES
CAPITAL GROUP LLC

777 Third Avenue, 6th Floor New York New York 10017

issuance:

SITE PLAN AMENDMENT

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key plan:

drawing information:

drawing by:	*CSP*
drawing checked by:	*CSP*
drawing scale:	*As indicated*
drawing date:	*09 JUNE 2025*
project number:	*24040.00.MA*

drawing revisions:

No.	Description	Date
1	Site Plan Amendment	10.24.2024
2	Site Plan Amendment 2	05.22.2026

registration:

drawing name:

Parking Plans

drawing number:

A-080

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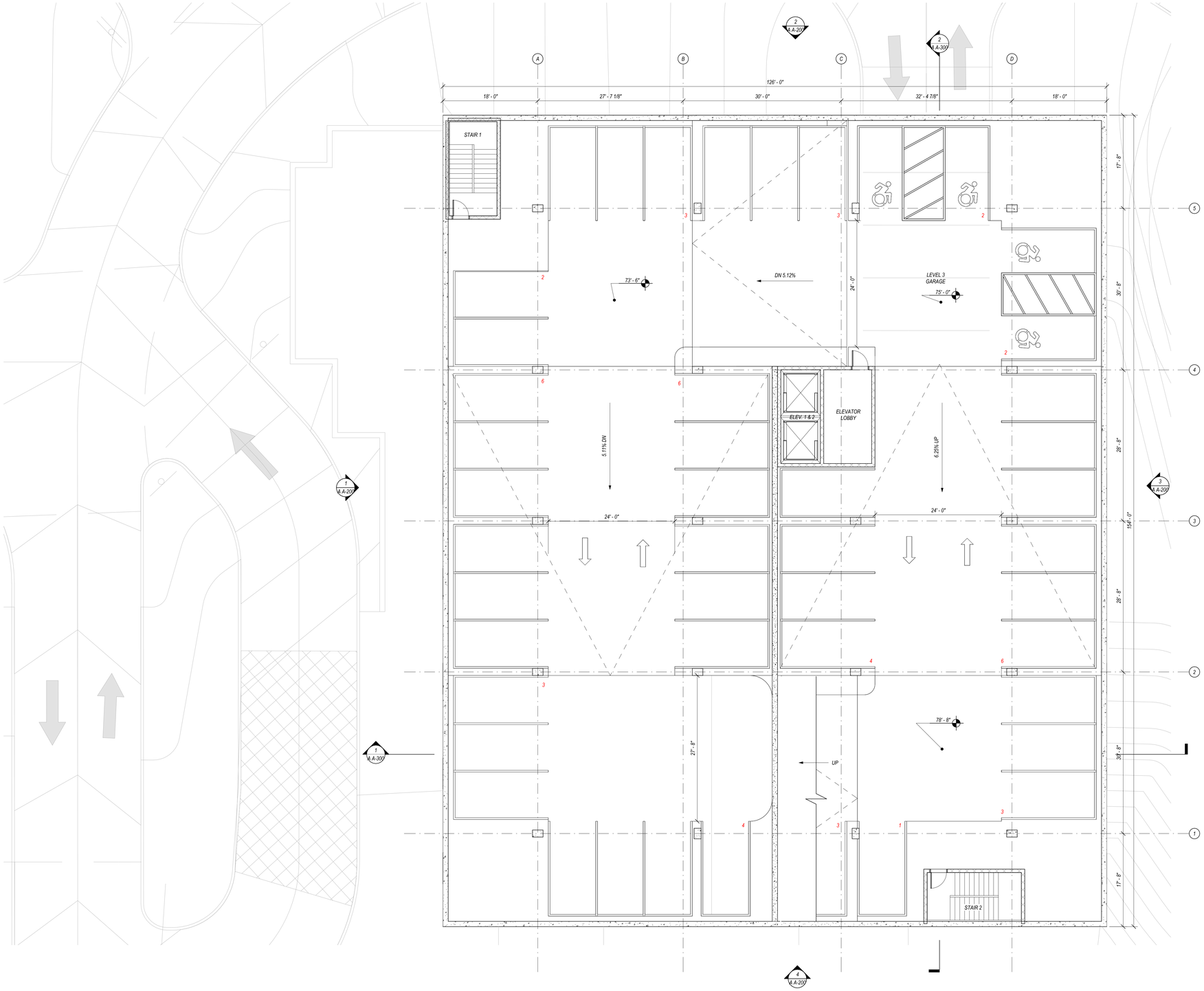

PARKING COUNT - P3
Standard Spaces - 44
HC Spaces - 4
Total - 48

BA-P3 - Garage Level P3 Overall — 1 / A A-100
1/8" = 1'-0"

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406 BOSTON POST ROAD,
PORT CHESTER, NY 10573

client information:
BOSTON POST ROAD OWNER LLC c/o ROSE ASSOCIATES CAPITAL GROUP LLC

777 Third Avenue, 6th Floor New York New York 10017

consultant information:

issuance:
SITE PLAN SUBMISSION
NOT FOR CONSTRUCTION

key plan:

drawing information:

drawing by:	Author
drawing checked by:	CSP
drawing scale:	1/8" = 1'-0"
drawing date:	09 JUNE 2025
project number:	24040.00.MA

drawing revisions:

No.	Description	Date

registration:

drawing name:
Building A - Lower Garage (P3)

drawing number:
A A-100

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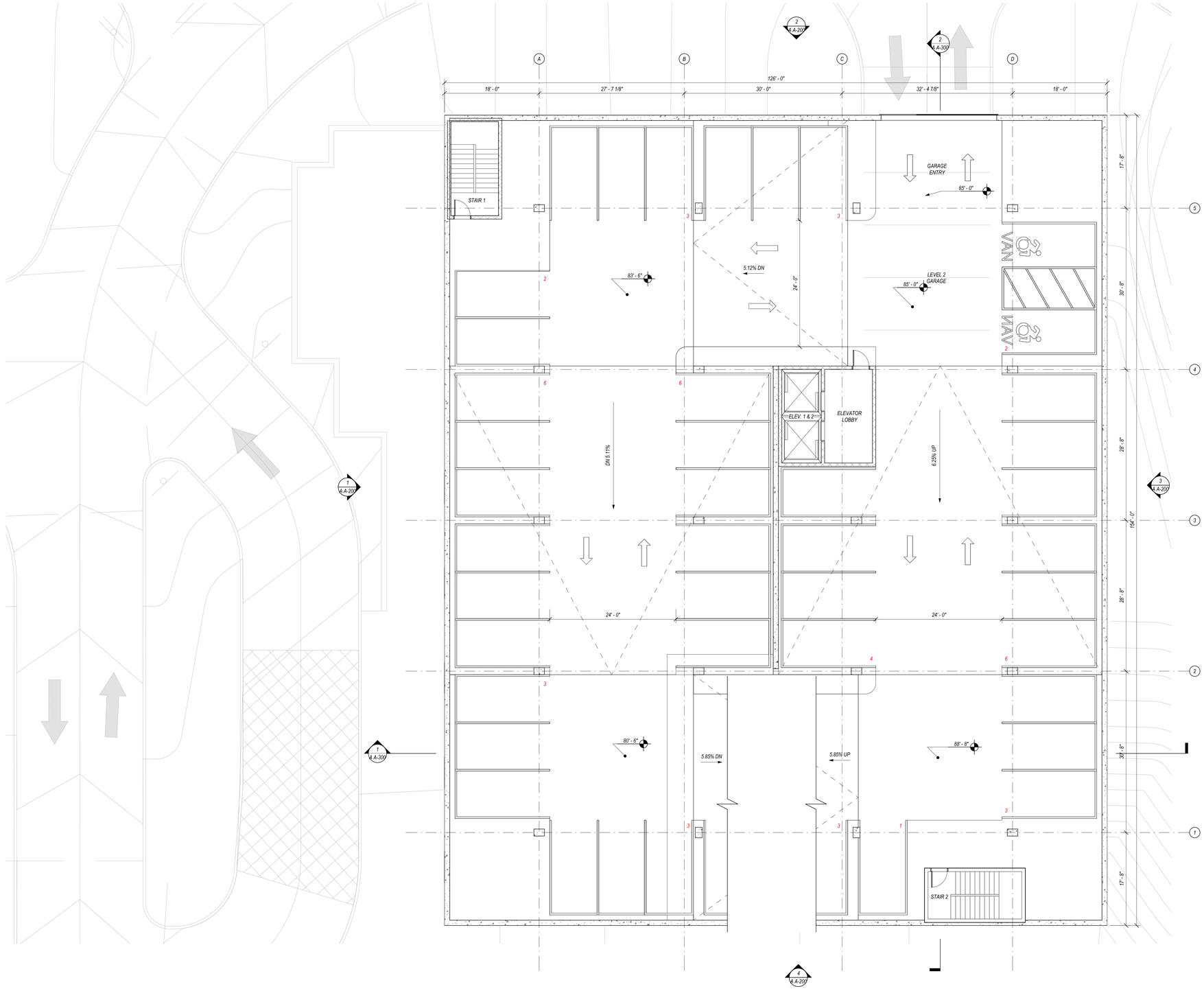

PARKING COUNT - P2
Standard Spaces - 43
HC Spaces - 2
Total - 45

BA-P2 - Garage Level P2 Overall
1/8" = 1'-0"

1
A A-101

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client information:
BOSTON POST ROAD OWNER LLC c/o ROSE ASSOCIATES CAPITAL GROUP LLC

777 Third Avenue, 6th Floor New York New York 10017

consultant information:

issuance:
SITE PLAN SUBMISSION
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key plan:

drawing information:

drawing by:	Author
drawing checked by:	CSP
drawing scale:	1/8" = 1'-0"
drawing date:	09 JUNE 2025
project number:	24040.00.MA

drawing revisions:

No.	Description	Date

registration:

drawing name:
Building A - Lower Garage (P2)

drawing number:
A A-101

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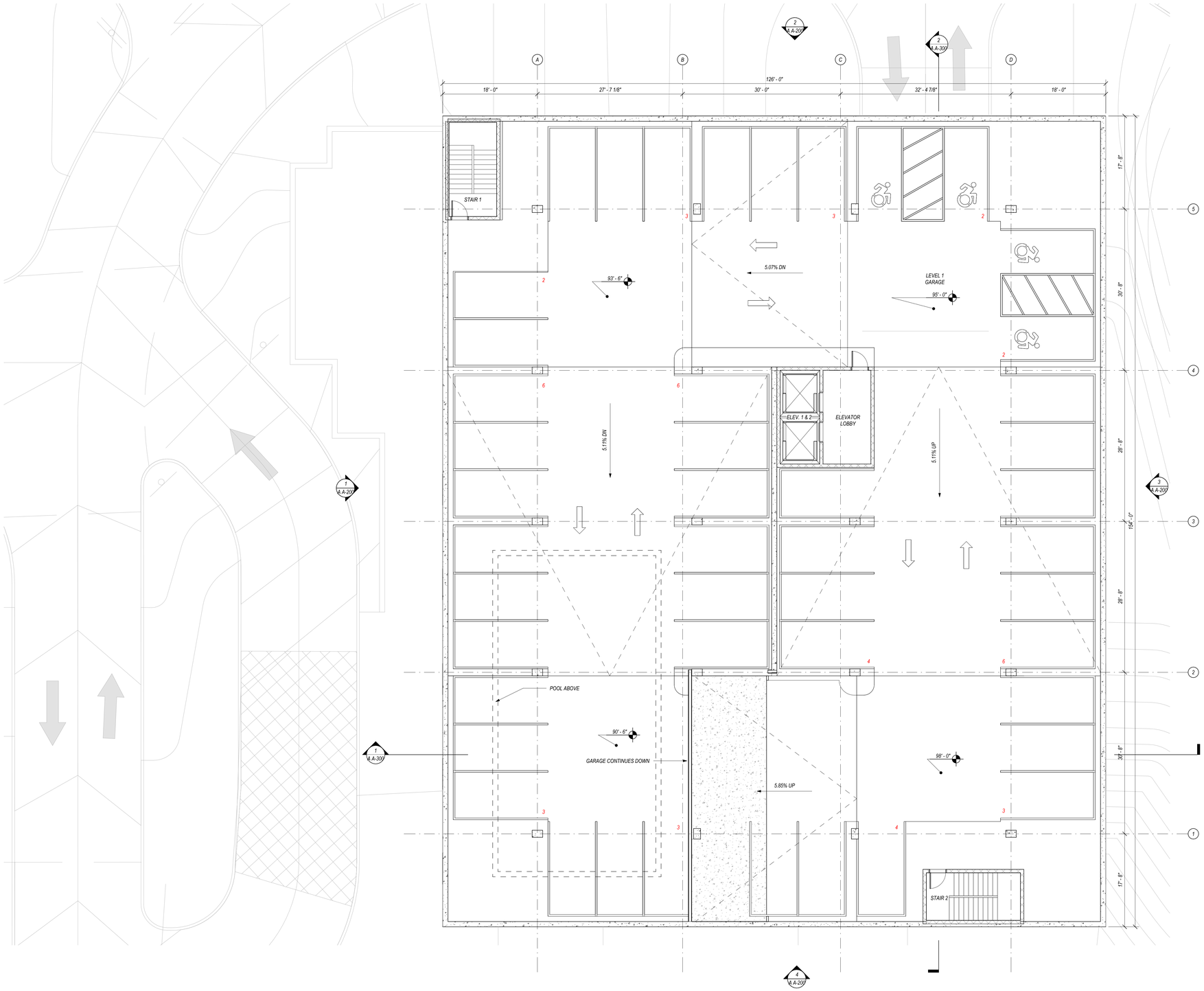

PARKING COUNT - P1
Standard Spaces - 43
HC Spaces - 4
Total - 47

BA-P1 - Garage Level P1 Overall
1/8" = 1'-0"
1
A A-102

project information:
406 BOSTON POST RD - BUILDING A
406 BOSTON POST ROAD,
PORT CHESTER, NY 10573

client information:
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777 Third Avenue, 6th Floor New York New York 10017

consultant information:

issuance:
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key plan:

drawing information:

drawing by:	JMT
drawing checked by:	CSP
drawing scale:	1/8" = 1'-0"
drawing date:	09 JUNE 2025
project number:	24040.00.MA

drawing revisions:

No.	Description	Date

registration:

drawing name:
Building A - Lower Garage (P1)

drawing number:
A A-102

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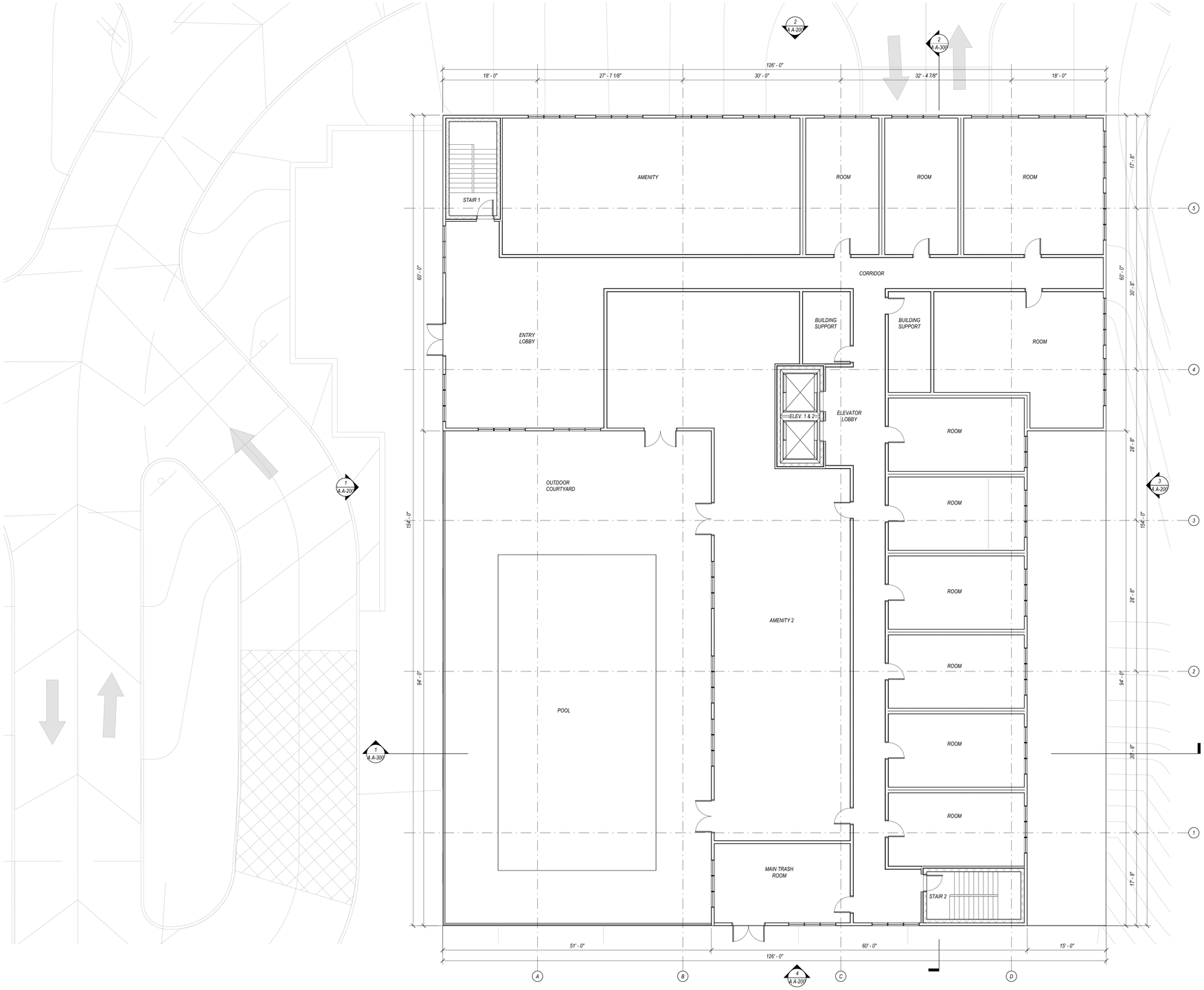

BA-L1 - First Floor Overall
1/8" = 1'-0"

1
A A-103

project information:

406 BOSTON POST RD - BUILDING A

406 BOSTON POST ROAD,
PORT CHESTER, NY 10573

client information:

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issuance:

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key plan:



drawing information:

drawing by:	Author
drawing checked by:	CSP
drawing scale:	1/8" = 1'-0"
drawing date:	09 JUNE 2025
project number:	24040.00.MA

drawing revisions:

No.	Description	Date

registration:

drawing name:

Building A - First Floor Plan

drawing number:

A A-103

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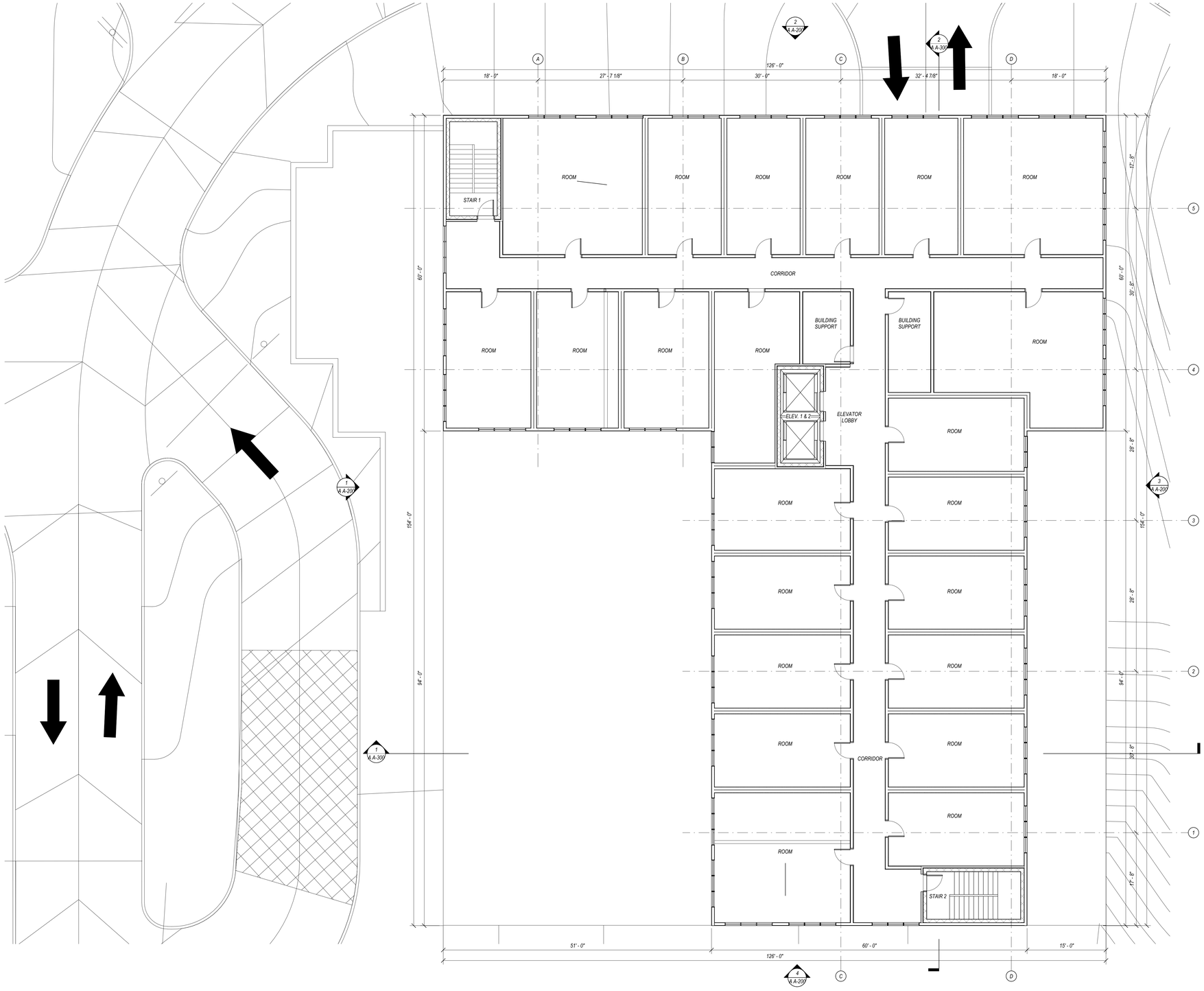

BA-L2 - Second Floor Overall
1/8" = 1'-0"

1
A A-104

project information:

406 BOSTON POST RD - BUILDING A

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client information:

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issuance:

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key plan:



drawing information:

drawing by:	Author
drawing checked by:	CSP
drawing scale:	1/8" = 1'-0"
drawing date:	09 JUNE 2025
project number:	24040.00.MA

drawing revisions:

No.	Description	Date

registration:

drawing name:

Building A - Second Floor Plan

drawing number:

A A-104

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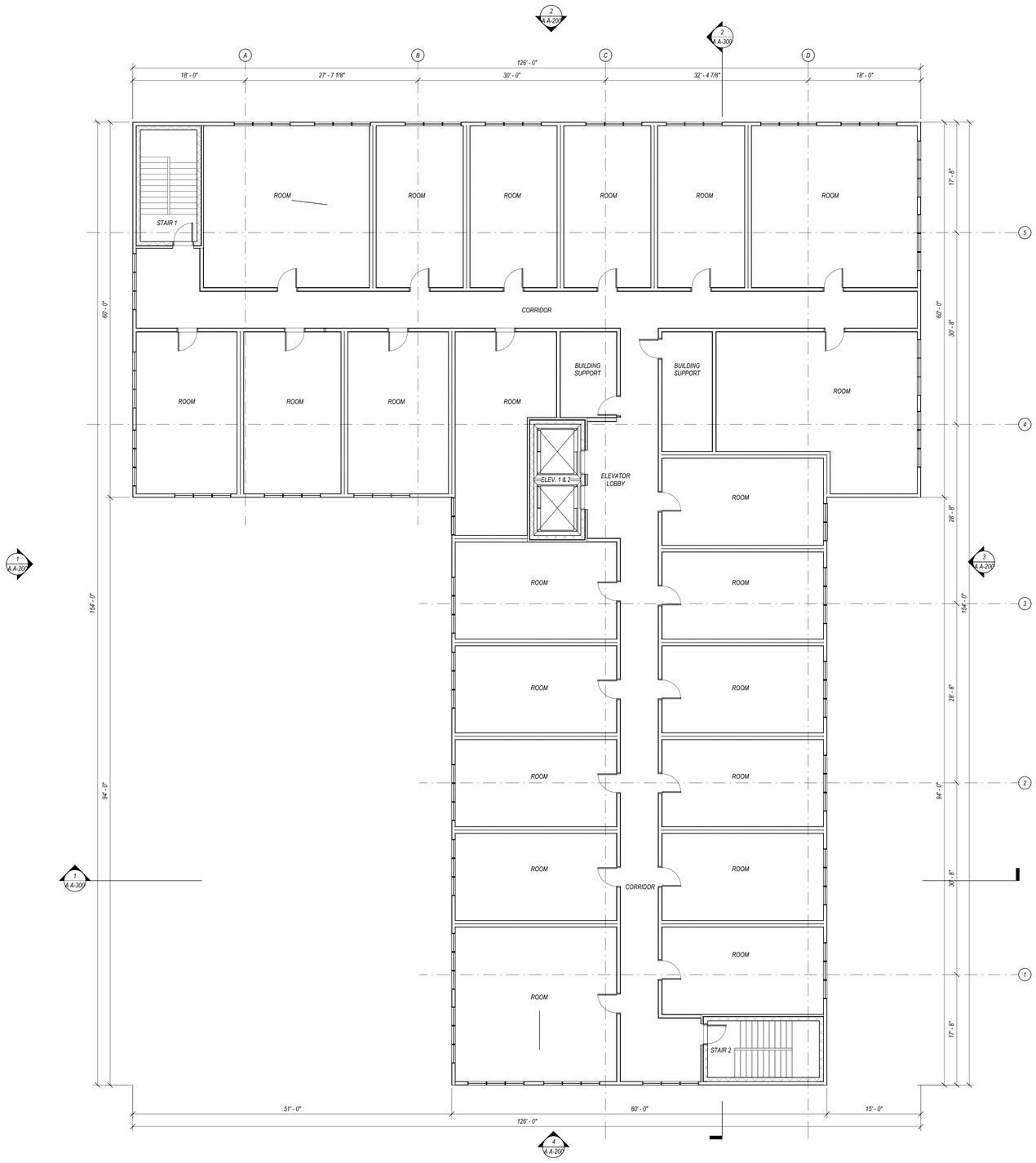

BA-L3 - Third Floor Overall

1/8" = 1'-0"

1
A A-105

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PORT CHESTER, NY 10573

client information:
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777 Third Avenue, 6th Floor New York New York 10017

consultant information:

issuance:
SITE PLAN SUBMISSION
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key plan:

drawing information:

drawing by:	Author
drawing checked by:	CSP
drawing scale:	1/8" = 1'-0"
drawing date:	09 JUNE 2025
project number:	24040.00.MA

drawing revisions:

No.	Description	Date

registration:

drawing name:
Building A - Third Floor Plan

drawing number:
A A-105

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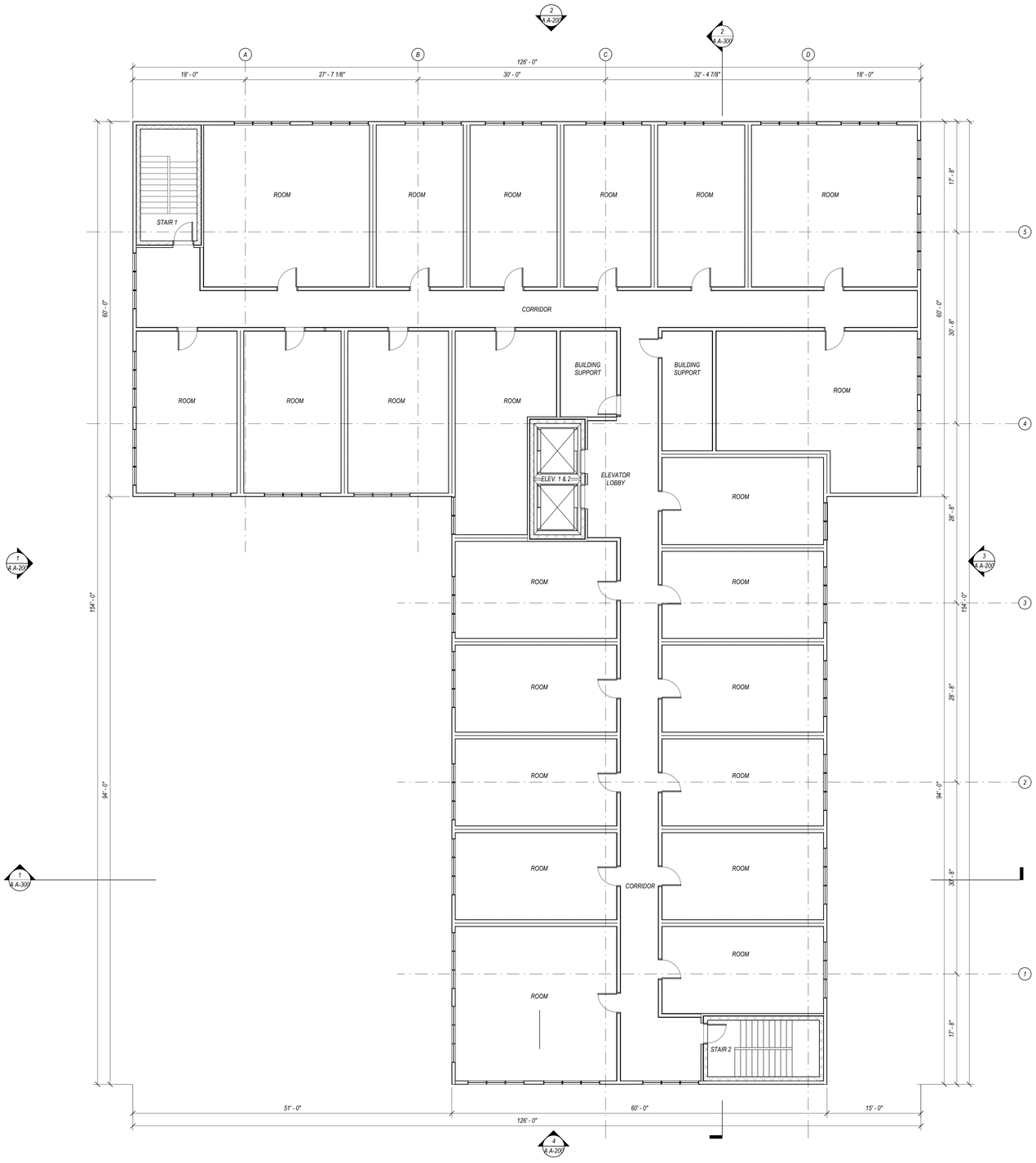

BA-L4 - Fourth Floor Overall

1/8" = 1'-0"

1 / A A-106

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project information:

406 BOSTON POST RD - BUILDING A

406 BOSTON POST ROAD,
PORT CHESTER, NY 10573

client information:

BOSTON POST ROAD OWNER LLC c/o ROSE ASSOCIATES CAPITAL GROUP LLC

777 Third Avenue, 6th Floor New York New York 10017

consultant information:

issuance:

SITE PLAN SUBMISSION

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key plan:



drawing information:

drawing by:	Author
drawing checked by:	CSP
drawing scale:	1/8" = 1'-0"
drawing date:	09 JUNE 2025
project number:	24040.00.MA

drawing revisions:

No.	Description	Date

registration:

drawing name:

Building A - Fourth Floor Plan

drawing number:

A A-106

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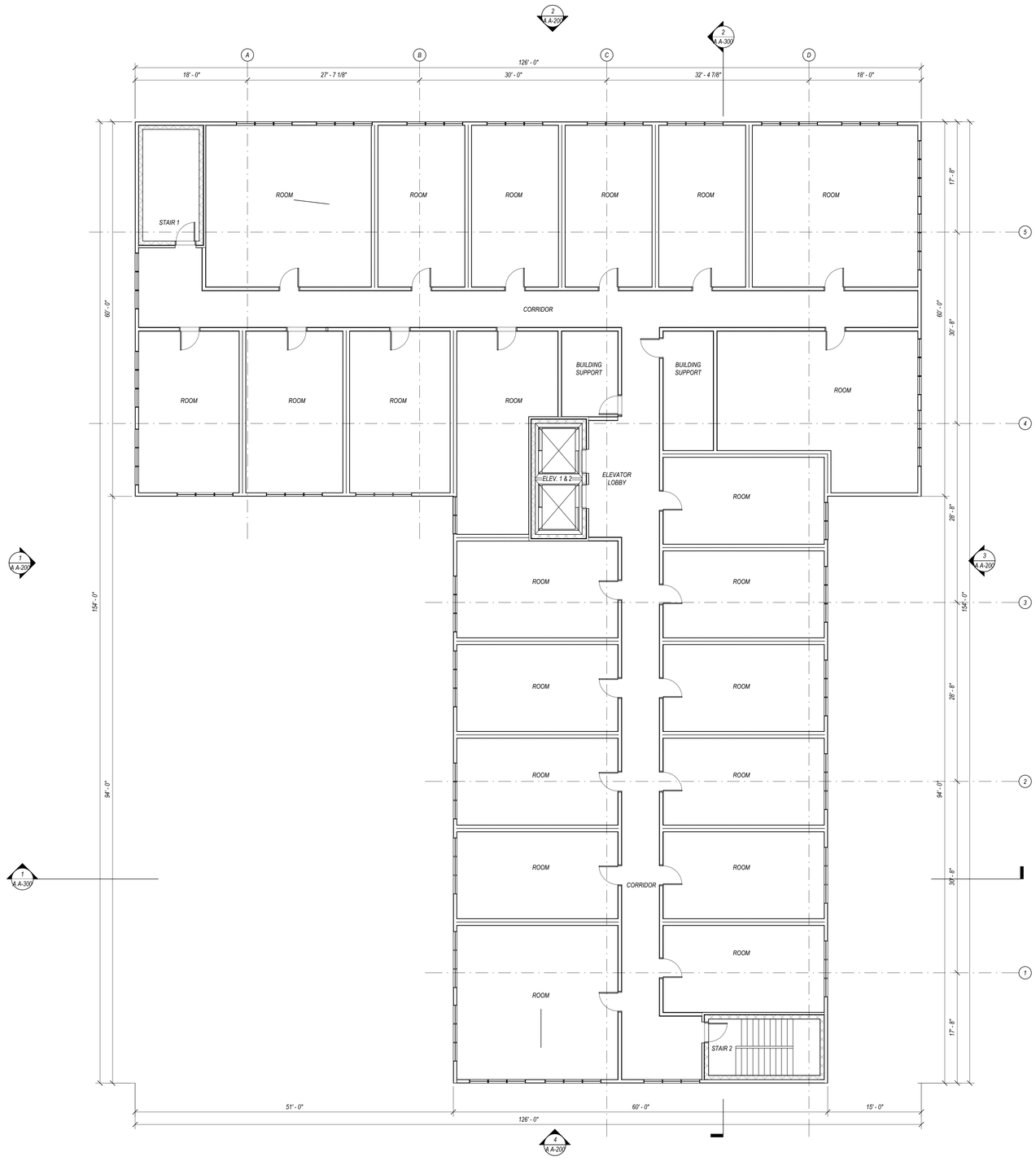

BA-L5 - Fifth Floor Overall
1/8" = 1'-0"

1
A A-107

project information:

406 BOSTON POST RD - BUILDING A

406 BOSTON POST ROAD,
PORT CHESTER, NY 10573

client information:

BOSTON POST ROAD OWNER LLC c/o ROSE ASSOCIATES CAPITAL GROUP LLC

777 Third Avenue, 6th Floor New York New York 10017

consultant information:

issuance:

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key plan:



drawing information:

drawing by:	Author
drawing checked by:	CSP
drawing scale:	1/8" = 1'-0"
drawing date:	09 JUNE 2025
project number:	24040.00.MA

drawing revisions:

No.	Description	Date

registration:

drawing name:

Building A - Fifth Floor Plan

drawing number:

A A-107

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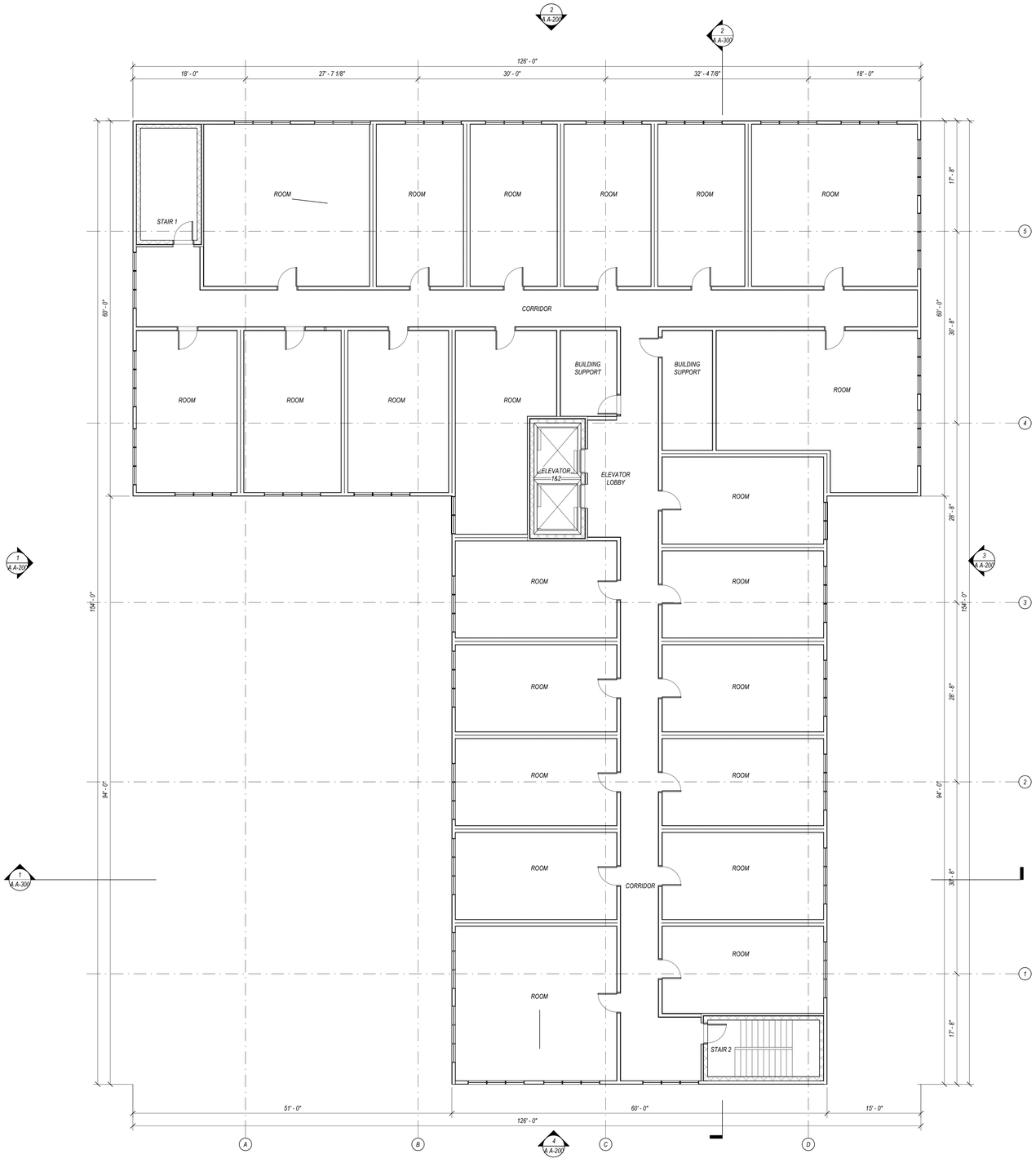

BA-L6 - Sixth Floor Overall

1/8" = 1'-0"

1
A A-108

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project information:

406 BOSTON POST RD - BUILDING A

406 BOSTON POST ROAD,
PORT CHESTER, NY 10573

client information:

BOSTON POST ROAD OWNER LLC c/o ROSE ASSOCIATES CAPITAL GROUP LLC

777 Third Avenue, 6th Floor New York New York 10017

consultant information:

issuance:

SITE PLAN SUBMISSION

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key plan:



drawing information:

drawing by:	Author
drawing checked by:	CSP
drawing scale:	1/8" = 1'-0"
drawing date:	09 JUNE 2025
project number:	24040.00.MA

drawing revisions:

No.	Description	Date

registration:

drawing name:

Building A - Sixth Floor Plan

drawing number:

A A-108

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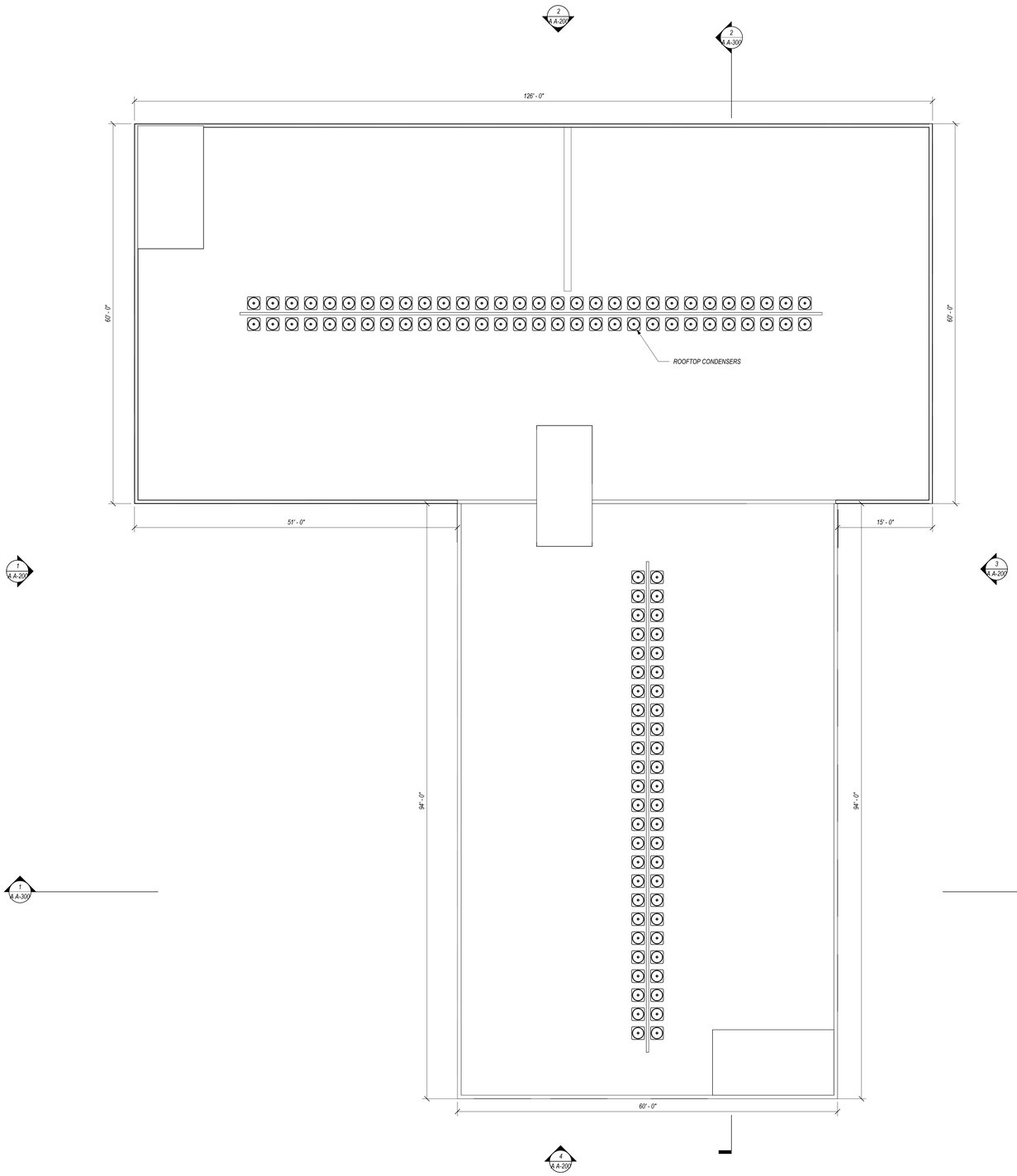

BA-R - Roof Overall
1/8" = 1'-0"

1
A A-109

project information:

406 BOSTON POST RD - BUILDING A

406 BOSTON POST ROAD,
PORT CHESTER, NY 10573

client information:

BOSTON POST ROAD OWNER LLC c/o ROSE ASSOCIATES CAPITAL GROUP LLC

777 Third Avenue, 6th Floor New York New York 10017

consultant information:

issuance:

SITE PLAN SUBMISSION

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key plan:



drawing information:

drawing by:	Author
drawing checked by:	CSP
drawing scale:	1/8" = 1'-0"
drawing date:	09 JUNE 2025
project number:	24040.00.MA

drawing revisions:

No.	Description	Date

registration:

drawing name:

Building A - Roof Plan

drawing number:

A A-109

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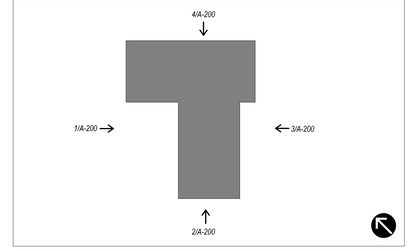
BUILDING A - ELEVATION KEY PLAN

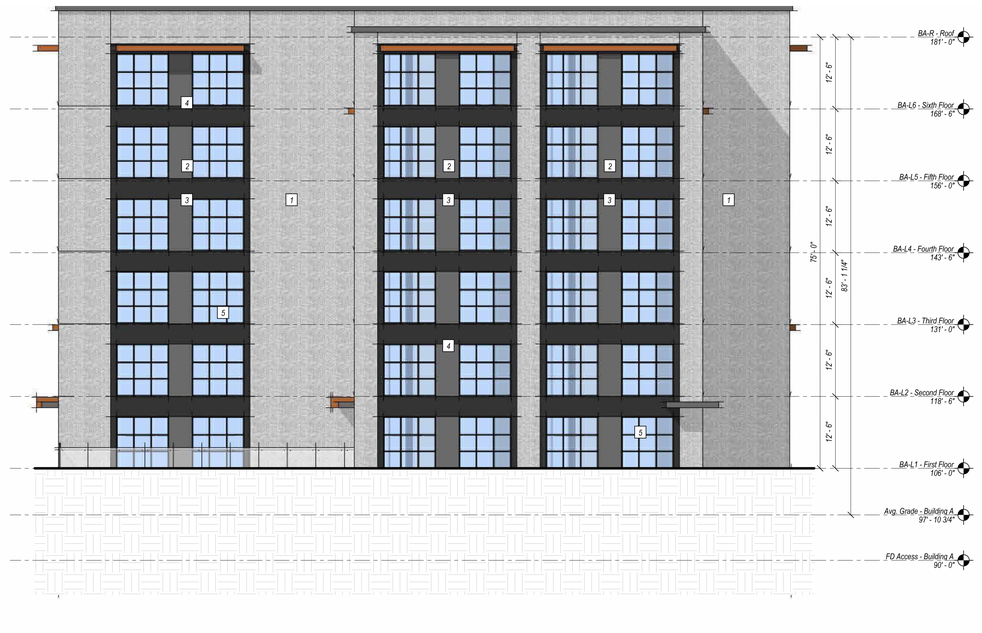


EXTERIOR MATERIAL LEGEND

1 LIGHT GREY BRICK	2 DARK GREY FIBER CEMENT	3 LIGHT GREY FIBER CEMENT	4 ORANGE METAL PANEL	5 VYNAL WINDOWS
				



Building A - East Elevation 3
3/32" = 1'-0" — A A-200



Building A - North Elevation 2
3/32" = 1'-0" — A A-200



Building A - South Elevation 4
3/32" = 1'-0" — A A-200



Bulding A - West Elevation 1
3/32" = 1'-0" — A A-200

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client information:

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777 Third Avenue, 6th Floor New York New York 10017

consultant information:

issuance:

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key plan:



drawing information:

drawing by:	Author
drawing checked by:	CSP
drawing scale:	As indicated
drawing date:	09 JUNE 2025
project number:	24040.00.MA

drawing revisions:

No.	Description	Date

registration:

drawing name:

Building A - Elevations

drawing number:

A A-200

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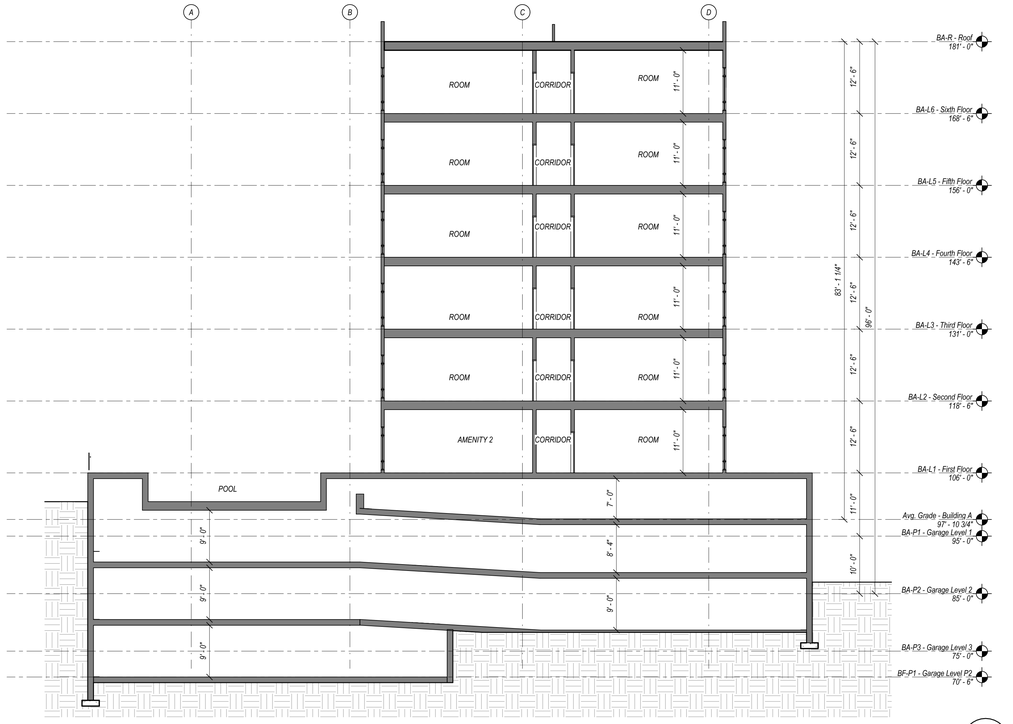
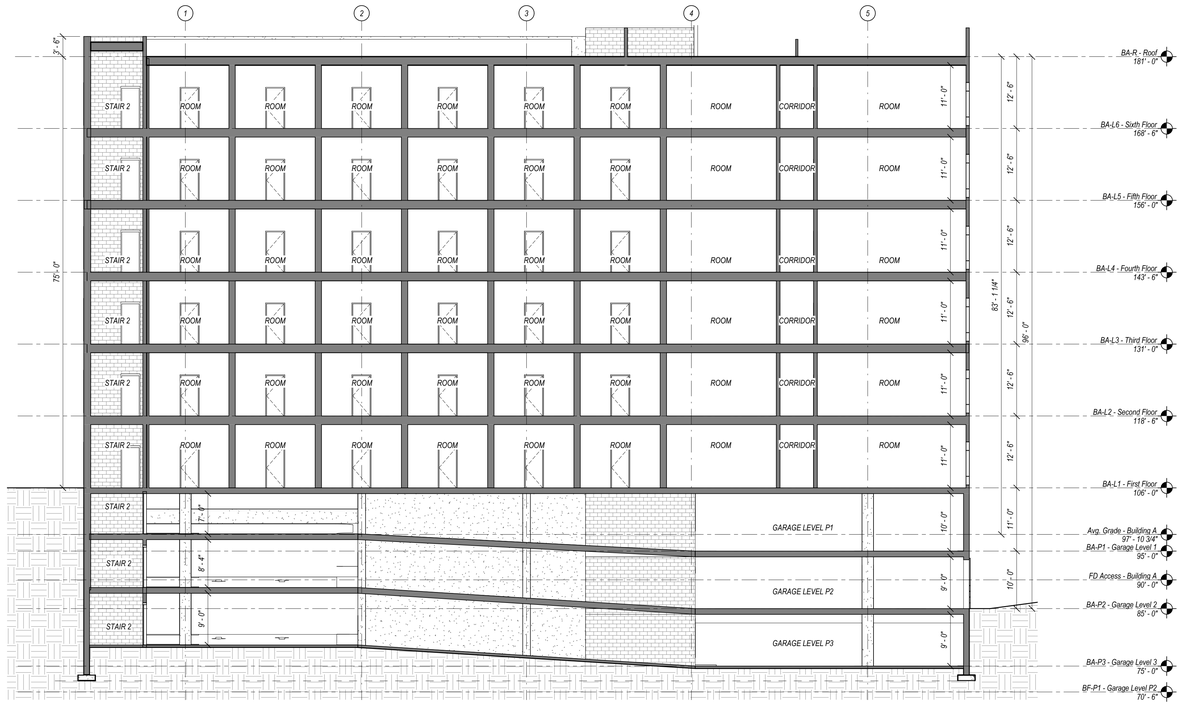


Building A - Building Section 1 — 1 / A A-300

3/32" = 1'-0"



Building A - Building Section 2 — 2 / A A-300

3/32" = 1'-0"

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project information:

406 BOSTON POST RD - BUILDING A

406 BOSTON POST ROAD,
PORT CHESTER, NY 10573

client information:

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777 Third Avenue, 6th Floor New York New York 10017

consultant information:

issuance:

SITE PLAN SUBMISSION

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key plan:



drawing information:

drawing by:	Author
drawing checked by:	CSP
drawing scale:	3/32" = 1'-0"
drawing date:	09 JUNE 2025
project number:	24040.00.MA

drawing revisions:

No.	Description	Date

registration:

drawing name:

Building A - Building Section

drawing number:

A A-300

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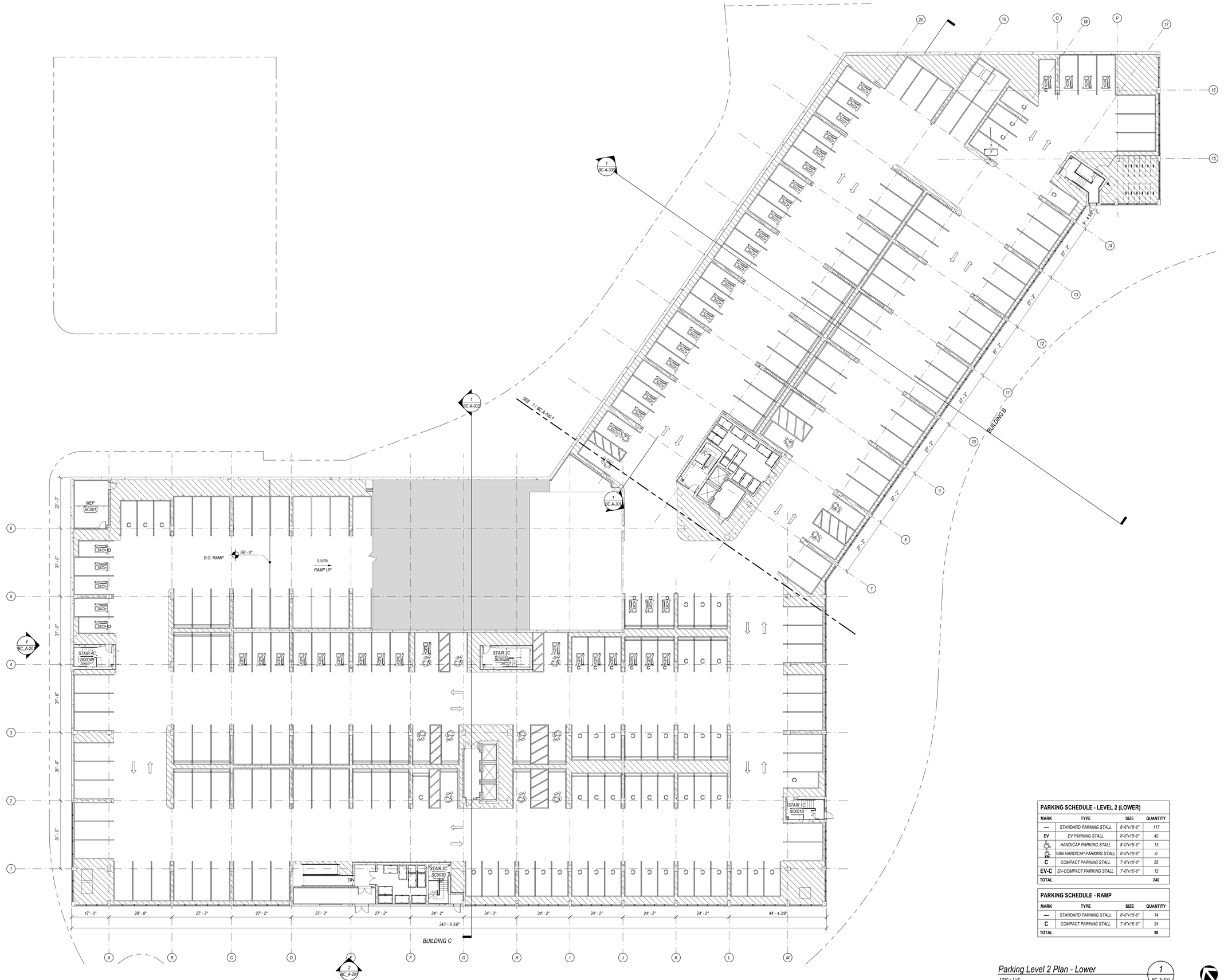

PARKING SCHEDULE - LEVEL 2 (LOWER)			
MARK	TYPE	SIZE	QUANTITY
---	STANDARD PARKING STALL	8'-6"x18'-0"	117
EV	EV PARKING STALL	8'-6"x18'-0"	42
	HANDICAP PARKING STALL	8'-0"x18'-0"	13
	VAN HANDICAP PARKING STALL	8'-0"x18'-0"	0
C	COMPACT PARKING STALL	7'-6"x16'-0"	55
EV-C	EV-COMPACT PARKING STALL	7'-6"x16'-0"	12
TOTAL			240

PARKING SCHEDULE - RAMP			
MARK	TYPE	SIZE	QUANTITY
---	STANDARD PARKING STALL	8'-6"x18'-0"	14
C	COMPACT PARKING STALL	7'-6"x16'-0"	24
TOTAL			38

Parking Level 2 Plan - Lower
1/16" = 1'-0"

1
BC_A-100

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56 Hight Street, North Andover, MA 01845
phone: 978.989.9900 www.cube3.com

project information:
406 BOSTON POST RD
406 BOSTON POST ROAD,
PORT CHESTER, NY 10573

client information:
BOSTON POST ROAD OWNER LLC c/o ROSE ASSOCIATES CAPITAL GROUP LLC
777 Third Avenue, 6th Floor, New York, New York 10017

issuance:
SITE PLAN AMENDMENT
NOT FOR CONSTRUCTION

key plan:

drawing information:

drawing by:	BA
drawing checked by:	AB
drawing scale:	As indicated
drawing date:	22 May 2026
project number:	24040.00.MA

drawing revisions:

No.	Description	Date
1	Site Plan Amendment 2	05.22.2026

registration:

drawing name:
Parking Level 2 Plan (Lower)

drawing number:
BC_A-100

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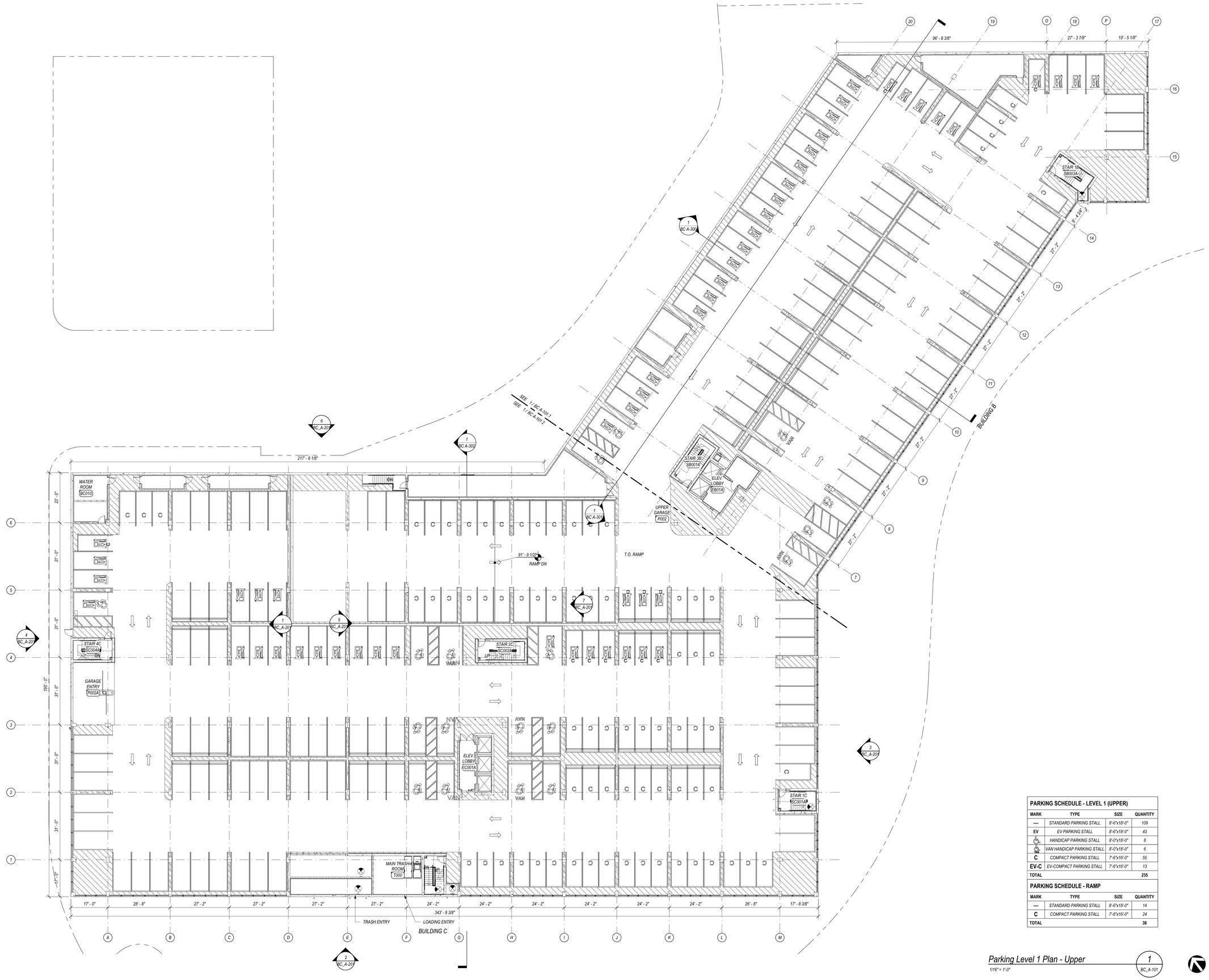

PARKING SCHEDULE - LEVEL 1 (UPPER)			
MARK	TYPE	SIZE	QUANTITY
---	STANDARD PARKING STALL	8'-6"x18'-0"	109
EV	EV PARKING STALL	8'-6"x18'-0"	43
♿	HANDICAP PARKING STALL	8'-0"x18'-0"	8
♿ VAN	VAN HANDICAP PARKING STALL	8'-0"x18'-0"	6
C	COMPACT PARKING STALL	7'-6"x16'-0"	55
EV-C	EV-COMPACT PARKING STALL	7'-6"x16'-0"	13
TOTAL			235

PARKING SCHEDULE - RAMP			
MARK	TYPE	SIZE	QUANTITY
---	STANDARD PARKING STALL	8'-6"x18'-0"	14
C	COMPACT PARKING STALL	7'-6"x16'-0"	24
TOTAL			38

Parking Level 1 Plan - Upper
1/16" = 1'-0"

1
BC_A-101

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PORT CHESTER, NY 10573

client information:
BOSTON POST ROAD OWNER LLC c/o ROSE ASSOCIATES CAPITAL GROUP LLC
777 Third Avenue, 6th Floor, New York, New York 10017

consultant information:

issuance:
SITE PLAN AMENDMENT
NOT FOR CONSTRUCTION

key plan:

drawing information:
drawing by: BA
drawing checked by: AB
drawing scale: As indicated
drawing date: 22 May 2026
project number: 24040.00.MA
drawing revisions:

No.	Description	Date
1	Site Plan Amendment 2	05.22.2026

registration:

drawing name:
Parking Level 1 Plan (Upper)

drawing number:
BC_A-101

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PORT CHESTER, NY 10573

client information:

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777 Third Avenue, 6th Floor, New York, New York 10017

consultant information:

issuance:

SITE PLAN AMENDMENT

NOT FOR CONSTRUCTION

key plan:



drawing information:

drawing by:	BA
drawing checked by:	AB
drawing scale:	1/16" = 1'-0"
drawing date:	22 May 2026
project number:	24040.00.MA

drawing revisions:

No.	Description	Date
1	Site Plan Amendment 2	05.22.2026

registration:

drawing name:

Buildings B&C - First Floor Plan

drawing number:

BC_A-102

Buildings B & C - First Floor Plan — 1/16" = 1'-0" — 1 / BC_A-102

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client information:

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777 Third Avenue, 6th Floor, New York, New York 10017

consultant information:

issuance:

SITE PLAN AMENDMENT

NOT FOR CONSTRUCTION

key plan:



drawing information:

drawing by:	BA
drawing checked by:	AB
drawing scale:	1/16" = 1'-0"
drawing date:	22 May 2026
project number:	24040.00.MA

drawing revisions:

No.	Description	Date
1	Site Plan Amendment 2	05.22.2026

registration:

drawing name:

Buildings B&C - Second Floor Plan

drawing number:

BC_A-103

Buildings B & C - Second Floor Plan — 1/16" = 1'-0" — 1 / BC_A-103

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PORT CHESTER, NY 10573

client information:

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777 Third Avenue, 6th Floor, New York, New York 10017

consultant information:

issuance:

SITE PLAN AMENDMENT

NOT FOR CONSTRUCTION

key plan:



drawing information:

drawing by:	BA
drawing checked by:	AB
drawing scale:	1/16" = 1'-0"
drawing date:	22 May 2026
project number:	24040.00.MA

drawing revisions:

No.	Description	Date
1	Site Plan Amendment 2	05.22.2026

registration:

drawing name:

Buildings B&C - Third Floor Plan

drawing number:

BC_A-104

Buildings B & C - Third Floor Plan
1/16" = 1'-0"

1 / BC_A-104

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Buildings B & C - Fourth Floor Plan
1/16" = 1'-0"

1
BC_A-105

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client information:
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777 Third Avenue, 6th Floor, New York, New York 10017

consultant information:

issuance:
SITE PLAN AMENDMENT

NOT FOR CONSTRUCTION

key plan:

drawing information:

drawing by:	BA
drawing checked by:	AB
drawing scale:	1/16" = 1'-0"
drawing date:	22 May 2026
project number:	24040.00.MA

drawing revisions:

No.	Description	Date
1	Site Plan Amendment 2	05.22.2026

registration:

drawing name:
Buildings B&C - Fourth Floor Plan

drawing number:
BC_A-105

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777 Third Avenue, 6th Floor, New York, New York 10017

consultant information:

issuance:

SITE PLAN AMENDMENT

NOT FOR CONSTRUCTION

key plan:



drawing information:

drawing by:	BA
drawing checked by:	AB
drawing scale:	1/16" = 1'-0"
drawing date:	22 May 2026
project number:	24040.00.MA

drawing revisions:

No.	Description	Date
1	Site Plan Amendment 2	05.22.2026

registration:

drawing name:

Buildings B&C - Fifth Floor Plan

drawing number:

BC_A-106

Buildings B & C - Fifth Floor Plan
1/16" = 1'-0"

1 / BC_A-106

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consultant information:

issuance:

SITE PLAN AMENDMENT

NOT FOR CONSTRUCTION

key plan:



drawing information:

drawing by:	BA
drawing checked by:	AB
drawing scale:	1/16" = 1'-0"
drawing date:	22 May 2026
project number:	24040.00.MA

drawing revisions:

No.	Description	Date
1	Site Plan Amendment 2	05.22.2026

registration:

drawing name:

Buildings B&C - Sixth Floor Plan

drawing number:

BC_A-107

Buildings B & C - Sixth Floor Plan
1/16" = 1'-0"
1 / BC_A-107

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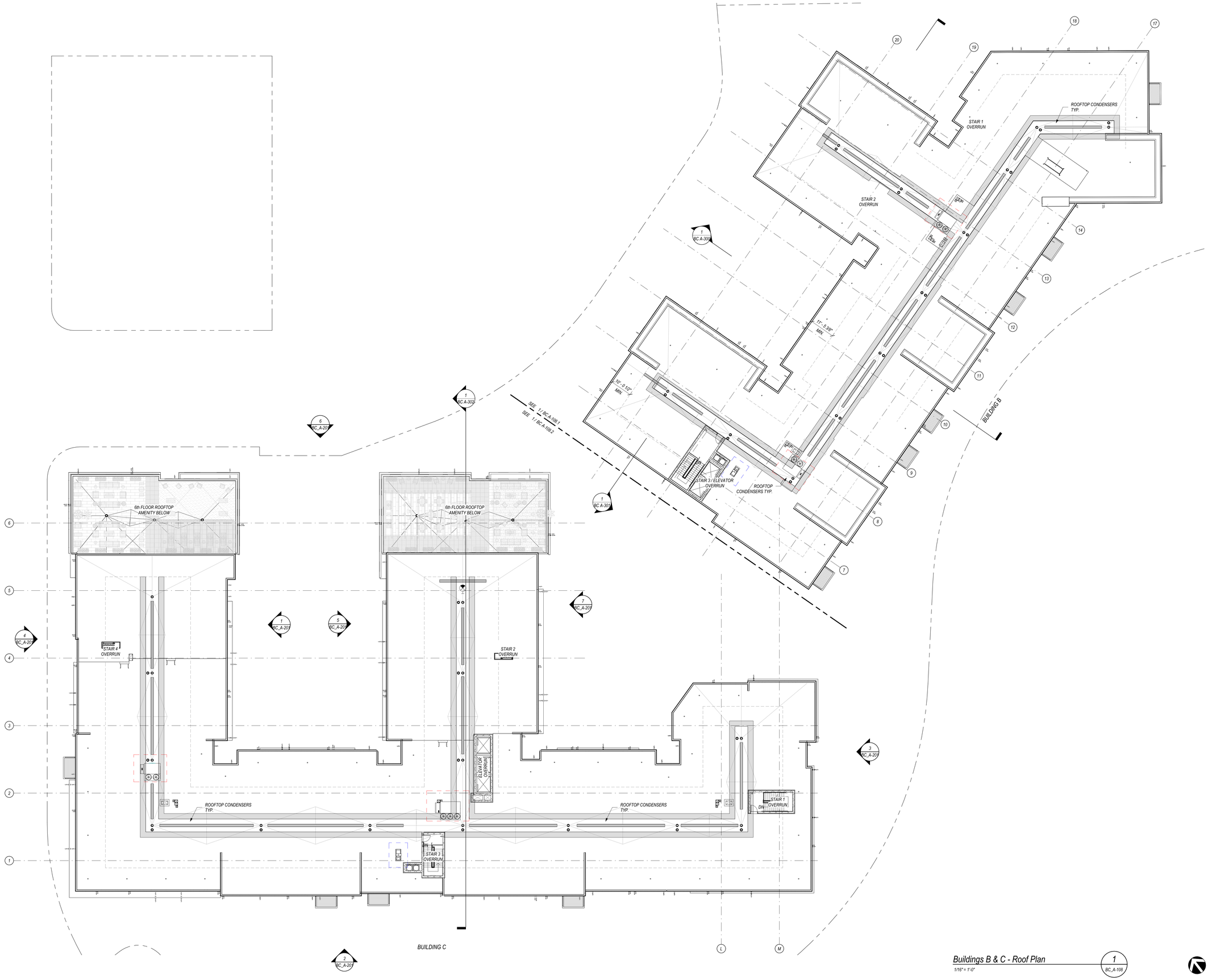

Buildings B & C - Roof Plan

1/16" = 1'-0"

1 BC_A-108

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consultant information

issuance

SITE PLAN AMENDMENT

NOT FOR CONSTRUCTION

key plan

drawing information

drawing by:	BA
drawing checked by:	AB
drawing scale:	1/16" = 1'-0"
drawing date:	22 May 2026
project number:	24040.00.MA

drawing revisions:

No.	Description	Date
1	Site Plan Amendment 2	05.22.2026

registration

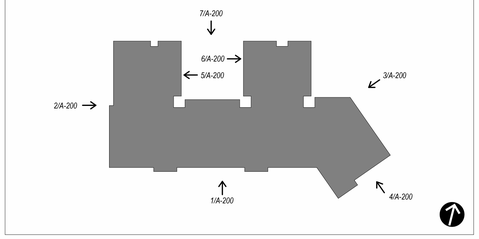
drawing name

Buildings B&C - Roof Plan

drawing number

BC_A-108

BUILDING B - ELEVATION KEY PLAN

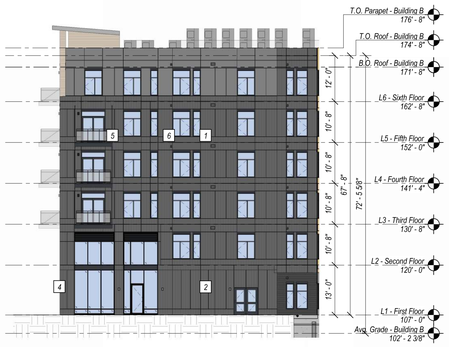


EXTERIOR MATERIAL LEGEND

1. HARDIE SIERRA 8 PANEL - PTD. TO MATCH STATEMENT COLLECTION IRON GRAY
2. HARDIE LAP SIDING - WOOD-LOOK - SAND CASTLE
3. HARDIE DREAM COLLECTION - CHEVAL TAN
4. HARDIE STATEMENT COLLECTION - IRON GRAY
5. HARDIE - CUSTOM COLOR TO MATCH INTUS ANODIZED SILVER
6. HARDIE LAP SIDING - STATEMENT COLLECTION - MIDNIGHT BLACK
7. 5/4 HARDIE TRIM BOARD - MIDNIGHT BLACK
8. PREFABRICATED BALCONY - (PTD. TO MATCH INTUS ANTHRACITE GRAY)
9. PREFABRICATED BALCONY (PTD. TO MATCH INTUS ANODIZED SILVER)
10. HARDIE STATEMENT COLLECTION - LIGHT MIST
11. HARDIE LAP SIDING - WOOD-LOOK - MOUNTAIN CEDAR
12. HARDIE STATEMENT COLLECTION - GRAY SLATE
13. HARDIE LAP SIDING - STATEMENT COLLECTION - GRAY SLATE
14. HARDIE STATEMENT COLLECTION - MIDNIGHT BLACK
15. METAL SCREENING - RECTANGULAR, CARBON STEEL, COLD ROLLED, WELDED - TRIMMED, 4" X 2" MESH, PAINTED BLACK
16. CONCRETE STAIN - GRAY



Front (North) Elevation — 7 / BC_A-200
1/16" = 1'-0"



Courtyard East Elevation — 6 / BC_A-200
1/16" = 1'-0"



Courtyard West Elevation Copy 1 — 5 / BC_A-200
1/16" = 1'-0"



Southeast Elevation — 4 / BC_A-200
1/16" = 1'-0"



Left (East) Elevation — 3 / BC_A-200
1/16" = 1'-0"



Right (West) Elevation — 2 / BC_A-200
1/16" = 1'-0"



Rear (South) Elevation — 1 / BC_A-200
1/16" = 1'-0"

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PORT CHESTER, NY 10573

client information:
BOSTON POST ROAD OWNER LLC c/o ROSE ASSOCIATES CAPITAL GROUP LLC
777 Third Avenue, 6th Floor, New York, New York 10017

consultant information:

issuance:
SITE PLAN AMENDMENT
NOT FOR CONSTRUCTION

key plan:

drawing information:

drawing by:	BA
drawing checked by:	AB
drawing scale:	As indicated
drawing date:	22 May 2026
project number:	24040.00.MA

drawing revisions:

No.	Description	Date
1	Site Plan Amendment 2	05.22.2026

registration:

drawing name:
Exterior Elevations - Building B

drawing number:
BC_A-200

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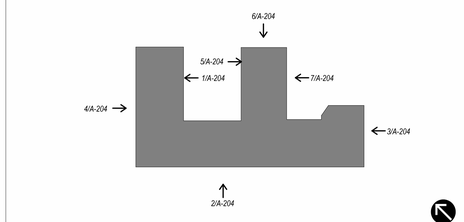
BUILDING C - ELEVATION KEY PLAN



EXTERIOR MATERIAL LEGEND

1. HARDIE SIERRA 8 PANEL - PTD. TO MATCH STATEMENT COLLECTION IRON GRAY
2. HARDIE LAP SIDING - WOOD-LOOK - SAND CASTLE
3. HARDIE DREAM COLLECTION - CHEVAL TAN
4. HARDIE STATEMENT COLLECTION - IRON GRAY
5. HARDIE - CUSTOM COLOR TO MATCH INTUS ANODIZED SILVER
6. HARDIE LAP SIDING - STATEMENT COLLECTION - MIDNIGHT BLACK
7. 5/4 HARDIE TRIM BOARD - MIDNIGHT BLACK
8. PREFABRICATED BALCONY - (PTD. TO MATCH INTUS ANTHRACITE GRAY)
9. PREFABRICATED BALCONY (PTD. TO MATCH INTUS ANODIZED SILVER)
10. HARDIE STATEMENT COLLECTION - LIGHT MIST
11. HARDIE LAP SIDING - WOOD-LOOK - MOUNTAIN CEDAR
12. HARDIE STATEMENT COLLECTION - GRAY SLATE
13. HARDIE LAP SIDING - STATEMENT COLLECTION - GRAY SLATE
14. HARDIE STATEMENT COLLECTION - MIDNIGHT BLACK
15. METAL SCREENING - RECTANGULAR, CARBON STEEL, COLD ROLLED, WELDED - TRIMMED, 4" X 2" MESH, PAINTED BLACK
16. CONCRETE STAIN - GRAY



Courtyard West Elevation
1/16" = 1'-0"
7
BC_A-201



Front (North) Elevation
1/16" = 1'-0"
6
BC_A-201



Courtyard East Elevation
1/16" = 1'-0"
5
BC_A-201



Right (West) Elevation
1/16" = 1'-0"
4
BC_A-201



Left (East) Elevation
1/16" = 1'-0"
3
BC_A-201



Rear (South) Elevation
1/16" = 1'-0"
2
BC_A-201



Courtyard 2 West Elevation
1/16" = 1'-0"
1
BC_A-201

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406 BOSTON POST RD

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PORT CHESTER, NY 10573

client information:
BOSTON POST ROAD OWNER LLC c/o ROSE ASSOCIATES CAPITAL GROUP LLC

777 Third Avenue, 6th Floor, New York, New York 10017

consultant information:

issuance:
SITE PLAN AMENDMENT

NOT FOR CONSTRUCTION

key plan:

drawing information:

drawing by:	BA
drawing checked by:	AB
drawing scale:	As indicated
drawing date:	22 May 2026
project number:	24040.00.MA

drawing revisions:

No.	Description	Date
1	Site Plan Amendment 2	05.22.2026

registration:

drawing name:
Exterior Elevations - Building C

drawing number:
BC_A-201

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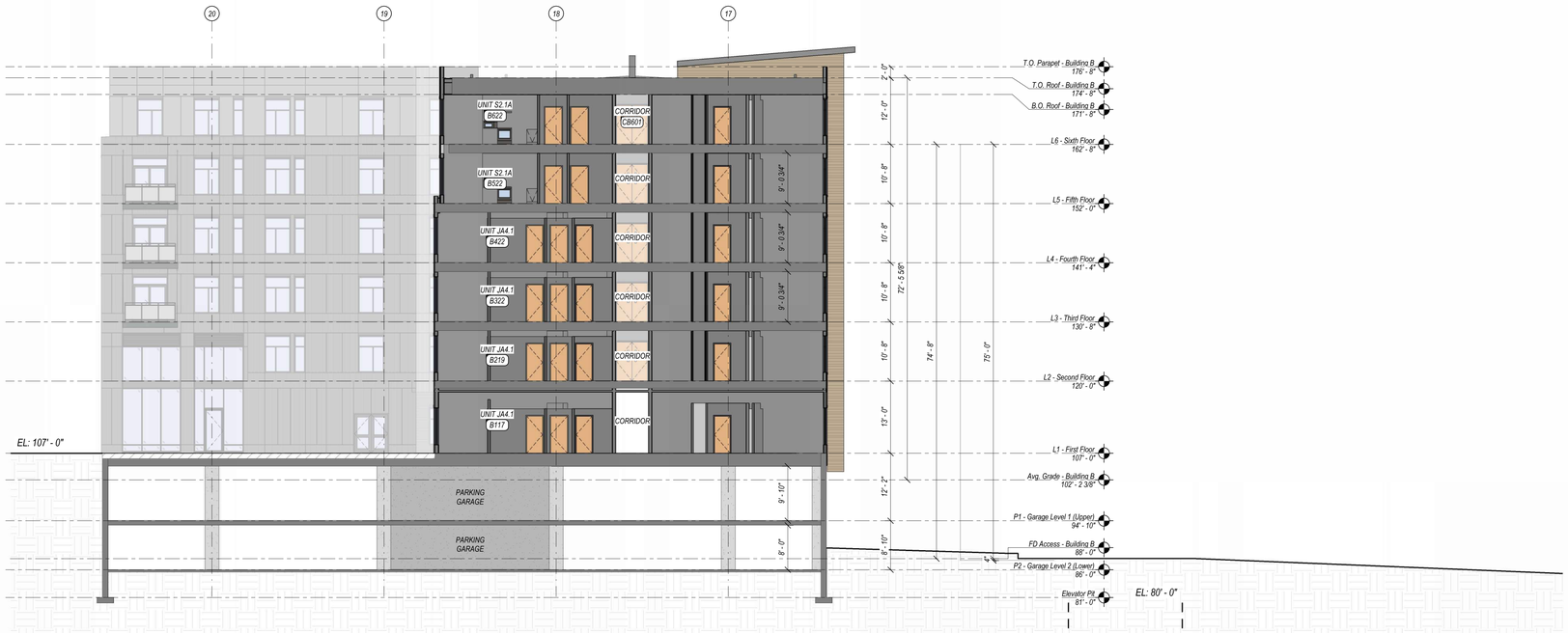
Building B - Section 2 Copy 1

3/32" = 1'-0"

2

BC_A-300



Building B - Section 1 Copy 1

3/32" = 1'-0"

1

BC_A-300

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client information:

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777 Third Avenue, 6th Floor, New York, New York 10017

consultant information:

issuance:

SITE PLAN AMENDMENT

NOT FOR CONSTRUCTION

key plan:

drawing information:

drawing by:	BA
drawing checked by:	AB
drawing scale:	3/32" = 1'-0"
drawing date:	22 May 2026
project number:	24040.00.MA

drawing revisions:

No.	Description	Date
1	Site Plan Amendment 2	05.22.2026

registration:

drawing name:

Building Sections

drawing number:

BC_A-300

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ROSE ASSOCIATES
CAPITAL GROUP LLC

777 Third Avenue, 6th Floor, New York, New York 10017

consultant information:

issuance:

SITE PLAN AMENDMENT

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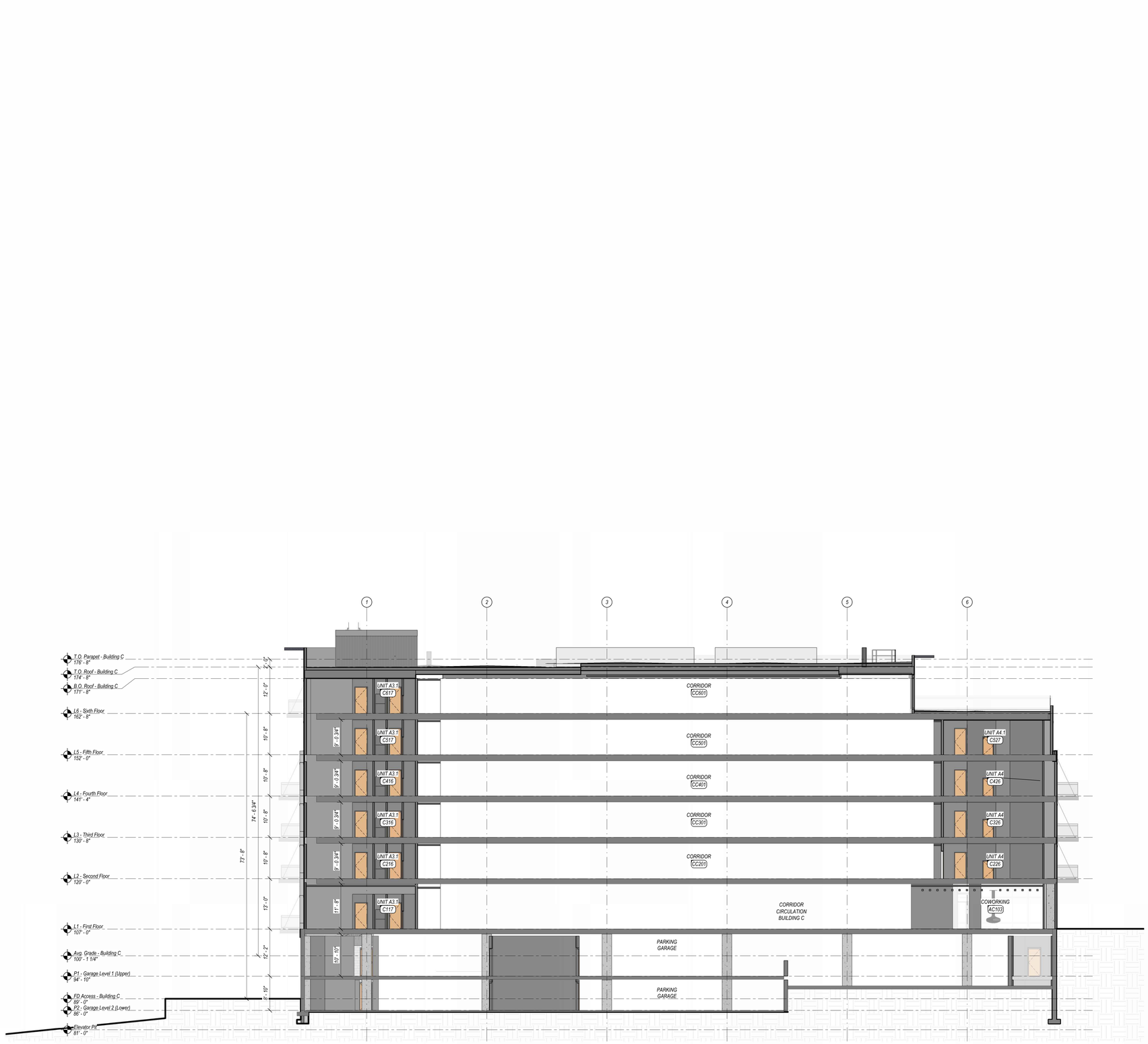
key plan:



Building C - Section 1 Copy 1
3/32" = 1'-0"

1
BC_A-301

drawing information:

drawing by:	BA
drawing checked by:	AB
drawing scale:	3/32" = 1'-0"
drawing date:	22 May 2026
project number:	24040.00.MA

drawing revisions:

No.	Description	Date
1	Site Plan Amendment 2	05.22.2026

registration:

drawing name:

Building Sections

drawing number:

BC_A-301

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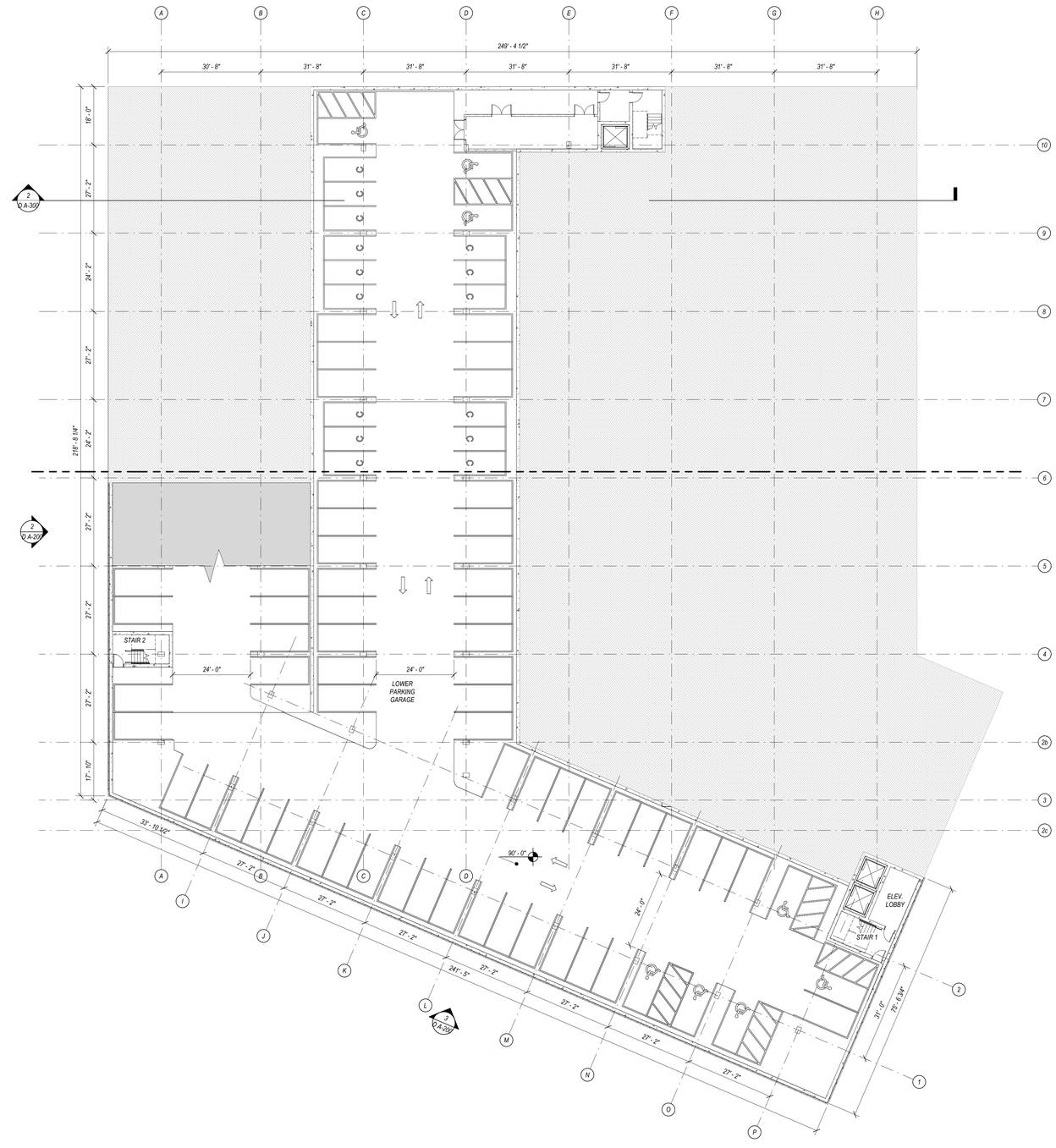

PARKING SCHEDULE - LEVEL 2 (LOWER)			
MARK	TYPE	SIZE	QUANTITY
----	STANDARD PARKING STALL	8'-6"x18'-0"	52
C	COMPACT PARKING STALL	8'-6"x18'-0"	15
♿	HANDICAP PARKING STALL	8'-0"x18'-0"	8
TOTAL			75

NOTE: RAMP SPACES SHOWN ON UPPER LEVEL P1

P2 - Garage Level 2 Overall
1/16" = 1'-0"

1
D A-100

project information:

406 BOSTON POST RD - BUILDING D

406 BOSTON POST ROAD,
PORT CHESTER, NY 10573

client information:

BOSTON POST ROAD OWNER LLC c/o ROSE ASSOCIATES CAPITAL GROUP LLC

777 Third Avenue, 6th Floor New York New York 10017

consultant information:

issuance:

SITE PLAN SUBMISSION

NOT FOR CONSTRUCTION

key plan:



drawing information:

drawing by:	BTA
drawing checked by:	AB
drawing scale:	As indicated
drawing date:	09 JUNE 2025
project number:	24040.00.MA

drawing revisions:

No.	Description	Date
1	Site Plan Amendment	10.24.2024
2	Site Plan Amendment 2	05.22.2026

registration:

drawing name:

Building D - Lower Garage Plan

drawing number:

D A-100

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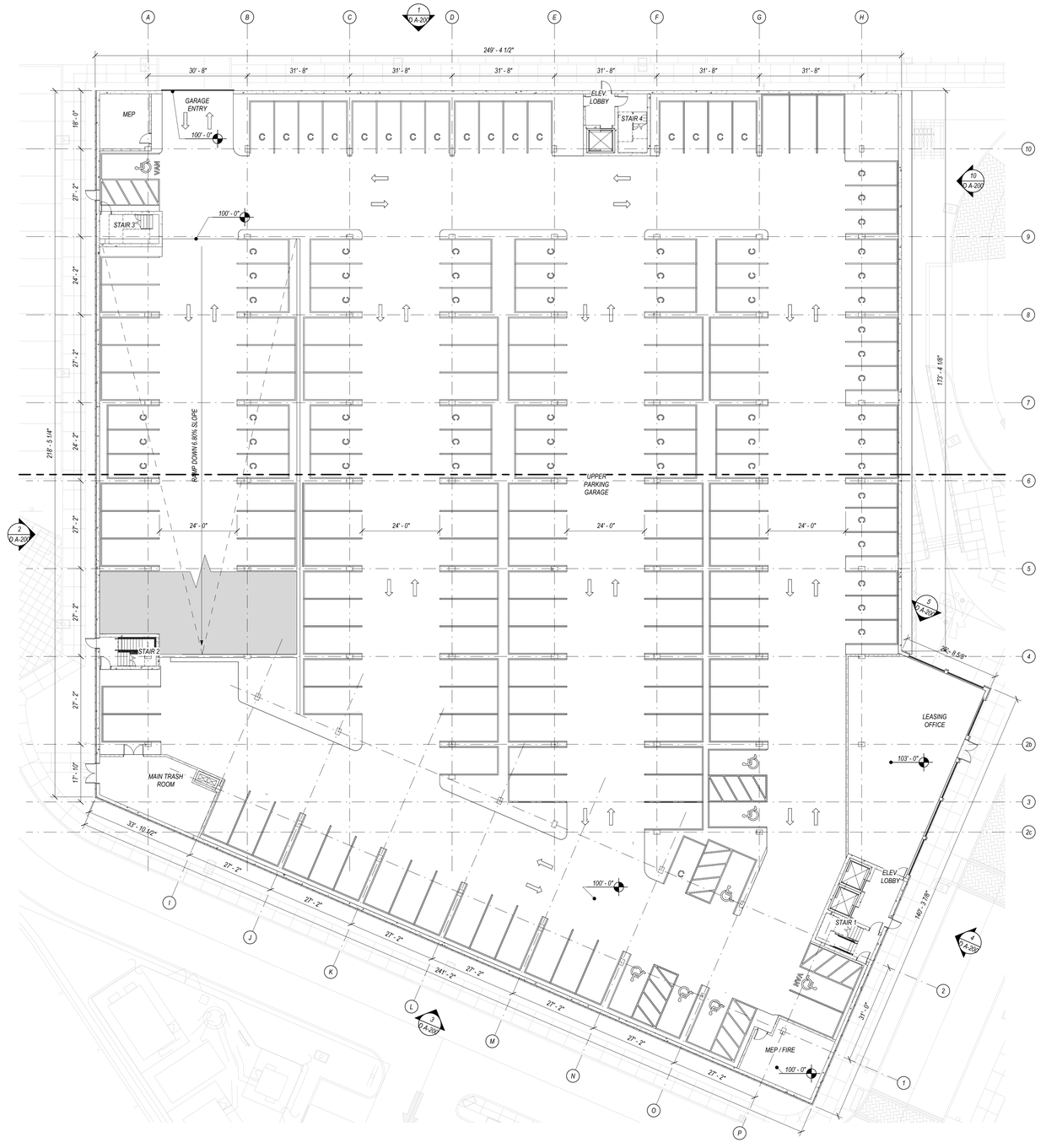

PARKING SCHEDULE - RAMP			
MARK	TYPE	SIZE	QUANTITY
----	STANDARD PARKING STALL	8'-6"x18'-0"	21
C	COMPACT PARKING STALL	7'-6"x16'-0"	9
TOTAL			30

PARKING SCHEDULE - LEVEL 1 (UPPER)			
MARK	TYPE	SIZE	QUANTITY
----	STANDARD PARKING STALL	8'-6"x18'-0"	86
	HANDICAP PARKING STALL	8'-0"x18'-0"	6
VAN	VAN HANDICAP PARKING STALL	8'-0"x18'-0"	2
C	COMPACT PARKING STALL	7'-6"x16'-0"	65
TOTAL			159

P1 - Garage Level 1 Overall

1/16" = 1'-0"

1 / D A-101

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project information:

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406 BOSTON POST ROAD,
PORT CHESTER, NY 10573

client information:

BOSTON POST ROAD OWNER LLC c/o ROSE ASSOCIATES CAPITAL GROUP LLC

777 Third Avenue, 6th Floor New York New York 10017

consultant information:

issuance:

SITE PLAN SUBMISSION

NOT FOR CONSTRUCTION

key plan:



drawing information:

drawing by:	DS
drawing checked by:	AB
drawing scale:	As indicated
drawing date:	09 JUNE 2025
project number:	24040.00.MA

drawing revisions:

No.	Description	Date
1	Site Plan Amendment	10.24.2024
2	Site Plan Amendment 2	05.22.2026

registration:

drawing name:

Building D - Upper Garage Plan

drawing number:

D A-101

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L1 - First Floor Overall
1/16" = 1'-0"

1
D A-102

project information:

406 BOSTON POST RD - BUILDING D

406 BOSTON POST ROAD,
PORT CHESTER, NY 10573

client information:

BOSTON POST ROAD OWNER LLC c/o ROSE ASSOCIATES CAPITAL GROUP LLC

777 Third Avenue, 6th Floor New York New York 10017

issuance:

SITE PLAN SUBMISSION

NOT FOR CONSTRUCTION

key plan:

drawing information:

drawing by:	BTA
drawing checked by:	AB
drawing scale:	1/16" = 1'-0"
drawing date:	09 JUNE 2025
project number:	24040.00.MA

drawing revisions:

No.	Description	Date
1	Site Plan Amendment	10.24.2024
2	Site Plan Amendment 2	05.22.2026

registration:

drawing name:

Building D - First Floor Plan

drawing number:

D A-102

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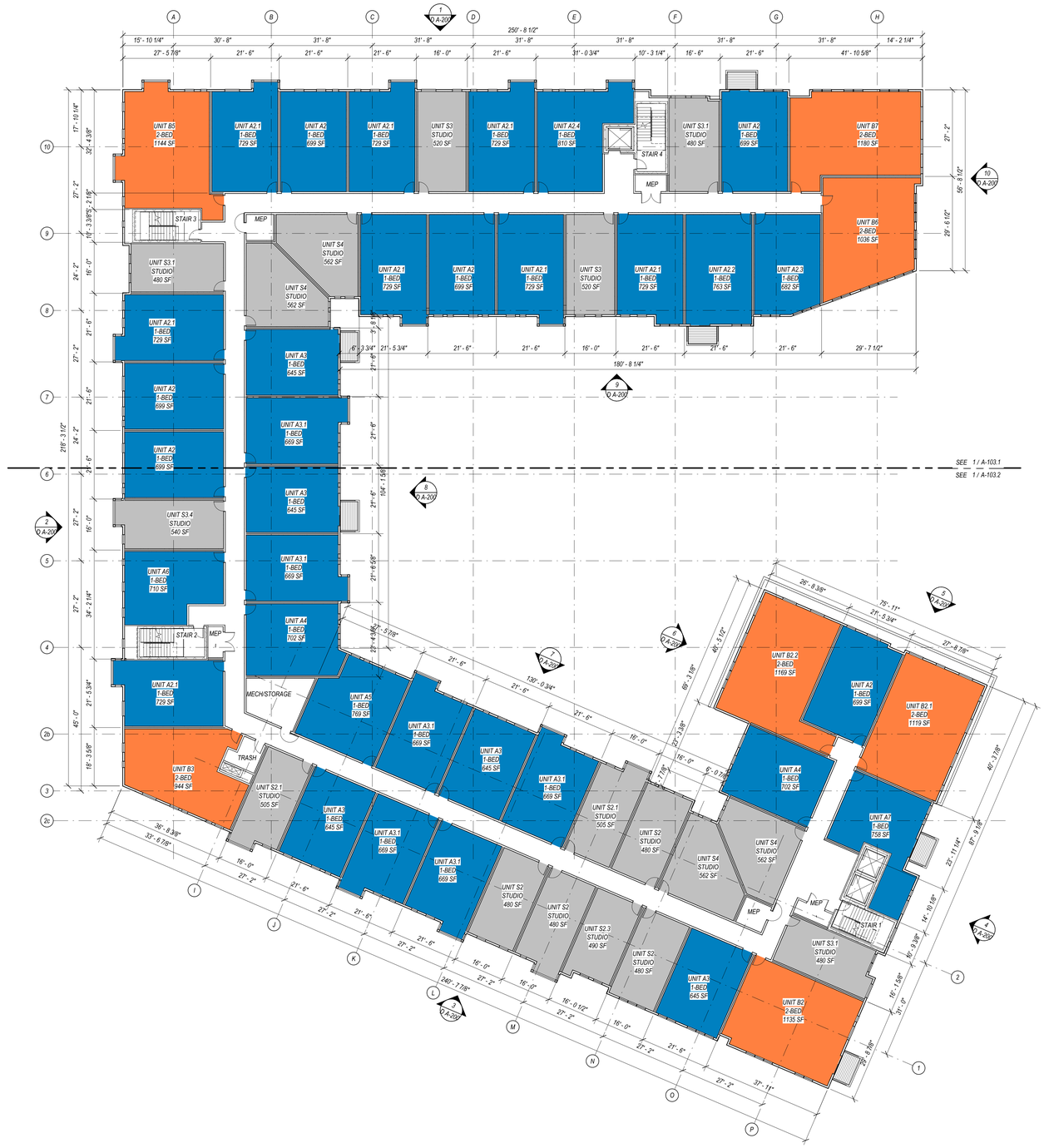

L2 - Second Floor Overall
1/16" = 1'-0"

1
D A-103

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project information:

406 BOSTON POST RD - BUILDING D

406 BOSTON POST ROAD,
PORT CHESTER, NY 10573

client information:

BOSTON POST ROAD OWNER LLC c/o ROSE ASSOCIATES CAPITAL GROUP LLC

777 Third Avenue, 6th Floor New York New York 10017

consultant information:

issuance:

SITE PLAN SUBMISSION

NOT FOR CONSTRUCTION

key plan:



drawing information:

drawing by:	BTA
drawing checked by:	AB
drawing scale:	1/16" = 1'-0"
drawing date:	09 JUNE 2025
project number:	24040.00.MA

drawing revisions:

No.	Description	Date
1	Site Plan Amendment	10.24.2024
2	Site Plan Amendment 2	05.22.2026

registration:

drawing name:

Building D - Second Floor Plan

drawing number:

D A-103

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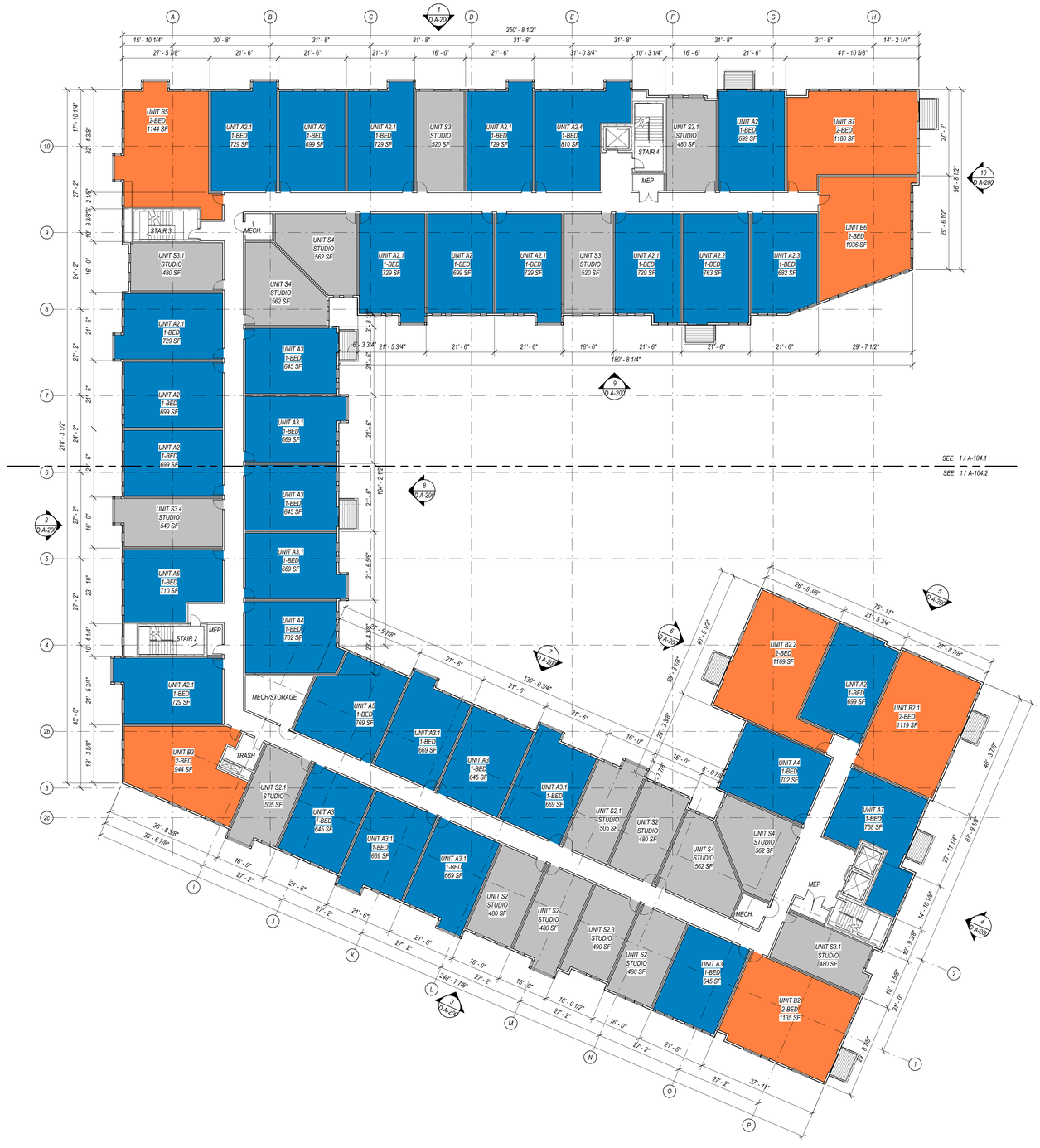
A
B
C
D
E
F
G
H
1 / A-200
250' - 8 1/2"
15' - 10 1/4"
30' - 8"
31' - 8"
31' - 8"
31' - 8"
31' - 8"
31' - 8"
31' - 8"
14' - 2 1/4"
27' - 5 7/8"
21' - 6"
21' - 6"
21' - 6"
16' - 0"
21' - 6"
31' - 0 3/4"
10' - 3 1/4"
16' - 6"
21' - 6"
41' - 10 5/8"
UNIT B5
2-BED
1144 SF
UNIT A2.1
1-BED
729 SF
UNIT A2
1-BED
699 SF
UNIT A2.1
1-BED
729 SF
UNIT S3
STUDIO
520 SF
UNIT A2.1
1-BED
729 SF
UNIT A2.4
1-BED
810 SF
STAIR 4
MEP
UNIT S3.1
STUDIO
480 SF
UNIT A2
1-BED
699 SF
UNIT B7
2-BED
1180 SF
10
9
8
7
6
5
4
2b
3
2c
17' - 10 1/4"
32' - 4 3/8"
27' - 2"
10" - 3 3/8"
5" - 2 1/8"
24' - 2"
15' - 0"
21' - 6"
27' - 2"
21' - 6"
24' - 2"
218' - 3 1/2"
21' - 6"
27' - 2"
16' - 0"
23' - 10"
27' - 2"
10' - 4 1/4"
21' - 5 3/4"
45' - 0"
18' - 3 5/8"
STAIR 3
MECH.
UNIT S4
STUDIO
562 SF
UNIT S3.1
STUDIO
480 SF
UNIT S4
STUDIO
562 SF
UNIT A2.1
1-BED
729 SF
UNIT A2
1-BED
699 SF
UNIT A2.1
1-BED
729 SF
UNIT S3
STUDIO
520 SF
UNIT A2.1
1-BED
729 SF
UNIT A2.2
1-BED
763 SF
UNIT A2.3
1-BED
592 SF
UNIT B6
2-BED
1036 SF
21' - 2"
56' - 8 1/2"
29' - 6 1/2"
10
A-200
0' - 3 3/4"
21' - 5 3/4"
21' - 6"
21' - 6"
16' - 0"
21' - 6"
21' - 6"
29' - 7 1/2"
180' - 8 1/4"
9
A-200
UNIT A5
1-BED
645 SF
UNIT A3.1
1-BED
669 SF
UNIT A5
1-BED
645 SF
UNIT A3.1
1-BED
669 SF
UNIT A4
1-BED
702 SF
UNIT S3.4
STUDIO
540 SF
UNIT A6
1-BED
710 SF
STAIR 2
MEP
UNIT A2.1
1-BED
729 SF
UNIT B3
2-BED
944 SF
TRASH
UNIT S2.1
STUDIO
505 SF
MECH/STORAGE
21' - 6"
21' - 6"
21' - 6"

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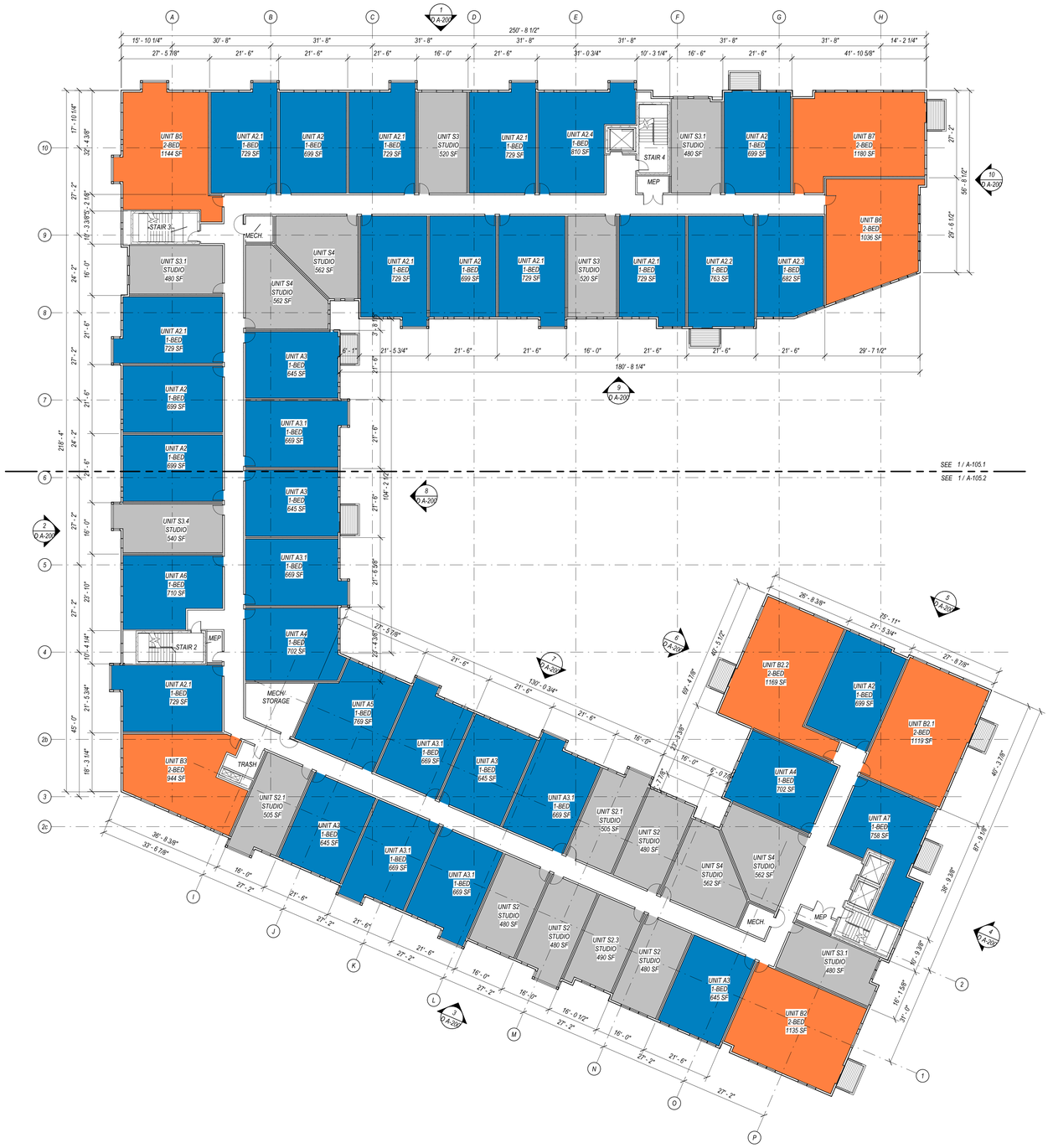

L4 - Fourth Floor Overall
1/16" = 1'-0"

1
D A-105

project information:
406 BOSTON POST RD - BUILDING D
406 BOSTON POST ROAD,
PORT CHESTER, NY 10573

client information:
BOSTON POST ROAD OWNER LLC c/o ROSE ASSOCIATES CAPITAL GROUP LLC

777 Third Avenue, 6th Floor New York New York 10017

consultant information:

issuance:
SITE PLAN SUBMISSION
NOT FOR CONSTRUCTION

key plan:

drawing information:

drawing by:	BTA
drawing checked by:	AB
drawing scale:	1/16" = 1'-0"
drawing date:	09 JUNE 2025
project number:	24040.00.MA

drawing revisions:

No.	Description	Date
1	Site Plan Amendment	10.24.2024
2	Site Plan Amendment 2	05.22.2026

registration:

drawing name:
Building D - Fourth Floor Plan

drawing number:
D A-105

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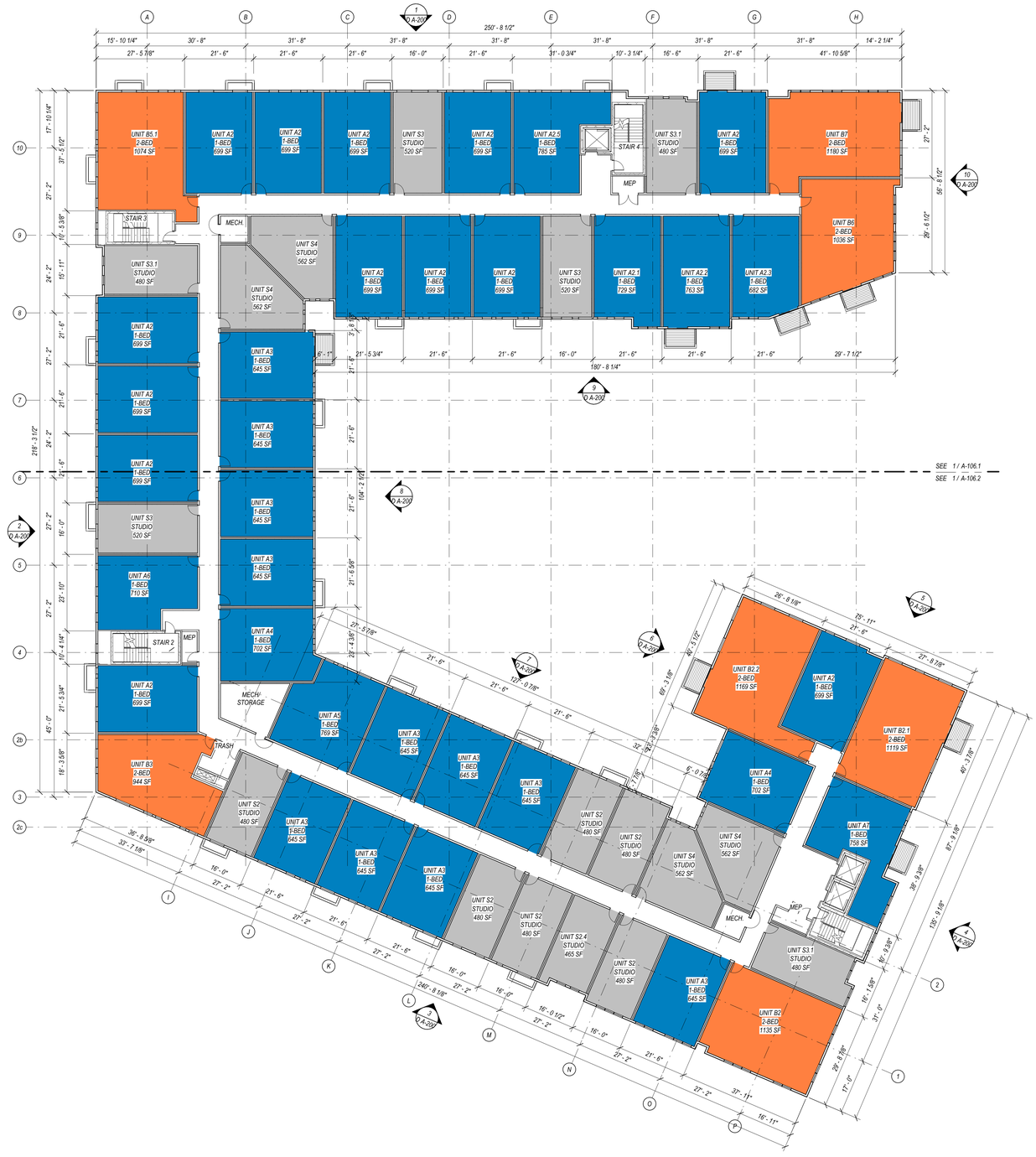

L5 - Fifth Floor Overall
1/16" = 1'-0"

1
D A-106

406 BOSTON POST RD - BUILDING D
406 BOSTON POST ROAD,
PORT CHESTER, NY 10573

BOSTON POST ROAD OWNER LLC c/o ROSE ASSOCIATES CAPITAL GROUP LLC

777 Third Avenue, 6th Floor New York New York 10017

SITE PLAN SUBMISSION

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drawing by:	BTA
drawing checked by:	AB
drawing scale:	1/16" = 1'-0"
drawing date:	09 JUNE 2025
project number:	24040.00.MA

drawing revisions:

No.	Description	Date
1	Site Plan Amendment	10.24.2024
2	Site Plan Amendment 2	05.22.2026

Building D - Fifth Floor Plan

D A-106

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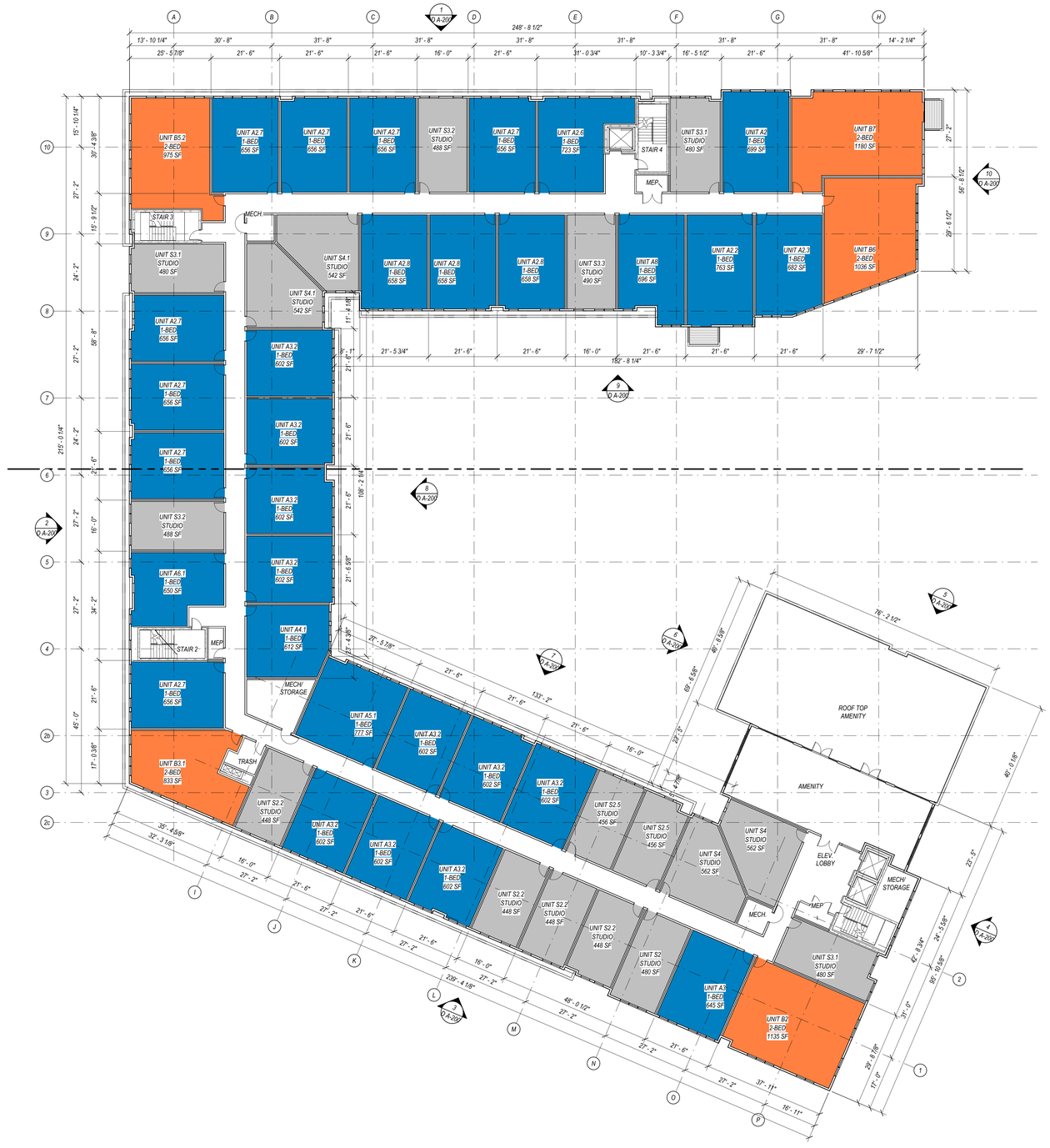

L6 - Sixth Floor Overall
1/16" = 1'-0"

1
D A-107

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project information:
406 BOSTON POST RD - BUILDING D
406 BOSTON POST ROAD,
PORT CHESTER, NY 10573

client information:
BOSTON POST ROAD OWNER LLC c/o ROSE ASSOCIATES CAPITAL GROUP LLC

777 Third Avenue, 6th Floor New York New York 10017

consultant information:

issuance:
SITE PLAN SUBMISSION
NOT FOR CONSTRUCTION

key plan:

drawing information:

drawing by:	BTA
drawing checked by:	AB
drawing scale:	1/16" = 1'-0"
drawing date:	09 JUNE 2025
project number:	24040.00.MA

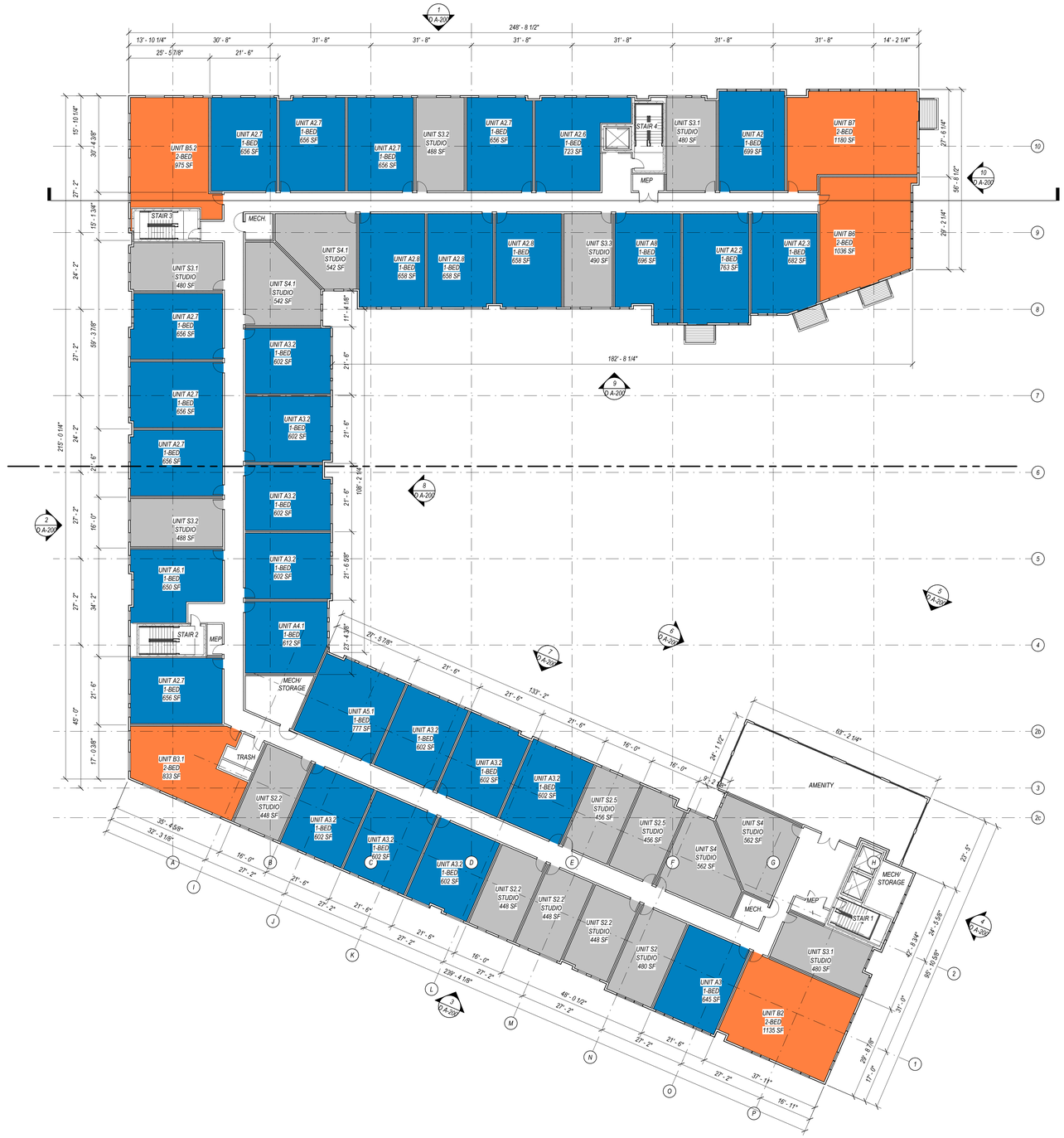
drawing revisions:

No.	Description	Date
1	Site Plan Amendment	10.24.2024
2	Site Plan Amendment 2	05.22.2026

registration:

drawing name:
Building D - Sixth Floor Plan

drawing number:
D A-107



L7 - Seventh Floor

1/16" = 1'-0"

1
D A-108

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project information:

406 BOSTON POST RD - BUILDING D

406 BOSTON POST ROAD,
PORT CHESTER, NY 10573

client information:

BOSTON POST ROAD OWNER LLC c/o ROSE ASSOCIATES CAPITAL GROUP LLC

777 Third Avenue, 6th Floor New York New York 10017

consultant information:

issuance:

SITE PLAN SUBMISSION

NOT FOR CONSTRUCTION

key plan:



registration:

drawing information:

drawing by:	BTA
drawing checked by:	AB
drawing scale:	1/16" = 1'-0"
drawing date:	09 JUNE 2025
project number:	24040.00.MA

drawing revisions:

No.	Description	Date
2	Site Plan Amendment 2	05.22.2026

drawing name:

Building D - Seventh Floor Plan

drawing number:

D A-108

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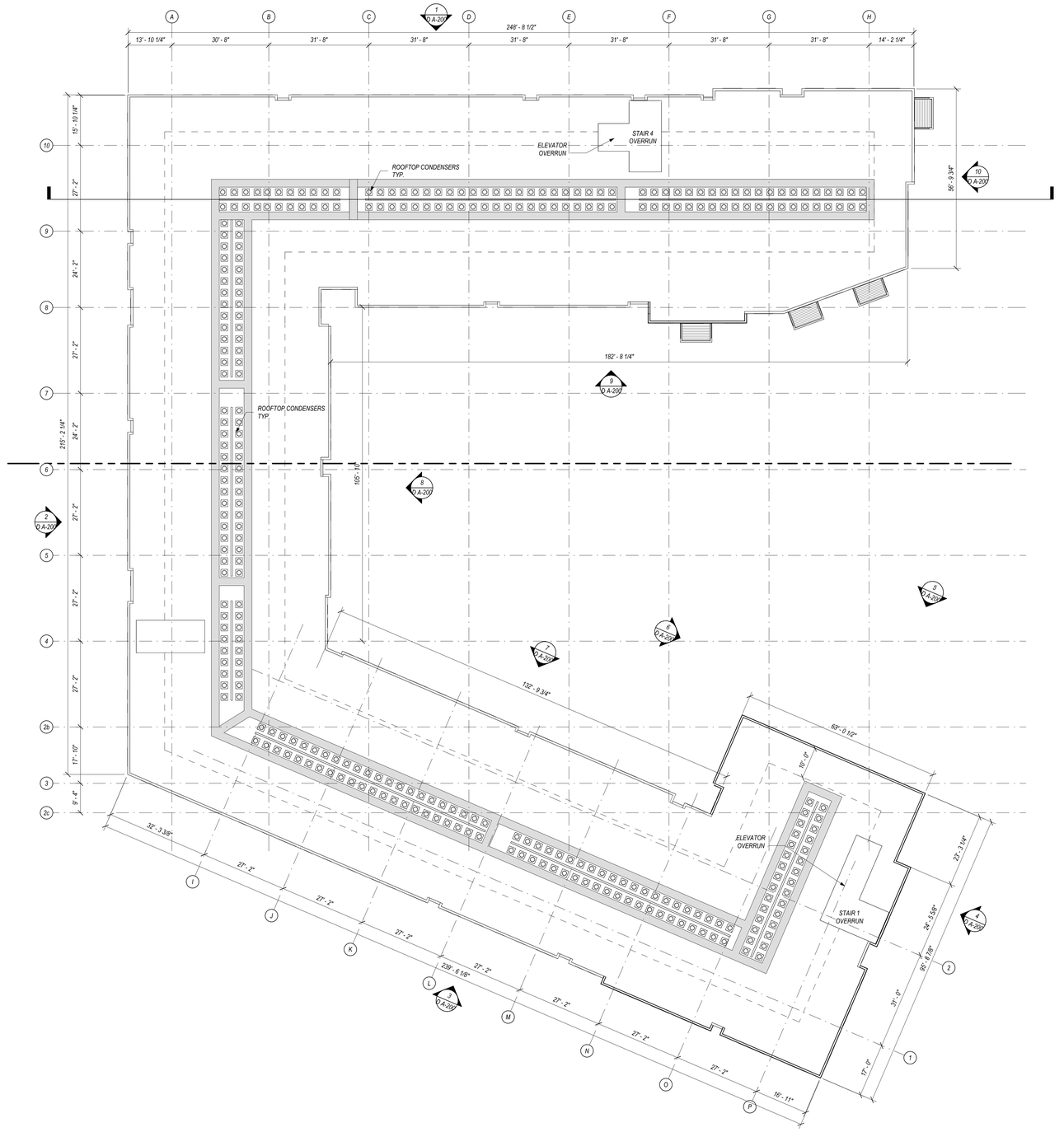

R - Roof Overall
1/16" = 1'-0"

1
D A-109

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project information:

406 BOSTON POST RD - BUILDING D

406 BOSTON POST ROAD,
PORT CHESTER, NY 10573

client information:

BOSTON POST ROAD OWNER LLC c/o ROSE ASSOCIATES CAPITAL GROUP LLC

777 Third Avenue, 6th Floor New York New York 10017

consultant information:

issuance:

SITE PLAN SUBMISSION

NOT FOR CONSTRUCTION

key plan:



drawing information:

drawing by:	BTA
drawing checked by:	AB
drawing scale:	1/16" = 1'-0"
drawing date:	09 JUNE 2025
project number:	24040.00.MA

drawing revisions:

No.	Description	Date
1	Site Plan Amendment	10.24.2024
2	Site Plan Amendment 2	05.22.2026

registration:

drawing name:

Building D - Roof Plan

drawing number:

D A-109

EXTERIOR MATERIAL LEGEND

1 VINYL WINDOW - TYP.



2 IRON SPOT BRICK



3 METAL PANEL



4a VERTICAL FIBER CEMENT PANEL - LIGHT GREY



4b VERTICAL FIBER CEMENT PANEL - DARK GREY



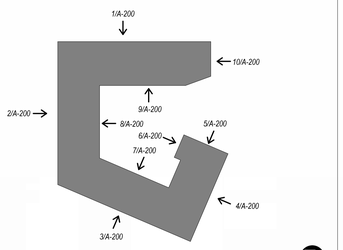
5 BLACK METAL BALCONY

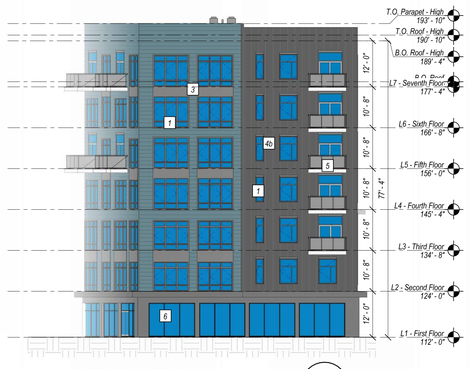


6 GLASS AMENITY STOREFRONT



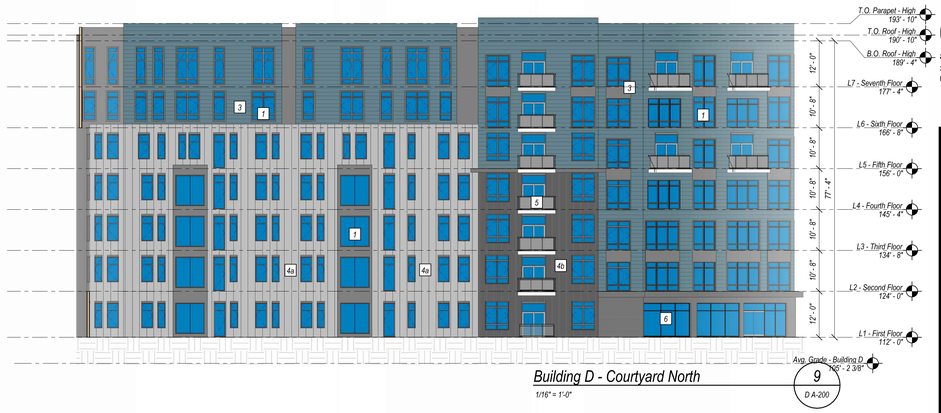
BUILDING D - ELEVATION KEY PLAN





Building D - Upper East — 10 — D A-200

1/16" = 1'-0"



Building D - Courtyard North — 9 — D A-200

1/16" = 1'-0"



Building D - Courtyard West — 8 — D A-200

1/16" = 1'-0"



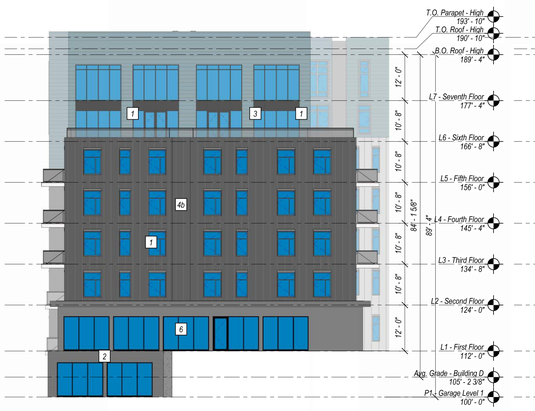
Building D - Courtyard South — 7 — D A-200

1/16" = 1'-0"



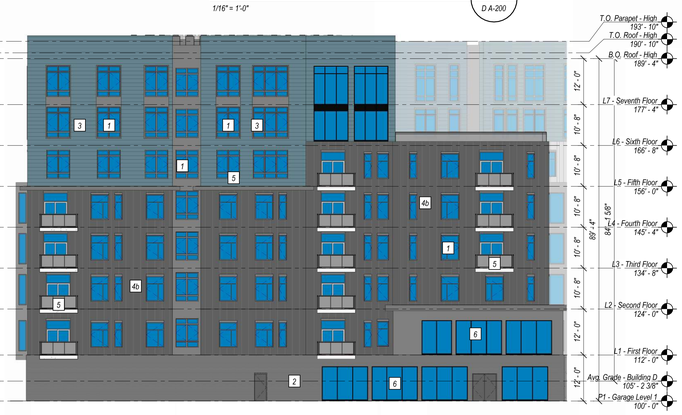
Building D - Courtyard East — 6 — D A-200

1/16" = 1'-0"



Building D - Courtyard Amenity — 5 — D A-200

1/16" = 1'-0"



Building D - South East — 4 — D A-200

1/16" = 1'-0"



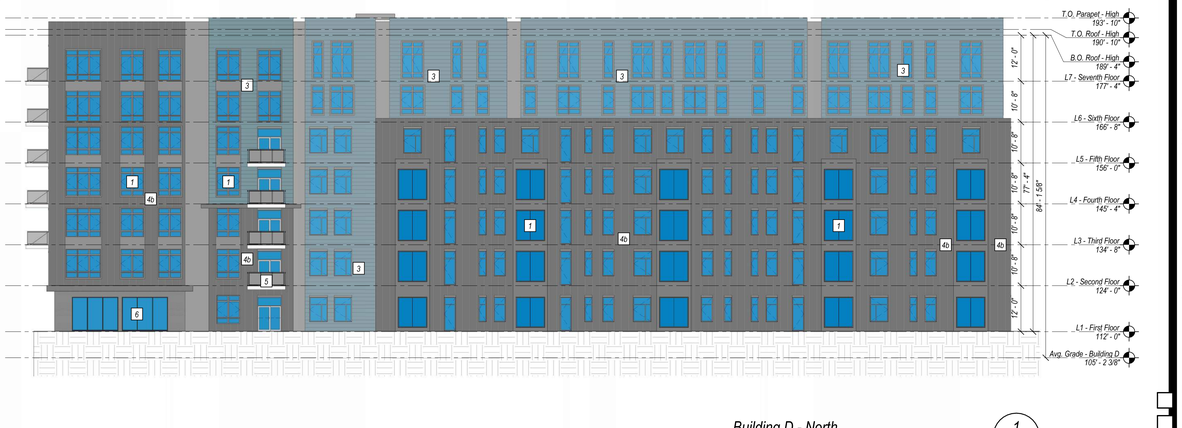
Building D - South West — 3 — D A-200

1/16" = 1'-0"



Building D - West — 2 — D A-200

1/16" = 1'-0"



Building D - North — 1 — D A-200

1/16" = 1'-0"

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project information:

406 BOSTON POST RD - BUILDING D

406 BOSTON POST ROAD,
PORT CHESTER, NY 10573

client information:

BOSTON POST ROAD OWNER LLC c/o ROSE ASSOCIATES CAPITAL GROUP LLC

777 Third Avenue, 6th Floor New York New York 10017

issuance:

SITE PLAN SUBMISSION

NOT FOR CONSTRUCTION

key plan:



drawing information:

drawing by:	BTA
drawing checked by:	AB
drawing scale:	As indicated
drawing date:	09 JUNE 2025
project number:	24040.00.MA

drawing revisions:

No.	Description	Date
1	Site Plan Amendment	10.24.2024
2	Site Plan Amendment 2	05.22.2026

registration:

drawing name:

Building D - Exterior Elevations

drawing number:

D A-200

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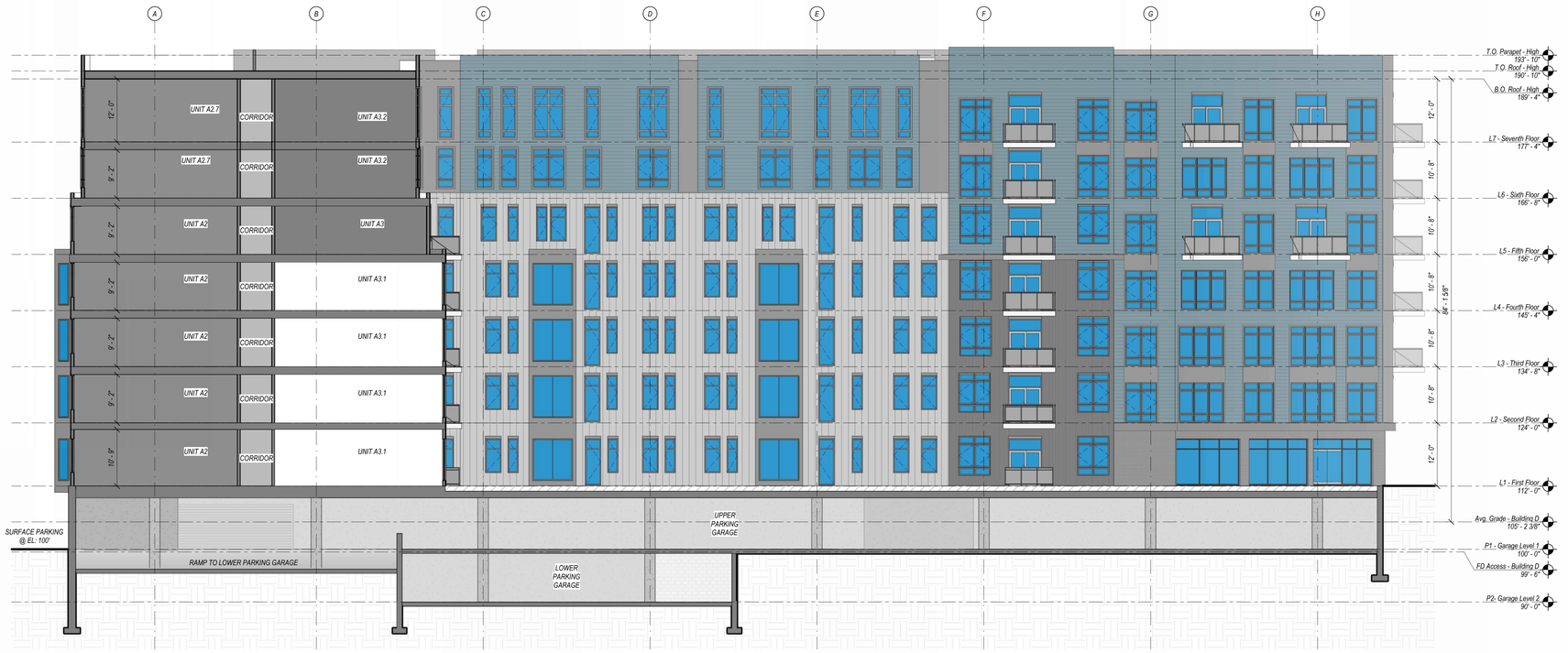
Building D - Section 2
3/32" = 1'-0"
2
D A-300



Building D - Section 1
3/32" = 1'-0"
1
D A-300

project information:

406 BOSTON POST RD - BUILDING D

406 BOSTON POST ROAD
PORT CHESTER, NY 10573

client information:

BOSTON POST ROAD OWNER LLC c/o ROSE ASSOCIATES CAPITAL GROUP LLC

777 Third Avenue, 6th Floor New York New York 10017

issuance:

SITE PLAN SUBMISSION

NOT FOR CONSTRUCTION

key plan:



drawing information:

drawing by:	NJT
drawing checked by:	AB
drawing scale:	3/32" = 1'-0"
drawing date:	09 JUNE 2025
project number:	24040.00.MA

drawing revisions:

No.	Description	Date
1	Site Plan Amendment	10.24.2024
2	Site Plan Amendment 2	05.22.2026

registration:

drawing name:

Building Sections

drawing number:

D A-300

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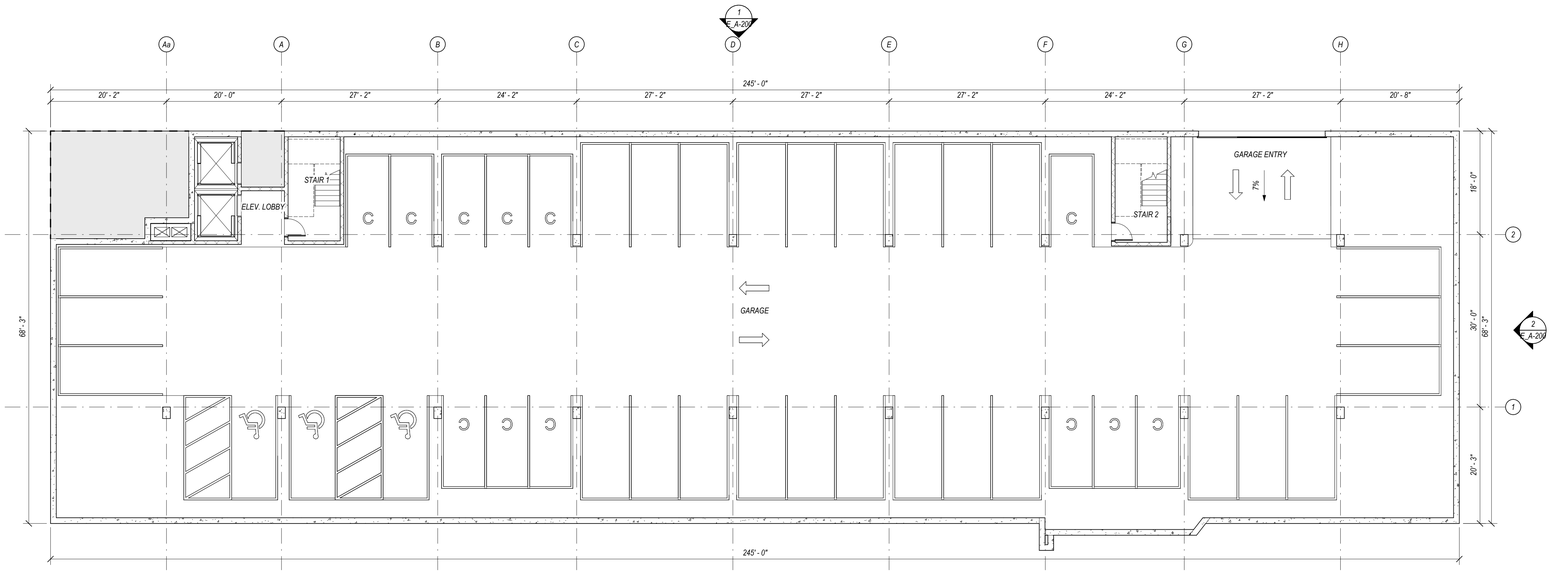

PARKING SCHEDULE - GARAGE			
MARK	TYPE	SIZE	QUANTITY
----	STANDARD PARKING STALL	8'-6"x18'-0"	27
	HANDICAP PARKING STALL	8'-0"x18'-0"	2
	VAN HANDICAP PARKING STALL	8'-0"x18'-0"	1
C	COMPACT PARKING STALL	7'-6"x16'-0"	12
TOTAL			42

Building E - Garage Plan
3/32" = 1'-0"
1
E_A-100

project information:
406 BOSTON POST RD - BUILDING E1
406 BOSTON POST ROAD,
PORT CHESTER, NY 10573

client information:
BOSTON POST ROAD OWNER LLC c/o ROSE ASSOCIATES CAPITAL GROUP LLC
777 Third Avenue, 6th Floor New York New York 10017

consultant information:

issuance:
SITE PLAN SUBMISSION
NOT FOR CONSTRUCTION

key plan:

drawing information:

drawing by:	BTA
drawing checked by:	AB
drawing scale:	As indicated
drawing date:	22 May 2026
project number:	24040.00.MA

drawing revisions:

No.	Description	Date
1	Site Plan Amendment	10.24.2024
2	Site Plan Amendment 2	05.22.2026

registration:

drawing name:
Building E - Garage Plan

drawing number:
E_A-100

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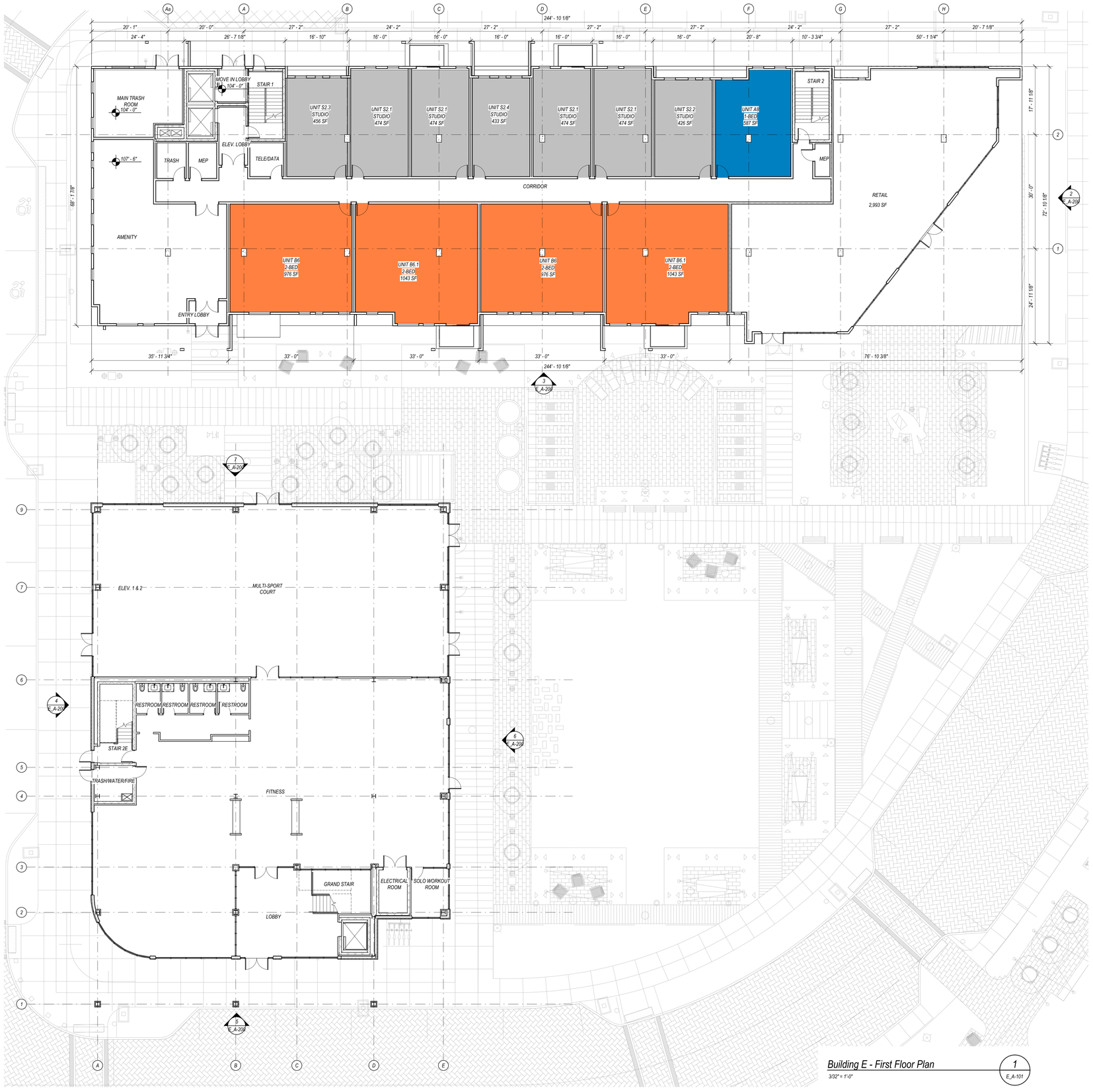

Building E - First Floor Plan
3/32" = 1'-0"

1
E_A-101

project information:
406 BOSTON POST RD - BUILDING E1
406 BOSTON POST ROAD,
PORT CHESTER, NY 10573

client information:
BOSTON POST ROAD OWNER LLC c/o ROSE ASSOCIATES CAPITAL GROUP LLC

777 Third Avenue, 6th Floor New York New York 10017

consultant information:

issuance:
SITE PLAN SUBMISSION
NOT FOR CONSTRUCTION

key plan:

drawing information:

drawing by:	BTA
drawing checked by:	AB
drawing scale:	3/32" = 1'-0"
drawing date:	22 May 2026
project number:	24040.00.MA

drawing revisions:

No.	Description	Date
1	Site Plan Amendment	10.24.2024
2	Site Plan Amendment 2	05.22.2026

registration:

drawing name:
Building E - First Floor Plan

drawing number:
E_A-101

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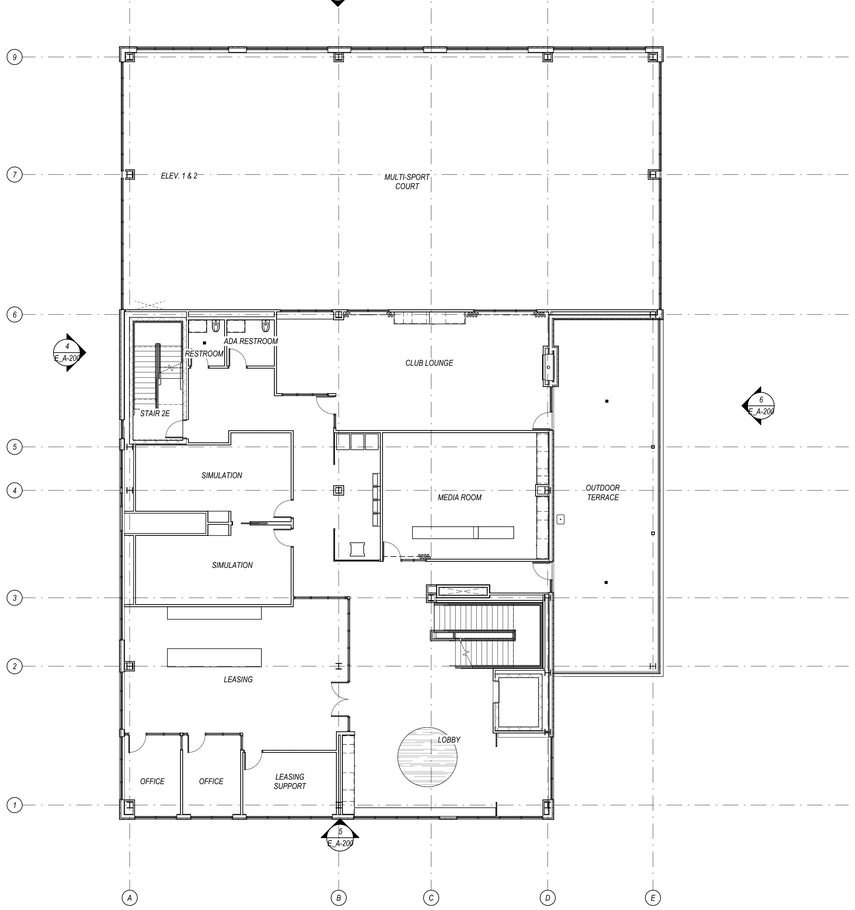

Building E - Second Floor Plan
3/32" = 1'-0"
1
E_A-102

406 BOSTON POST RD - BUILDING E1

406 BOSTON POST ROAD.
PORT CHESTER, NY 10573

BOSTON POST ROAD OWNER LLC c/o ROSE ASSOCIATES CAPITAL GROUP LLC

777 Third Avenue, 6th Floor New York New York 10017

SITE PLAN SUBMISSION

NOT FOR CONSTRUCTION

drawing by:	BTA
drawing checked by:	AB
drawing scale:	3/32" = 1'-0"
drawing date:	22 May 2026
project number:	24040.00.MA

drawing revisions:

No.	Description	Date
1	Site Plan Amendment	10.24.2024
2	Site Plan Amendment 2	05.22.2026

Building E - Second Floor Plan

E_A-102

project information
client information
consultant information
issuance
key plan
drawing information
registration
drawing name
drawing number

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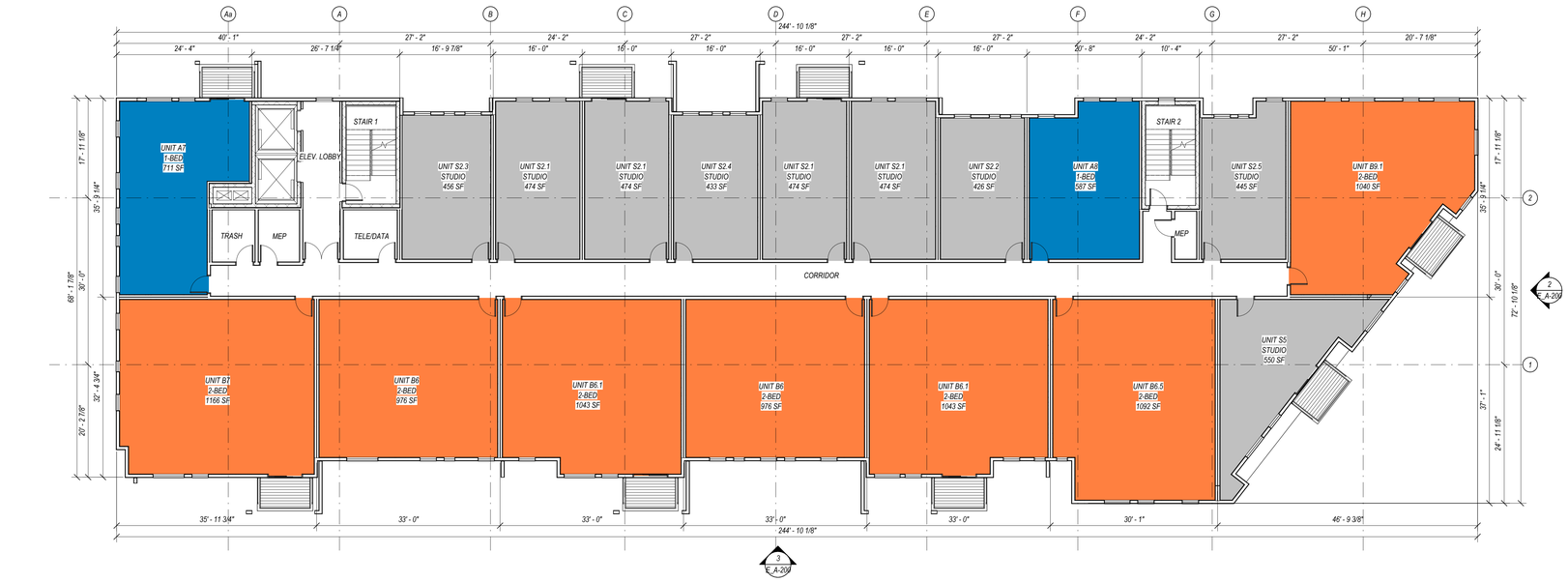

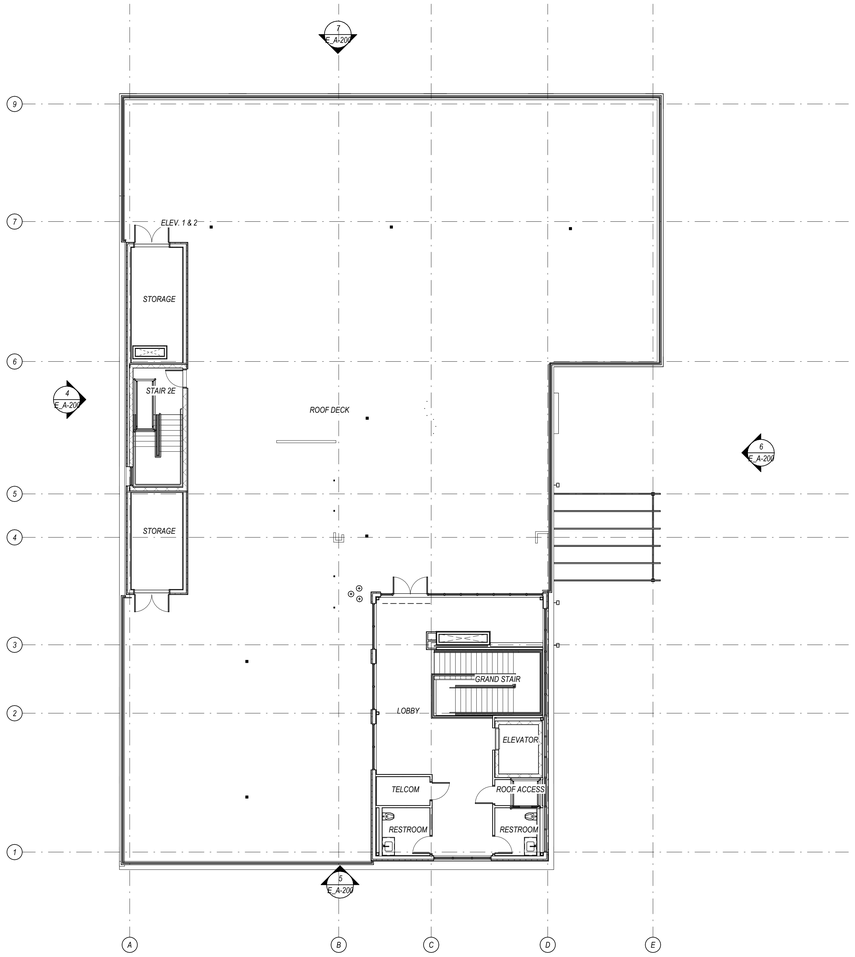

Building E - Third Floor Plan
3/32" = 1'-0"

1
E_A-103

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architecture | interiors | planning
56 Hight Street North Andover, MA 01845
phone: 978.989.9900 www.cube3.com

project information:
406 BOSTON POST RD - BUILDING E1
406 BOSTON POST ROAD,
PORT CHESTER, NY 10573

client information:
BOSTON POST ROAD OWNER LLC c/o ROSE ASSOCIATES CAPITAL GROUP LLC

777 Third Avenue, 6th Floor New York New York 10017

consultant information:

issuance:
SITE PLAN SUBMISSION
NOT FOR CONSTRUCTION

key plan:

drawing information:

drawing by:	BTA
drawing checked by:	AB
drawing scale:	3/32" = 1'-0"
drawing date:	22 May 2026
project number:	24040.00.MA

drawing revisions:

No.	Description	Date
1	Site Plan Amendment	10.24.2024
2	Site Plan Amendment 2	05.22.2026

registration:

drawing name:
Building E - Third Floor Plan

drawing number:
E_A-103

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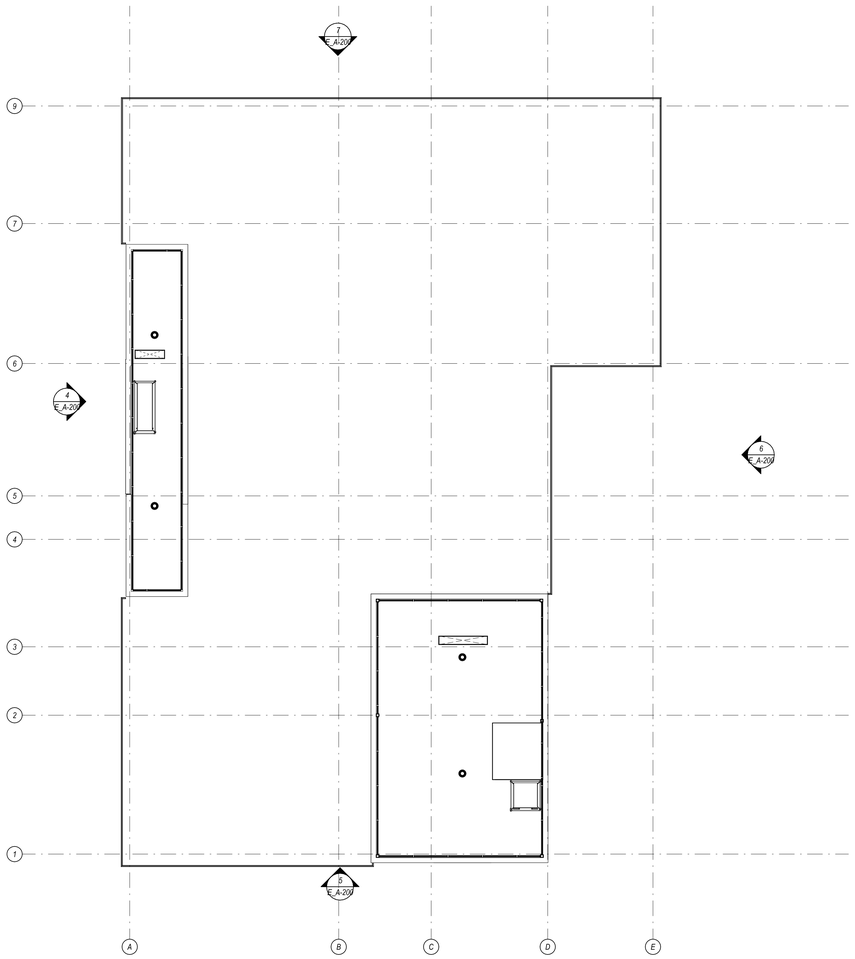

Building E - Fourth Floor Plan
3/32" = 1'-0"
1
E_A-104

project information:

406 BOSTON POST RD - BUILDING E1

406 BOSTON POST ROAD.
PORT CHESTER, NY 10573

client information:

BOSTON POST ROAD OWNER LLC c/o ROSE ASSOCIATES CAPITAL GROUP LLC

777 Third Avenue, 6th Floor New York New York 10017

issuance:

SITE PLAN SUBMISSION

NOT FOR CONSTRUCTION

key plan:



drawing information:

drawing by:	BTA
drawing checked by:	AB
drawing scale:	3/32" = 1'-0"
drawing date:	22 May 2026
project number:	24040.00.MA

drawing revisions:

No.	Description	Date
1	Site Plan Amendment	10.24.2024
2	Site Plan Amendment 2	05.22.2026

registration:

drawing name:

Building E - Fourth Floor Plan

drawing number:

E_A-104

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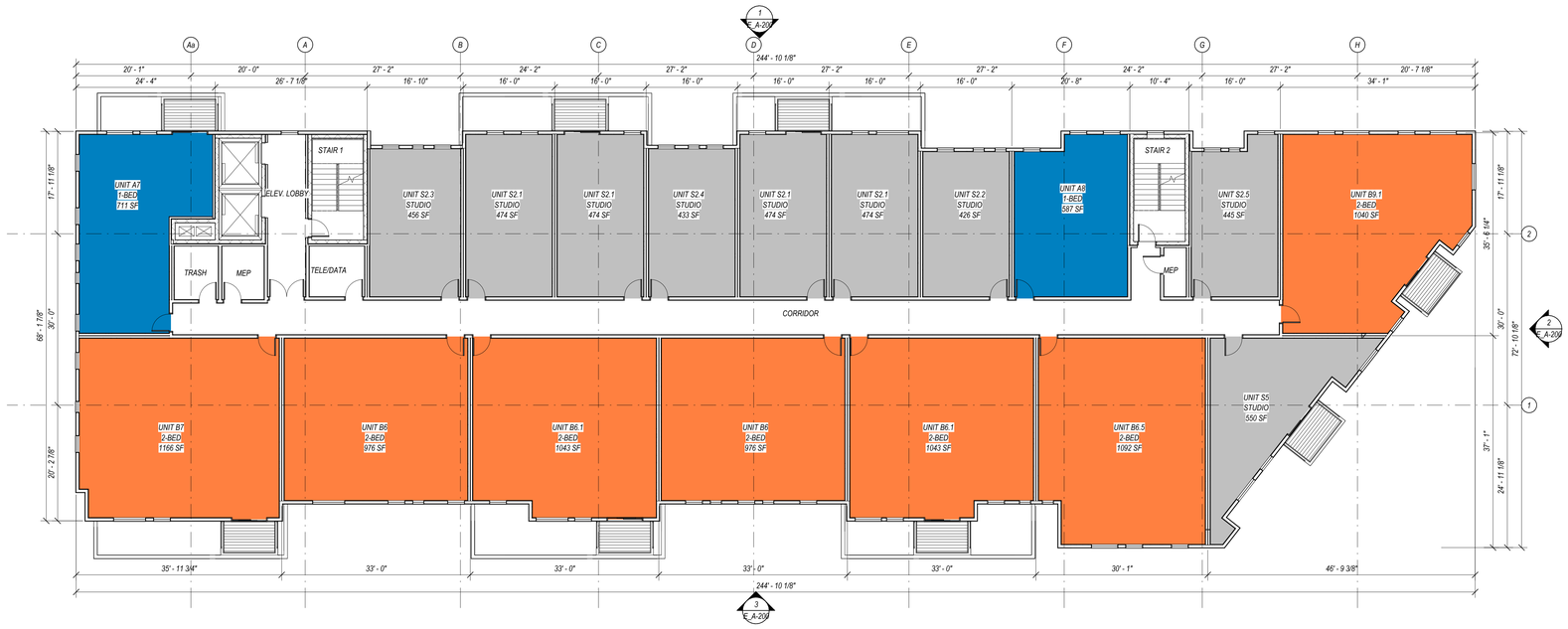

Building E - Fifth Floor Plan
3/32" = 1'-0"

1
E_A-105

project information:

406 BOSTON POST RD - BUILDING E1

406 BOSTON POST ROAD,
PORT CHESTER, NY 10573

client information:

BOSTON POST ROAD OWNER LLC c/o ROSE ASSOCIATES CAPITAL GROUP LLC

777 Third Avenue, 6th Floor New York New York 10017

consultant information:

issuance:

SITE PLAN SUBMISSION

NOT FOR CONSTRUCTION

key plan:



drawing information:

drawing by:	BTA
drawing checked by:	AB
drawing scale:	3/32" = 1'-0"
drawing date:	22 May 2026
project number:	24040.00.MA

drawing revisions:

No.	Description	Date
1	Site Plan Amendment	10.24.2024
2	Site Plan Amendment 2	05.22.2026

registration:

drawing name:

Building E - Fifth Floor Plan

drawing number:

E_A-105

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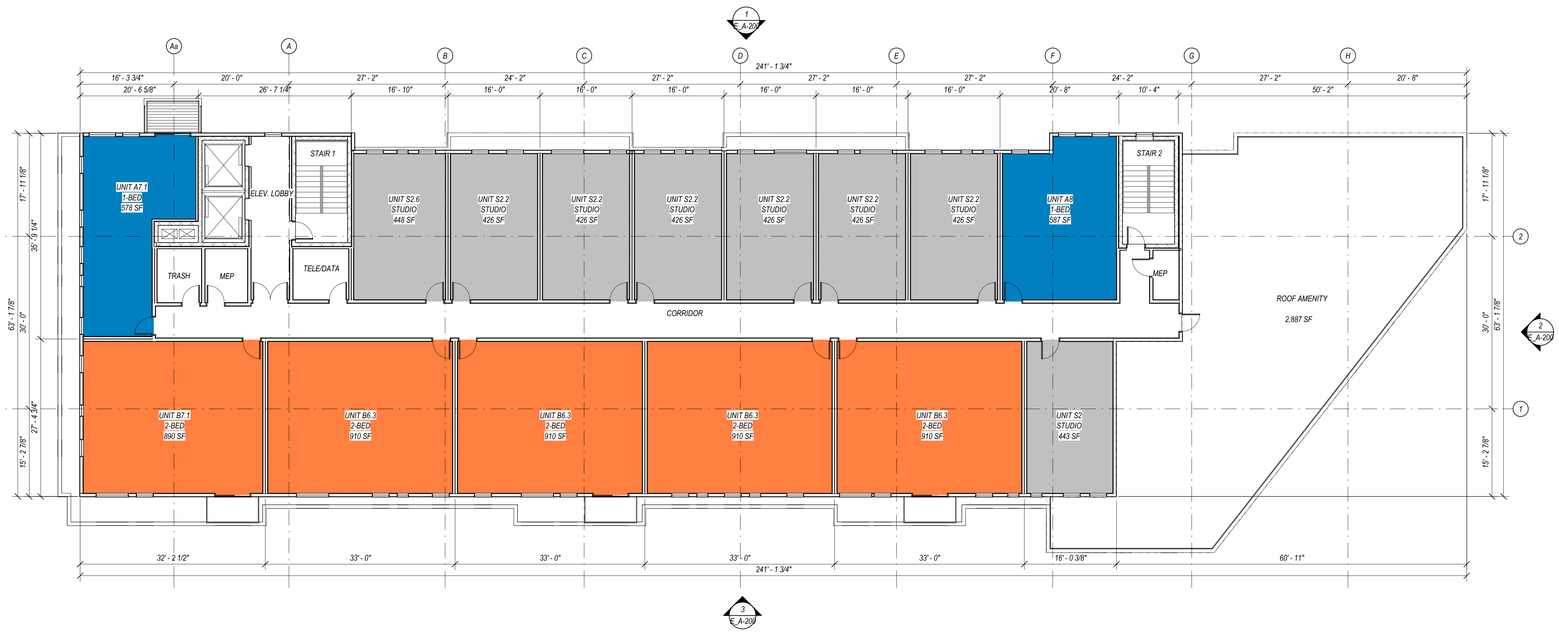

Building E - Sixth Floor Plan
3/32" = 1'-0"

1
E_A-106

project information:

406 BOSTON POST RD - BUILDING E1

406 BOSTON POST ROAD,
PORT CHESTER, NY 10573

client information:

BOSTON POST ROAD OWNER LLC c/o ROSE ASSOCIATES CAPITAL GROUP LLC

777 Third Avenue, 6th Floor New York New York 10017

consultant information:

issuance:

SITE PLAN SUBMISSION

NOT FOR CONSTRUCTION

key plan:



drawing information:

drawing by:	BTA
drawing checked by:	AB
drawing scale:	3/32" = 1'-0"
drawing date:	22 May 2026
project number:	24040.00.MA

drawing revisions:

No.	Description	Date
1	Site Plan Amendment	10.24.2024
2	Site Plan Amendment 2	05.22.2026

registration:

drawing name:

Building E - Sixth Floor Plan

drawing number:

E_A-106

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project information:

406 BOSTON POST RD - BUILDING E1

406 BOSTON POST ROAD.
PORT CHESTER, NY 10573

client information:

BOSTON POST ROAD OWNER LLC c/o ROSE ASSOCIATES CAPITAL GROUP LLC

777 Third Avenue, 6th Floor New York New York 10017

consultant information:

issuance:

SITE PLAN SUBMISSION

NOT FOR CONSTRUCTION

key plan:



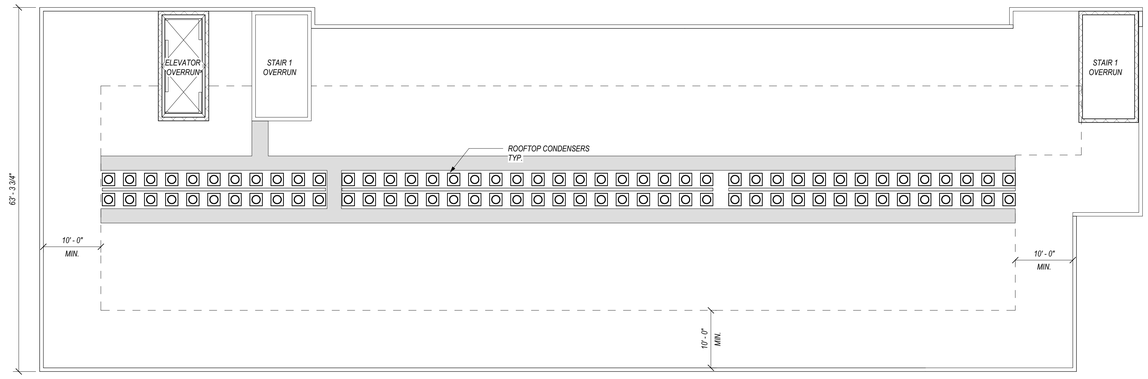
drawing information:

drawing by:	BTA
drawing checked by:	AB
drawing scale:	3/32" = 1'-0"
drawing date:	22 May 2026
project number:	24040.00.MA

drawing revisions:

No.	Description	Date
1	Site Plan Amendment	10.24.2024
2	Site Plan Amendment 2	05.22.2026

1 / E_A-202



6th FLOOR ROOFTOP AMENITY BELOW

2 / E_A-202

3 / E_A-202

registration:

drawing name:

Building E - Roof Plan

Building E - Roof Plan
3/32" = 1'-0"

1 / E_A-107

drawing number:

E_A-107

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Building E2 - North
1/16" = 1'-0"
7
E_A-200

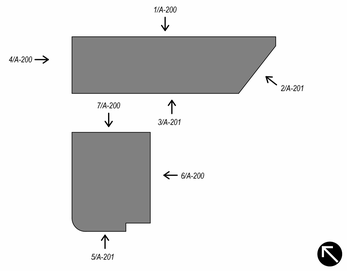


Building E2 - East
1/16" = 1'-0"
6
E_A-200



Building E2 - South
1/16" = 1'-0"
5
E_A-200

BUILDING E - ELEVATION KEY PLAN



EXTERIOR MATERIAL LEGEND

1 GLASS STOREFRONT



2 WOOD RAINSCREEN



3 GLASS NANAWALL



4 STEEL PERGOLA



5 VERTICAL FIBER CEMENT PANEL - DARK GREY



6 WOOD-LIKE FIBER CEMENT SIDING - GREY



7 CORTEN STEEL



8 GLASS BALCONY



9 MESH BALCONY







Building E1 - E2 - West
1/16" = 1'-0"
4
E_A-200



Building E - South
1/16" = 1'-0"
3
E_A-200



Building E - East
1/16" = 1'-0"
2
E_A-200



Building E - North
1/16" = 1'-0"
1
E_A-200

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project information:

406 BOSTON POST RD - BUILDING E1

406 BOSTON POST ROAD,
PORT CHESTER, NY 10573

client information:

BOSTON POST ROAD OWNER LLC c/o ROSE ASSOCIATES CAPITAL GROUP LLC

777 Third Avenue, 6th Floor New York New York 10017

issuance:

SITE PLAN SUBMISSION

NOT FOR CONSTRUCTION

key plan:



drawing information:

drawing by:	BTA
drawing checked by:	AB
drawing scale:	As indicated
drawing date:	22 May 2026
project number:	24040.00.MA

drawing revisions:

No.	Description	Date
1	Site Plan Amendment	10.24.2024
2	Site Plan Amendment 2	05.22.2026

registration:

drawing name:

Building E - Exterior Elevations

drawing number:

E_A-200

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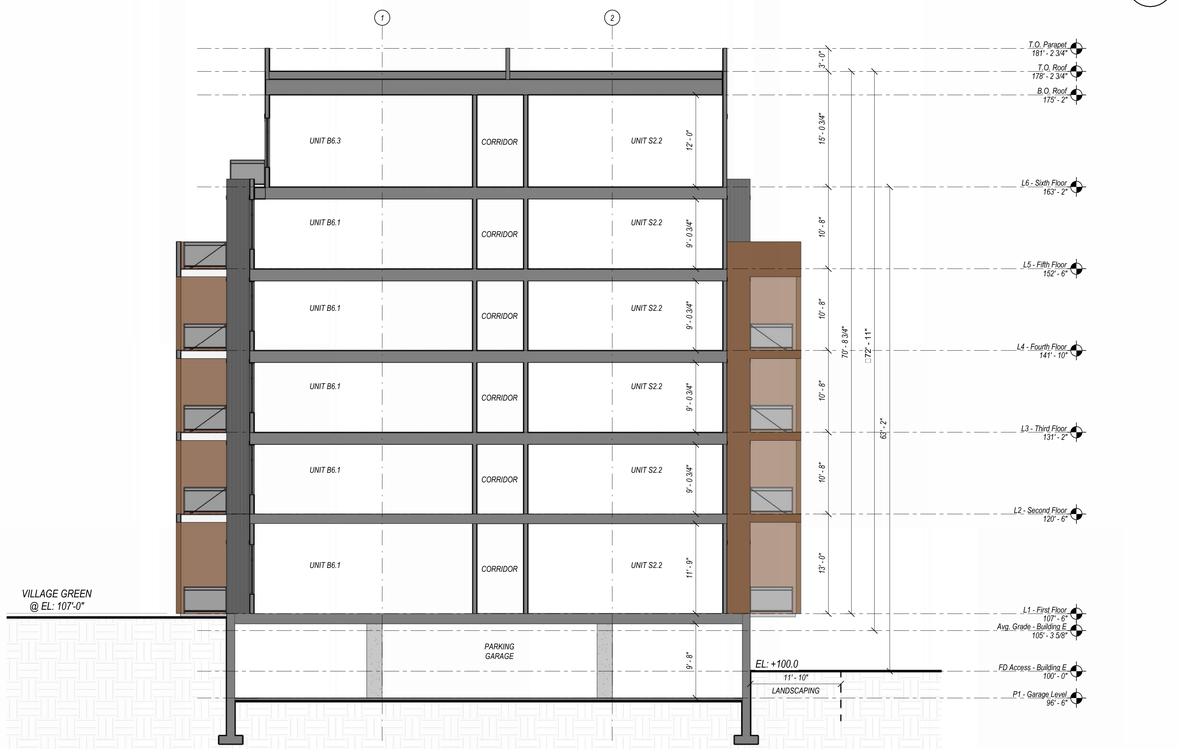
Building E2 - Section
1/8" = 1'-0"
2
E_A-300



Building E1 - Section
1/8" = 1'-0"
1
E_A-300

project information:
406 BOSTON POST RD - BUILDING E1
406 BOSTON POST ROAD,
PORT CHESTER, NY 10573

client information:
BOSTON POST ROAD OWNER LLC c/o ROSE ASSOCIATES CAPITAL GROUP LLC

777 Third Avenue, 6th Floor New York New York 10017

consultant information:

issuance:
SITE PLAN SUBMISSION
NOT FOR CONSTRUCTION

key plan:

drawing information:

drawing by:	BTA
drawing checked by:	AB
drawing scale:	1/8" = 1'-0"
drawing date:	22 May 2026
project number:	24040.00.MA

drawing revisions:

No.	Description	Date
1	Site Plan Amendment	10.24.2024
2	Site Plan Amendment 2	05.22.2026

registration:

drawing name:
Building Sections

drawing number:
E_A-300

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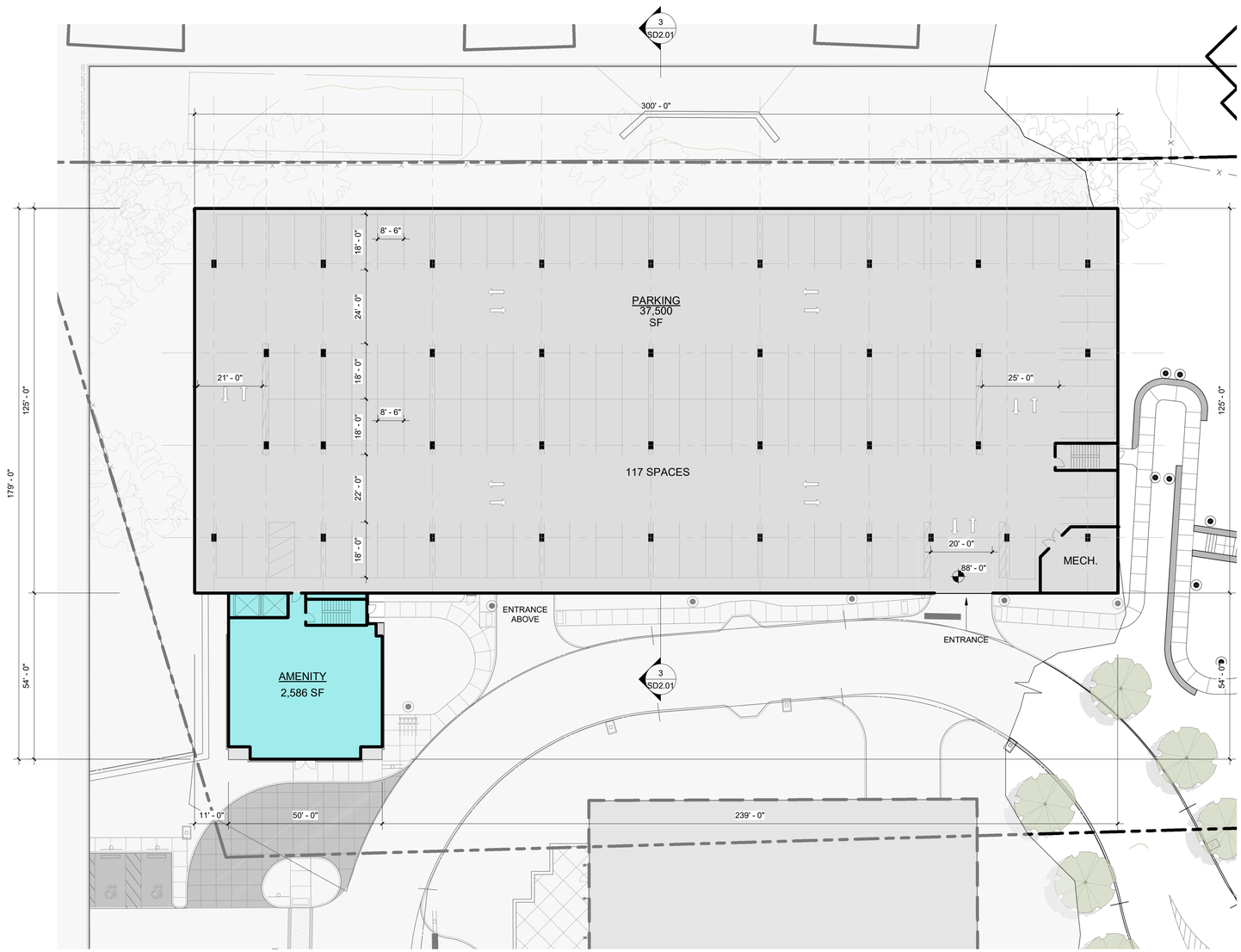
Plans

406 BOSTON POST ROAD, PORT CHESTER, NY

BEINFIELD ARCHITECTURE

05-22-2026



1 SD1.01 Level 1
1" = 20'-0"

BEINFIELD ARCHITECTURE PC
203.838.5789 | 11 Chestnut Street #102 | South Norwalk, CT 06854

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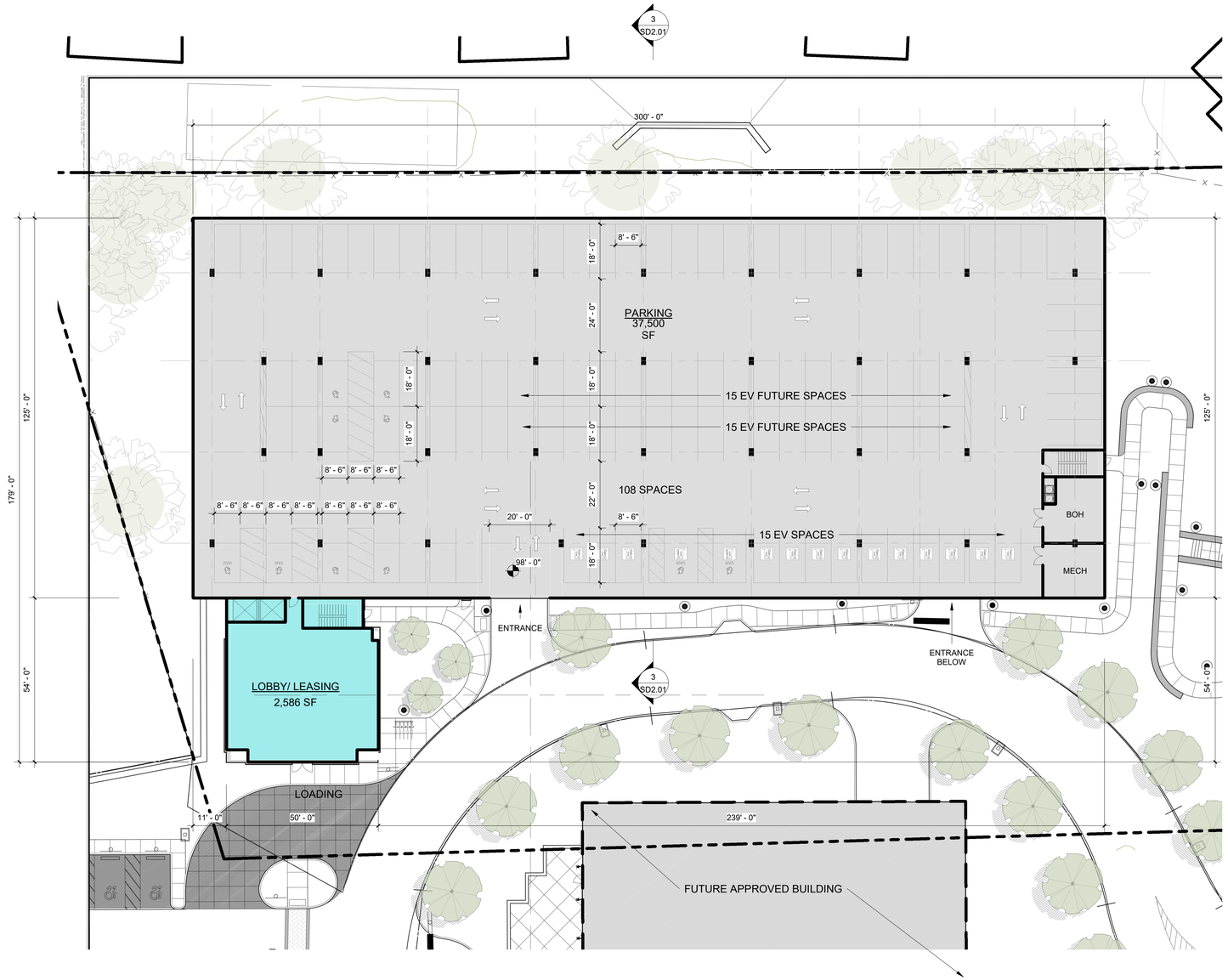

1 SD1.02 Level 2
1" = 20'-0"

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1 SD1.03 Level 3
1" = 20'-0"

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1 SD1.04 Level 4
1" = 20'-0"

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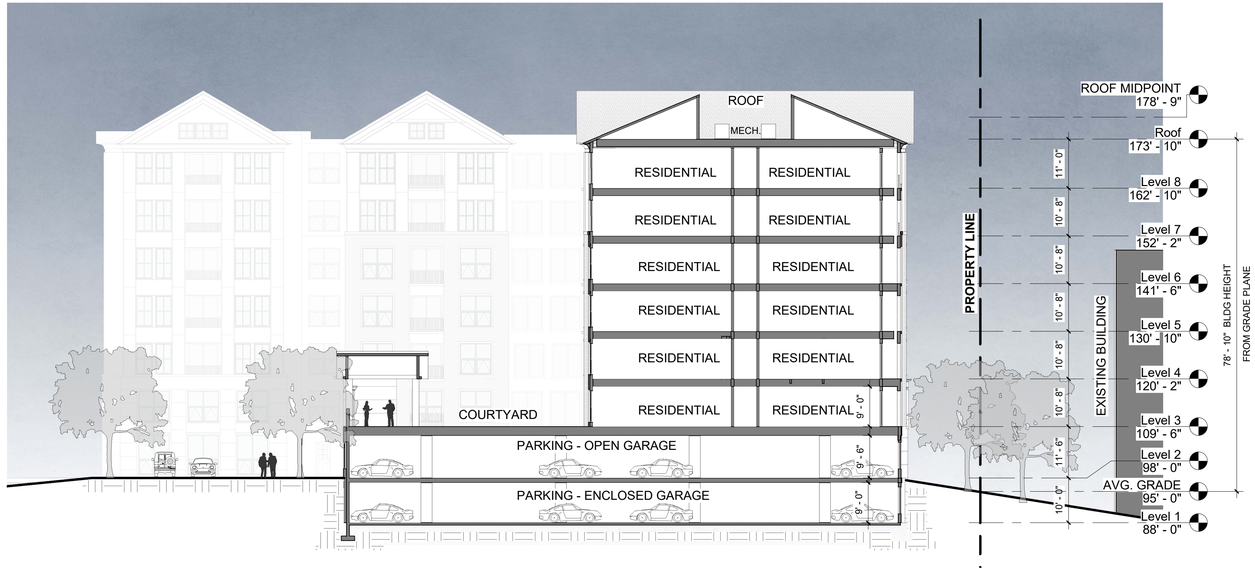
1 SD2.01 SOUTH ELEVATION (PRIVATE ROAD)
1/16" = 1'-0"



2 SD2.01 EAST ELEVATION (BOSTON POST ROAD)
1/16" = 1'-0"



3 SD2.01 BUILDING SECTION
1/16" = 1'-0"

BEINFIELD ARCHITECTURE PC
203.838.5789 | 11 Chestnut Street #102 | South Norwalk, CT 06854

406 BOSTON POST ROAD, PORT CHESTER, NY | 05-22-2026 | EXTERIOR ELEVATION | SD2.01

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Renderings



BEINFIELD ARCHITECTURE PC
203.838.5789 | 11 Chestnut Street #102 | South Norwalk, CT 06854

406 BOSTON POST ROAD, PORT CHESTER, NY | 05-22-2026 | VIEW FROM SOUTH | SD9.01

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Plans

UNITED HOSPITAL REDEVELOPMENT

406 BOSTON POST ROAD
VILLAGE OF PORT CHESTER, NEW YORK
SITE PLAN RESUBMISSION
SLR #6975-01/21543.00009

MAY 22, 2026

REVISED: JULY 16, 2024
REVISED: AUGUST 26, 2024 (WCDOH SUBMISSION)
REVISED: NOVEMBER 5, 2024 (WCDOH COMMENTS)
REVISED: MAY 5, 2025 (WCDOH COMMENTS)
REVISED: MAY 8, 2025 (BUILDING REVISIONS)
REVISED: JUNE 11, 2025 (WCDOH SUBMISSION)
REVISED: JUNE 24, 2025 (WCDOH COMMENTS)
REVISED: AUGUST 7, 2025 (UTILITY REVISIONS)
REVISED: AUGUST 27, 2025 (WCDOH COMMENTS)
REVISED: SEPTEMBER 10, 2025 (WCDOH COMMENTS)
REVISED: OCTOBER 2, 2025 (WCDOH COMMENTS)
REVISED: OCTOBER 30, 2025 (WCDOH COMMENTS)
REVISED: NOVEMBER 11, 2025 (CONFORMANCE SET)
ZONING RESUBMISSION: MAY 22, 2026

GENERAL NOTES

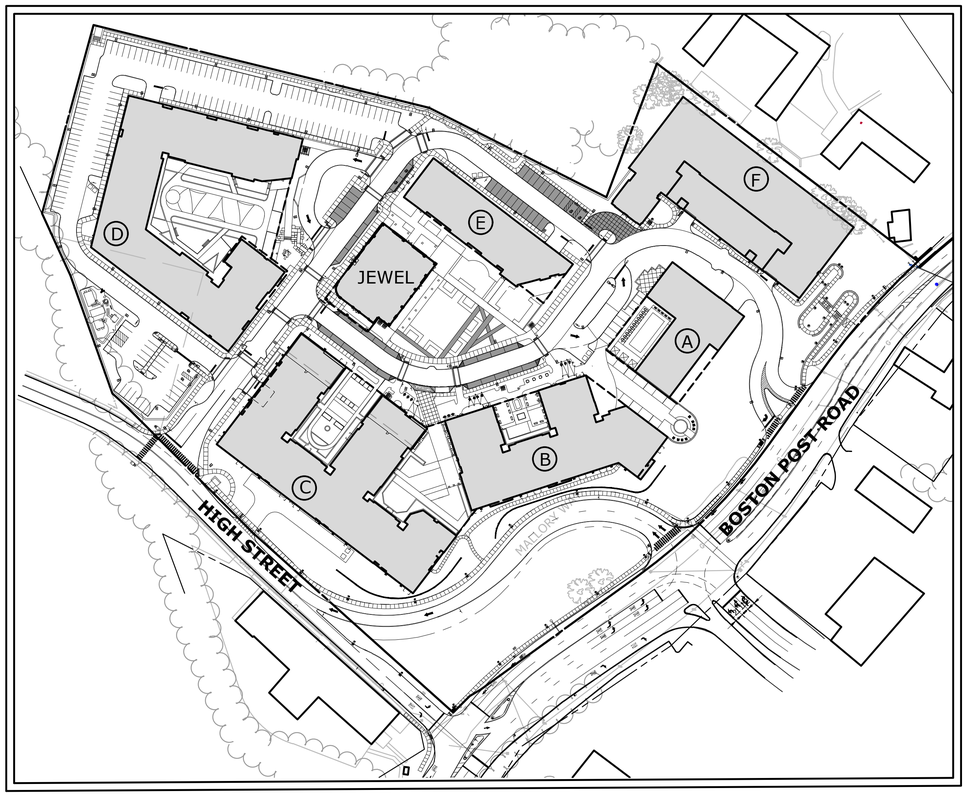
1. SLR INTERNATIONAL CORPORATION ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF MAPS AND DATA WHICH HAVE BEEN SUPPLIED BY OTHERS.
2. SEDIMENT AND EROSION CONTROL MEASURES AS DEPICTED ON THESE PLANS AND DESCRIBED WITHIN THE SEDIMENT AND EROSION CONTROL NARRATIVE SHALL BE IMPLEMENTED AND MAINTAINED UNTIL PERMANENT COVER AND STABILIZATION IS ESTABLISHED. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL CONFORM TO THE "NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, NEW YORK - 2016", AND IN ALL CASES BEST MANAGEMENT PRACTICES SHALL PREVAIL.
3. INFORMATION REGARDING THE LOCATION OF EXISTING UTILITIES HAS BEEN BASED UPON AVAILABLE INFORMATION AND MAY BE INCOMPLETE, AND WHERE SHOWN SHOULD BE CONSIDERED APPROXIMATE. THE LOCATION OF ALL EXISTING UTILITIES SHOULD BE CONFIRMED PRIOR TO BEGINNING CONSTRUCTION. CALL "DIG SAFELY NEW YORK", 1-800-968-7962. ALL UTILITY LOCATIONS THAT DO NOT MATCH THE VERTICAL OR HORIZONTAL CONTROL SHOWN ON THE PLANS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR RESOLUTION.
4. ALL PROPOSED UTILITY SERVICES ARE TO BE UNDERGROUND. THE EXACT LOCATION AND SIZE OF ELECTRIC, TELEPHONE, CABLE TELEVISION, AND GAS ARE TO BE DETERMINED BY THE RESPECTIVE UTILITY COMPANIES. CERTAIN PORTION OF OVERHEAD ELECTRICAL UTILITY SERVICES TO REMAIN ABOVE GROUND, REFER TO PLANS FOR THAT INFORMATION.
5. ALL DIMENSIONS AND ELEVATIONS SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
6. ALL DISTURBED AREAS SHALL RECEIVE A MINIMUM OF 4" OF TOPSOIL, AND BE SEEDED WITH GRASS, AS SHOWN ON THE PLANS.
7. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS INDICATE FINISHED GRADE.
8. ALL CONSTRUCTION MATERIALS AND METHODS SHALL CONFORM TO THE VILLAGE OF PORT CHESTER REQUIREMENTS AND TO THE APPLICABLE SECTIONS OF THE STATE OF NEW YORK DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.
9. ALL GUTTERS AND ROOF DRAINS SHALL BE TIED INTO THE PROPOSED STORM DRAINAGE SYSTEM.
10. THE PLANS REQUIRE A CONTRACTOR'S WORKING KNOWLEDGE OF LOCAL, MUNICIPAL, WATER AUTHORITY, AND STATE CODES FOR UTILITY SYSTEMS. ANY CONFLICTS BETWEEN MATERIALS AND LOCATIONS SHOWN, AND LOCAL REQUIREMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE EXECUTION OF WORK. THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH UTILITIES IMPACTED BY THIS PROJECT INCLUDING DEMOLITION AND NEW WORK. ALL UTILITY WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF EACH UTILITY COMPANY HAVING JURISDICTION IN THE PROJECT AREA. THE ENGINEER WILL NOT BE HELD LIABLE FOR COSTS INCURRED TO IMPLEMENT OR CORRECT WORK WHICH DOES NOT CONFORM TO LOCAL CODE.
11. THE PROPOSED BUILDINGS ARE TO BE CONNECTED TO PUBLIC WATER AND SANITARY SEWER.
12. ALL RETAINING WALLS IN EXCESS OF 4 FT. EXPOSED HEIGHT SHALL BE DESIGNED BY A NEW YORK STATE PROFESSIONAL ENGINEER AND BE ACCOMPANIED BY A CONSTRUCTION DETAIL AND CROSS SECTION VIEW SHOWING MATERIALS TO DESCRIBE THE PROPOSED WALL DESIGN AND AESTHETICS, AND CALCULATIONS. ALL DESIGN MATERIALS AND CALCULATIONS SHALL BE SIGNED AND SEALED BY A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER AND WILL NEED TO BE APPROVED BY THE VILLAGE OF PORT CHESTER PRIOR TO ISSUE OF BUILDING PERMIT.
13. THE CONTRACTOR MUST MAINTAIN (REPAIR/REPLACE WHEN NECESSARY) THE SILTATION CONTROLS UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETED AND ALL DISTURBED AREAS ARE PERMANENTLY STABILIZED.
14. THE CONTRACTOR IS RESPONSIBLE FOR SECURING WORK AREA.
15. COMPLIANCE WITH THE PERMIT CONDITIONS IS THE RESPONSIBILITY OF BOTH THE CONTRACTOR AND THE PERMITTEE.
16. BOUNDARY AND TOPOGRAPHIC INFORMATION IS BASED UPON FIELD SURVEY CONDUCTED BY: 1) BARRETT BONACCI &VAN WEELE, PC, TAKEN FROM A MAP ENTITLED "ALTA/NSPS LAND TITLE SURVEY," AT A SCALE OF 1"=40', DATED: SEPTEMBER 25, 2020; 2) BARRETT BONACCI &VAN WEELE, PC, TAKEN FROM A MAP ENTITLED "TOPOGRAPHIC SURVEY," AT A SCALE OF 1"=40', DATED: AUGUST 5, 2014.

LEGEND

EXISTING		PROPOSED
	STREET LINE	
	PROPERTY LINE	
	SETBACK LINE	
68	CONTOUR	68
x68.3	SPOT GRADE	+70.5
	WETLANDS	
	TREE LINE	
	TREE/SHRUB	
	STONEWALL	
	GUY WIRE	
	ROOF DRAINS	
	DRAINAGE INLET / STRUCTURE	
	SITE LIGHT	
	HYDRANT	
	WATER METER	
WV	WATER VALVE	WV
GV	GAS VALVE	GV
	CATCH BASIN	
	MANHOLE/YARD DRAIN/AREA DRN.	
S S	SANITARY SEWER W/MANHOLE	SAN SAN
	STORM DRAIN W/CATCH BASIN	
W	WATER MAIN	W
G	GAS MAIN	G
E	ELECTRIC LINE	E
T	TELEPHONE LINE	T
	UTILITY POLE	
	TRAFFIC SIGN	
	IRON PIPE	
	MONUMENT	
	EDGE OF PAVEMENT W/CURB	
	RETAINING WALL	
	HANDICAP PARKING	
	MONUMENT FOUND	
	SIDEWALK	
	TEST PIT	

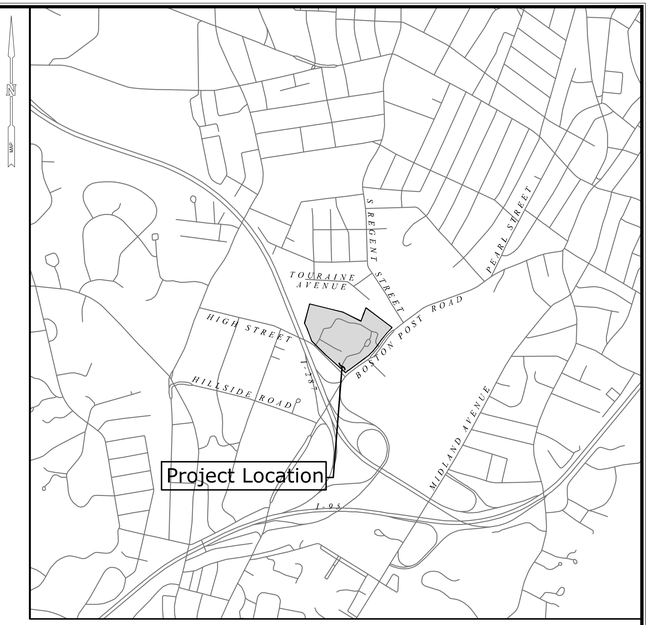
ZONING DATA TABLE

ZONE: PMU PLANNED MIXED USE	REQUIRED	APPROVED	PROPOSED
LOT AREA	NR	672,962 S.F.	675,962 S.F.
LOT IMPERVIOUS COVERAGE	90% MAX.	80%	80%
LOT WIDTH		904 FT	904 FT
FRONT YARD		101 FT	101 FT
SIDE YARD		11 FT	11 FT
REAR YARD		60 FT	60 FT
USEABLE OPEN SPACE/DWELLING UNIT	126,900 S.F. (100 SF/ DWELLING UNIT)	155,200 S.F. (173 SF/DWELLING UNIT)	165,400 S.F. (130 SF/ DWELLING UNIT)
PARKING	619 SPACES*	1,001 SPACES (810 GARAGE SPACES, 191 SURFACE SPACES)	1,394 SPACES (1191 GARAGE SPACES, 203 SURFACE SPACES)
*REDUCED FROM 1,102 SPACES USING THE FULL SHARED PARKING REDUCTION FACTOR			



PROJECT SITE VICINITY MAP:

0' 50' 100'
0 1/2" 1"
SCALE 1" = 100'



LOCATION MAP:

0' 500' 1000'
0 1/2" 1"
SCALE 1" = 1000'

WCDOH NOTES

1. THERE ARE NO WELLS WITHIN 25 FEET OF THE SANITARY SEWER.
2. UPON COMPLETION AND PRIOR TO USE, TWO (2) SETS OF AS-BUILT PLANS MUST BE SUBMITTED TOGETHER WITH P.E. CERTIFICATION OF CONSTRUCTION AND ACCEPTABLE RESULTS OF BACTERIOLOGICAL TESTING.
3. LEAKAGE/PRESSURE TESTING SHALL BE PERFORMED IN ACCORDANCE WITH AWWA C600.
4. BACTERIOLOGICAL AND DISINFECTION TESTING SHALL BE PERFORMED IN ACCORDANCE WITH AWWA C651 EXCEPT FOR SECTION 4.4.2.
5. SUPPLIER'S RECORDS INDICATE ADEQUATE PRESSURE AND CAPACITY IS AVAILABLE FOR THE AREA.
6. LEAKAGE TESTING SPECIFICATIONS (LOW PRESSURE AIR TESTING OF DIP SEWER PIPE - ASTM STANDARD F-1417, VACUUM TESTING OF CONCRETE MANHOLES - ASTM STANDARDS C-1244).
7. UPON COMPLETION AND PRIOR TO USE, TWO (2) SETS OF AS-BUILT PLANS MUST BE SUBMITTED TO THE WESTCHESTER COUNTY HEALTH DEPARTMENT (WCDOH) TOGETHER WITH P.E. CERTIFICATION OF CONSTRUCTION AND ACCEPTABLE RESULTS OF AUR OR WATER TESTING OF SEWER AND MANHOLES.
8. WCDOH MUST BE NOTIFIED A MINIMUM OF 48 HOURS PRIOR TO ANY LEAKAGE TESTS.

LIST OF DRAWINGS

NO.	NAME	TITLE
01	--	TITLE SHEET
02		RESUBDIVISION MAP
03	IN	INDEX PLAN
04	ABG	SITE PLAN - AVERAGE BUILDING GRADE
05	LA	SITE PLAN - LAYOUT
06	LS	SITE PLAN - LANDSCAPING
07	ENL-1	BUILDING: A, B, & C - COURTYARD ENLARGEMENT
08	ENL-2	BUILDING: D & F - COURTYARD ENLARGEMENT
09	ENL-3	BUILDING: E - COURTYARD ENLARGEMENT
10	ENL-4	BUILDINGS: C AND JEWEL BOX ROOFTOP ENLARGEMENTS
11	GR	SITE PLAN - GRADING
12	UT	SITE PLAN - UTILITIES
13	LI-0	SITE PLAN - LIGHTING
14	IMP	LAND USE MAP
15	OP-1	OPEN SPACE REQUIREMENTS
16	OP-2	TENANT USAGE OPEN SPACE

811 Know what's below. Call before you dig. www.cbyd.com

STATE OF NEW YORK — STEPHEN ROBERT SIER — 073898 — LICENSED PROFESSIONAL ENGINEER

PREPARED BY:

SLR

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NEW PALTZ, NY 12561
845.633.8153
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SLR Engineering, Landscape Architecture, and Land Surveying P.C.
Registration No. 083112

PREPARED FOR:

BOSTON POST ROAD OWNER LLC
C/O ROSE ASSOCIATES CAPITAL GROUP LLC
777 THIRD AVENUE, 6TH FLOOR
NEW YORK, NY 10017-1307

406 BOSTON POST ROAD DEV AMS LLC
ONE BRIDGE PLAZA NORTH, SUITE 840
FORT LEE, NJ 07024

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ANY ALTERATION OR REVISIONS OF THESE PLANS, UNLESS DONE BY OR UNDER THE DIRECTION OF THE NYS LICENSED AND REGISTERED ENGINEER THAT PREPARED THEM, IS A VIOLATION OF THE NYS EDUCATION LAW.

Plotted: 11/20/2025 By: Stephen Sier
Last Saved By: Stephen Sier 11/20/2025 9:21:27 AM
File Name: C:\Users\ssier\Desktop\406 BPR_Resub_Nov 2025_detached_ssier.dwg

SURVEY NOTES:

1. NORTH ARROW AND BEARINGS ARE BASED UPON AN REFERENCE MAP 2A.
2. REFERENCE IS HEREBY MADE TO THE FOLLOWING MAPS:
   A. "ALTA/NSPS LAND TITLE SURVEY, PROPERTY SITUATE, INC., VILLAGE OF PORT CHESTER, WESTCHESTER COUNTY, NEW YORK," SCALE: 1"=40', DATED: SEPTEMBER 25, 2020, REVISED TO: 10/16/2020, PREPARED BY: BARRETT, BONACCI & VAN WEELE, INC.
   B. "COMPILATION PLAN, PREPARED FOR: ROSE ASSOCIATES, BOSTON POST ROAD & HIGH STREET, VILLAGE OF PORT CHESTER, WESTCHESTER COUNTY, NEW YORK", SCALE: 1"=40', DATED: JUNE 9, 2020, PREPARED BY: MILONE & MACBROOM, INC.
   C. "SUBDIVISION MAP, PROPERTY OF: BOSTON POST RD OWNER, LLC, UNITED HOSPITAL REDEVELOPMENT, 406 BOSTON POST ROAD & 999 HIGH STREET, VILLAGE OF PORT CHESTER, TOWN OF RYE, WESTCHESTER COUNTY, NEW YORK", SCALE: 1"=50', DATED: JULY 18, 2023, REVISED TO: 10/31/25, PREPARED BY: SLR SHEETS 1-5.
3. TOTAL AREA = 672,965 S.F. 15.449 ACRES.
4. PROPERTY IS SHOWN ON THE TAX MAP OF THE TOWN OF RYE – VILLAGE OF PORT CHESTER, WESTCHESTER COUNTY, NEW YORK, SECTION 141-052, BLOCK 1, LOTS 2, 2.1 & 2.4.
5. PROPERTY IS LOCATED IN WESTCHESTER COUNTY INDEX SYSTEM ON SHEET 58, BLOCK 5649.
6. PRIOR TO ANY BUILDING BEING GRANTED AN ADDRESS BY THE UNITED STATES POST OFFICE AND PRIOR TO ANY CERTIFICATE OF OCCUPANCY BEING ISSUED FOR ANY SITE BUILDING, THE NAMES OF ROADS WITHIN THE SITE SHALL BE COORDINATED WITH THE VILLAGE'S EMERGENCY SERVICES DEPARTMENTS TO ENSURE NO POTENTIAL CONFLICT WITH EXISTING ADDRESSES IN THE RESPECTIVE RESPONSE AREAS.



LOCATION MAP
SCALE: N.T.S.

LOT 6
AREA
176,080 S.F.
4.042 ACRES

LOT 8
AREA
28,935 S.F.
0.664 ACRES

LOT 5
AREA
16,550 S.F.
0.380 ACRES

LOT 7
"NOT A BUILDING LOT"
AREA
30,015 S.F.
0.689 ACRES

LOT 9
"NOT A BUILDING LOT"
AREA
5,640 S.F.
0.129 ACRES

LAND DESIGNATED FOR FUTURE OFFER OF DEDICATION TO THE VILLAGE FOR HIGHWAY PURPOSES
AREA
48,650 S.F.
1.117 ACRES

LOT 2
AREA
76,225 S.F.
1.750 ACRES

LOT 4
AREA
51,530 S.F.
1.183 ACRES

LOT 1
AREA
167,485 S.F.
3.845 ACRES

LOT 3
"NOT A BUILDING LOT"
AREA
31,625 S.F.
0.726 ACRES

LAND TO BE DEEDED TO THE VILLAGE FOR HIGHWAY PURPOSES
AREA
28,610 S.F.
0.657 ACRES

LAND TO BE DEEDED TO THE STATE OF NEW YORK FOR HIGHWAY PURPOSES
AREA
11,620 S.F.
0.267 ACRES

N/F The Village of Port Chester
N/F Pauline J. Greaige
N/F Port Chester Apartments, Inc.
N/F DPT Enterprises Inc

CROSS WESTCHESTER EXPRESSWAY (I-287) (NEW YORK STATE THRUWAY), NEW ENGLAND SECTION)

HIGH STREET
MALLORY WAY
POST ROAD
BOSTON POST ROAD (ROUTE 1)

PROPOSED BUILDING D
PROPOSED BUILDING E
PROPOSED BUILDING F
PROPOSED BUILDING A
PROPOSED BUILDING B
PROPOSED BUILDING C
PROPOSED JEWEL BOX

PRIVATE ROAD (See Note 6)
ROADS (See Note 6)
Water and R.O.W. Easement (To be Released)
Parking Area Easement In Favor Of U.h. Housing Corp. (To be Released)
Storm Drain Easement (To be Released)
Water & R.O.W Easement (To be Released)
Former Lot Line To be Extinguished
Driveway Easement (To be Released)
8" Sanitary Main

GENERAL NOTES

1. UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.
2. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH THE SURVEYOR'S EMBOSSED SEAL ARE GENUINE, TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.
3. CERTIFICATIONS HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THIS SURVEY WAS PREPARED.
4. CERTIFICATIONS ARE NOT TRANSFERABLE.
5. THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS IS NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED. IF ANY, UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT COVERED BY THIS CERTIFICATE.
6. WATER AND SEWER SERVICE LINES SHALL BE A MINIMUM OF 5' APART.
7. A BLANKET GRADING EASEMENT SHALL BE GRANTED ACROSS THE ENTIRE PROPERTY (ALL LOTS) THAT WILL BE DISSOLVED UPON BUILDING CONSTRUCTION.

PROPOSED PUBLIC WATER/PUBLIC SEWER MAIN EXTENSION

WESTCHESTER COUNTY DEPARTMENT OF HEALTH
NEW ROCHELLE, NEW YORK

APPROVED PURSUANT TO CHAPTER 873, ARTICLE X, SECTIONS 873.951 AND 873.1021 AND ARTICLES VII AND XXII OF THE WESTCHESTER COUNTY SANITARY CODE SUBJECT TO THE PROVISION OF PUBLIC WATER SUPPLY AND PUBLIC SANITARY SEWER FACILITIES TO SERVE EACH HABITABLE BUILDING HEREAFTER CONSTRUCTED. THESE FACILITIES ARE TO BE INSTALLED IN ACCORDANCE WITH LAND IMPROVEMENT PLANS AND SPECIFICATIONS APPROVED BY AND FILED IN THIS OFFICE PRIOR TO THE CONSTRUCTION OF SUCH BUILDING.

EACH PURCHASER OF OR PROPERTY SHOWN HEREON SHALL BE FURNISHED A TRUE COPY OF THIS PLAT SHOWING THIS ENDORSEMENT. ANY ERASURES, CHANGES, ADDITIONS OR ALTERATIONS OF ANY KIND, EXCEPT THE ADDITION OF SIGNATURES OF OTHER APPROVING AUTHORITY AND THE DATE THEREOF MADE ON THIS PLAN AFTER THIS APPROVAL, SHALL INVALIDATE THIS APPROVAL.

_____ DATE: _____
APPROVED BY THE ASSISTANT COMMISSIONER OF HEALTH ON BEHALF OF THE DEPARTMENT OF HEALTH

I, MICHAEL F. MANSFIELD, THE SURVEYOR WHO MADE THIS MAP DO HEREBY CERTIFY THAT THIS MAP IS BASED ON AN ACTUAL SURVEY COMPLETED UNDER MY SUPERVISION ON 12/12/23 AND THIS MAP WAS COMPLETED ON 3/04/26.

MICHAEL F. MANSFIELD, L.S. NEW YORK STATE LICENSE NO. 050694

STATE OF NEW YORK · MICHAEL F. MANSFIELD · LICENSED LAND SURVEYOR · NO. 050694

STATE OF NEW YORK · STEPHEN ROBERT BYER · PROFESSIONAL ENGINEER · 073398

DATE	REVISION
4/28/26	VILLAGE COMMENTS
3/25/26	SIGNATURE BOXES

THE VILLAGE OF PORT CHESTER TAX ASSESSMENT DESIGNATION

SECTION 141-052
BLOCK 1
LOTS 2, 2.1 & 2.4

WESTCHESTER COUNTY INDEX SYSTEM
SHEET 58
BLOCK 5649

ALL REAL ESTATE TAXES HAVE BEEN PAID TO DATE
Carla Rogalin 5/5/2026
RECEIVER OF TAXES TOWN OF RYE — DATE

APPROVED BY THE VILLAGE OF PORT CHESTER DIRECTOR OF PLANNING AND ECONOMIC DEVELOPMENT
SIGNED THIS 5 DAY OF May

APPROVED FOR FILING
BOSTON POST ROAD OWNER, LLC
BY:
MARC EHRLICH, AUTHORIZED SIGNATORY — DATE

THIS MAP PRODUCED BY ORIGINAL INK DRAWING ON POLY FILM OR LINEN

SLR INTERNATIONAL CORPORATION
99 REALTY DRIVE
CHESHIRE, CT 06410

LEGEND (Proposed)
- PROPOSED DRAINAGE PIPE
- PROPOSED DRAINAGE STRUCTURES
- PROPOSED WATER LINE
- PROPOSED SANITARY LINE

LEGEND (Existing)
- STREET LINE
- PROPERTY LINE
- EASEMENT
- SANITARY LINE
- WATER LINE
- SANITARY MANHOLE
- CATCH BASIN
- RAILROAD SPIKE
- DRILLHOLE FOUND
- MONUMENT FOUND
- PK NAIL SET
- IRON PIN SET

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

SLR
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CHESHIRE, CONNECTICUT
06410
T: 203.271.1773
www.slrconsulting.com
SLR Engineering, Landscape Architecture, and Land Surveying P.C. Registration No. 083112

RESUBDIVISION MAP
PROPERTY OF:
BOSTON POST ROAD OWNER, LLC
UNITED HOSPITAL REDEVELOPMENT
406 BOSTON POST ROAD & 999 HIGH STREET
VILLAGE OF PORT CHESTER, TOWN OF RYE,
WESTCHESTER COUNTY, NEW YORK

SCALE: 1" = 50'	DATE: MARCH 4, 2026	JOB: 16975.00001
FIELD: N/A	DRAWN: TJP	CHCKD: MFM	SHEET: 1 OF 1

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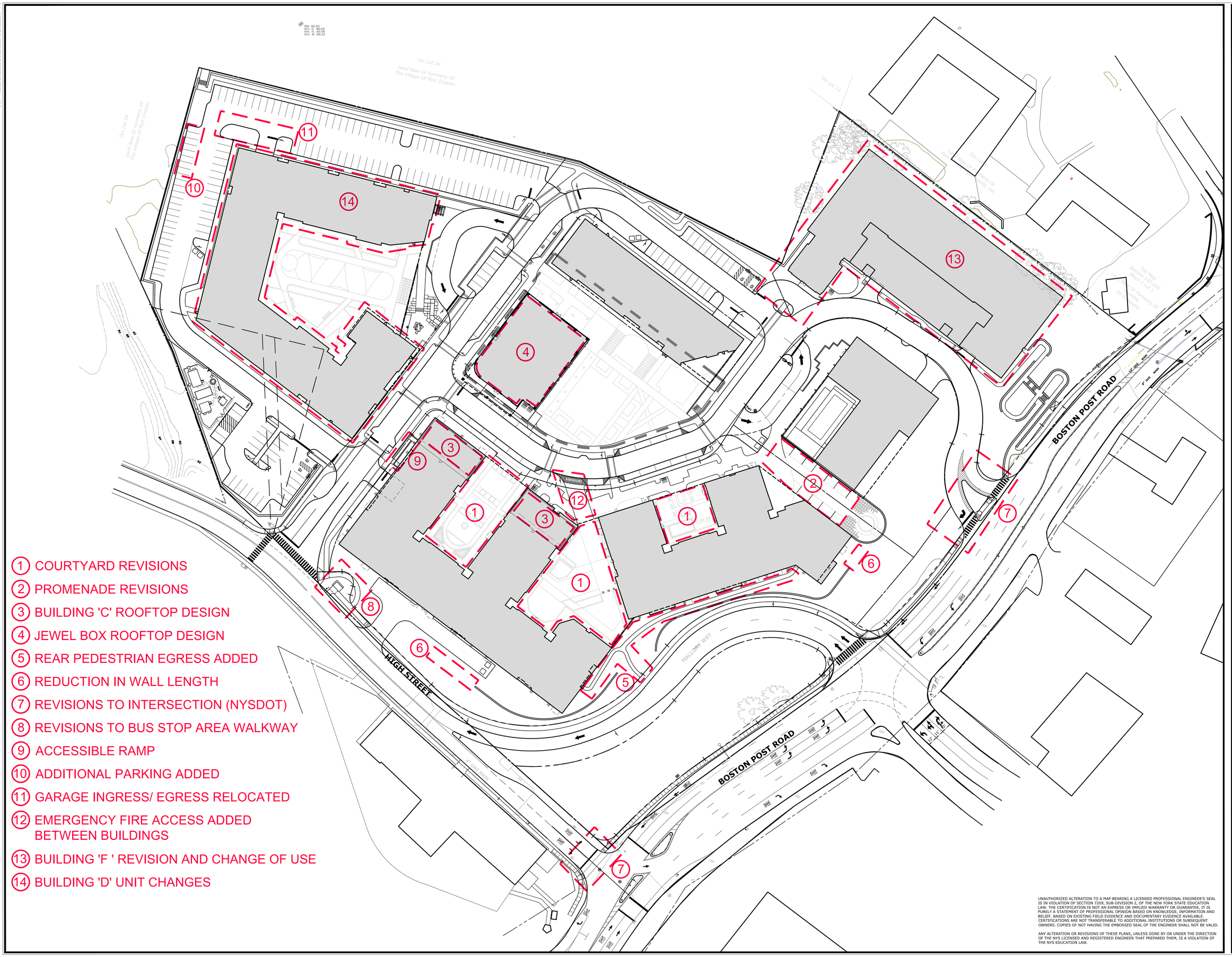

1. COURTYARD REVISIONS
2. PROMENADE REVISIONS
3. BUILDING 'C' ROOFTOP DESIGN
4. JEWEL BOX ROOFTOP DESIGN
5. REAR PEDESTRIAN EGRESS ADDED
6. REDUCTION IN WALL LENGTH
7. REVISIONS TO INTERSECTION (NYSDOT)
8. REVISIONS TO BUS STOP AREA WALKWAY
9. ACCESSIBLE RAMP
10. ADDITIONAL PARKING ADDED
11. GARAGE INGRESS/ EGRESS RELOCATED
12. EMERGENCY FIRE ACCESS ADDED BETWEEN BUILDINGS
13. BUILDING 'F ' REVISION AND CHANGE OF USE
14. BUILDING 'D' UNIT CHANGES

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845.633.8153
WWW.SLRCONSULTING.COM
SLR Engineering, Landscape Architecture, and Land Surveying P.C.
Registration No. 083112

DESCRIPTION | DATE | BY

INDEX PLAN

UNITED HOSPITAL REDEVELOPMENT

406 BOSTON POST ROAD
VILLAGE OF PORT CHESTER, NEW YORK

JW	LM	JW/TD
DESIGNED	DRAWN	CHECKED

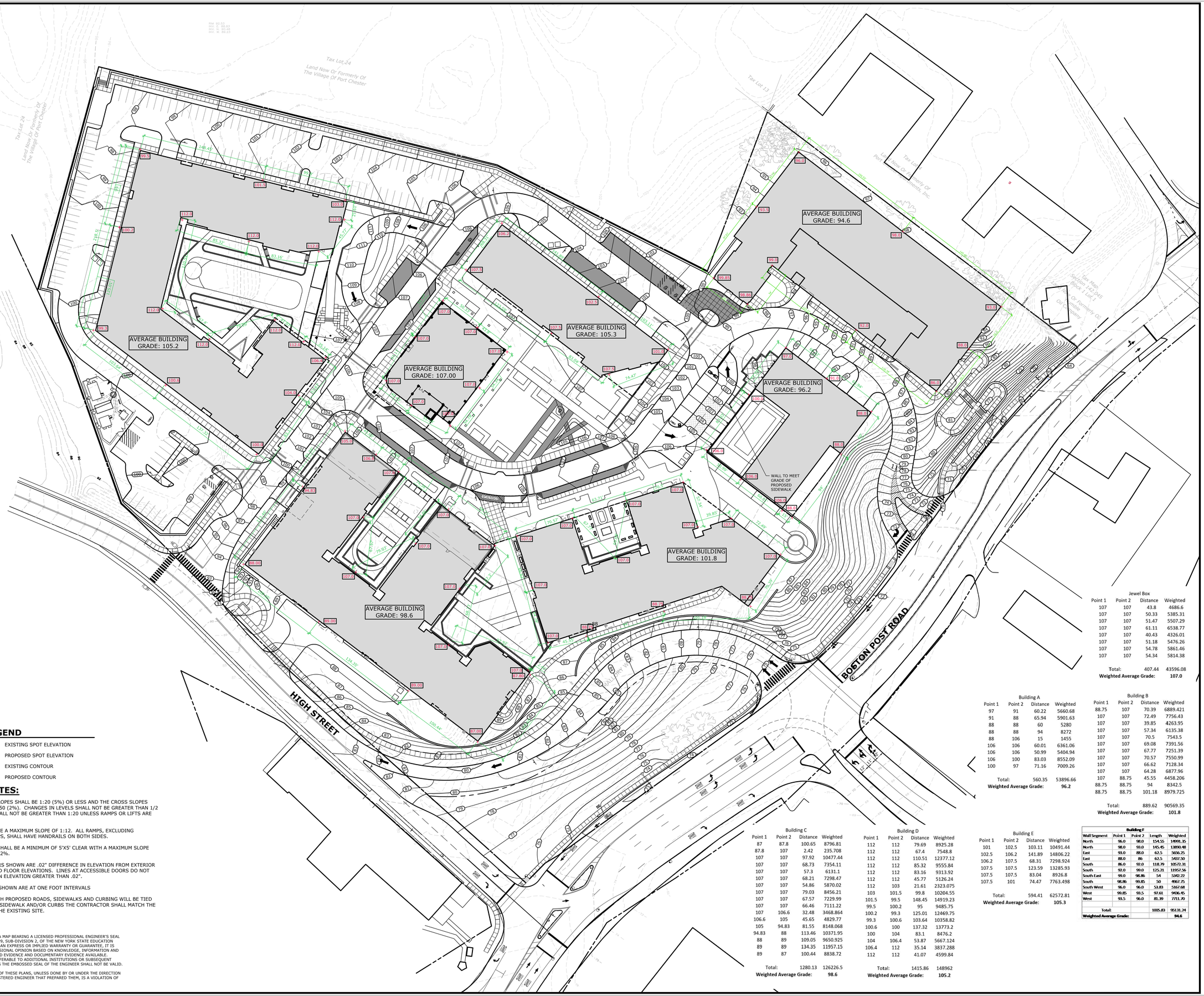
SCALE: 1"=40'

DATE: MAY 22, 2026

PROJECT NO.: 6975-01/21543.00009

SHEET NO.: 03 OF 16

SHEET NAME: IP



GRADING LEGEND

×70.5	EXISTING SPOT ELEVATION
+70.5	PROPOSED SPOT ELEVATION
———70———	EXISTING CONTOUR
———(124)———	PROPOSED CONTOUR

GRADING NOTES:

1. ACCESSIBLE ROUTE SLOPES SHALL BE 1:20 (5%) OR LESS AND THE CROSS SLOPES SHALL NOT EXCEED 1:50 (2%). CHANGES IN LEVELS SHALL NOT BE GREATER THAN 1/2 INCH, AND SLOPES SHALL NOT BE GREATER THAN 1:20 UNLESS RAMPS OR LIFTS ARE PROVIDED.
2. ALL RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1:12. ALL RAMPS, EXCLUDING SIDEWALK DROP RAMPS, SHALL HAVE HANDRAILS ON BOTH SIDES.
3. ALL RAMP LANDINGS SHALL BE A MINIMUM OF 5'X5' CLEAR WITH A MAXIMUM SLOPE AND CROSS-PITCH OF 2%.
4. ALL ACCESSIBLE DOORS SHOWN ARE .02" DIFFERENCE IN ELEVATION FROM EXTERIOR TO INTERIOR FINISHED FLOOR ELEVATIONS. LINES AT ACCESSIBLE DOORS DO NOT INDICATE A CHANGE IN ELEVATION GREATER THAN .02".
5. EXISTING CONTOURS SHOWN ARE AT ONE FOOT INTERVALS
6. IN ALL CASES IN WHICH PROPOSED ROADS, SIDEWALKS AND CURBING WILL BE TIED INTO EXISTING ROAD/SIDEWALK AND/OR CURBS THE CONTRACTOR SHALL MATCH THE LINE AND GRADE OF THE EXISTING SITE.

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Jewel Box

Point 1	Point 2	Distance	Weighted
107	107	43.8	4686.6
107	107	50.33	5385.31
107	107	51.47	5507.29
107	107	61.11	6538.77
107	107	40.43	4326.01
107	107	51.18	5476.26
107	107	54.78	5861.46
107	107	54.34	5814.38
Total:		407.44	43596.08
Weighted Average Grade:			107.0

Building A

Point 1	Point 2	Distance	Weighted
97	91	60.22	5660.68
91	88	65.94	5901.63
88	88	60	5280
88	88	94	8272
88	106	15	1455
106	106	60.01	6361.06
106	106	50.99	5404.94
106	100	83.03	8552.09
100	97	71.16	7009.26
Total:		560.35	53896.66
Weighted Average Grade:			96.2

Building B

Point 1	Point 2	Distance	Weighted
88.75	107	70.39	6889.421
107	107	72.49	7756.43
107	107	39.85	4263.95
107	107	57.34	6135.38
107	107	70.5	7543.5
107	107	69.08	7391.56
107	107	67.77	7251.39
107	107	70.57	7550.99
107	107	66.62	7128.34
107	107	64.28	6877.96
107	88.75	45.55	4458.206
88.75	88.75	94	8342.5
88.75	88.75	101.18	8979.725
Total:		889.62	90569.35
Weighted Average Grade:			101.8

Building C

Point 1	Point 2	Distance	Weighted
87	87.8	100.65	8796.81
87.8	107	2.42	235.708
107	107	97.92	10477.44
107	107	68.73	7354.11
107	107	57.3	6131.1
107	107	68.21	7298.47
107	107	54.86	5870.02
107	107	79.03	8456.21
107	107	67.57	7229.99
107	107	66.46	7111.22
107	106.6	32.48	3468.864
106.6	105	45.65	4829.77
105	94.83	81.55	8148.068
94.83	88	113.46	10371.95
88	89	109.05	9650.925
89	89	134.35	11957.15
89	87	100.44	8838.72
Total:		1280.13	126226.5
Weighted Average Grade:			98.6

Building D

Point 1	Point 2	Distance	Weighted
112	112	79.69	8925.28
112	112	67.4	7548.8
112	112	110.51	12377.12
112	112	85.32	9555.84
112	112	83.16	9313.92
112	112	45.77	5126.24
112	103	21.61	2323.075
103	101.5	99.8	10204.55
101.5	99.5	148.45	14919.23
99.5	100.2	95	9485.75
100.2	99.3	125.01	12469.75
99.3	100.6	103.64	10358.82
100.6	100	137.32	13773.2
100	104	83.1	8476.2
104	106.4	53.87	5667.124
106.4	112	35.14	3837.288
112	112	41.07	4599.84
Total:		1415.86	148962
Weighted Average Grade:			105.2

Building E

Point 1	Point 2	Distance	Weighted
101	102.5	103.11	10491.44
102.5	106.2	141.89	14806.22
106.2	107.5	68.31	7298.924
107.5	107.5	123.59	13285.93
107.5	107.5	83.04	8926.8
107.5	101	74.47	7763.498
Total:		594.41	62572.81
Weighted Average Grade:			105.3

Building F

Wall Segment	Point 1	Point 2	Length	Weighted
North	96.0	98.0	154.55	14998.35
North	98.0	93.0	145.45	13890.48
East	93.0	88.0	62.5	5656.25
East	88.0	86	62.5	5437.50
South	86.0	92.0	118.79	10572.31
South	92.0	99.0	125.21	11957.56
South East	99.0	98.86	54	5342.22
South	98.86	99.85	50	4967.75
South West	96.0	96.0	53.83	5167.68
West	99.85	93.5	97.61	9436.45
West	93.5	96.0	81.39	7711.70
Total:			1005.83	95131.24
Weighted Average Grade:				84.6

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845.633.8153
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SLR Engineering, Landscape Architecture, and Land Surveying P.C.
Registration No. 083112

DESCRIPTION	DATE	BY

SITE PLAN - AVERAGE BUILDING GRADE

UNITED HOSPITAL REDEVELOPMENT

406 BOSTON POST ROAD
VILLAGE OF PORT CHESTER, NEW YORK

JW	LM	JW/TD
DESIGNED	DRAWN	CHECKED

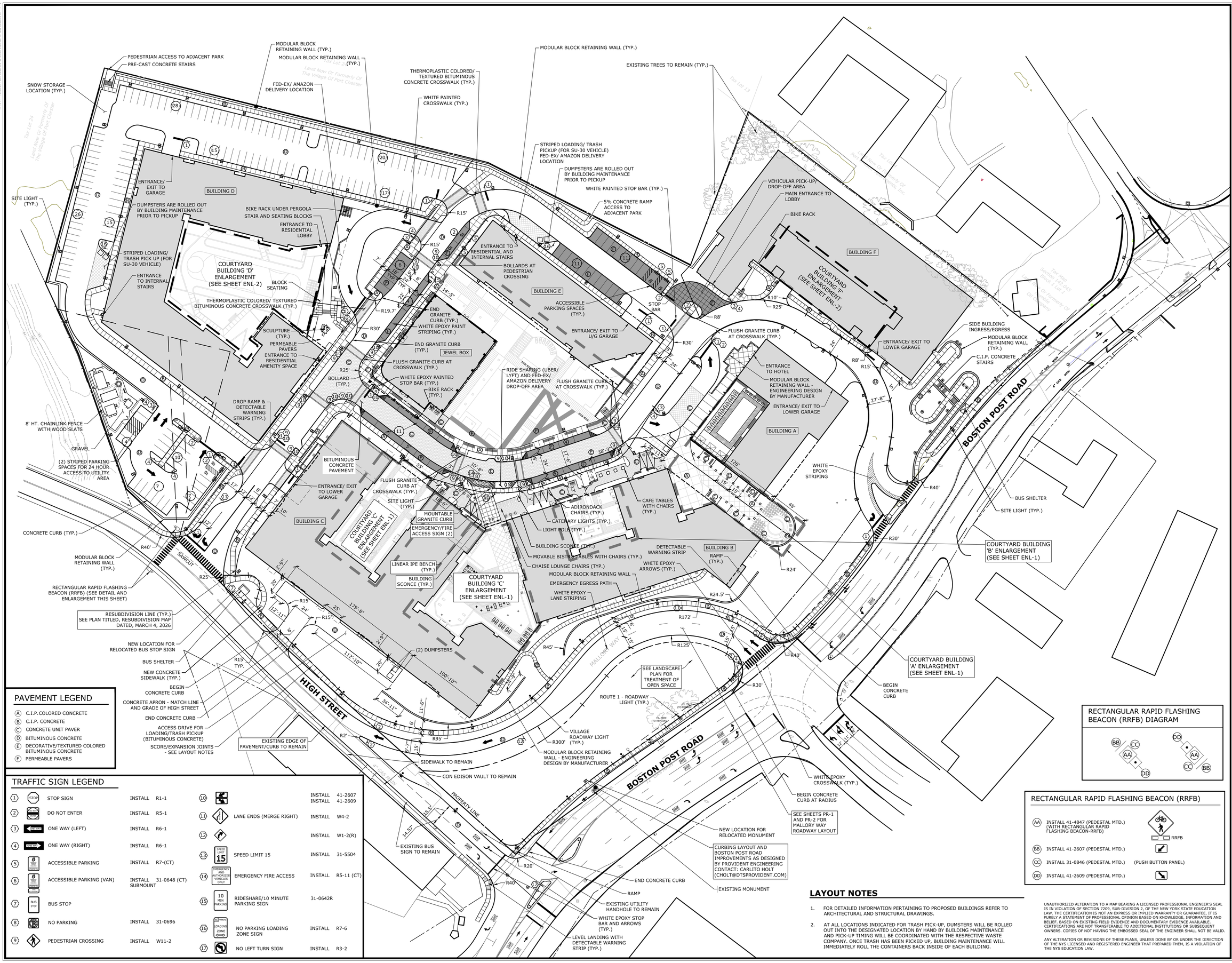
SCALE: 1"=40'

DATE: MAY 22, 2026

PROJECT NO.: 6975-01/21543.00009

SHEET NO.: 04 OF 16

SHEET NAME: ABG


PEDESTRIAN ACCESS TO ADJACENT PARK
PRE-CAST CONCRETE STAIRS
SNOW STORAGE LOCATION (TYP.)
MODULAR BLOCK RETAINING WALL (TYP.)
MODULAR BLOCK RETAINING WALL (TYP.)
FED-EX/ AMAZON DELIVERY LOCATION
THERMOPLASTIC COLORED/ TEXTURED BITUMINOUS CONCRETE CROSSWALK (TYP.)
WHITE PAINTED CROSSWALK (TYP.)
MODULAR BLOCK RETAINING WALL (TYP.)
EXISTING TREES TO REMAIN (TYP.)
STRIPED LOADING/ TRASH PICKUP (FOR SU-30 VEHICLE) FED-EX/ AMAZON DELIVERY LOCATION
DUMPSTERS ARE ROLLED OUT BY BUILDING MAINTENANCE PRIOR TO PICKUP
WHITE PAINTED STOP BAR (TYP.)
5% CONCRETE RAMP ACCESS TO ADJACENT PARK
VEHICULAR PICK-UP/ DROP-OFF AREA
MAIN ENTRANCE TO LOBBY
BIKE RACK
BUILDING F
COURTYARD BUILDING 'F' ENLARGEMENT (SEE SHEET ENL-2)
SITE LIGHT (TYP.)
ENTRANCE/ EXIT TO GARAGE
BUILDING D
DUMPSTERS ARE ROLLED OUT BY BUILDING MAINTENANCE PRIOR TO PICKUP
BIKE RACK UNDER PERGOLA
STAIR AND SEATING BLOCKS
ENTRANCE TO RESIDENTIAL LOBBY
STRIPED LOADING/ TRASH PICK UP (FOR SU-30 VEHICLE)
ENTRANCE TO INTERNAL STAIRS
COURTYARD BUILDING 'D' ENLARGEMENT (SEE SHEET ENL-2)
BLOCK SEATING
THERMOPLASTIC COLORED/ TEXTURED BITUMINOUS CONCRETE CROSSWALK (TYP.)
SCULPTURE (TYP.)
PERMEABLE PAVERS
ENTRANCE TO RESIDENTIAL AMENITY SPACE
ENTRANCE TO RESIDENTIAL AND INTERNAL STAIRS
BOLLARDS AT PEDESTRIAN CROSSING
BUILDING E
ACCESSIBLE PARKING SPACES (TYP.)
ENTRANCE/ EXIT TO U/G GARAGE
STOP BAR
END GRANITE CURB (TYP.)
WHITE EPOXY PAINT STRIPING (TYP.)
END GRANITE CURB (TYP.)
JEWEL BOX
FLUSH GRANITE CURB AT CROSSWALK (TYP.)
WHITE EPOXY PAINTED STOP BAR (TYP.)
BIKE RACK (TYP.)
BOLLARD (TYP.)
RIDE SHARING (UBER/ LYFT) AND FED-EX/ AMAZON DELIVERY DROP-OFF AREA
FLUSH GRANITE CURB AT CROSSWALK (TYP.)
FLUSH GRANITE CURB AT CROSSWALK (TYP.)
ENTRANCE/ EXIT TO LOWER GARAGE
SIDE BUILDING INGRESS/EGRESS
MODULAR BLOCK RETAINING WALL (TYP.)
C.I.P. CONCRETE STAIRS
ENTRANCE TO HOTEL
MODULAR BLOCK RETAINING WALL - ENGINEERING DESIGN BY MANUFACTURER
ENTRANCE/ EXIT TO LOWER GARAGE
BUILDING A
DROP RAMP & DETECTABLE WARNING STRIPS (TYP.)
8' HT. CHAINLINK FENCE WITH WOOD SLATS
GRAVEL
(2) STRIPED PARKING SPACES FOR 24 HOUR ACCESS TO UTILITY AREA
BITUMINOUS CONCRETE PAVEMENT
ENTRANCE/ EXIT TO LOWER GARAGE
FLUSH GRANITE CURB AT CROSSWALK (TYP.)
SITE LIGHT (TYP.)
MOUNTABLE GRANITE CURB
EMERGENCY/FIRE ACCESS SIGN (2)
BUILDING C
COURTYARD BUILDING 'C' ENLARGEMENT (SEE SHEET ENL-1)
ADIRONDACK CHAIRS (TYP.)
CATENARY LIGHTS (TYP.)
LIGHT POLE (TYP.)
CAFE TABLES WITH CHAIRS (TYP.)
WHITE EPOXY STRIPING
BUS SHELTER
SITE LIGHT (TYP.)
BOSTON POST ROAD
CONCRETE CURB (TYP.)
MODULAR BLOCK RETAINING WALL (TYP.)
RECTANGULAR RAPID FLASHING BEACON (RRFB) (SEE DETAIL AND ENLARGEMENT THIS SHEET)
SAWCUT
BUILDING SCONCE (TYP.)
MOVABLE BISTRO TABLES WITH CHAIRS (TYP.)
CHAISE LOUNGE CHAIRS (TYP.)
LINEAR IPE BENCH (TYP.)
BUILDING SCONCE (TYP.)
COURTYARD BUILDING 'C' ENLARGEMENT (SEE SHEET ENL-1)
MODULAR BLOCK RETAINING WALL
EMERGENCY EGRESS PATH
WHITE EPOXY LANE STRIPING
DETECTABLE WARNING STRIP
BUILDING B
RAMP (TYP.)
WHITE EPOXY ARROWS (TYP.)
COURTYARD BUILDING 'B' ENLARGEMENT (SEE SHEET ENL-1)
RESUBDIVISION LINE (TYP.) SEE PLAN TITLED, RESUBDIVISION MAP DATED, MARCH 4, 2026
NEW LOCATION FOR RELOCATED BUS STOP SIGN
BUS SHELTER
NEW CONCRETE SIDEWALK (TYP.)
BEGIN CONCRETE CURB
CONCRETE APRON - MATCH LINE AND GRADE OF HIGH STREET
END CONCRETE CURB
ACCESS DRIVE FOR LOADING/TRASH PICKUP (BITUMINOUS CONCRETE)
SCORE/EXPANSION JOINTS - SEE LAYOUT NOTES
HIGH STREET
(2) DUMPSTERS
SEE LANDSCAPE PLAN FOR TREATMENT OF OPEN SPACE
ROUTE 1 - ROADWAY LIGHT (TYP.)
VILLAGE ROADWAY LIGHT (TYP.)
MODULAR BLOCK RETAINING WALL - ENGINEERING DESIGN BY MANUFACTURER
SIDEWALK TO REMAIN
CON EDISON VAULT TO REMAIN
EXISTING EDGE OF PAVEMENT/CURB TO REMAIN
MALLORY WAY
BOSTON POST ROAD
WHITE EPOXY CROSSWALK (TYP.)
BEGIN CONCRETE CURB AT RADIUS
SEE SHEETS PR-1 AND PR-2 FOR MALLORY WAY ROADWAY LAYOUT
NEW LOCATION FOR RELOCATED MONUMENT
CURBING LAYOUT AND BOSTON POST ROAD IMPROVEMENTS AS DESIGNED BY PROVIDENT ENGINEERING CONTACT: CARLITO HOLT (CHOLT@DTSPROVIDENT.COM)
EXISTING MONUMENT
END CONCRETE CURB
RAMP
EXISTING UTILITY HANDHOLE TO REMAIN
WHITE EPOXY STOP BAR AND ARROWS (TYP.)
LEVEL LANDING WITH DETECTABLE WARNING STRIP (TYP.)
PROPERTY LINE
EXISTING BUS SIGN TO REMAIN
COURTYARD BUILDING 'A' ENLARGEMENT (SEE SHEET ENL-1)
BEGIN CONCRETE CURB
Tax Lot 24 Land Now, Or Formerly Of The Village Of Port Chester
Tax Lot 13
Tax Lot 12
Tax Lot 11
Tax Lot 10
Tax Lot 9
Tax Lot 8
Tax Lot 7
Tax Lot 6
Tax Lot 5
Tax Lot 4
Tax Lot 3
Tax Lot 2
Tax Lot 1
Land Now, Or Formerly Of The Village Of Port Chester
Land Now, Or Formerly Of The Village Of Port Chester
Land Now, Or Formerly Of The Village Of Port Chester

HERBACEOUS				
DT	33	Deschampsia cespitosa	Tufted Hair Grass	#1
HB	154	Hosta sieboldiana 'Bressingham Blue'	Bressingham Blue Hosta	#1
PK3	110	Pennisetum orientale 'Karley Rose'	Karley Rose Fountain Grass	#1
SS	93	Schizachyrium scoparium 'The Blues'	The Blues Little Bluestem	#1

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.
SHRUB AREAS				
AD	54	Astilbe x 'Delft Lace'	Delft Lace Astilbe	#2
CD3	157	Caryopteris x clandonensis 'Dark Knight'	Dark Knight Bluebeard	#2
DT2	864	Deschampsia cespitosa	Tufted Hair Grass	#1
HA	272	Hakonechloa macra 'All Gold'	All Gold Japanese Forest Grass	#1
HS3	133	Helictotrichon sempervirens	Blue Oat Grass	#1
HC	37	Heuchera x 'Caramel'	Caramel Coral Bells	#1
HJ	170	Hosta x 'June'	June Hosta	#1
HK	44	Hosta x 'Krossa Regal'	Krossa Regal Hosta	#1
HS2	111	Hosta x 'Sum and Substance'	Sum and Substance Hosta	#2
LM	35	Liriope muscari	Lilyturf	#1
NS2	37	Nepeta x 'Six Hills Giant'	Six Hills Giant Catmint	#1
PH2	702	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass	#2
PH4	355	Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass	#3
RG	69	Rudbeckia fulgida sullivantii 'Goldsturm'	Goldsturm Coneflower	#1
SG	570	Spiraea japonica 'Goldmound'	Goldmound Japanese Spirea	#3

PLANTING NOTES

1. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATING PLANT PITS.
2. SEED ALL DISTURBED AREAS TO LAWN UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL PROVIDE A 6" MINIMUM DEPTH OF SCREENED TOPSOIL, AS SPECIFIED, FOR ALL LAWN AREAS.
3. ALL PLANTING BEDS SHALL HAVE 12" MINIMUM DEPTH OF TOPSOIL.
4. THE CONTRACTOR SHALL PROVIDE A 4" MIN. DEPTH OF SHREDDED BARK MULCH OVER ALL PLANTING BEDS AND TREE PLANTINGS. MULCHED PLANT BEDS SHALL EXTEND 12" FURTHER THAN THE ADJACENT PLANTINGS. NO DYED MULCH.
5. PLANT SPECIES MAY BE ADJUSTED BASED ON AVAILABILITY AT TIME OF PLANTING. ALL PLANT MATERIAL SUBSTITUTIONS ARE SUBJECT TO REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT.
6. ALL PLANT MATERIALS SHALL CARRY A FULL GUARANTEE FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE, TO INCLUDE PROMPT TREATMENT OR REMOVAL AND REPLACEMENT OF ANY PLANTS FOUND TO BE IN AN UNHEALTHY CONDITION BY THE LANDSCAPE ARCHITECT. ALL REPLACEMENTS SHALL BE OF THE SAME KIND AND SIZE OF PLANTS SPECIFIED IN THE PLANT LIST.
7. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING AND SHALL CONTINUE UNTIL ACCEPTANCE BY THE LANDSCAPE ARCHITECT AT THE END OF THE WARRANTY PERIOD. MAINTENANCE SHALL INCLUDE WATERING, MULCHING, TIGHTENING & REPLACING OF GUYS, REPLACEMENT OF SICK OR DEAD PLANTS, RESETTING PLANTS TO PROPER GRADE OR UPRIGHT (PLUMB) POSITION, RESTORATION OF SAUCERS, AND ALL OTHER CARE NEEDED FOR PROPER GROWTH OF THE PLANTS.
8. WHERE A SIZE RANGE IS SPECIFIED AT LEAST 50% OF PLANTS PROVIDED SHALL BE OF THE LARGER SIZE.
9. CONTRACTOR TO REMOVE TREE STAKES AFTER ONE GROWING SEASON.

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SEED MIX

NEW ENGLAND SHOWY WILD FLOWER MIX AS PROVIDED BY NEW ENGLAND WETLAND PLANTS INC., AMHERST, MA, TEL. (413) 548-8000, OR APPROVED EQUIVALENT. APPLY AT MINIMUM 1 LB/ 1900 SF OR AS RECOMMENDED BY MANUFACTURER.

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
TREES					
AG	12	Acer griseum	Paperbark Maple	8`/10` HT.	B&B
AB	56	Acer palmatum `Bloodgood`	Bloodgood Japanese Maple	5`/6` HT.	
AR	7	Acer rubrum	Red Maple	3"-3.5" Cal.	B & B
AC	5	Amelanchier canadensis	Canadian Serviceberry	1.5"- 2" CAL. B&B	BOX PRUINED, MULTISTEM
AM	12	Amelanchier x grandiflora `Autumn Brilliance`	`Autumn Brilliance` Serviceberry	8`/10` HT.	B&B
BP	60	Betula papyrifera	Paper Birch	8`/10` HT.	B & B
CF	7	Carpinus betulus `Frans Fontaine`	Frans Fontaine Hornbeam	2.5"-3.0" Cal.	B&B
CF4	6	Carpinus betulus 'Fastigiata'	Pyramidal European Hornbean	3"-3.5" Cal.	B&B
CC	25	Cercis canadensis	Eastern Redbud	2"-2.5" Cal.	B&B
CD	18	Cornus alternifolia	Pagoda Dogwood	6`/7` HT.	B&B
LS	31	Liquidambar styraciflua `Slender Silhouette`	Columnar Sweet Gum	2.5"-3.0" Cal.	B&B
LT	12	Liriodendron tulipifera	Tulip Tree	3"-3.5" Cal.	B & B
NS	15	Nyssa sylvatica	Sour Gum	3"-3.5" Cal.	B & B
PA	25	Platanus x acerifolia	London Plane Tree	4"-5" Cal.	B&B
PK	7	Prunus serrulata `Kwanzan`	Kwanzan Japanese Flowering Cherry	3"-3.5" Cal.	B & B
QA	14	Quercus alba	White Oak	3.5"-4.0" Cal.	
QC	7	Quercus coccinea	Scarlet Oak	3"-3.5" Cal.	B & B
TC	3	Tilia cordata	Littleleaf Linden	2.5"-3.0" Cal.	B&B
UA	14	Ulmus americana `Princeton`	American Elm	3"-3.5" Cal.	B&B

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	COMMENTS
SHRUBS						
BP3	128	Buddleja x 'Pink Micro Chip' TM	Lo & Behold Pink Micro Chip Butterfly Bush	#3		
BS	34	Buxus sempervirens	Common Boxwood	48"-52" HT.		HEDGE GRADE
CA2	16	Clethra alnifolia	Summersweet	#6		
CB2	51	Cornus alba 'Bud's Yellow'	Bud's Yellow Tatarian Dogwood	#6		
CB	8	Cornus sericea 'Baileyi'	Bayley's Red Twig Dogwood	#6		
FG	17	Fothergilla gardenii	Dwarf Fothergilla	#6		
HS	16	Hamamelis vernalis	Spring Blooming Witchhazel	4`/5` HT.	B&B	MULTI-STEM
HO3	33	Hydrangea macrophylla 'SMHMES14'	Let's Dance® Rhythmic Blue® Hydrangea	#5		
HJ2	27	Hydrangea paniculata 'Jane'	Little Lime® Panicle Hydrangea	#3		
IJ	6	Ilex crenata 'Steeds'	Steeds Japanese Holly	6` HT		
IO	3	Ilex glabra 'Gem Box'	Gem Box Inkberry Holly	#3		
IM	56	Ilex x meserveae 'Blue Maid'	Blue Maid Holly	#10		
SB2	19	Sambucus nigra 'Black Lace'	Black Lace Elderberry	30" ROUND		
SP	10	Stewartia pseudocamellia	Japanese Stewartia	2.5"-3" Cal.	B&B	SINGLE-STEM
TO	43	Taxus x media 'Densiformis'	Yew	30"-36" HT.		
TS	19	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	10`-12` HT		

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Registration No. 083112

DESCRIPTION	DATE	BY

SITE PLAN - LANDSCAPING

UNITED HOSPITAL REDEVELOPMENT

406 BOSTON POST ROAD
VILLAGE OF PORT CHESTER, NEW YORK

JW	NK	JW/TD
DESIGNED	DRAWN	CHECKED

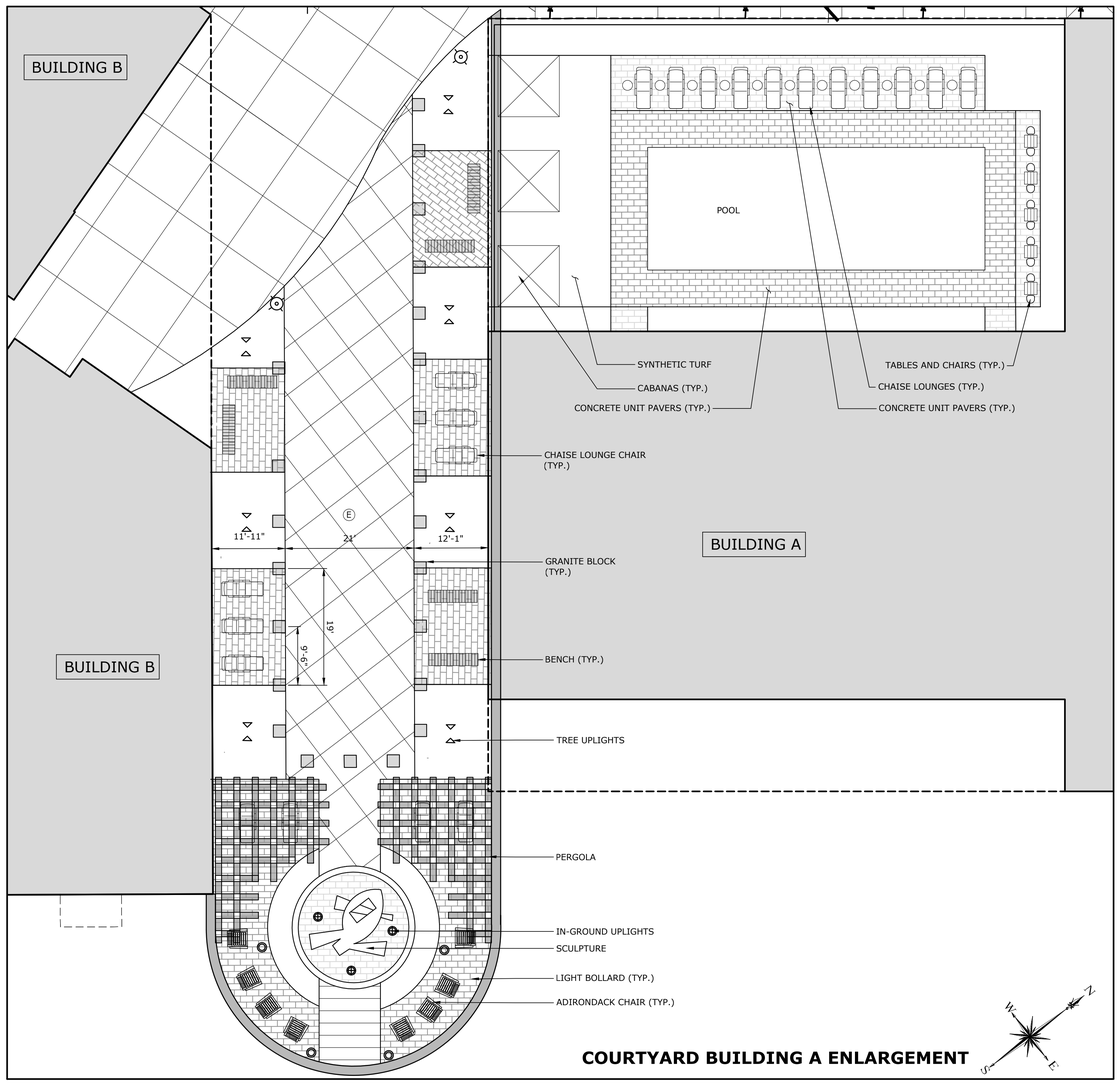
1"=40'
SCALE

MAY 22, 2026
DATE

6975-01/21543.00009
PROJECT NO.

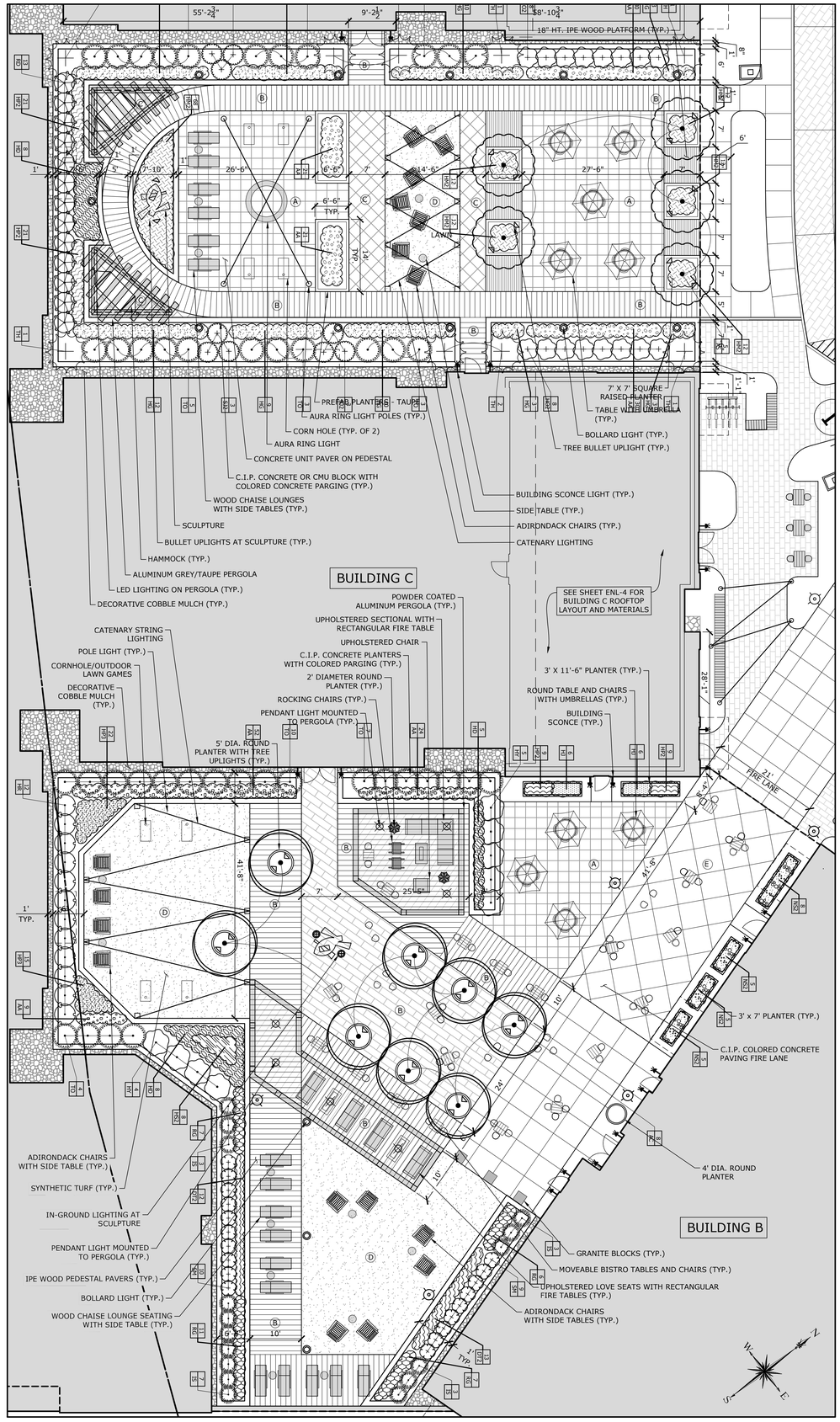
06 OF 16
SHEET NO.

LS
SHEET NAME



COURTYARD BUILDING A ENLARGEMENT

COURTYARD BUILDING B ENLARGEMENT



COURTYARD BUILDING C ENLARGEMENT

PAVEMENT LEGEND

- (A) PORCELAIN PAVER ON PEDESTAL - TYPE 1
- (B) PORCELAIN PAVER ON PEDESTAL - TYPE 2
- (C) IPE PAVER ON PEDESTAL
- (D) SYNTHETIC TURF TRAYS ON PEDESTALS
- (E) COLORED CONCRETE

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DESCRIPTION	DATE	BY

BUILDING: A, B, & C - COURTYARD ENLARGEMENT

UNITED HOSPITAL REDEVELOPMENT

406 BOSTON POST ROAD
VILLAGE OF PORT CHESTER, NEW YORK

JW	LM	JW/TD
DESIGNED	DRAWN	CHECKED

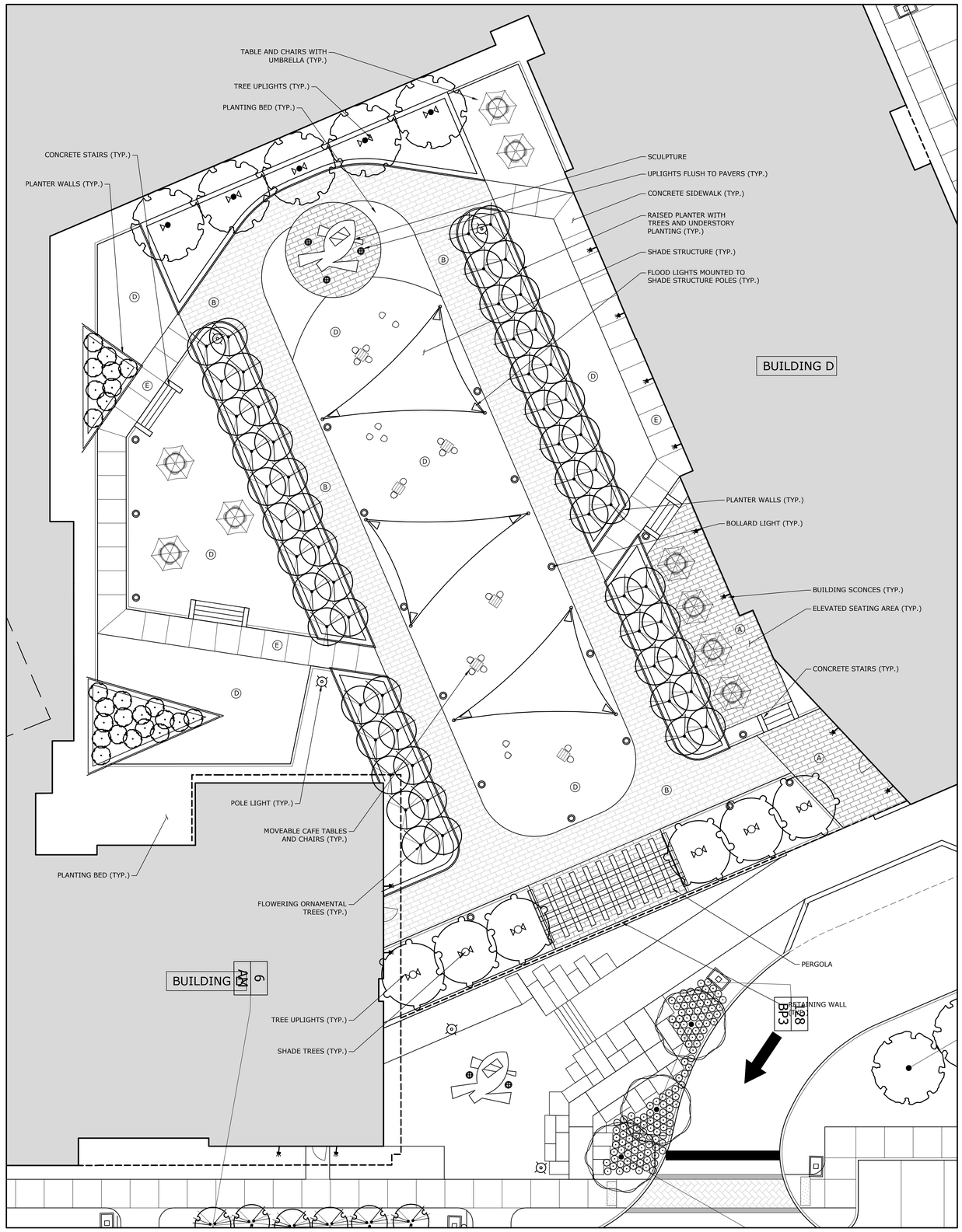
1"=10'
SCALE

MAY 22, 2026
DATE

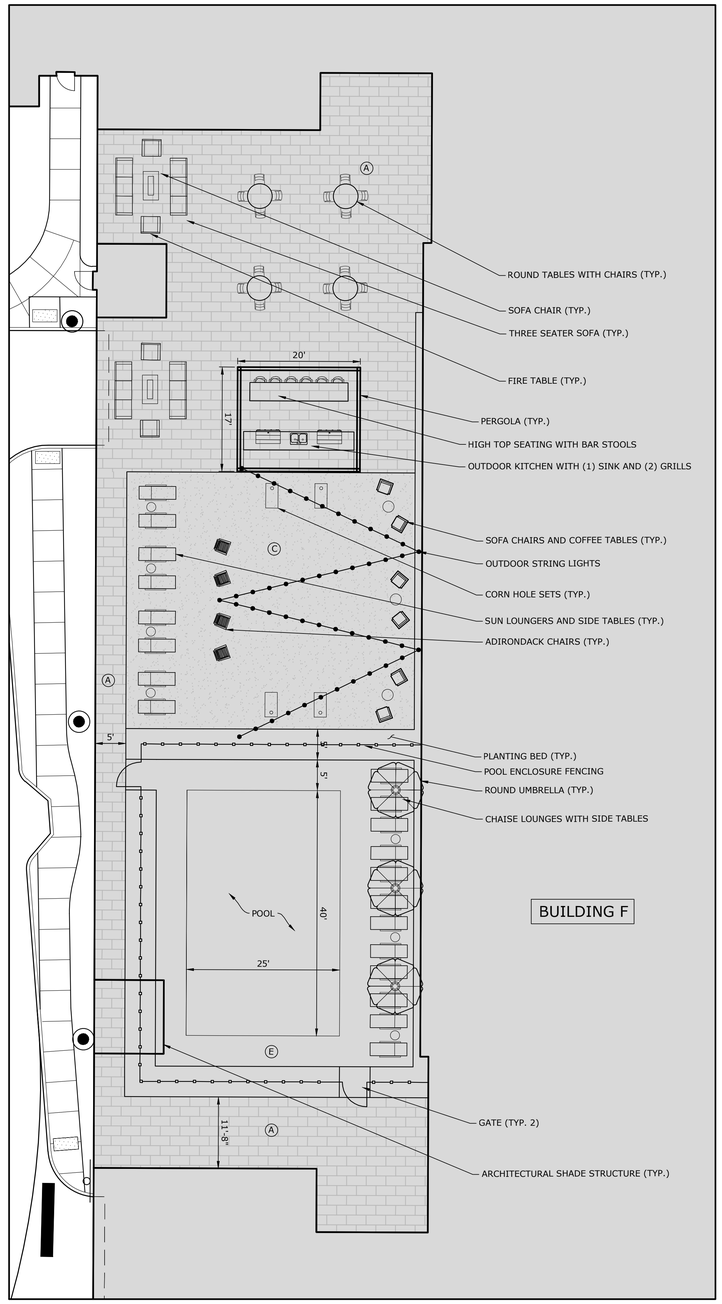
6975-01/21543.00009
PROJECT NO.

07 OF 16
SHEET NO.

ENL-1
SHEET NAME



COURTYARD BUILDING D ENLARGEMENT



COURTYARD BUILDING F ENLARGEMENT

PAVEMENT LEGEND	
A	PORCELAIN PAVER ON PEDESTAL - TYPE 1
B	PORCELAIN PAVER ON PEDESTAL - TYPE 2
C	IPE PAVER ON PEDESTAL
D	SYNTHETIC TURF TRAYS ON PEDESTALS
E	COLORED CONCRETE

0' 5' 10' 20'

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DESCRIPTION	DATE	BY

BUILDING: D & F - COURTYARD ENLARGEMENT

UNITED HOSPITAL REDEVELOPMENT

406 BOSTON POST ROAD
VILLAGE OF PORT CHESTER, NEW YORK

JW	LM	JW/TD
DESIGNED	DRAWN	CHECKED

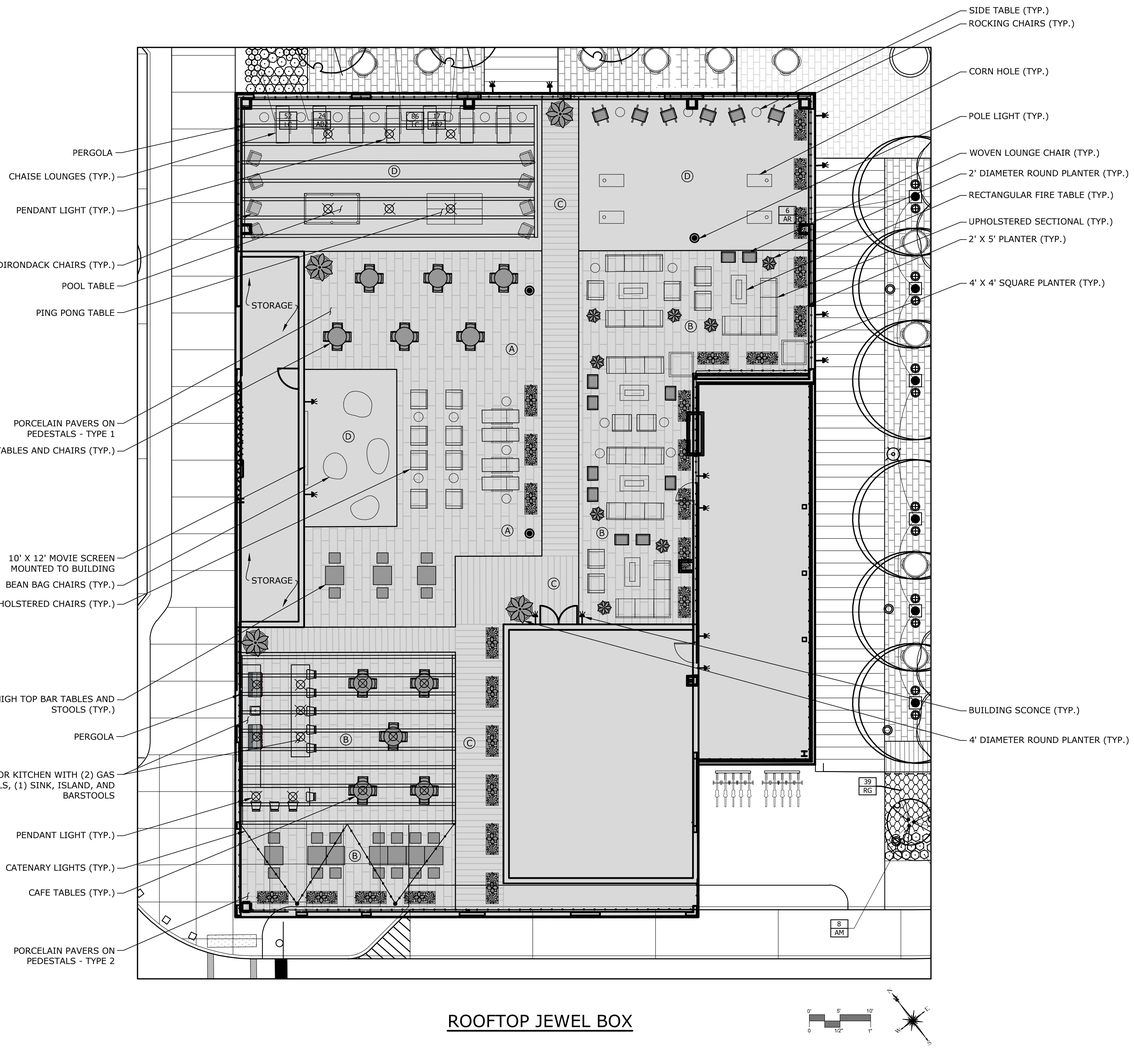
SCALE: 1"=10'

DATE: MAY 22, 2026

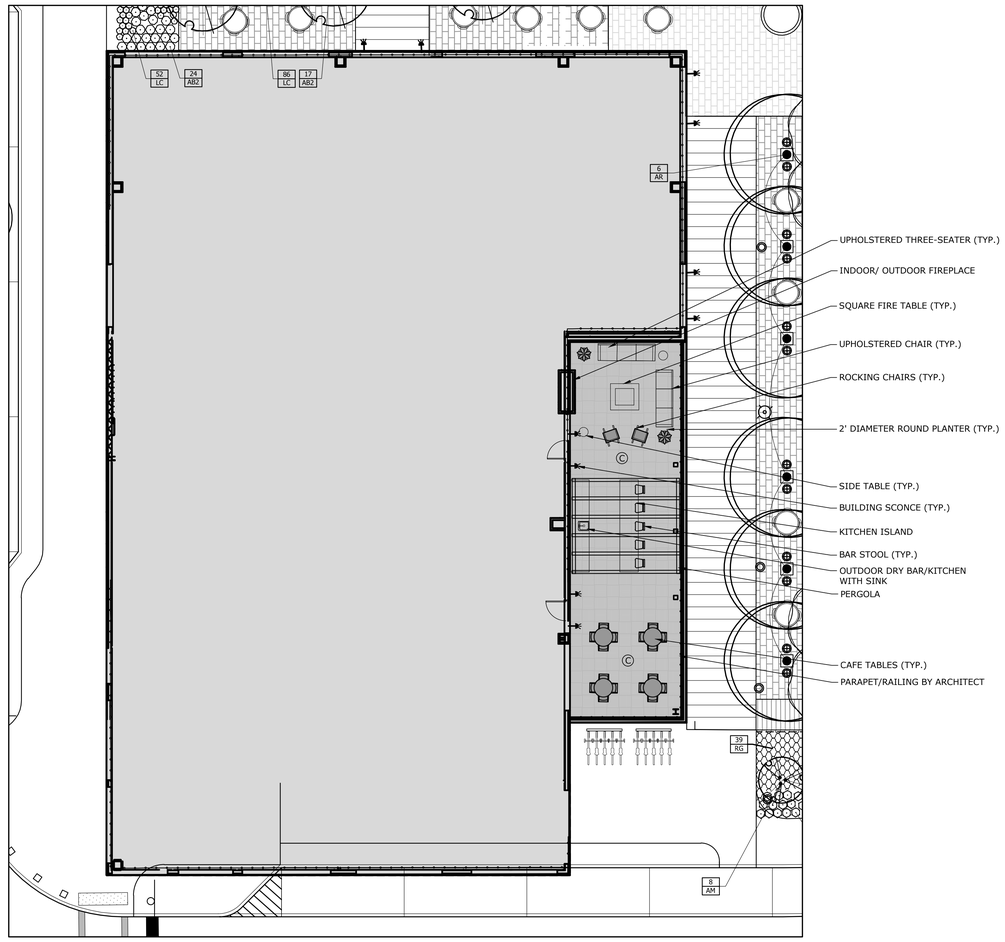
PROJECT NO.: 6975-01/21543.00009

SHEET NO.: 08 OF 16

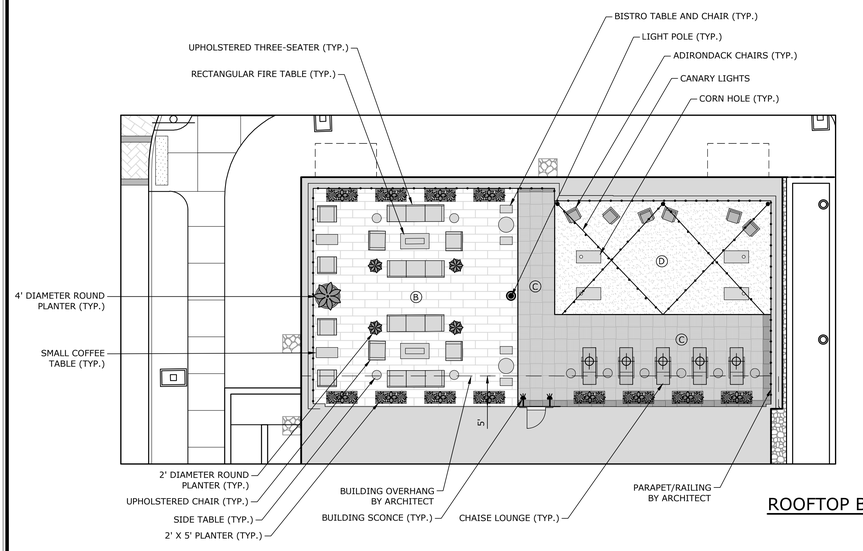
SHEET NAME: **ENL-2**

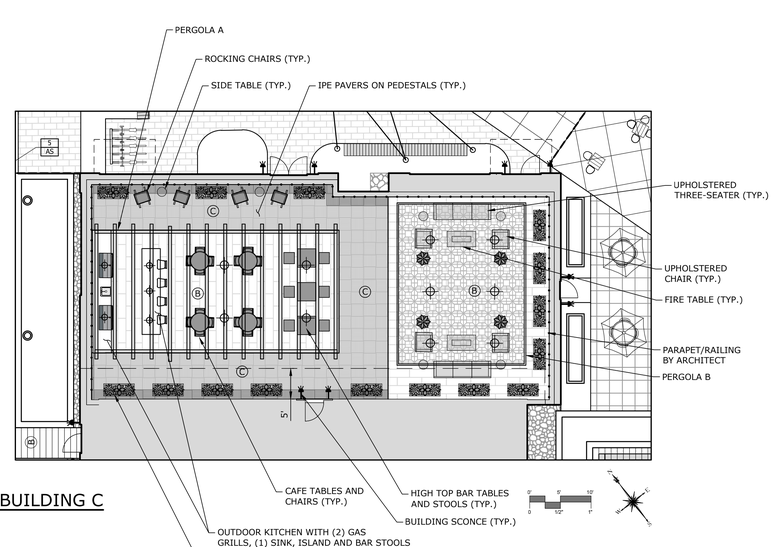


ROOFTOP JEWEL BOX



SECOND FLOOR JEWEL BOX





ROOFTOP BUILDING C

PAVEMENT LEGEND

- (A) PORCELAIN PAVER ON PEDESTAL - TYPE 1
- (B) PORCELAIN PAVER ON PEDESTAL - TYPE 2
- (C) IPE PAVER ON PEDESTAL
- (D) SYNTHETIC TURF TRAYS ON PEDESTALS

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DESCRIPTION | DATE | BY

BUILDINGS: C AND JEWEL BOX ROOFTOP ENLARGEMENTS

UNITED HOSPITAL REDEVELOPMENT

406 BOSTON POST ROAD
VILLAGE OF PORT CHESTER, NEW YORK

JW	LM	JW/TD
DESIGNED	DRAWN	CHECKED

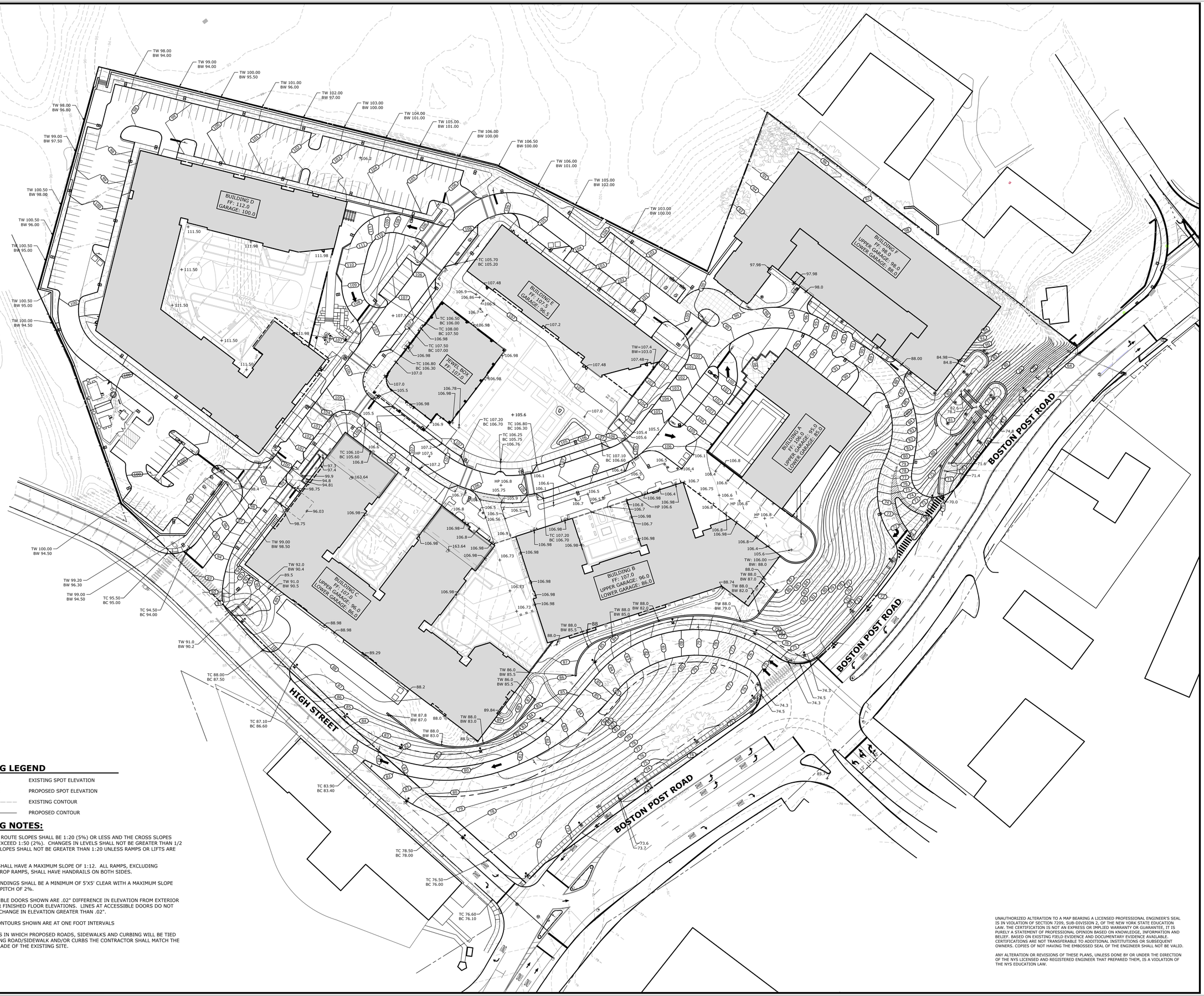
SCALE: 1"=10'

DATE: MAY 22, 2026

PROJECT NO.: 6975-01/21543.00009

SHEET NO.: 10 OF 16

SHEET NAME: ENL-4



GRADING LEGEND

×70.5	EXISTING SPOT ELEVATION
+70.5	PROPOSED SPOT ELEVATION
70	EXISTING CONTOUR
124	PROPOSED CONTOUR

GRADING NOTES:

1. ACCESSIBLE ROUTE SLOPES SHALL BE 1:20 (5%) OR LESS AND THE CROSS SLOPES SHALL NOT EXCEED 1:50 (2%). CHANGES IN LEVELS SHALL NOT BE GREATER THAN 1/2 INCH, AND SLOPES SHALL NOT BE GREATER THAN 1:20 UNLESS RAMPS OR LIFTS ARE PROVIDED.
2. ALL RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1:12. ALL RAMPS, EXCLUDING SIDEWALK DROP RAMPS, SHALL HAVE HANDRAILS ON BOTH SIDES.
3. ALL RAMP LANDINGS SHALL BE A MINIMUM OF 5'X5' CLEAR WITH A MAXIMUM SLOPE AND CROSS-PITCH OF 2%.
4. ALL ACCESSIBLE DOORS SHOWN ARE .02" DIFFERENCE IN ELEVATION FROM EXTERIOR TO INTERIOR FINISHED FLOOR ELEVATIONS. LINES AT ACCESSIBLE DOORS DO NOT INDICATE A CHANGE IN ELEVATION GREATER THAN .02".
5. EXISTING CONTOURS SHOWN ARE AT ONE FOOT INTERVALS
6. IN ALL CASES IN WHICH PROPOSED ROADS, SIDEWALKS AND CURBING WILL BE TIED INTO EXISTING ROAD/SIDEWALK AND/OR CURBS THE CONTRACTOR SHALL MATCH THE LINE AND GRADE OF THE EXISTING SITE.

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DESCRIPTION	DATE	BY

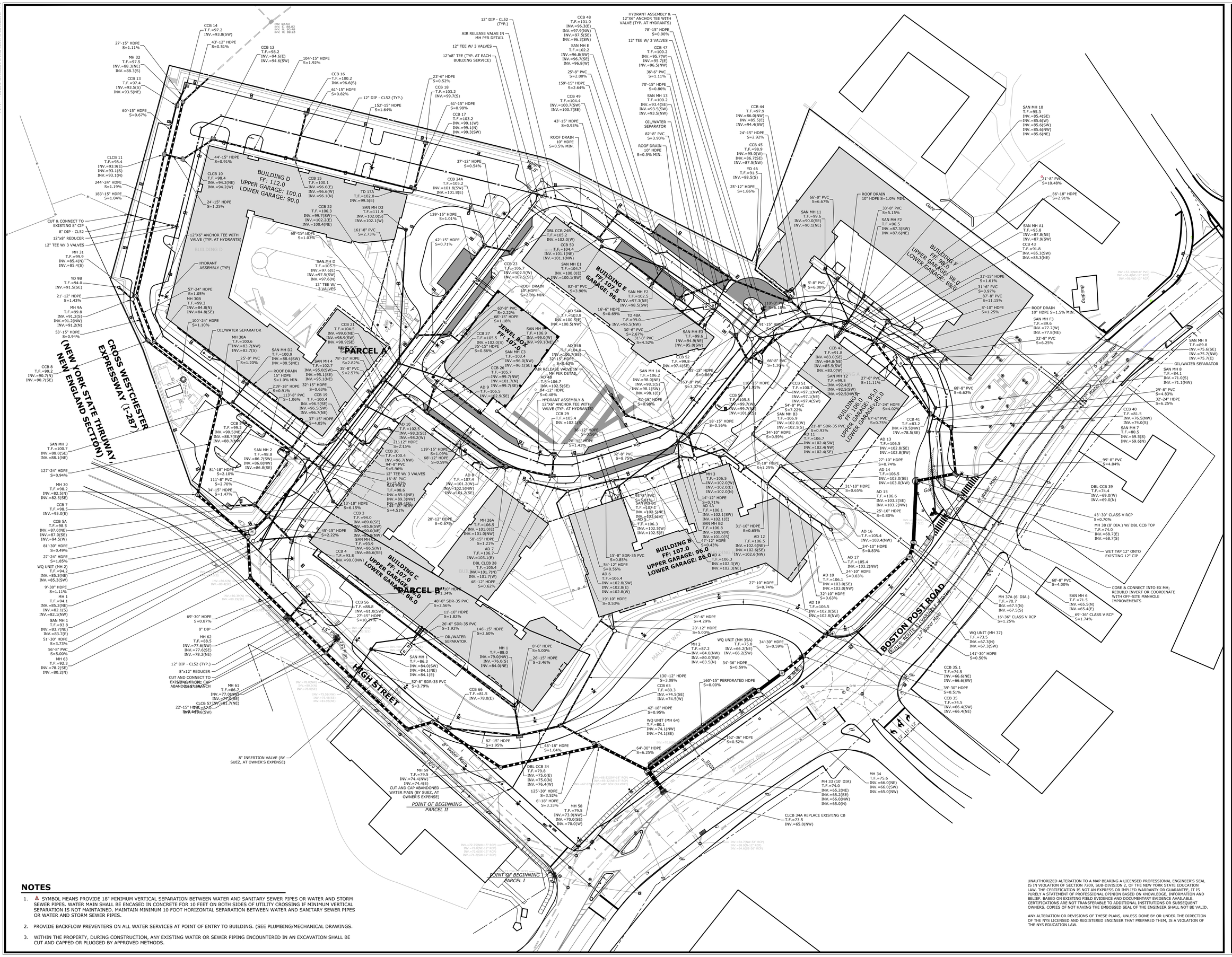
SITE PLAN - GRADING

UNITED HOSPITAL REDEVELOPMENT

406 BOSTON POST ROAD
VILLAGE OF PORT CHESTER, NEW YORK

JW	NK	JW/TD
DESIGNED	DRAWN	CHECKED

SCALE: 1"=40'
DATE: MAY 22, 2026
PROJECT NO.: 6975-01/21543.00009
SHEET NO.: 11 OF 16
SHEET NAME: GR


PARCEL A
PARCEL B
BUILDING D
FF: 112.0
UPPER GARAGE: 100.0
LOWER GARAGE: 90.0
BUILDING E
FF: 101.5
GARAGE: 96.5
JEWEL BOX
FF: 107.0
BUILDING C
FF: 107.0
UPPER GARAGE: 96.0
LOWER GARAGE: 96.0
BUILDING B
FF: 107.0
UPPER GARAGE: 96.0
LOWER GARAGE: 86.0
BUILDING F
FF: 99.0
UPPER GARAGE: 98.0
LOWER GARAGE: 88.0
BUILDING A
FF: 106.0
UPPER GARAGE: 95.0
LOWER GARAGE: 85.0
CROSS WESTCHESTER EXPRESSWAY (I-287)
(NEW YORK STATE THRUWAY)
NEW ENGLAND SECTION)
BOSTON POST ROAD
(U.S. ROUTE 1) (USABLE HIGHWAY)
HIGH STREET
MALLORY WAY
Gate
Building
12" Water Main
8" Water Main
8" Sanitary Main
6" Water Main
6" Gas Main
Gas Main
Elec
Tel
Gas
Water
Sewer
SAN MH 10
T.F.=95.3
INV.=85.4(SE)
INV.=85.6(W)
INV.=85.6(SW)
INV.=85.6(NW)
INV.=85.6(NE)
SAN MH A1
T.F.=95.8
INV.=87.8(NE)
INV.=87.9(SW)
CCB 43
T.F.=91.8
INV.=85.3(NW)
INV.=85.3(NE)
SAN MH F3
T.F.=89.6
INV.=77.7(W)
INV.=77.8(NE)
SAN MH 9
T.F.=89.8
INV.=75.6(SE)
INV.=75.7(NW)
INV.=75.7(E)
SAN MH 8
T.F.=84.1
INV.=71.0(S)
INV.=71.1(NW)
SAN MH 7
T.F.=80.5
INV.=69.5(S)
INV.=69.6(N)
SAN MH 6
T.F.=71.5
INV.=65.5(N)
INV.=65.4(E)
SAN MH 11
T.F.=99.6
INV.=90.0(SE)
INV.=90.1(NE)
SAN MH F2
T.F.=96.5
INV.=87.3(SW)
INV.=87.6(NE)
SAN MH 12
T.F.=99.5
INV.=92.4(E)
INV.=92.5(W)
INV.=92.5(NW)
SAN MH 13
T.F.=100.2
INV.=93.4(SE)
INV.=93.5(W)
INV.=93.5(NW)
SAN MH 14
T.F.=106.2
INV.=98.0(NE)
INV.=98.1(S)
INV.=98.1(SW)
INV.=98.1(E)
SAN MH 3
T.F.=100.7
INV.=88.0(SE)
INV.=88.1(NE)
SAN MH 2
T.F.=98.8
INV.=86.7(SW)
INV.=86.8(NW)
INV.=86.8(SE)
SAN MH 1
T.F.=93.8
INV.=83.7(NE)
INV.=83.7(E)
SAN MH D
T.F.=105.5
INV.=97.6(E)
INV.=97.5(SW)
INV.=97.6(N)
SAN MH D2
T.F.=100.9
INV.=88.4(SW)
INV.=88.5(NE)
SAN MH 4
T.F.=102.7
INV.=95.0(SW)
INV.=95.1(SE)
INV.=95.1(NE)
SAN MH C3
T.F.=103.4
INV.=96.0(NW)
INV.=96.1(SE)
SAN MH E1
T.F.=104.7
INV.=100.0(E)
INV.=100.1(SW)
SAN MH E2
T.F.=102.5
INV.=97.3(NE)
INV.=98.5(SW)
SAN MH E3
T.F.=99.5
INV.=94.9(NE)
INV.=95.0(SW)
SAN MH B3
T.F.=106.9
INV.=102.0(W)
INV.=102.1(S)
SAN MH B1
T.F.=107.1
INV.=103.5(NE)
INV.=103.6(S)
SAN MH B2
T.F.=106.8
INV.=100.9(N)
INV.=101.0(S)
SAN MH H
T.F.=98.6
INV.=89.4(NE)
INV.=89.4(W)
INV.=89.4(S)
MH 1
T.F.=88.0
INV.=79.0(NW)
INV.=76.0(S)
INV.=84.0(NE)
MH 2
T.F.=87.2
INV.=84.0(NW)
INV.=80.0(SW)
INV.=83.5(N)
MH 3
T.F.=106.5
INV.=102.0(W)
INV.=102.0(E)
INV.=102.0(S)
MH 26A
T.F.=106.5
INV.=101.0(E)
INV.=101.0(NW)
MH 30
T.F.=98.2
INV.=82.5(N)
INV.=82.5(SE)
MH 31
T.F.=99.9
INV.=85.4(N)
INV.=85.4(S)
MH 32
T.F.=97.5
INV.=88.3(NE)
INV.=88.3(S)
MH 33 (10' DIA)
T.F.=74.0
INV.=65.2(NE)
INV.=65.2(SE)
INV.=66.0(NW)
INV.=65.0(N)
MH 34
T.F.=75.6
INV.=66.0(NE)
INV.=66.0(SW)
INV.=65.0(NW)
MH 37A (6' DIA.)
T.F.=70.7
INV.=67.5(N)
INV.=67.5(S)
MH 55
T.F.=79.5
INV.=74.4(NW)
INV.=74.4(E)
MH 58
T.F.=79.5
INV.=73.9(NW)
INV.=70.0(SE)
INV.=70.0(W)
MH 59
T.F.=98.2
INV.=90.5(NE)
INV.=88.7(W)
INV.=88.7(SW)
MH 61
T.F.=86.7
INV.=77.0(NE)
INV.=77.0(SE)
MH 62
T.F.=88.5
INV.=77.6(NW)
INV.=77.6(SE)
INV.=78.2(NE)
MH 63
T.F.=92.3
INV.=78.2(SE)
INV.=80.2(N)
MH 30A
T.F.=100.6
INV.=83.7(NW)
INV.=83.7(S)
MH 30B
T.F.=99.3
INV.=84.8(N)
INV.=84.8(SE)
CCB 1
T.F.=99.2
INV.=90.5(NE)
INV.=88.7(W)
INV.=88.7(SW)
CCB 2
T.F.=104.5
INV.=99.0(NE)
INV.=98.9(SW)
INV.=98.9(SE)
CCB 3
T.F.=94.0
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INV.=85.8(SW)
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INV.=85.8(NW)
CCB 4
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INV.=86.6(SE)
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CCB 8
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CCB 13
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CCB 14
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INV.=93.8(SW)
CCB 15
T.F.=100.1
INV.=96.6(E)
INV.=96.6(W)
INV.=96.1(N)
CCB 16
T.F.=100.2
INV.=96.6(S)
CCB 17
T.F.=103.2
INV.=99.1(W)
INV.=99.1(N)
INV.=99.3(SW)
CCB 18
T.F.=103.2
INV.=99.7(S)
CCB 19
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INV.=96.5(SE)
INV.=96.5(SW)
INV.=96.7(NE)
CCB 20
T.F.=100.4
INV.=96.7(NW)
INV.=96.8(NE)
CCB 22
T.F.=106.3
INV.=99.7(SW)
INV.=102.2(E)
INV.=100.4(NE)
CCB 23
T.F.=106.7
INV.=102.5(W)
INV.=102.5(SE)
CCB 24A
T.F.=105.2
INV.=101.8(SW)
INV.=101.8(E)
CCB 24B
T.F.=105.2
INV.=102.0(W)
CCB 26
T.F.=105.7
INV.=99.7(NW)
INV.=101.7(N)
INV.=99.7(SE)
CCB 27
T.F.=105.5
INV.=102.0(S)
CCB 28
T.F.=105.4
INV.=102.1(S)
CCB 29
T.F.=106.7
INV.=102.5(SE)
INV.=102.9(W)
CCB 39
T.F.=74.4
INV.=69.0(W)
INV.=69.0(N)
CCB 40
T.F.=81.5
INV.=76.5(NW)
INV.=74.0(S)
CCB 41
T.F.=83.2
INV.=78.5(NW)
INV.=78.5(SE)
CCB 42
T.F.=91.8
INV.=83.0(SE)
INV.=84.8(NE)
INV.=85.5(SW)
INV.=83.0(W)
CCB 47
T.F.=100.2
INV.=95.7(W)
INV.=95.7(E)
INV.=96.5(NW)
CCB 48
T.F.=101.0
INV.=96.3(E)
INV.=97.9(NW)
INV.=97.5(SE)
INV.=96.3(SW)
CCB 49
T.F.=104.4
INV.=100.7(SW)
INV.=100.7(SE)
CCB 50
T.F.=104.4
INV.=101.1(NE)
INV.=101.1(NW)
CCB 51
T.F.=100.7
INV.=97.1(NW)
INV.=97.1(NE)
INV.=97.4(SW)
CCB 52
T.F.=99.8
INV.=97.4(SE)
CCB 56
T.F.=88.8
INV.=81.0(SW)
CCB 65
T.F.=80.3
INV.=74.5(SE)
INV.=74.5(W)
CCB 66
T.F.=81.5
INV.=78.0(E)
CLCB 57
INV.=81.7(NE)
CLCB 59
INV.=77.5(SE)
CLCB 61
CLCB 62
CLCB 63
CLCB 64
CLCB 65
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CLCB 68
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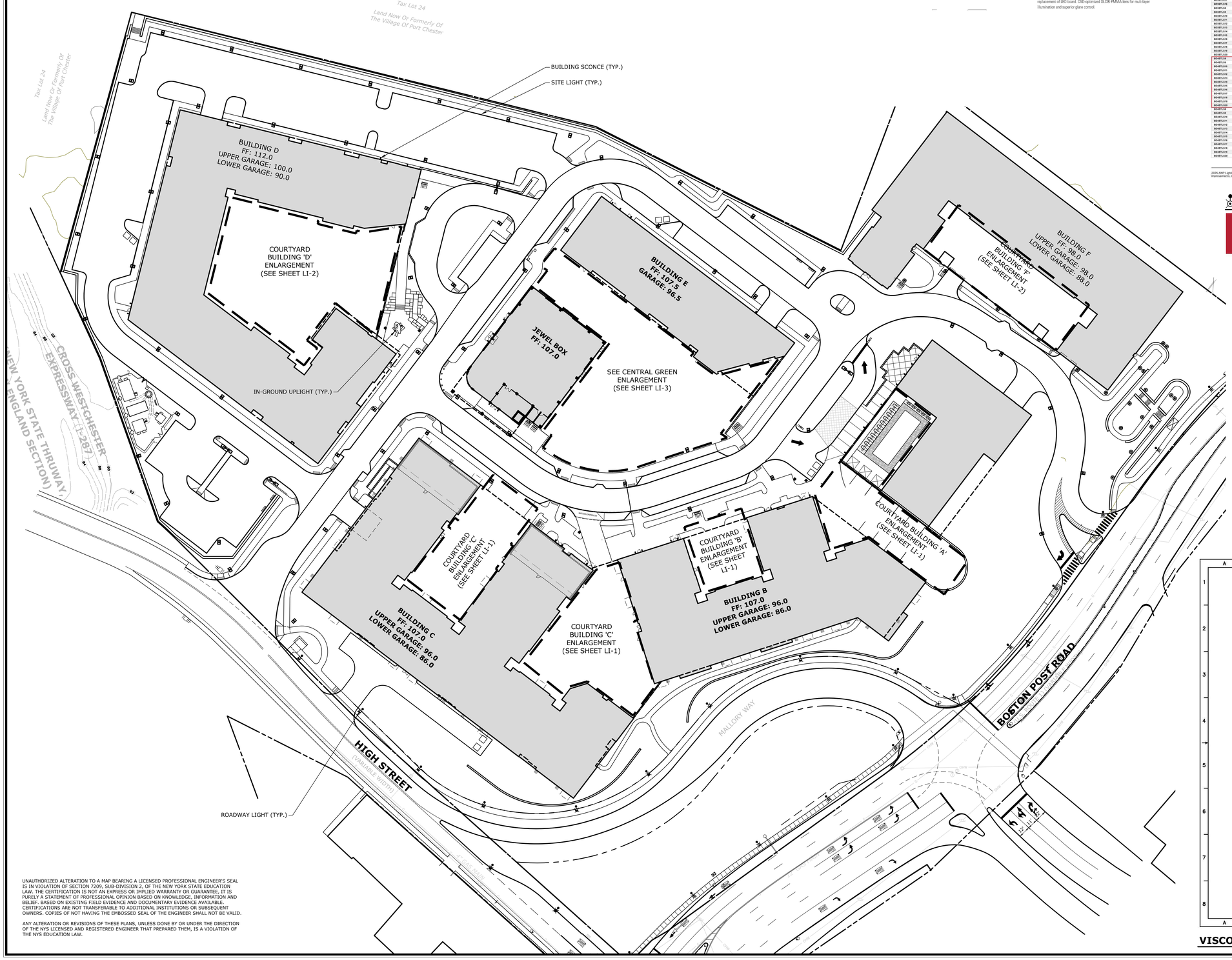


SITE LIGHT - LUMINAIRE

PFL240 LED
Street and Area Lighting
2/21

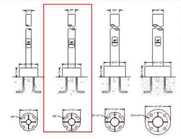
we-ef



Description
IP66. Pole mounted LED luminaire. Integrated heat sinks. Easy removal and replacement of LED board. CAD-optimized OLDB PMMA lens for multi-layer illumination and superior glare control.

POLE

ANPLighting — Specifications Bolt Down Round Steel Smooth Poles



Project Name:
Pole Type: Quantity:
Customer:

Standard Features:

Material:
Shaft is A500B structural steel. Base plate is A36 or S72-50 structural steel.

Mounting:
Anchor bolts are hot-dipped galvanized steel, ASTM F1554 Grade 55, 4 bolts 3/4" x 18" x 3" long for 4" applications as in this chart below. Bolt projection is 3" to 5 1/2".

Access:
All poles are provided with a hand hole and gasketed cover. Optional: Additional hand hole(s) and cover(s) optional. 5/16-18 grounding lug located back side of hand hole.

Bolt Covers:
3-piece Sicrin Aluminum Bolt Cover for 3" shaft only. 3-piece split hub cover for all other steel poles.

Banner Arms:
Multiple styles of Banner Arms are available. Please consult factory for recommended banner size based on the wind velocity in your location.

Other accessories:
GFI receptacles, ladder rests, signage, flagpole holder.

Finish:
A polyester powder coat high quality finish, Marine grade finish is available.

Modifications:
Most poles may be custom or modified designs.

Buy American:
This product is assembled in the USA and meets the Buy America(n) government procurement requirements under 2 CFR 200 and FAR regulations. Click here for additional information.

Note: Do not pour anchor bolts per spec sheet. Some smaller colorshafts require a custom base plate – consult factory.

Catalog Logic: BD3571.58 ft | GFI | CCS1902 | 41
Pole | Accessory | Clamshell | Finish

ft	ITEM NUMBER	OD	LENGTH	WALL	90 MPH	95 MPH	100 MPH
	BD3571.58	3	8	11ga	18.49	16.40	11.5	9.37
	BD3571.510	3	10	11ga	14.81	13.14	10.3	8.38
	BD3571.512	3	12	11ga	12.35	10.95	7.68	6.26
	BD3571.514	3	14	11ga	10.59	9.39	6.59	5.37
	BD3571.516	3	16	11ga	9.27	8.22	5.77	4.70
	BD3571.518	3	18	11ga	8.24	7.31	5.13	4.18
	BD3571.520	3	20	11ga	7.41	6.57	4.62	3.76
	BD3571.525	3	25	7ga	5.93	5.26	3.70	3.01
	BD3571.530	3	30	7ga	4.94	4.38	3.08	2.51
	BD4071.58	4	8	11ga	24.31	21.57	15.14	12.33
	BD4071.510	4	10	11ga	19.45	17.25	12.11	9.87
	BD4071.512	4	12	11ga	16.21	14.38	10.09	8.23
	BD4071.514	4	14	11ga	13.90	12.33	8.65	7.05
	BD4071.516	4	16	11ga	12.16	10.79	7.57	6.17
	BD4071.518	4	18	11ga	10.81	9.59	6.73	5.49
	BD4071.520	4	20	11ga	9.73	8.63	6.06	4.94
	BD4071.525	4	25	7ga	7.78	6.90	4.85	3.95
	BD4071.530	4	30	7ga	6.48	5.75	4.04	3.29
	BD4071.58	4	8	7ga	43.69	42.22	34.69	28.92
	BD4071.510	4	10	7ga	34.95	33.78	27.75	23.14
	BD4071.512	4	12	7ga	29.13	28.15	23.12	19.28
	BD4071.514	4	14	7ga	24.97	24.13	19.82	16.53
	BD4071.516	4	16	7ga	21.85	21.12	17.34	14.46
	BD4071.518	4	18	7ga	19.42	18.77	15.42	12.85
	BD4071.520	4	20	7ga	17.48	16.89	13.87	11.57
	BD4071.525	4	25	7ga	13.98	13.51	11.10	9.25
	BD4071.530	4	30	7ga	11.65	11.26	9.25	7.71

Catalog Logic: BD4071.58 ft | GFI | CCS1902 | 41
Pole | Accessory | Clamshell | Finish

ft	ITEM NUMBER	OD	LENGTH	WALL	90 MPH	95 MPH	100 MPH
	BD4071.58	4	8	7ga	43.69	42.22	34.69	28.92
	BD4071.510	4	10	7ga	34.95	33.78	27.75	23.14
	BD4071.512	4	12	7ga	29.13	28.15	23.12	19.28
	BD4071.514	4	14	7ga	24.97	24.13	19.82	16.53
	BD4071.516	4	16	7ga	21.85	21.12	17.34	14.46
	BD4071.518	4	18	7ga	19.42	18.77	15.42	12.85
	BD4071.520	4	20	7ga	17.48	16.89	13.87	11.57
	BD4071.525	4	25	7ga	13.98	13.51	11.10	9.25
	BD4071.530	4	30	7ga	11.65	11.26	9.25	7.71

NOTE:
LIGHT POLE IMAGE FOR REFERENCE ONLY. SPECIFIED POLE IS ROUND, NOT SQUARE.



6	FINISHES
Sequoia	99

Consult Factory for additional paint charges and availability.



2025 ANP Lighting™. Spec sheets are for general purposes only. Not all options are compatible – consult factory. Due to product improvements, ANP reserves the right to make minor changes which do not affect the product's overall performance or appearance.

1-800-548-3227
ANPlighting.com

ROADWAY LIGHT - HADCO FIXTURE

HADCO — Urban — Refractive globe with LumiLock LED engine GX5 — RL34/RL54 Post Top



Whether you are looking to beautify or add a sense of security and well-being to your outdoor space, the highly configurable Hadco LED refractive post tops paired with the latest LumiLock light engine GX5 will help you achieve your goals. A multitude of exterior luminaire styles allow you to create promenades and areas exuding timeless, historical charm both day and night. The configurable LED light engine GX5 is an ideal alternative to HID sources, providing you with significant energy savings, and more choices for light levels, optics and controls. Includes Service Tag, Hadco's innovative way to provide assistance throughout the life of the product.

Project:
Cat.No.
Type:
Lamp: Qty
Notes:

250W MH EQUIV

Ordering guide

Series	Gen.	Top Reflector	Pod	Roof	Cage	Finial	Fastener	Finish	Optic	Pod Photo Control (specify voltage and see pod key)	Future Proof Photo Control	Color Temp.	Voltage	Drive Current	Integral Control Options (see pod key)	Surge Protection
RLM Wide Body RLM Slim Body	3B 3rd Gen.	No Reflector (standard height) None	A Octagonal style Round Fitter with recessed pole Set-round fluted Round Contemporary Classic Fluted Round Fluted long Decorative leaf w/recessed petals	A Peaked Roof B Dome	A Open for wide body globe B Band for wide body globe C Cage for wide body globe Open for wide body globe None	A Ball B Ball w/ Spike C Ball w/ Hook D Ball w/ Ring E Ball w/ Spike & Ring F Flame G Gold Ball H Gold Ball w/ Spike None	Key head White Knob head	A Black B Green C Bronze D White E Verde F Brown G Gray None	1 Short 2 Medium 3 Tall Bottom Cut	1 120 VAC Button Eye 2 208-240/277 VAC Button Eye 3 Shorting Cap/Jumper None	1 Button-type receptacle (no cutting engine) None	700 7000K Standard 830 3000K 827 2700K 1000 10000K	120 120 VAC 208 208 VAC 240 240 VAC 277 277 VAC 347 347 VAC 480 480 VAC	350 350 mA 530 530 mA 700 700 mA 1A 1000 mA 1.2A 1200 mA	0 None 1 Adjustable Wattage 2 Dimming 3 Dimming & Adjustable Wattage	SP1 SHORSTAR Surge Protector SP2 SHORSTAR Surge Protector SP3* SHORSTAR Surge Protector SP4* SHORSTAR Surge Protector SP5* 347-480V SHORSTAR Surge Protector

1. Degree B, G, J, Lor Q not be used with A pod – do not fit.
2. Finials C, D, E can not be used with B roof – base of finials is too large to fit under roof.
3. Use of Photocontrol is not an on/off toggle as required to ensure proper illumination. When K, R1 options are selected, product will ship with shorting cap(s) installed.
4. 7-pin receptacle R7 only available with A, C and D roofs.
5. Available only in 120 VAC (not available in conjunction with Astronomical version (contact factory) and shipped separately) with 7-pin and conventional 3-prong – other models need to be ordered.
6. Available only in 120 VAC (not available in conjunction with SHR) replaces SH-5 (5-pin)photocell or DL-DALI driver with same functionality plus next generation extended DALI 2 functionality (contact factory for more info).
7. PAM3 (Leviton 16 in place for receptacle control, must use one or the other but not BOTH. Position 13 does NOT reduce lumens or wattage.
8. Available 277-480VAC not available with SGH4 or SGH4.

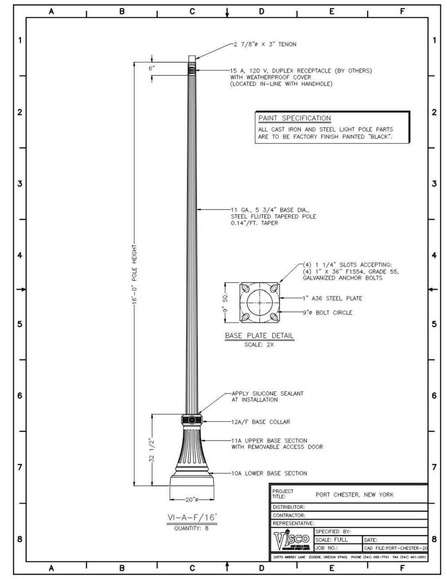
Connected lighting
Interact City connector node provides the plug and play wireless connectivity between your luminaire and street light to the Interact City lighting management system.

Ordering Code	Accessory Description
LLC	Interact City certum technology connector node

Contact the factory for additional support when connected lighting or additional services are desired.

RL34-RL54-spec-sheet-GX5-en www.hadco.com 04/26 page 1 of 8

VISCO POLE



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845.633.8153
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SLR Engineering, Landscape Architecture, and Land Surveying P.C.
Registration No. 083112

DESCRIPTION | DATE | BY

SITE PLAN - LIGHTING

UNITED HOSPITAL REDEVELOPMENT

406 BOSTON POST ROAD
VILLAGE OF PORT CHESTER, NEW YORK

JW	SRS	JW
DESIGNED	DRAWN	CHECKED

SCALE: 1"=40'

DATE: MAY 22, 2026

PROJECT NO.: 6975-01/21543.00009

SHEET NO.: 13 OF 16

SHEET NAME: LI-0



PREVIOUS APPROVED PUBLIC OPEN SPACE PROVIDED:	CURRENT PUBLIC OPEN SPACE PROVIDED:
(1) 3,640 SF	(1) 3,640 SF
(2) 22,023 SF	(2) 22,023 SF
(3) 14,943 SF	(3) 15,787 SF
(4) 45,193 SF	(4) 45,193 SF
TOTAL: 85,799 SF	**TOTAL: 86,643 SF**

PREVIOUS APPROVED PRIVATE OPEN SPACE PROVIDED:	CURRENT PRIVATE OPEN SPACE PROVIDED:
(A) 21,662 SF	(A) 21,662 SF
(B) 8,709 SF	(B) 8,543 SF
(C) 12,356 SF	(C) 12,234 SF
(D) 4,108 SF	(D) 4,244 SF
(E) 8,556 SF	(E) 9,445 SF
(F) 5,807 SF	(F) 5,670 SF
	(G) 11,051 SF
	(H) 5,900 SF
TOTAL: 61,198 SF	**TOTAL: 78,749 SF**

N
W E
S
0' 30' 60'
1" = 40'

DESCRIPTION | DATE | BY

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231 MAIN STREET, SUITE 102
NEW PALTZ, NY 12561
845.633.8153
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SLR Engineering, Landscape Architecture, and Land Surveying P.C.
Registration No. 083112

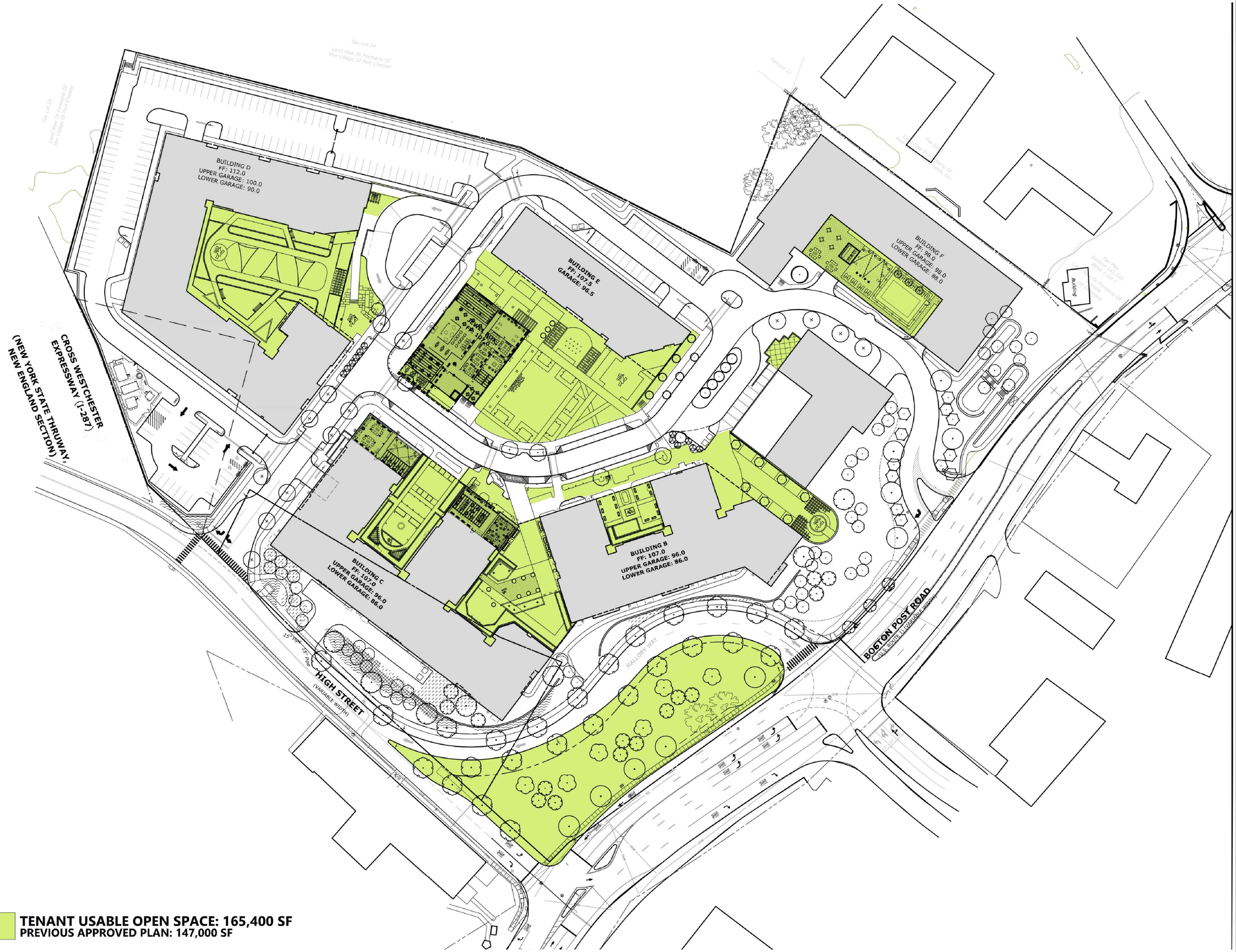
OPEN SPACE REQUIREMENTS

UNITED HOSPITAL REDEVELOPMENT

406 BOSTON POST ROAD
VILLAGE OF PORT CHESTER, NEW YORK

JW	SD	JW/TD
DESIGNED	DRAWN	CHECKED

SCALE: 1" = 40'
DATE: MAY 22, 2026
PROJECT NO.: 6975-01/21543.00009
SHEET NO.: 15 OF 16
SHEET NAME: OP-1



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1" = 40'

DESCRIPTION | DATE | BY

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TENANT USAGE OPEN SPACE

UNITED HOSPITAL REDEVELOPMENT

406 BOSTON POST ROAD
VILLAGE OF PORT CHESTER, NEW YORK

JW	SD	JW/TD
DESIGNED	DRAWN	CHECKED

SCALE: 1" = 40'

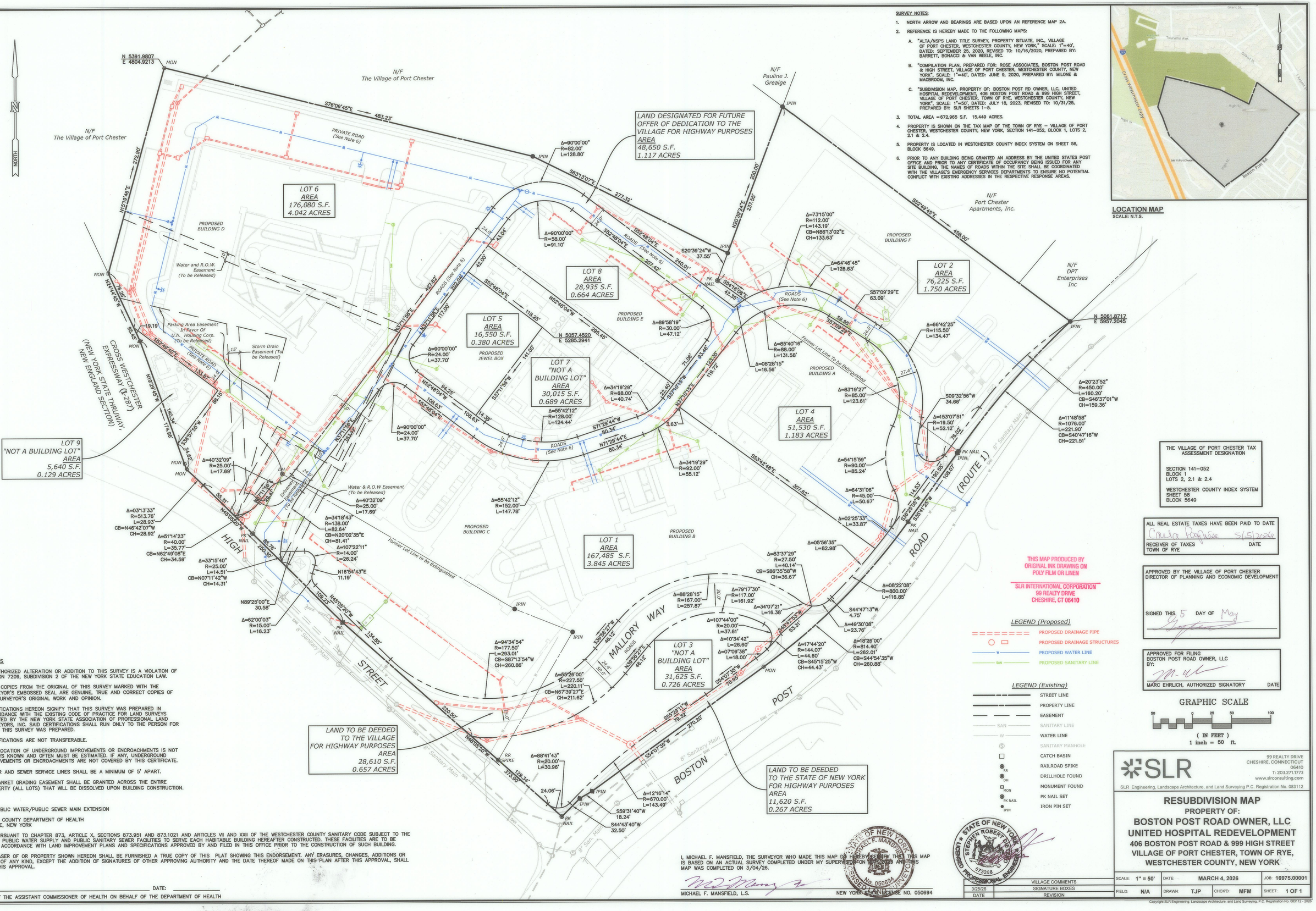
DATE: MAY 22, 2026

PROJECT NO.: 6975-01/21543.00009

SHEET NO.: 16 OF 16

SHEET NAME: **OP-2**

Re-subdivision Map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MON
N/F
The Village of Port Chester
S76°09'45"E 483.23'
N13°15'46"E 272.49'
PRIVATE ROAD
(See Note 6)
LAND DESIGNATED FOR FUTURE OFFER OF DEDICATION TO THE VILLAGE FOR HIGHWAY PURPOSES
AREA
48,650 S.F.
1.117 ACRES
N/F
Pauline J.
Greaige
IPIN
S83°13'07"E 277.32'
Δ=90°00'00"
R=82.00'
L=128.80'
N20°39'24"E 237.35'
200.00'
S52°48'45"E 458.00'
N/F
Port Chester
Apartments, Inc.
LOT 6
AREA
176,080 S.F.
4.042 ACRES
PROPOSED
BUILDING D
Water and R.O.W.
Easement
(To be Released)
Δ=90°00'00"
R=58.00'
L=91.10'
S52°48'04"E
ROADS (See Note 6)
S20°39'24"W
37.55'
PK
NAIL
S54°16'06"E
42.35'
LOT 8
AREA
28,935 S.F.
0.664 ACRES
PROPOSED
BUILDING E
Δ=89°58'19"
R=30.00'
L=47.12'
N52°48'04"W
118.25'
N 5057.4520
E 5285.2941
385.45'
LOT 5
AREA
16,550 S.F.
0.380 ACRES
PROPOSED
JEWEL BOX
Δ=90°00'00"
R=24.00'
L=37.70'
N37°11'56"E
427.82'
117.00'
204.00'
42.00'
43.04'
24.0'
Parking Area Easement
In Favor Of
U.h. Housing Corp.
(To be Released)
Storm Drain
Easement (To
be Released)
15'
PRIVATE ROAD
(See Note 6)
CROSS WESTCHESTER
EXPRESSWAY (I-287)
(NEW YORK STATE THRUWAY,
NEW ENGLAND SECTION)
S52°49'40"E 133.87'
N18°25'15"W 146.34'
174.98'
88.15'
S36°57'35"W 34.62'
55.31'
N45°05'20"W 280.20'
86.76'
LOT 9
"NOT A BUILDING LOT"
AREA
5,640 S.F.
0.129 ACRES
Δ=40°32'09"
R=25.00'
L=17.69'
Δ=03°13'33"
R=513.76'
L=28.93'
CB=N46°42'07"W
CH=28.92'
Δ=51°14'23"
R=40.00'
L=35.77'
CB=N62°49'08"E
CH=34.59'
Δ=33°15'40"
R=25.00'
L=14.51'
CB=N07°11'42"W
CH=14.31'
N89°25'00"E
30.58'
Δ=62°00'03"
R=15.00'
L=16.23'
HIGH
STREET
Water & R.O.W Easement
(To be Released)
Driveway
Easement
(To be Released)
DH
Δ=34°18'43"
R=138.00'
L=82.64'
CB=N20°02'35"E
CH=81.41'
Δ=107°22'11"
R=14.00'
L=26.24'
N16°54'43"E
11.19'
Former Lot Line To be Extinguished
PROPOSED
BUILDING C
LOT 1
AREA
167,485 S.F.
3.845 ACRES
PROPOSED
BUILDING B
LOT 7
"NOT A
BUILDING LOT"
AREA
30,015 S.F.
0.689 ACRES
Δ=34°19'29"
R=68.00'
L=40.74'
Δ=55°42'12"
R=128.00'
L=124.44'
S71°29'44"W
80.34'
N71°29'44"E
80.34'
Δ=90°00'00"
R=24.00'
L=37.70'
Δ=34°19'29"
R=92.00'
L=55.12'
Δ=55°42'12"
R=152.00'
L=147.78'
S37°11'56"W
141.00'
N52°48'04"W
108.83'
S52°48'04"E
108.63'
14.38'
24.25'
24.0'
50.0'
S37°11'56"E
264.49'
S37°19'45"W
71.06'
93.46'
123.33'
119.72'
22.40'
S37°01'01"E
3.63'
S53°42'46"E
307.82'
LOT 4
AREA
51,530 S.F.
1.183 ACRES
PROPOSED
BUILDING A
Δ=73°15'00"
R=112.00'
L=143.19'
CB=N86°13'02"E
CH=133.63'
Δ=64°46'45"
L=126.63'
S57°09'29"E
63.09'
59.85'
S57°09'29"E
24.0'
Δ=66°42'25"
R=115.50'
L=134.47'
Δ=85°40'16"
R=88.00'
L=131.58'
Δ=08°28'15"
L=16.56'
Δ=63°19'27"
R=85.00'
L=123.61'
27.4'
S09°32'56"W
34.66'
Δ=153°07'51"
R=19.50'
L=52.12'
78.02'
PK NAIL
IPIN
Δ=54°15'59"
R=90.00'
L=85.24'
Δ=64°31'06"
R=45.00'
L=50.67'
Δ=02°25'33"
L=33.87'
Δ=05°56'35"
L=82.98'
S36°26'05"W
114.53'
S35°44'25"W
195.55'
108.07'
(ROUTE 1)
BOSTON POST ROAD
Δ=20°23'52"
R=450.00'
L=160.20'
CB=S46°37'01"W
CH=159.36'
Δ=11°48'58"
R=1078.00'
L=221.90'
CB=S40°47'16"W
CH=221.51'
N 5061.8717
E 5957.2045
8" Sanitary Main
Δ=83°37'29"
R=27.50'
L=40.14'
CB=S86°35'58"W
CH=36.67'
Δ=88°28'15"
R=167.00'
L=257.87'
Δ=79°17'30"
R=117.00'
L=161.92'
Δ=34°07'21"
L=16.38'
Δ=08°22'08"
R=800.00'
L=116.85'
S44°47'13"W
4.75'
Δ=49°30'06"
L=23.76'
Δ=107°44'00"
R=20.00'
L=37.61'
Δ=10°34'42"
L=26.60'
Δ=07°09'38"
R=18.00'
S48°47'53"W
53.31'
Δ=17°44'20"
R=144.07'
L=44.60'
CB=S45°15'25"W
CH=44.43'
Δ=18°26'00"
R=814.40'
L=262.01'
CB=S44°54'35"W
CH=260.88'
MALLORY WAY
LOT 3
"NOT A
BUILDING LOT"
AREA
31,625 S.F.
0.726 ACRES
Δ=94°34'54"
R=177.50'
L=293.01'
CB=S87°13'54"W
CH=260.86'
S35°56'27"W
46.12'
N35°56'27"E
46.12'
24.4'
30.0'
Δ=55°26'00"
R=227.50'
L=220.11'
CB=N67°39'27"E
CH=211.62'
S55°07'35"W
78.95'
S55°29'11"W
79.32'
270.20'
220.20'
N45°05'20"W
373.80'
129.34'
24.06'
8" Sanitary Main
LAND TO BE DEEDED
TO THE VILLAGE
FOR HIGHWAY PURPOSES
AREA
28,610 S.F.
0.657 ACRES
RR
SPIKE
Δ=88°41'43"
R=20.00'
L=30.96'
Δ=12°16'14"
R=670.00'
L=143.49'
S59°31'40"W
18.24'
S44°43'40"W
32.50'
BOSTON POST ROAD
LAND TO BE DEEDED
TO THE STATE OF NEW YORK
FOR HIGHWAY PURPOSES
AREA
11,620 S.F.
0.267 ACRES
SURVEY NOTES:
1. NORTH ARROW AND BEARINGS ARE BASED UPON AN REFERENCE MAP 2A.
2. REFERENCE IS HEREBY MADE TO THE FOLLOWING MAPS:
A. "ALTA/NSPS LAND TITLE SURVEY, PROPERTY SITUATE, INC., VILLAGE OF PORT CHESTER, WESTCHESTER COUNTY, NEW YORK," SCALE: 1"=40', DATED: SEPTEMBER 25, 2020, REVISED TO: 10/16/2020, PREPARED BY: BARRETT, BONACCI & VAN WEELE, INC.
B. "COMPILATION PLAN, PREPARED FOR: ROSE ASSOCIATES, BOSTON POST ROAD & HIGH STREET, VILLAGE OF PORT CHESTER, WESTCHESTER COUNTY, NEW YORK", SCALE: 1"=40', DATED: JUNE 9, 2020, PREPARED BY: MILONE & MACBROOM, INC.
C. "SUBDIVISION MAP, PROPERTY OF: BOSTON POST RD OWNER, LLC, UNITED HOSPITAL REDEVELOPMENT, 406 BOSTON POST ROAD & 999 HIGH STREET, VILLAGE OF PORT CHESTER, TOWN OF RYE, WESTCHESTER COUNTY, NEW YORK", SCALE: 1"=50', DATED: JULY 18, 2023, REVISED TO: 10/31/25, PREPARED BY: SLR SHEETS 1-5.
3. TOTAL AREA =672,965 S.F. 15.449 ACRES.
4. PROPERTY IS SHOWN ON THE TAX MAP OF THE TOWN OF RYE — VILLAGE OF PORT CHESTER, WESTCHESTER COUNTY, NEW YORK, SECTION 141-052, BLOCK 1, LOTS 2, 2.1 & 2.4.
5. PROPERTY IS LOCATED IN WESTCHESTER COUNTY INDEX SYSTEM ON SHEET 58, BLOCK 5649.
6. PRIOR TO ANY BUILDING BEING GRANTED AN ADDRESS BY THE UNITED STATES POST OFFICE AND PRIOR TO ANY CERTIFICATE OF OCCUPANCY BEING ISSUED FOR ANY SITE BUILDING, THE NAMES OF ROADS WITHIN THE SITE SHALL BE COORDINATED WITH THE VILLAGE'S EMERGENCY SERVICES DEPARTMENTS TO ENSURE NO POTENTIAL CONFLICT WITH EXISTING ADDRESSES IN THE RESPECTIVE RESPONSE AREAS.
LOCATION MAP
SCALE: N.T.S.
Grant St.
Touraine Ave
Gibbs St
High St
Cross Westchester Expy
Boston Post Rd
I-95
Exit 11/Port Chester
THE VILLAGE OF PORT CHESTER TAX ASSESSMENT DESIGNATION
SECTION 141-052
BLOCK 1
LOTS 2, 2.1 & 2.4
WESTCHESTER COUNTY INDEX SYSTEM
SHEET 58
BLOCK 5649
ALL REAL ESTATE TAXES HAVE BEEN PAID TO DATE
Claudia Ramirez 5/5/2026
RECEIVER OF TAXES TOWN OF RYE
DATE
APPROVED BY THE VILLAGE OF PORT CHESTER DIRECTOR OF PLANNING AND ECONOMIC DEVELOPMENT
SIGNED THIS 5 DAY OF May
APPROVED FOR FILING
BOSTON POST ROAD OWNER, LLC
BY:
MARC EHRLICH, AUTHORIZED SIGNATORY
DATE
THIS MAP PRODUCED BY ORIGINAL INK DRAWING ON POLY FILM OR LINEN
SLR INTERNATIONAL CORPORATION
99 REALTY DRIVE
CHESHIRE, CT 06410
LEGEND (Proposed)
PROPOSED DRAINAGE PIPE
PROPOSED DRAINAGE STRUCTURES
PROPOSED WATER LINE
PROPOSED SANITARY LINE
LEGEND (Existing)
STREET LINE
PROPERTY LINE
EASEMENT
SANITARY LINE
WATER LINE
SANITARY MANHOLE
CATCH BASIN
RAILROAD SPIKE
DRILLHOLE FOUND
MONUMENT FOUND
PK NAIL SET
IRON PIN SET
GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.
GENERAL NOTES
1. UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.
2. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH THE SURVEYOR'S EMBOSSED SEAL ARE GENUINE, TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.
3. CERTIFICATIONS HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THIS SURVEY WAS PREPARED.
4. CERTIFICATIONS ARE NOT TRANSFERABLE.
5. THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS IS NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED. IF ANY, UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT COVERED BY THIS CERTIFICATE.
6. WATER AND SEWER SERVICE LINES SHALL BE A MINIMUM OF 5' APART.
7. A BLANKET GRADING EASEMENT SHALL BE GRANTED ACROSS THE ENTIRE PROPERTY (ALL LOTS) THAT WILL BE DISSOLVED UPON BUILDING CONSTRUCTION.
PROPOSED PUBLIC WATER/PUBLIC SEWER MAIN EXTENSION
WESTCHESTER COUNTY DEPARTMENT OF HEALTH
NEW ROCHELLE, NEW YORK
APPROVED PURSUANT TO CHAPTER 873, ARTICLE X, SECTIONS 873.951 AND 873.1021 AND ARTICLES VII AND XXII OF THE WESTCHESTER COUNTY SANITARY CODE SUBJECT TO THE PROVISION OF PUBLIC WATER SUPPLY AND PUBLIC SANITARY SEWER FACILITIES TO SERVE EACH HABITABLE BUILDING HEREAFTER CONSTRUCTED. THESE FACILITIES ARE TO BE INSTALLED IN ACCORDANCE WITH LAND IMPROVEMENT PLANS AND SPECIFICATIONS APPROVED BY AND AND FILED IN THIS OFFICE PRIOR TO THE CONSTRUCTION OF SUCH BUILDING.
EACH PURCHASER OF OR PROPERTY SHOWN HEREON SHALL BE FURNISHED A TRUE COPY OF THIS PLAT SHOWING THIS ENDORSEMENT. ANY ERASURES, CHANGES, ADDITIONS OR ALTERATIONS OF ANY KIND, EXCEPT THE ADDITION OF SIGNATURES OF OTHER APPROVING AUTHORITY AND THE DATE THEREOF MADE ON THIS PLAN AFTER THIS APPROVAL, SHALL INVALIDATE THIS APPROVAL.
DATE:
APPROVED BY THE ASSISTANT COMMISSIONER OF HEALTH ON BEHALF OF THE DEPARTMENT OF HEALTH
STATE OF NEW YORK MICHAEL F. MANSFIELD LICENSED LAND SURVEYOR No. 050694
I, MICHAEL F. MANSFIELD, THE SURVEYOR WHO MADE THIS MAP DO HEREBY CERTIFY THAT THIS MAP IS BASED ON AN ACTUAL SURVEY COMPLETED UNDER MY SUPERVISION ON 10/16/2020 AND THIS MAP WAS COMPLETED ON 3/04/26.
MICHAEL F. MANSFIELD, L.S. NEW YORK STATE LICENSE NO. 050694
STATE OF NEW YORK STEPHEN ROBERT FEE 073398 PROFESSIONAL ENGINEER
SLR
99 REALTY DRIVE
CHESHIRE, CONNECTICUT
06410
T: 203.271.1773
www.slrconsulting.com
SLR Engineering, Landscape Architecture, and Land Surveying P.C. Registration No. 083112
RESUBDIVISION MAP
PROPERTY OF:
BOSTON POST ROAD OWNER, LLC
UNITED HOSPITAL REDEVELOPMENT
406 BOSTON POST ROAD & 999 HIGH STREET
VILLAGE OF PORT CHESTER, TOWN OF RYE,
WESTCHESTER COUNTY, NEW YORK
SCALE: 1" = 50' DATE: MARCH 4, 2026 JOB: 16975.00001
FIELD: N/A DRAWN: TJP CHK'D: MFM SHEET: 1 OF 1
3/25/26 VILLAGE COMMENTS
SIGNATURE BOXES
DATE REVISION
Copyright SLR Engineering, Landscape Architecture, and Land Surveying, P.C. Registration No. 083112 - 2026

BEINFIELD ARCHITECTURE PC
203.838.5789 | 11 Chestnut Street #102 | South Norwalk, CT 06854

406 BOSTON POST ROAD, PORT CHESTER, NY | 05-22-2026 | VIEW FROM SOUTH | SD9.01

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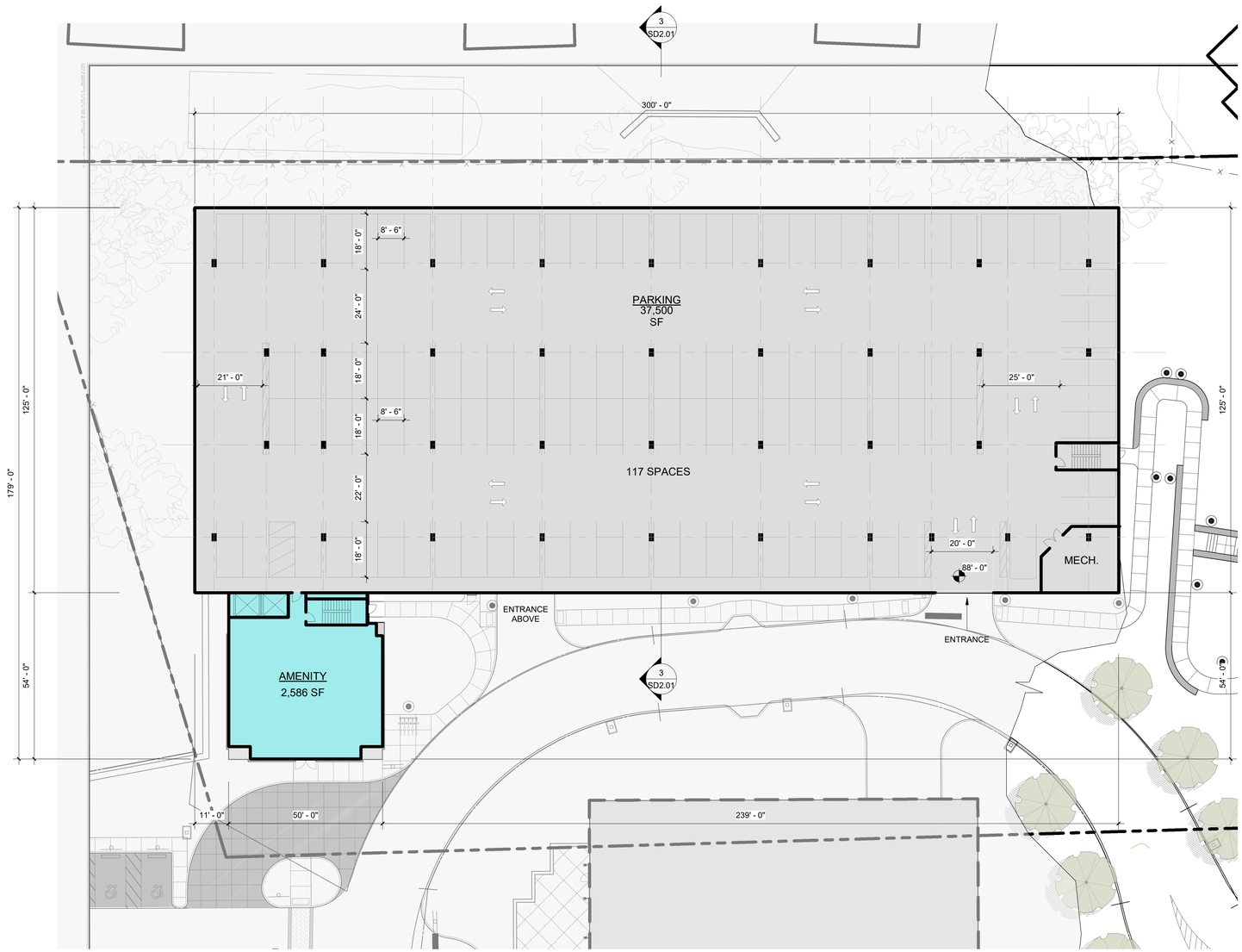
406 BOSTON POST ROAD, PORT CHESTER, NY

BEINFIELD ARCHITECTURE

05-22-2026



1 SD1.01 Level 1
1" = 20'-0"

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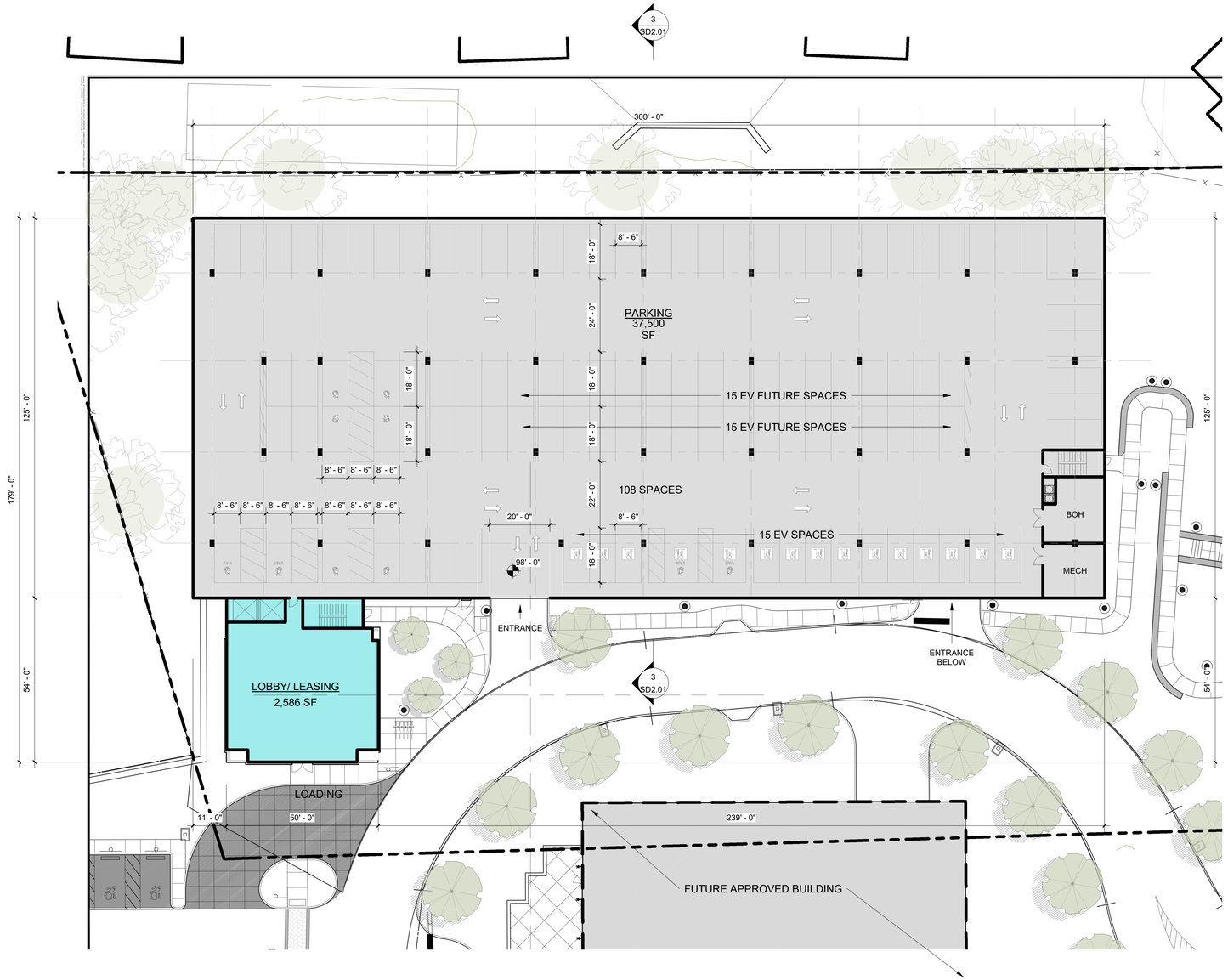

1 SD1.02 Level 2
1" = 20'-0"

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1 SD1.03 Level 3
1" = 20'-0"

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1 SD1.04 Level 4
1" = 20'-0"

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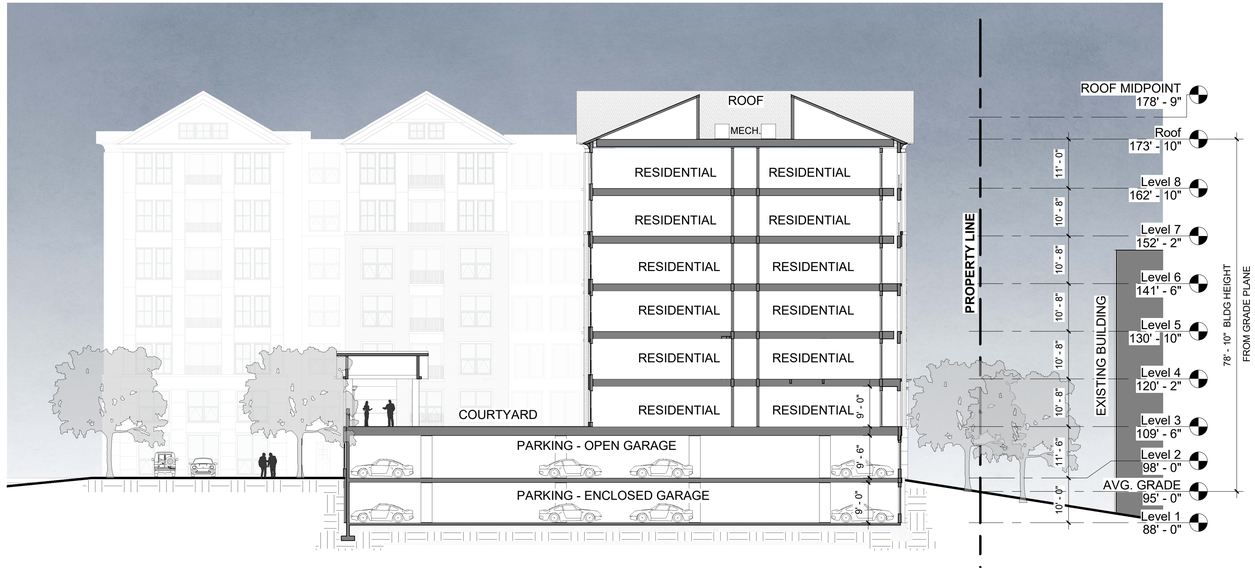
1 SD2.01 SOUTH ELEVATION (PRIVATE ROAD)
1/16" = 1'-0"



2 SD2.01 EAST ELEVATION (BOSTON POST ROAD)
1/16" = 1'-0"



3 SD2.01 BUILDING SECTION
1/16" = 1'-0"

BEINFIELD ARCHITECTURE PC
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406 BOSTON POST ROAD, PORT CHESTER, NY | 05-22-2026 | EXTERIOR ELEVATION | SD2.01

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406 BOSTON POST RD

SITE PLAN AMENDMENT

22 May 2026

406 BOSTON POST ROAD,
PORT CHESTER, NY 10573

Project Team:

Client:
Boston Post Road Owner LLC
c/o Rose Associates Capital Group LLC
777 Third Avenue, 6th Floor
New York, NY 10017

Architects/Interiors:
CUBE 3
56 High Street
North Andover, MA 01845
(978) 989-9900

Civil & Landscape:
SLR Consulting
231 Main Street
New Paltz, NY 12561
(845) 633-8153

MEP & FP:
Ventrop Engineering Consulting Group, PLLC
369 West 34th Street, 2nd Floor
New York, NY 10001
(212) 244-5060

Structural:
DeSimone Consulting Engineering
55 Church Street, 4th Floor
New Haven, CT 06510
(203) 495-8270

Code:
SOCOTEC Life Safety, LLC
75 Hood Park Drive, Suite 300
Charlestown, MA 02129
(617) 268-8977

DRAWING LIST	
Sheet Number	Sheet Name
A-000	Cover Sheet
A-080	Parking Plans
A A-100	Building A - Lower Garage (P2)
A A-101	Building A - Upper Garage (P1)
A A-102	Building A - First Floor Plan
A A-103	Building A - Second Floor Plan
A A-104	Building A - Third Floor Plan
A A-105	Building A - Fourth Floor Plan
A A-106	Building A - Fifth Floor Plan
A A-107	Building A - Sixth Floor Plan
A A-108	Building A - Roof Plan
A A-200	Building A - Elevations
A A-300	Building A - Building Section
BC A-100	Building B/C - Lower Garage
BC A-101	Building B/C - Upper Garage
BC A-102	Building B/C - First Floor Plan
BC A-103	Building B/C - Second Floor Plan
BC A-104	Building B/C - Third Floor Plan
BC A-105	Building B/C - Fourth Floor Plan
BC A-106	Building B/C - Fifth Floor Plan
BC A-107	Building B/C - Sixth Floor Plan
BC A-108	Building B/C - Roof Plan
BC A-200	Building B/C - Exterior Elevations - Building B
BC A-201	Building B/C - Exterior Elevations - Building C
BC A-300	Building B/C - Building Section - Building B
BC A-301	Building B/C - Building Section - Building C
D A-100	Building D - Lower Garage Plan
D A-101	Building D - Upper Garage Plan
D A-102	Building D - First Floor Plan
D A-103	Building D - Second Floor Plan
D A-104	Building D - Third Floor Plan
D A-105	Building D - Fourth Floor Plan
D A-106	Building D - Fifth Floor Plan
D A-107	Building D - Sixth Floor Plan
D A-108	Building D - Roof Plan
D A-200	Building D - Exterior Elevations
D A-300	Building D - Building Sections
E A-100	Building E - Garage
E A-101	Building E - First Floor Plan
E A-102	Building E - Second Floor Plan
E A-103	Building E - Third Floor Plan
E A-104	Building E - Fourth Floor Plan
E A-105	Building E - Fifth Floor Plan
E A-106	Building E - Sixth Floor Plan
E A-107	Building E - Roof Plan
E A-200	Building E - Exterior Elevations
E A-300	Building E - Building Sections
E A-301	Building E - Building Sections
F A-100	Building F - Garage
F A-101	Building F - First Floor Plan
F A-102	Building F - Second Floor Plan
F A-103	Building F - Third Floor Plan
F A-104	Building F - Fourth Floor Plan
F A-105	Building F - Fifth Floor Plan
F A-106	Building F - Sixth Floor Plan
F A-107	Building F - Seventh Floor Plan
F A-108	Building F - Eighth Floor Plan
F A-109	Building F - Roof Plan
F A-200	Building F - Elevations
F A-201	Building F - Elevations
F A-202	Building F - Elevations
F A-300	Building F - Building Section

AERIAL RENDERING



LOCATION PLAN



PROJECT DESCRIPTION:

406 Boston Post Road is a redevelopment of the Former United Hospital into a Mixed-Use Project including Seven (7) different buildings. The development will include a 120 Key Hotel, Four (4)-Six-Story Multi-Family Residential Buildings with 957 Units, a Eight-Story Assisted Living Building and a Three-Story "Jewel Box" Building that houses Retail and Amenity Space. All of the buildings surround an open "Village Green" Each Building has a mix of below grade parking structure and surface parking.

NOTE:

THE SPECIFICATIONS FOR THIS PROJECT FORM AN INTEGRAL PART OF THE CONSTRUCTION DOCUMENTATION AND ARE TO BE REFERRED TO IN CONJUNCTION WITH THESE DRAWINGS.

PROJECT MATRIX

BUILDING	GROSS SF	STRUCTURED PARKING (SF)	STRUCTURED PARKING (SPACES)	ZFA	RETAIL	AMENITY	RESIDENTIAL	UNITS	0-BR	1-BR	2-BR
Building A - Hotel:	130,681	51,566	140	79,115	0	5,604	73,511	N/A			
Building B - Multifamily:	357,586	191,637	196	159,373	4,165	3,342	151,866	194	2	140	52
Building C - Multifamily:	254,889	0	324	246,266	0	5,223	241,043	323	40	228	55
Building D - Multifamily:	406,425	96,621	264	298,610	0	9,401	289,209	383	119	223	41
Building E - Multifamily:	104,003	16,785	42	83,471	3,007	1,451	79,013	99	51	11	37
Jewel Box:	19,686	0	0	19,003	0	19,003	0	N/A			
Building F - Senior:	260,000	75,000	226	185,000	0	11,931	173,069	150	0	60	90
Project Total:	**1,533,270**	**431,609**	**1,192**	**1,070,838**	**7,172**	**55,955**	**1,007,711**	**1,149**	**212**	**662**	**275**

CUBE 3
architecture | interiors | planning
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phone: 978.989.9900 www.cube3.com

project information:
406 BOSTON POST RD

406 BOSTON POST ROAD,
PORT CHESTER, NY 10573

client information:
BOSTON POST ROAD OWNER LLC c/o ROSE ASSOCIATES CAPITAL GROUP LLC

777 Third Avenue, 6th Floor, New York, New York 10017

consultant information:

issuance:
SITE PLAN AMENDMENT

NOT FOR CONSTRUCTION

key plan:

drawing information:

drawing by:	BA
drawing checked by:	AB
drawing scale:	
drawing date:	22 May 2026
project number:	24040.00.MA

drawing revisions:

No.	Description	Date
1	Site Plan Amendment 2	05.22.2026

registration:

drawing name:
Cover Sheet

drawing number:
A-000

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ZONING COMPLIANCE W. CHAPTER 345.405.A10-F

Design Criteria Zoning Compliance w. Chapter 345.405.A10-F	Project Response	Document Location	Project Compliance...
1. Consolidated Site	The project has been designed to integrate the "one site" approach to the development with contiguous lots creating the Village on the Hill.	SLR Plan - LA	Y
2. Streets	The project has been designed to integrate an interior street grid and eliminate dead end streets	SLR Plan - LA	Y
3. Pedestrian & Bicycle Accomodations	The project has been designed to provide adequate facilities for pedestrians and bicycles. The sidewalks and pathways have also been designed to accommodate accessible routes throughout the site.	SLR Plan - AR	Y
4. Modes of Transportation	The project has been designed to accommodate mass transit, pedestrians and bicycles.	SLR Plan - LA, AR	Y
5. Location of Certain Uses	The project has been designed such that any street level uses along Boston Post Road shall be commercial uses.	SLR Plan - LA	Y
6. Access to Abendroth Park	The project has been designed to provide direct access through our site to Abendroth Park.	SLR Plan - LA	Y
7. Architecture - General	The buildings have been designed to reinforce the importance of pedestrian and public realms. We have located retail and amenity spaces at these areas to activate the street level. The architecture reflects that ribbon windows are discouraged and that certain other window architectural treatments are encouraged.	SLR Plan - OP-2 & CUBE 3 Plans - A A-102, BC A-102, D A-102, E...	Y
8. Architecture - Certain Facades	Facades visible from Boston Post Road and I-287 have been designed to reflect the architectural significance of being the gateway to the Village of Port Chester. Specifically Building B's Street Facing Tower was designed to mimic a marquee sign similar to what is built throughout Port Chester. We have also designed a park at the gateway of the property to invite activity to the area.	CUBE 3 Plans - A A-200, BC A-200, BC A-201, D A-200, E A-200, F A-200	Y
9. Diversity of Building Design	The project has been designed to provide diverse building types and styles to avoid excessive similarity between buildings.	CUBE 3 Plans - A A-200, BC A-200, BC A-201, D A-200, E A-200, F A-200	Y
10. Building Composition	The buildings have been designed to be broken both vertically and horizontally with architectural bays or window placement. The buildings do not have a solid expanse of wall that exceeds 30 feet in length. We are utilizing a selection of different materails to further articulate the facade of the buildings.	CUBE 3 Plans - A A-200, BC A-200, BC A-201, D A-200, E A-200, F A-200	Y
11. Certain Archtiectural Elements	The buildings have been designed to utilize architectural elements such as cornices, molding and changes in material and color to add special interest to the design.	CUBE 3 Plans - A A-200, BC A-200, BC A-201, D A-200, E...	Y
12. Vinyl Siding Prohibited	The buildings have been designed without the use of vinyl siding.	CUBE 3 Plans - A A-200, BC A-200, BC A-201, D A-200, E A-200, F A-200	Y
13. Screening of Parking	The project has been designed to screen all parking structures by utilizing podium construction and burying the parking garages within the grading of the site. No structured parking will be visible from Boston Post Road or any other primary roadway.	CUBE 3 Plans - A A-300, BC A-300, BC A-301, D A-300, E A-300, F A-300	Y
14. Parking Ramps	The project has been designed to eliminate the use of ramps external to the parking structures. All ramping for parking garages occur within the garage footprint. It should also be noted that no parking ramps are visible from Boston Post Road.	CUBE 3 Plans - A A-100, A A-101, BC A-100, BC A-101, D A-100, E...	Y
15. Screening of Rooftop Equipment	The project has been designed to screen all rooftop equipment or locate them to not be visible from the street. The rooftop equipment has been located so that it is over the center of the corridor and away from the edges of the roof. We also utilize parapets in areas where the equipment is in close proximity to the exterior wall to shield them.	CUBE 3 Plans - A A-107, BC A-108, D A-108, E A-107, F A-109	Y
16. Screening of Wireless Antenna	Wireless antennae will be screened, appropriately masked or otherwise be stealthed or located.	CUBE 3 Updated Renderings	Y
17. Streetscape Furnishings	The project has been designed to appropriately furnish to facilitate the goals of the SD-PMU District through the activation of the site for pedestrian use. The open green space and pedestrian access through the entire site provides this.	SLR Plan - LA, AR, OP-2	Y
18. Signs	The project has been designed so that all signage will comply with Article 7 and will be varied in types, sizes and styles.	Civil	Y

ZONING PROGRAM TABLE

BUILDING	GSF OF EACH BUILDING	GSF OF USE WITHIN EACH BUILDING	DWELLING UNITS/PROGRAM WITHIN EACH BUILDING	ZONING REGULATION	REQUIRED BY ZONING (with parking reduction factor)	PARKING SPACES FOR EACH BUILDING	BUILDING HEIGHT	CEILING HEIGHT	SITE COVERAGE (based on Conceptual Subdivision Plan on Sheet SP)	MINIMUM USABLE OPEN SPACE REQUIREMENTS (GSF)
A (Hotel)	79,115	73,511 (Rooms) 5,604 (Amenity Space)	120 Keys (Rooms) 40 Employees	1 per Dwelling Unit 1 per each 2 employees on the premises at (1) time	140 ps **(112 ps)**	140 ps (Structured)	83' -1 1/4" Total Height	11' -0" First Floor 11' -0" Typical Floor	3.60%	12000
B (Residential)	159,373	151,866 (Residential) 4,165 (Retail)	194 DU 4,165 (Retail)	1 per Dwelling Unit 1 per 200 SF of Usable Retail Floor Area	230 ps **(87 ps)**	196 ps (Structured) 28ps (Surface-shared) **224 Total**	75' -5 5/8" Total Height	11' -8" First Floor 9' -0 3/4" Typical Floor	28.43% (Shared Footprint w. Building C)	19400
C (Residential)	246,266	241,043 (Residential) 5,223 (Amenity Space)	323 DU	1 per Dwelling Unit	326 ps **(127 ps)**	324 ps (Structured)	77' -6 3/4" Total Height	11' -8" First Floor 9' -0 3/4" Typical Floor	(Shared Footprint w. Building B)	32300
D (Residential)	298,610	298,610 (Residential) 9,401 (Amenity Space)	383 DU	1 per Dwelling Unit	331 ps **(128 ps)**	264 ps (Structured) 108 ps (Surface) 37 ps (Surface-shared) **409 Total**	86' -1 5/8" Total Height	11' -0" First Floor 9' -0 3/4" Typical Floor	12.54%	38300
E (Residential)	83,471	79,013 (Residential) 1,451 (Amenity Space) 3,007 (Retail)	99 DU 3,007 (Retail)	1 per Dwelling Unit 1 per 200 SF of Usable Retail Floor Area	114 ps **(48ps)**	42 ps (Structured) 57 ps (Surface-shared) **99 Total**	72' -11 1/8" Total Height	11' -0" First Floor 9' -0 3/4" Typical Floor	3.03%	9900
E - Jewel Box (Retail/Amenity)	19,003	19,003 (Amenity Space) 0 (Retail)		1 per 200 SF of Usable Retail Floor Area	40 ps **(27 ps)**	**14 ps (Surface-shared)**	44' -7 1/4" Total Height	14' -6" First Floor 11' -0" Min. Typical Floor	2.01%	
F (Senior)	185,000	173,069 (Senior) 11,931 (Senior Amenity Space/Common Area)*	150 (Senior)	1 per Independent Living Unit (150 spaces req'd)	112 ps **(150 ps)**	226 ps (Structured)	83'-9" Total Height	11' -0" First Floor 9' -0" Typical Floor	50.57% (Lot #4)	15000 0
TOTAL	**1,070,838**				1,293 ps **(619 ps - See Parking Requirement Summary Table - Full Shared Parking Factor)**	**1,394 ps**				126900 **(Provided Open Space: 147,000 GSF - See Sheets OP-1 & OP-2)**
						Lot 1 (SF) Lot 4 (SF)			539154 65650	

PROJECT SUMMARY

BUILDING	GROSS SF	STRUCTURED PARKING (SF)	STRUCTURED PARKING...	ZFA (GSF)	RETAIL (GSF)	AMENITY (GSF)	RESIDENTIAL (GSF)	RESIDENTIAL UNITS	HOTEL UNITS	SENIOR UNITS
Building A - Hotel:	130,681	51,566	140	79,115	0	5,604	73,511	N/A	120	N/A
Building B - Multifamily:	357,586	191,637	196	159,373	4,165	3,342	151,866	194	N/A	N/A
Building C - Multifamily:	254,889	0	324	246,266	0	5,223	241,043	323	N/A	N/A
Building D - Multifamily:	406,425	96,621	264	298,610	0	9,401	289,209	383	N/A	N/A
Building E - Multifamily:	104,003	16,785	42	83,471	3,007	1,451	79,013	99	N/A	N/A
Jewel Box:	19,686	0	0	19,003	0	19,003	0	N/A	N/A	N/A
Building F - Senior:	260,000	75,000	226	185,000	0	11,931	173,069	N/A	N/A	150
Project Total:	**1,533,270**	**431,609**	**1,192**	**1,070,838**	**7,172**	**55,955**	**1,007,711**	**999**	**120**	**150**

FAR SUMMARY

BUILDING	RESIDENTIAL	NON-RESIDENTIAL	TOTAL
Building A	0	79,115	79,115
Building B	155,208	4,165	159,373
Building C	246,266	0	246,266
Building D	298,610	0	298,610
Building E	80,464	3,007	83,471
Building F - Senior	185,000	0	185,000
Jewel Box	19,003	683	19,686
Total GSF	**984,551**	**86,970**	**1,071,521**
Overall Percentage	**91.88%**	**8.12%**	**100.00%**

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406 BOSTON POST ROAD,
PORT CHESTER, NY 10573

client information:
BOSTON POST ROAD OWNER LLC c/o ROSE ASSOCIATES CAPITAL GROUP LLC

777 Third Avenue, 6th Floor, New York, New York 10017

consultant information:

issuance:
SITE PLAN AMENDMENT

NOT FOR CONSTRUCTION

key plan:

drawing information:

drawing by: BA
drawing checked by: AB
drawing scale:
drawing date: 22 May 2026
project number: 24040.00.MA

drawing revisions:

No.	Description	Date
1	Site Plan Amendment 2	05.22.2026

registration:

drawing name:
Zoning Compliance & Building & Unit Matrix

drawing number:
A-001

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PARKING SCHEDULE - BUILDING B/C

MARK	TYPE	SIZE	QUANTITY
----	STANDARD PARKING STALL	8'-6"x18'-0"	324
♿	HANDICAP PARKING STALL	8'-0"x18'-0"	28
♿ VAN	VAN HANDICAP PARKING STALL	8'-0"x18'-0"	5
C	COMPACT PARKING STALL	7'-6"x16'-0"	163
TOTAL			520

PARKING SCHEDULE - BUILDING D

MARK	TYPE	SIZE	QUANTITY
----	STANDARD PARKING STALL	8'-6"x18'-0"	159
♿	HANDICAP PARKING STALL	8'-0"x18'-0"	14
♿ VAN	VAN HANDICAP PARKING STALL	8'-0"x18'-0"	2
C	COMPACT PARKING STALL	7'-6"x16'-0"	89
TOTAL			264

PARKING SCHEDULE - BUILDING E

MARK	TYPE	SIZE	QUANTITY
----	STANDARD PARKING STALL	8'-6"x18'-0"	27
♿	HANDICAP PARKING STALL	8'-0"x18'-0"	2
♿ VAN	VAN HANDICAP PARKING STALL	8'-0"x18'-0"	1
C	COMPACT PARKING STALL	7'-6"x16'-0"	12
TOTAL			42

PARKING SCHEDULE - TOTAL STRUCTURED

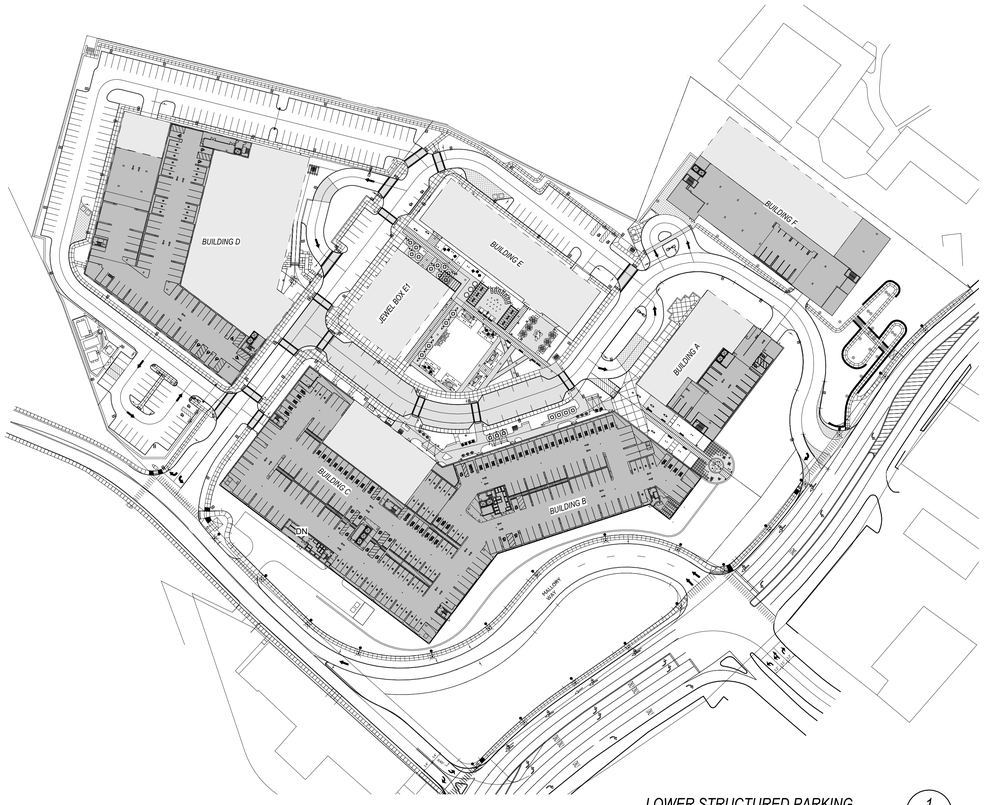
MARK	TYPE	SIZE	QUANTITY
----	STANDARD PARKING STALL	8'-6"x18'-0"	510
♿	HANDICAP PARKING STALL	8'-0"x18'-0"	44
♿ VAN	VAN HANDICAP PARKING STALL	8'-0"x18'-0"	8
C	COMPACT PARKING STALL	7'-6"x16'-0"	264
TOTAL			826



UPPER STRUCTURED PARKING — 1" = 80'-0" — 3 / A-080



SITE PLAN PARKING — 1" = 80'-0" — 2 / A-080



LOWER STRUCTURED PARKING — 1" = 80'-0" — 1 / A-080

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phone: 978.989.9900 www.cube3.com

project information:
406 BOSTON POST RD - SITE

406 BOSTON POST ROAD,
PORT CHESTER, NY 10573

client information:
BOSTON POST ROAD OWNER LLC c/o ROSE ASSOCIATES CAPITAL GROUP LLC

777 Third Avenue, 6th Floor New York New York 10017

issuance:
SITE PLAN AMENDMENT

NOT FOR CONSTRUCTION

key plan:

drawing information:

drawing by:	CSP
drawing checked by:	CSP
drawing scale:	As indicated
drawing date:	09 JUNE 2025
project number:	24040.00.MA

drawing revisions:

No.	Description	Date
1	Site Plan Amendment	10.24.2024
2	Site Plan Amendment 2	05.22.2026

registration:

drawing name:
Parking Plans

drawing number:
A-080

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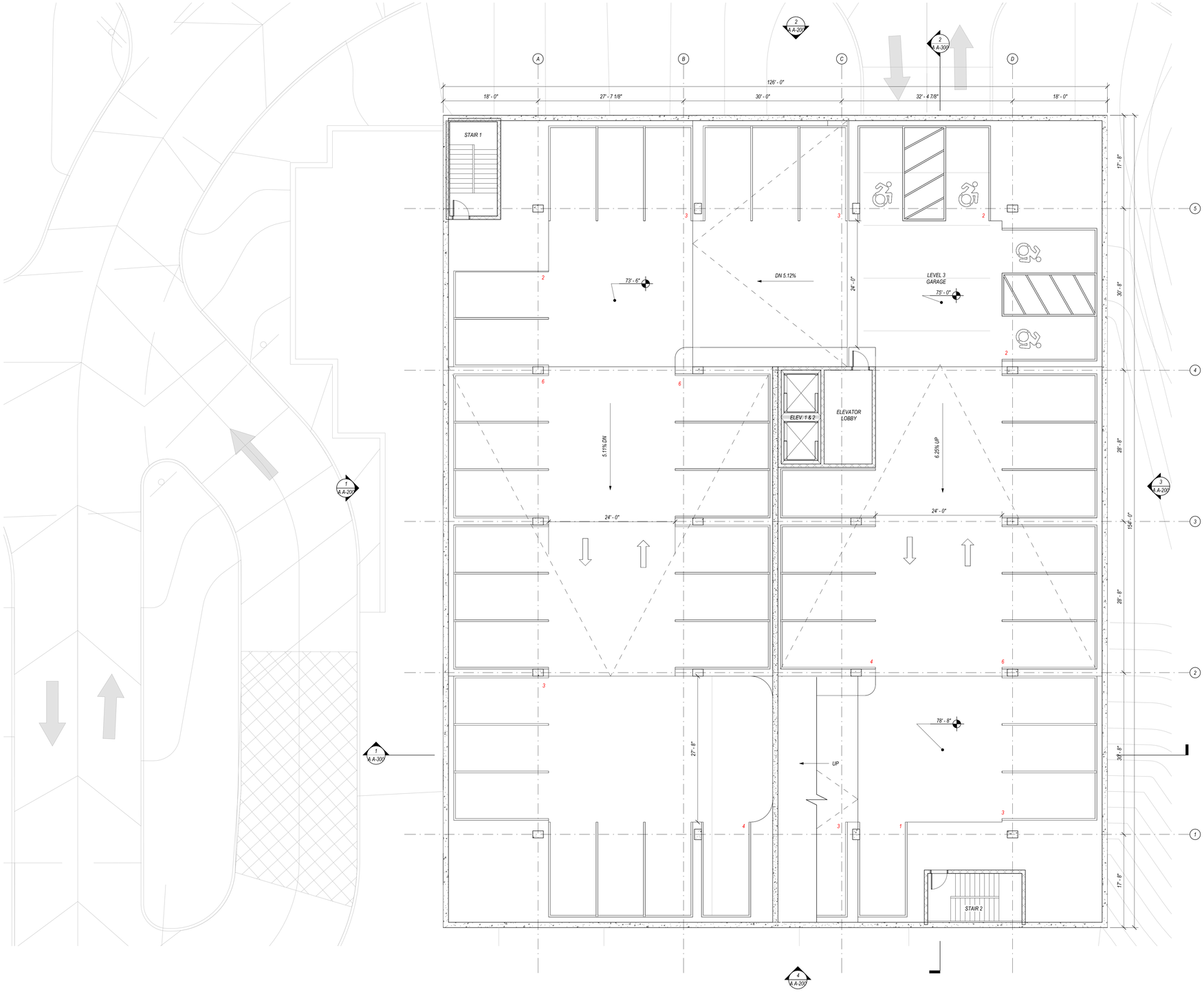

PARKING COUNT - P3
Standard Spaces - 44
HC Spaces - 4
Total - 48

BA-P3 - Garage Level P3 Overall — 1 / A A-100
1/8" = 1'-0"

project information:
406 BOSTON POST RD - BUILDING A
406 BOSTON POST ROAD,
PORT CHESTER, NY 10573

client information:
BOSTON POST ROAD OWNER LLC c/o ROSE ASSOCIATES CAPITAL GROUP LLC

777 Third Avenue, 6th Floor New York New York 10017

consultant information:

issuance:
SITE PLAN SUBMISSION
NOT FOR CONSTRUCTION

key plan:



drawing information:

drawing by:	Author
drawing checked by:	CSP
drawing scale:	1/8" = 1'-0"
drawing date:	09 JUNE 2025
project number:	24040.00.MA

drawing revisions:

No.	Description	Date

registration:

drawing name:
Building A - Lower Garage (P3)

drawing number:
A A-100

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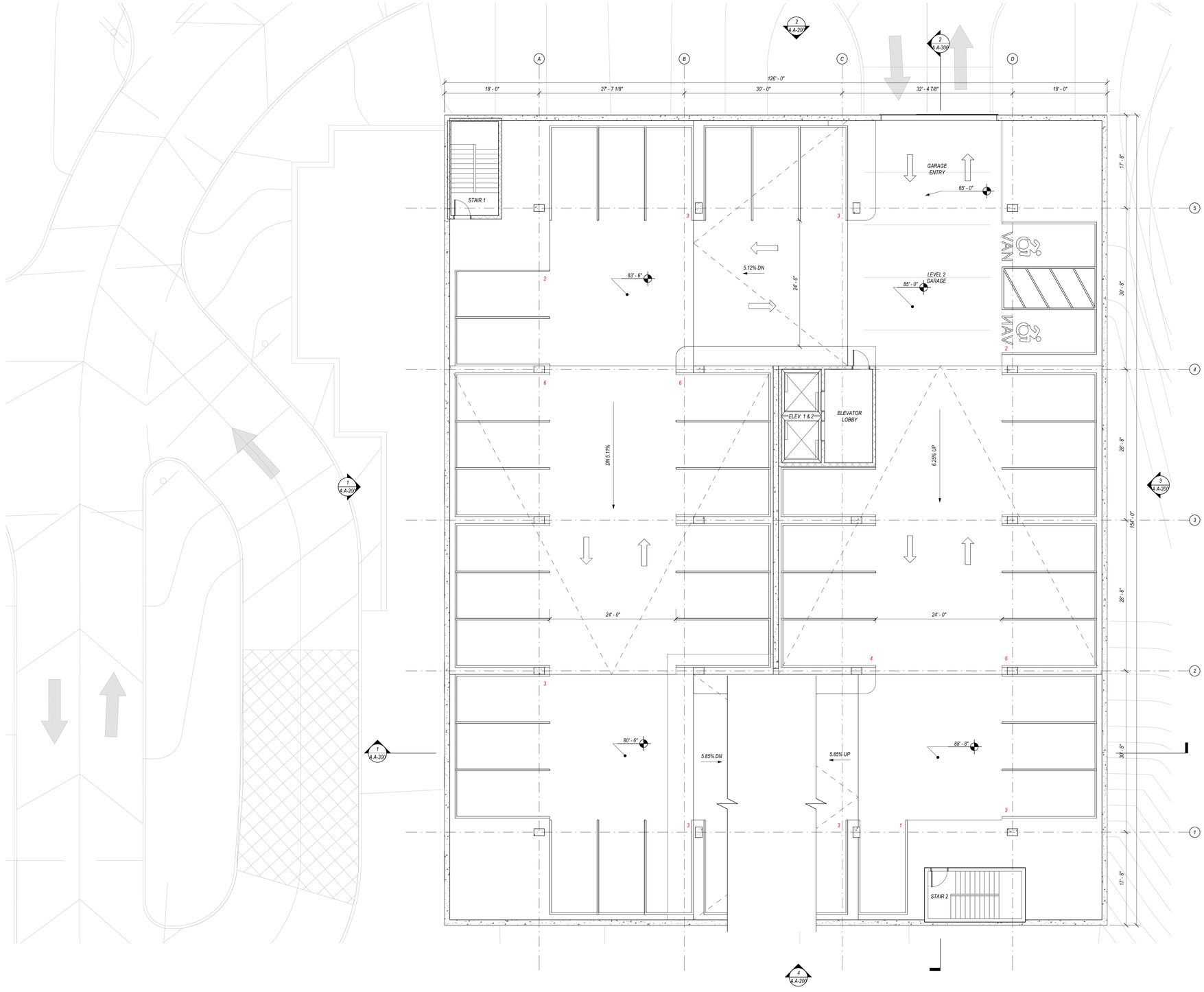

PARKING COUNT - P2
Standard Spaces - 43
HC Spaces - 2
Total - 45

BA-P2 - Garage Level P2 Overall
1/8" = 1'-0"
1
A A-101

project information:
406 BOSTON POST RD - BUILDING A
406 BOSTON POST ROAD,
PORT CHESTER, NY 10573

client information:
BOSTON POST ROAD OWNER LLC c/o ROSE ASSOCIATES CAPITAL GROUP LLC

777 Third Avenue, 6th Floor New York New York 10017

consultant information:

issuance:
SITE PLAN SUBMISSION
NOT FOR CONSTRUCTION

key plan:

drawing information:

drawing by:	Author
drawing checked by:	CSP
drawing scale:	1/8" = 1'-0"
drawing date:	09 JUNE 2025
project number:	24040.00.MA

drawing revisions:

No.	Description	Date

registration:

drawing name:
Building A - Lower Garage (P2)

drawing number:
A A-101

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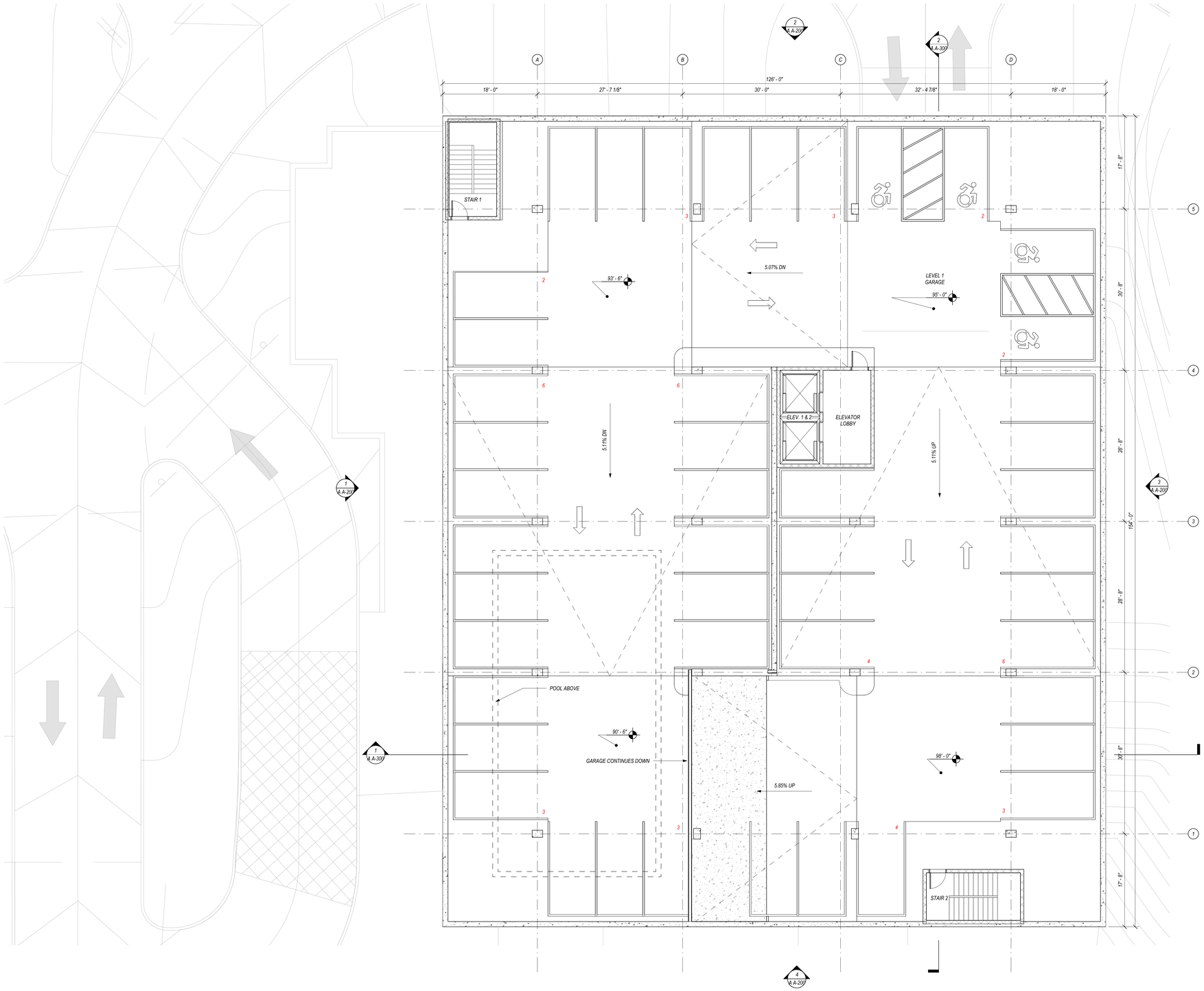

PARKING COUNT - P1
Standard Spaces - 43
HC Spaces - 4
Total - 47

BA-P1 - Garage Level P1 Overall
1/8" = 1'-0"

1
A A-102

project information:

406 BOSTON POST RD - BUILDING A

406 BOSTON POST ROAD,
PORT CHESTER, NY 10573

client information:

BOSTON POST ROAD OWNER LLC c/o ROSE ASSOCIATES CAPITAL GROUP LLC

777 Third Avenue, 6th Floor New York New York 10017

consultant information:

issuance:

SITE PLAN SUBMISSION

NOT FOR CONSTRUCTION

key plan:



drawing information:

drawing by:	JMT
drawing checked by:	CSP
drawing scale:	1/8" = 1'-0"
drawing date:	09 JUNE 2025
project number:	24040.00.MA

drawing revisions:

No.	Description	Date

registration:

drawing name:

Building A - Lower Garage (P1)

drawing number:

A A-102

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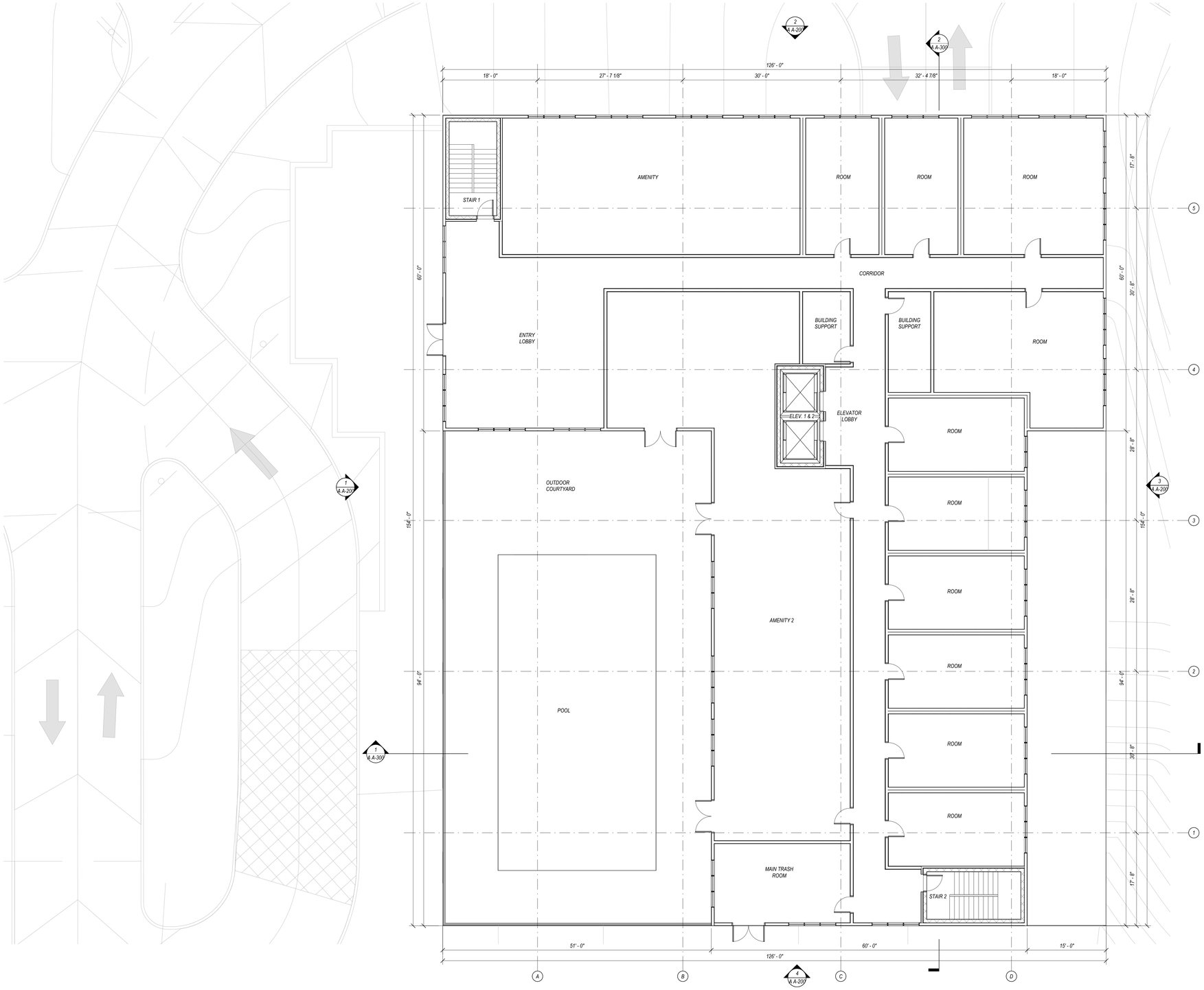

BA-L1 - First Floor Overall
1/8" = 1'-0"

1
A A-103

project information:

406 BOSTON POST RD - BUILDING A

406 BOSTON POST ROAD,
PORT CHESTER, NY 10573

client information:

BOSTON POST ROAD OWNER LLC c/o ROSE ASSOCIATES CAPITAL GROUP LLC

777 Third Avenue, 6th Floor New York New York 10017

consultant information:

issuance:

SITE PLAN SUBMISSION

NOT FOR CONSTRUCTION

key plan:



drawing information:

drawing by:	Author
drawing checked by:	CSP
drawing scale:	1/8" = 1'-0"
drawing date:	09 JUNE 2025
project number:	24040.00.MA

drawing revisions:

No.	Description	Date

registration:

drawing name:

Building A - First Floor Plan

drawing number:

A A-103

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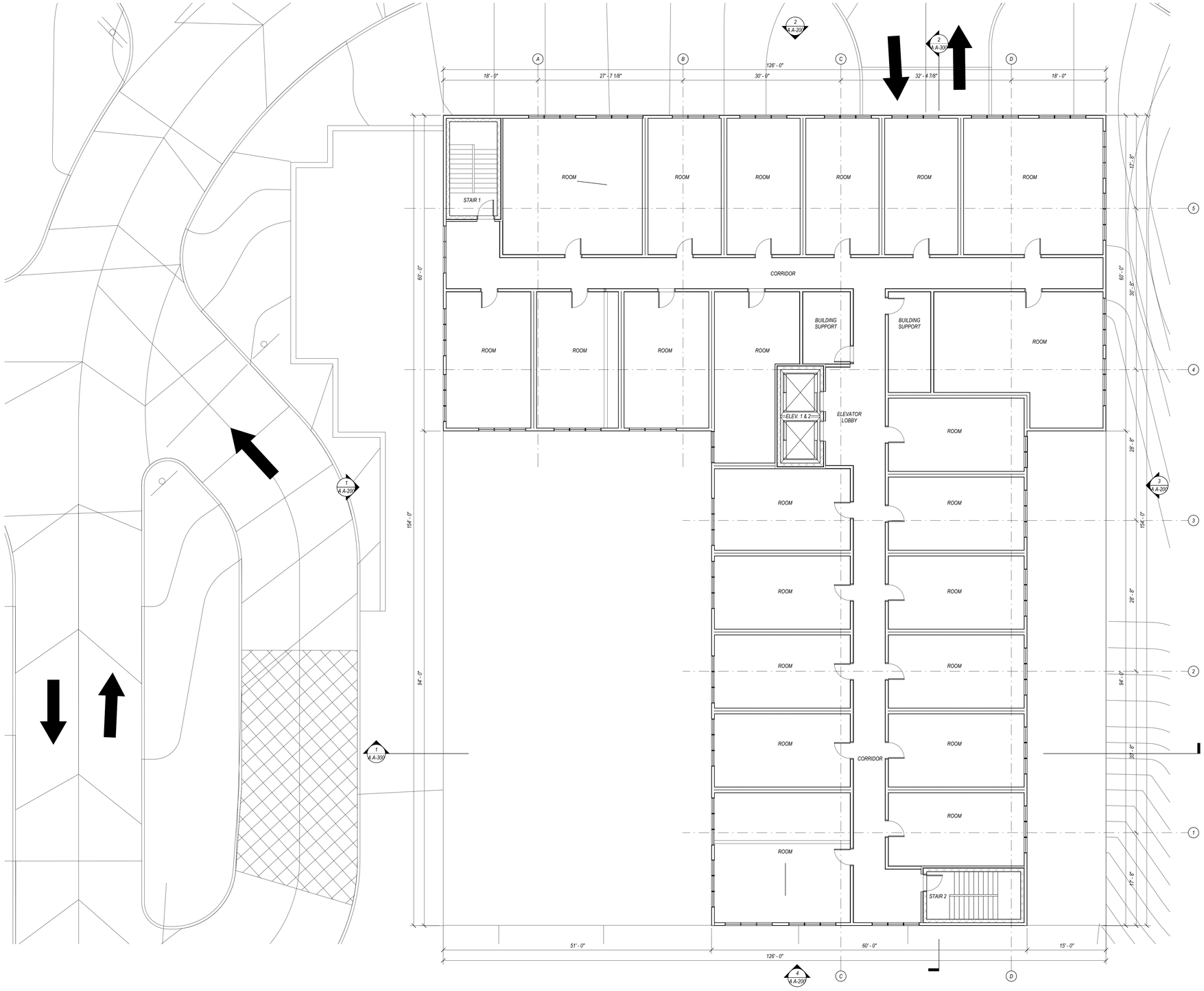

BA-L2 - Second Floor Overall
1/8" = 1'-0"

1
A A-104

project information:

406 BOSTON POST RD - BUILDING A

406 BOSTON POST ROAD,
PORT CHESTER, NY 10573

client information:

BOSTON POST ROAD OWNER LLC c/o ROSE ASSOCIATES CAPITAL GROUP LLC

777 Third Avenue, 6th Floor New York New York 10017

issuance:

SITE PLAN SUBMISSION

NOT FOR CONSTRUCTION

key plan:



drawing information:

drawing by:	Author
drawing checked by:	CSP
drawing scale:	1/8" = 1'-0"
drawing date:	09 JUNE 2025
project number:	24040.00.MA

drawing revisions:

No.	Description	Date

registration:

drawing name:

Building A - Second Floor Plan

drawing number:

A A-104

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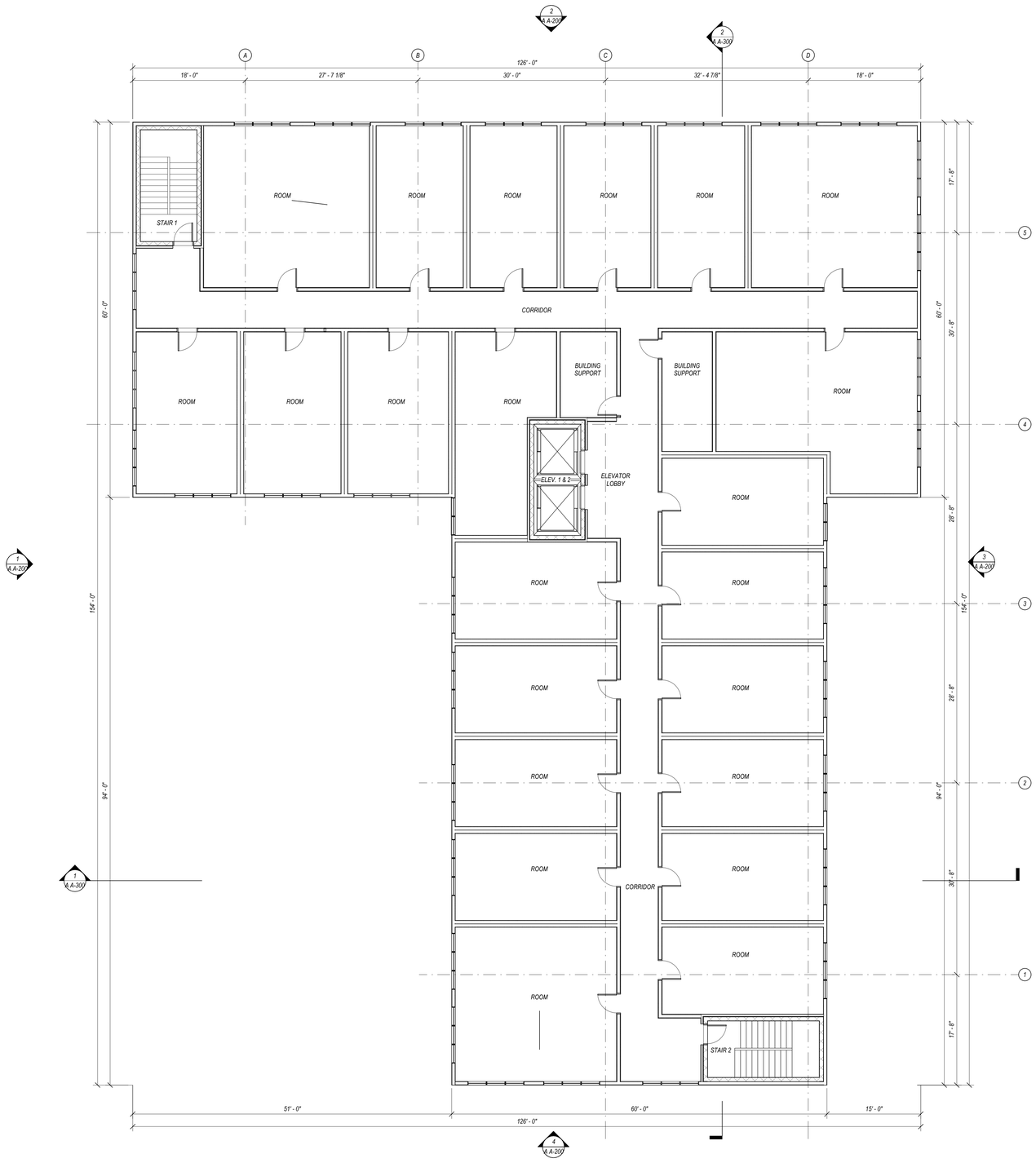

BA-L3 - Third Floor Overall

1/8" = 1'-0"

1
A A-105

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project information:
406 BOSTON POST RD - BUILDING A
406 BOSTON POST ROAD,
PORT CHESTER, NY 10573

client information:
BOSTON POST ROAD OWNER LLC c/o ROSE ASSOCIATES CAPITAL GROUP LLC

777 Third Avenue, 6th Floor New York New York 10017

consultant information:

issuance:
SITE PLAN SUBMISSION
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key plan:

drawing information:

drawing by:	Author
drawing checked by:	CSP
drawing scale:	1/8" = 1'-0"
drawing date:	09 JUNE 2025
project number:	24040.00.MA

drawing revisions:

No.	Description	Date

registration:

drawing name:
Building A - Third Floor Plan

drawing number:
A A-105

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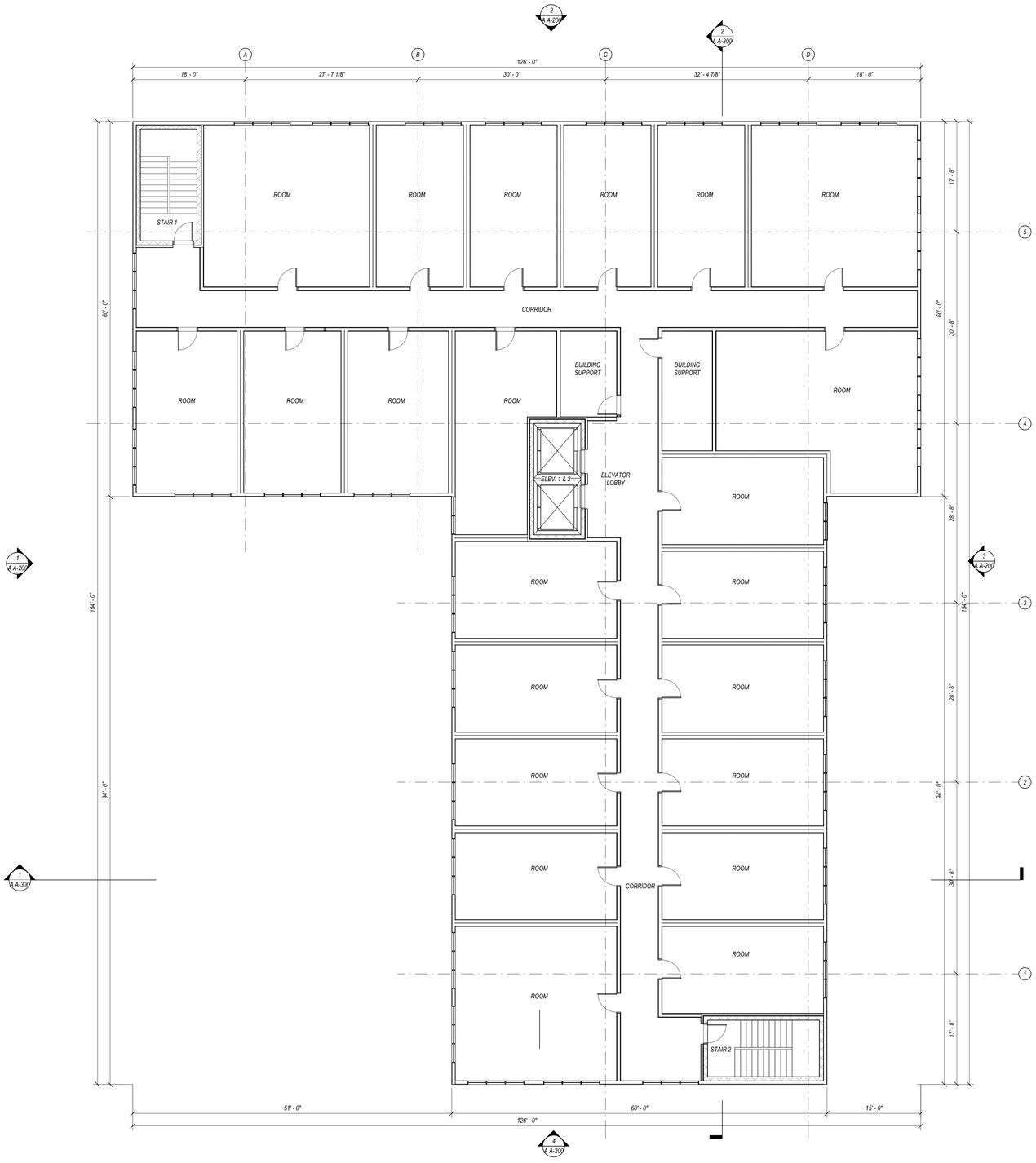

BA-L4 - Fourth Floor Overall
1/8" = 1'-0"

1
A A-106

project information:

406 BOSTON POST RD - BUILDING A

406 BOSTON POST ROAD,
PORT CHESTER, NY 10573

client information:

BOSTON POST ROAD OWNER LLC c/o ROSE ASSOCIATES CAPITAL GROUP LLC

777 Third Avenue, 6th Floor New York New York 10017

consultant information:

issuance:

SITE PLAN SUBMISSION

NOT FOR CONSTRUCTION

key plan:



drawing information:

drawing by:	Author
drawing checked by:	CSP
drawing scale:	1/8" = 1'-0"
drawing date:	09 JUNE 2025
project number:	24040.00.MA

drawing revisions:

No.	Description	Date

registration:

drawing name:

Building A - Fourth Floor Plan

drawing number:

A A-106

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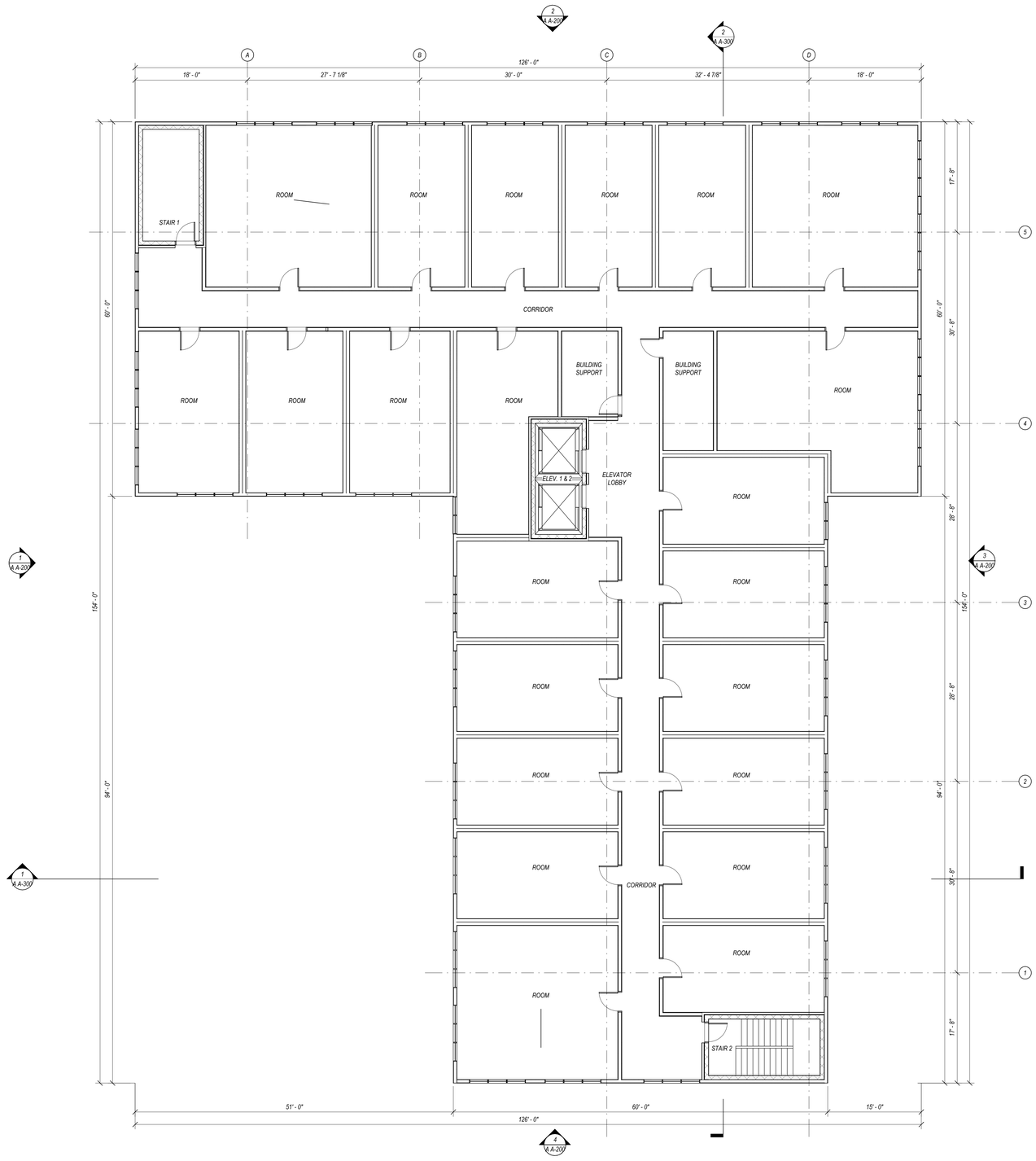

BA-L5 - Fifth Floor Overall

1/8" = 1'-0"

1
A A-107

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phone: 978.989.9900 www.cube3.com

project information:

406 BOSTON POST RD - BUILDING A

406 BOSTON POST ROAD,
PORT CHESTER, NY 10573

client information:

BOSTON POST ROAD OWNER LLC c/o ROSE ASSOCIATES CAPITAL GROUP LLC

777 Third Avenue, 6th Floor New York New York 10017

consultant information:

issuance:

SITE PLAN SUBMISSION

NOT FOR CONSTRUCTION

key plan:



drawing information:

drawing by:	Author
drawing checked by:	CSP
drawing scale:	1/8" = 1'-0"
drawing date:	09 JUNE 2025
project number:	24040.00.MA

drawing revisions:

No.	Description	Date

registration:

drawing name:

Building A - Fifth Floor Plan

drawing number:

A A-107

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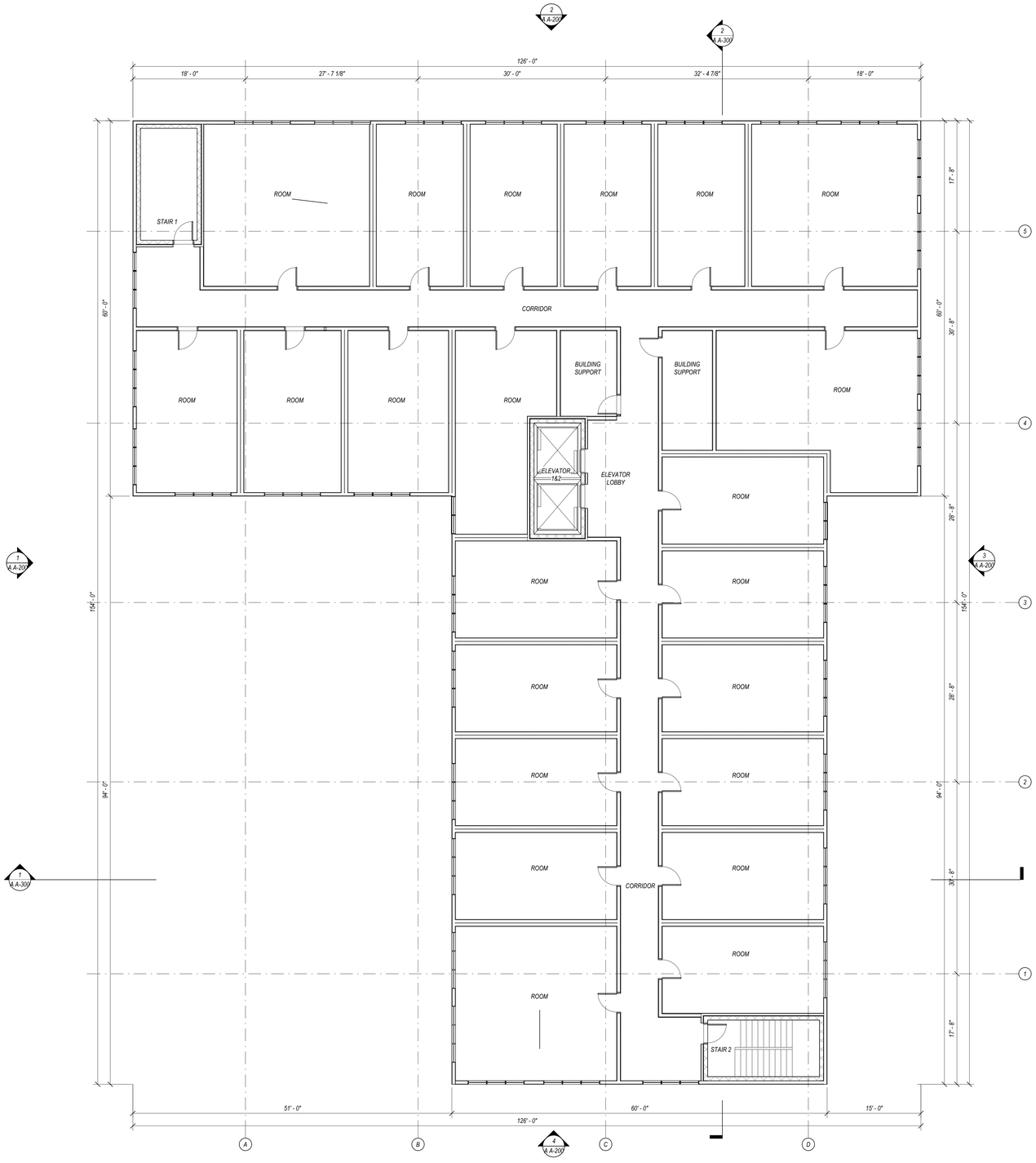

BA-L6 - Sixth Floor Overall

1/8" = 1'-0"

1
A A-108

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project information:

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777 Third Avenue, 6th Floor New York New York 10017

consultant information:

issuance:

SITE PLAN SUBMISSION

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key plan:



drawing information:

drawing by:	Author
drawing checked by:	CSP
drawing scale:	1/8" = 1'-0"
drawing date:	09 JUNE 2025
project number:	24040.00.MA

drawing revisions:

No.	Description	Date

registration:

drawing name:

Building A - Sixth Floor Plan

drawing number:

A A-108

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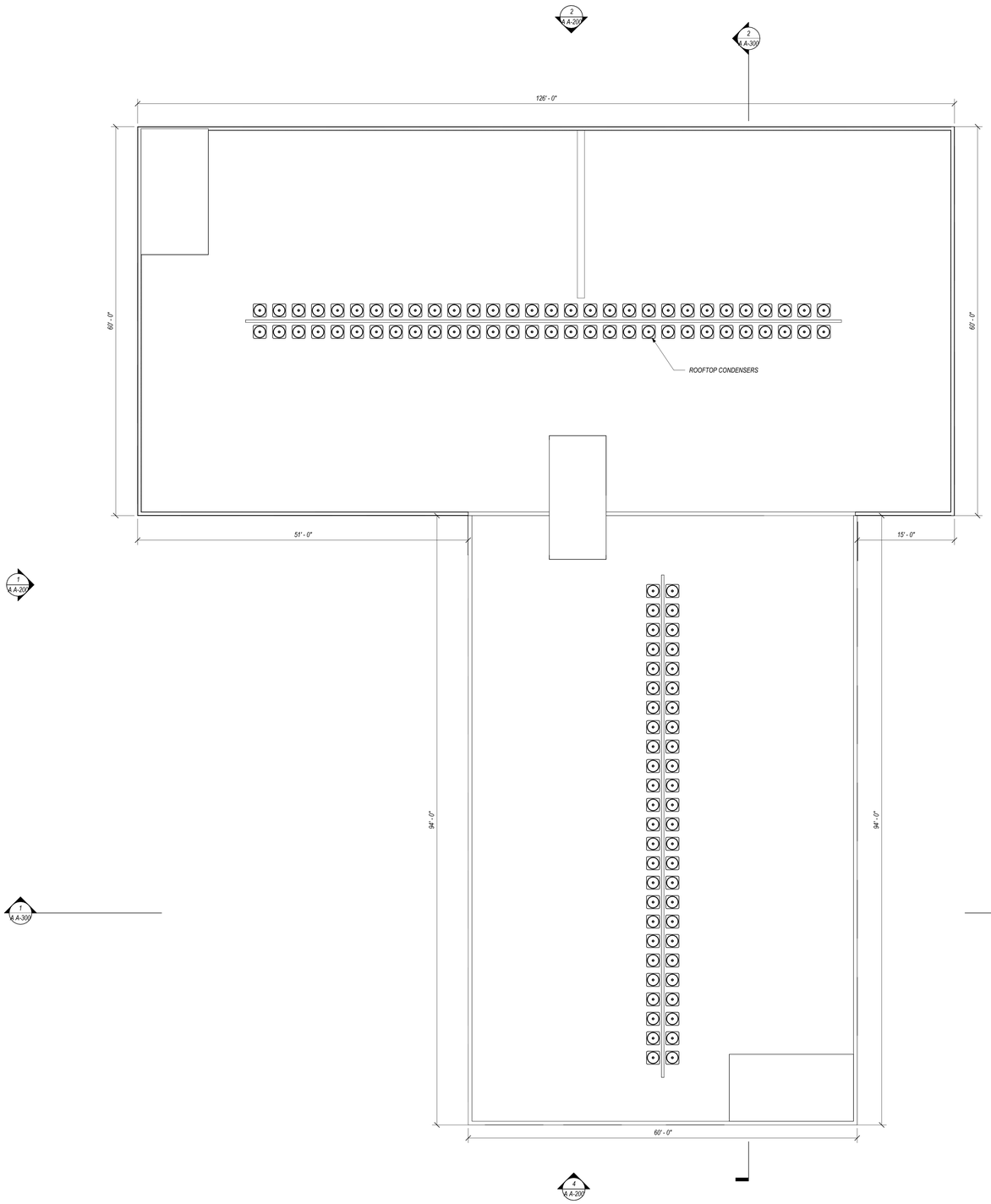

BA-R - Roof Overall
1/8" = 1'-0"

1
A A-109

project information:
406 BOSTON POST RD - BUILDING A
406 BOSTON POST ROAD,
PORT CHESTER, NY 10573

client information:
BOSTON POST ROAD OWNER LLC c/o ROSE ASSOCIATES CAPITAL GROUP LLC

777 Third Avenue, 6th Floor New York New York 10017

consultant information:

issuance:
SITE PLAN SUBMISSION
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key plan:


drawing information:

drawing by:	Author
drawing checked by:	CSP
drawing scale:	1/8" = 1'-0"
drawing date:	09 JUNE 2025
project number:	24040.00.MA

drawing revisions:

No.	Description	Date

registration:

drawing name:
Building A - Roof Plan

drawing number:
A A-109

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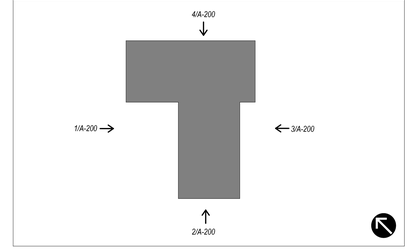
BUILDING A - ELEVATION KEY PLAN



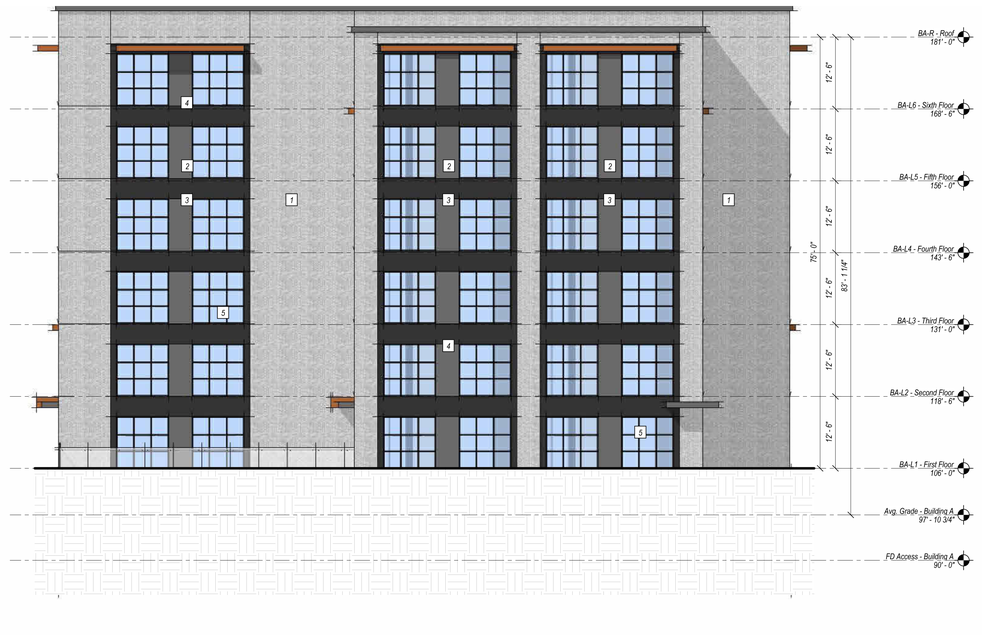
EXTERIOR MATERIAL LEGEND

1	2	3	4	5
LIGHT GREY BRICK	DARK GREY FIBER CEMENT	LIGHT GREY FIBER CEMENT	ORANGE METAL PANEL	VYNAL WINDOWS





Building A - East Elevation 3
3/32" = 1'-0" — A A-200



Building A - North Elevation 2
3/32" = 1'-0" — A A-200



Building A - South Elevation 4
3/32" = 1'-0" — A A-200



Bulding A - West Elevation 1
3/32" = 1'-0" — A A-200

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consultant information:

issuance:

SITE PLAN SUBMISSION

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key plan:



drawing information:

drawing by:	Author
drawing checked by:	CSP
drawing scale:	As indicated
drawing date:	09 JUNE 2025
project number:	24040.00.MA

drawing revisions:

No.	Description	Date

registration:

drawing name:

Building A - Elevations

drawing number:

A A-200

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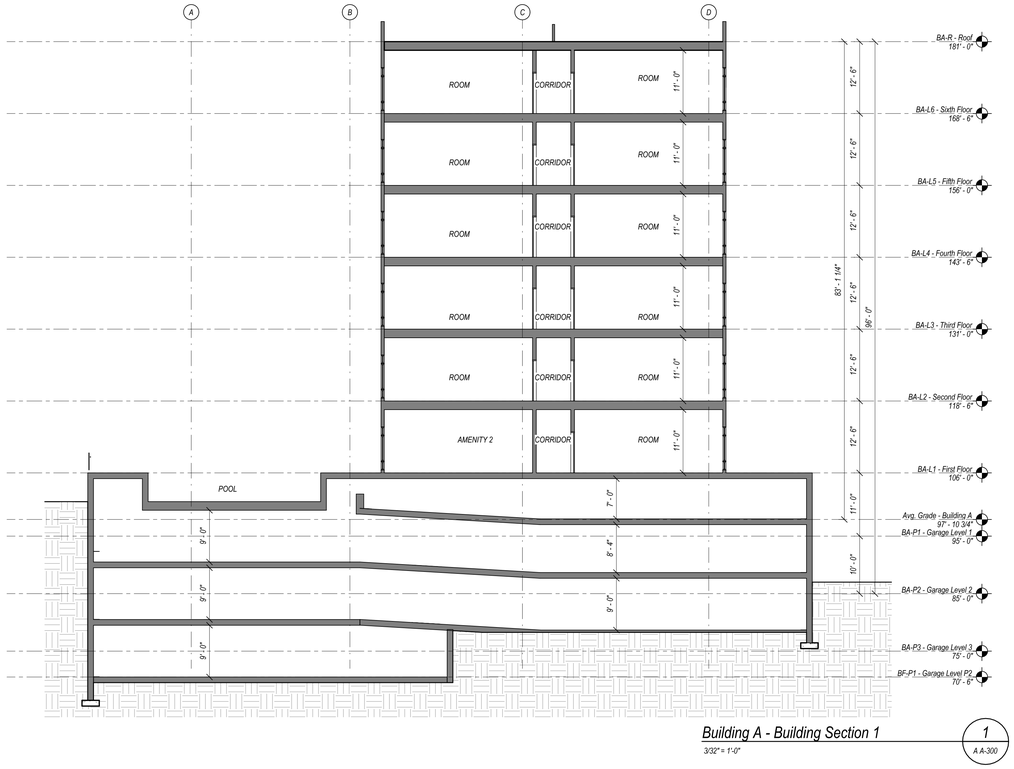
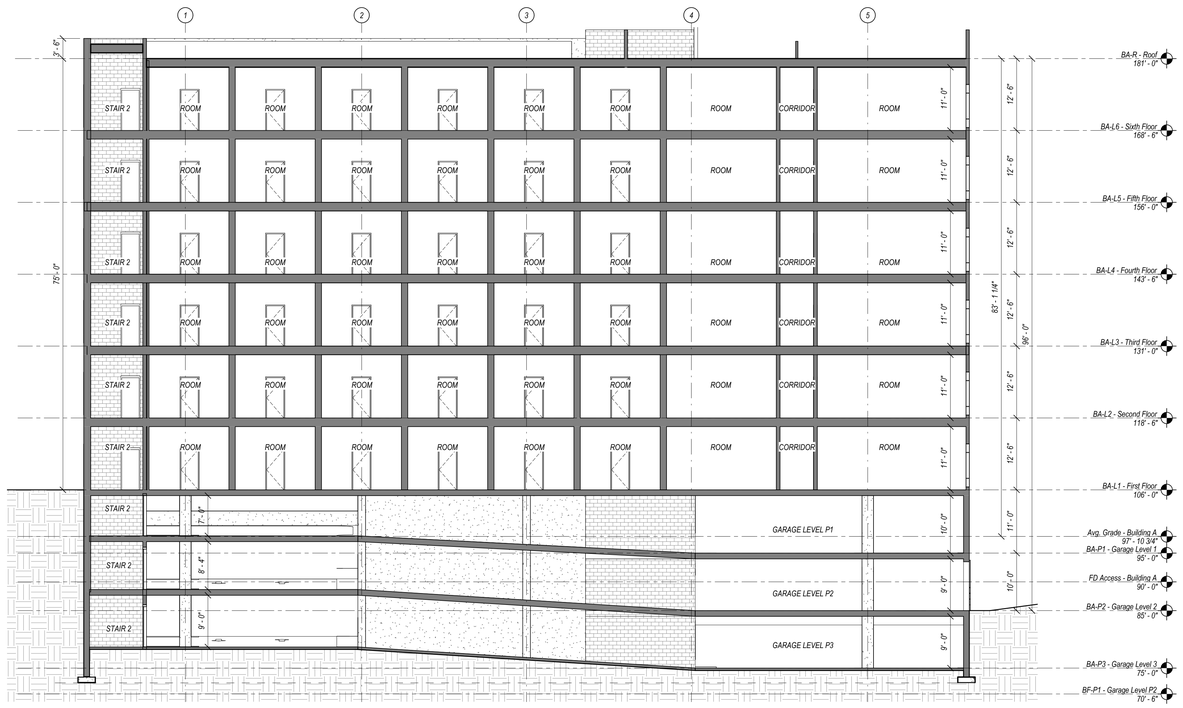


Building A - Building Section 1 — 1 / A A-300

3/32" = 1'-0"



Building A - Building Section 2 — 2 / A A-300

3/32" = 1'-0"

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406 BOSTON POST RD - BUILDING A

406 BOSTON POST ROAD,
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consultant information:

issuance:

SITE PLAN SUBMISSION

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key plan:



drawing information:

drawing by:	Author
drawing checked by:	CSP
drawing scale:	3/32" = 1'-0"
drawing date:	09 JUNE 2025
project number:	24040.00.MA

drawing revisions:

No.	Description	Date

registration:

drawing name:

Building A - Building Section

drawing number:

A A-300

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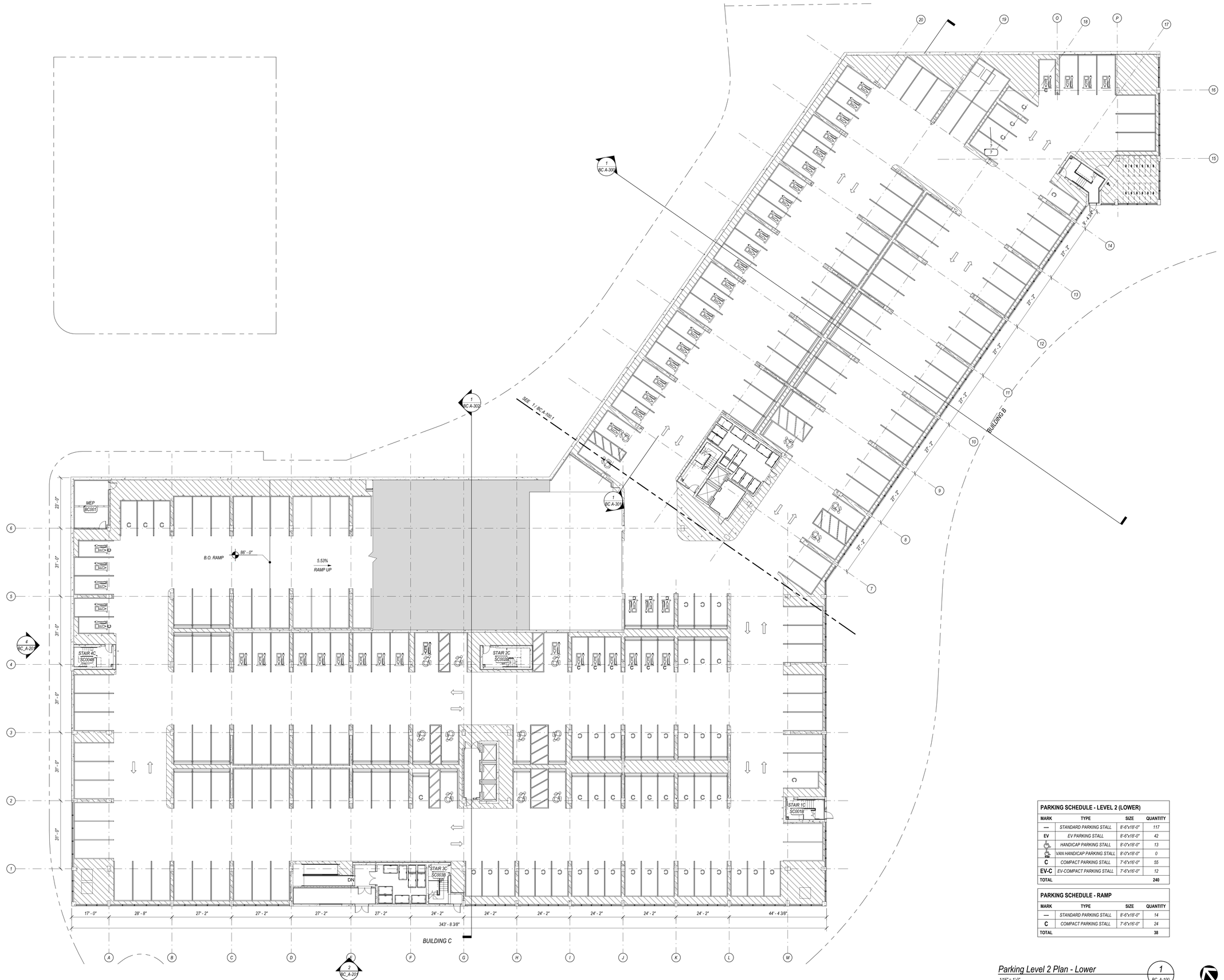

PARKING SCHEDULE - LEVEL 2 (LOWER)			
MARK	TYPE	SIZE	QUANTITY
---	STANDARD PARKING STALL	8'-6"x18'-0"	117
EV	EV PARKING STALL	8'-6"x18'-0"	42
	HANDICAP PARKING STALL	8'-0"x18'-0"	13
	VAN HANDICAP PARKING STALL	8'-0"x18'-0"	0
C	COMPACT PARKING STALL	7'-6"x16'-0"	55
EV-C	EV-COMPACT PARKING STALL	7'-6"x16'-0"	12
TOTAL			240

PARKING SCHEDULE - RAMP			
MARK	TYPE	SIZE	QUANTITY
---	STANDARD PARKING STALL	8'-6"x18'-0"	14
C	COMPACT PARKING STALL	7'-6"x16'-0"	24
TOTAL			38

Parking Level 2 Plan - Lower
1/16" = 1'-0"

1 / BC_A-100

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PORT CHESTER, NY 10573

client information:
BOSTON POST ROAD OWNER LLC c/o ROSE ASSOCIATES CAPITAL GROUP LLC
777 Third Avenue, 6th Floor, New York, New York 10017

issuance:
SITE PLAN AMENDMENT
NOT FOR CONSTRUCTION

key plan:

drawing information:

drawing by:	BA
drawing checked by:	AB
drawing scale:	As indicated
drawing date:	22 May 2026
project number:	24040.00.MA

drawing revisions:

No.	Description	Date
1	Site Plan Amendment 2	05.22.2026

registration:

drawing name:
Parking Level 2 Plan (Lower)

drawing number:
BC_A-100

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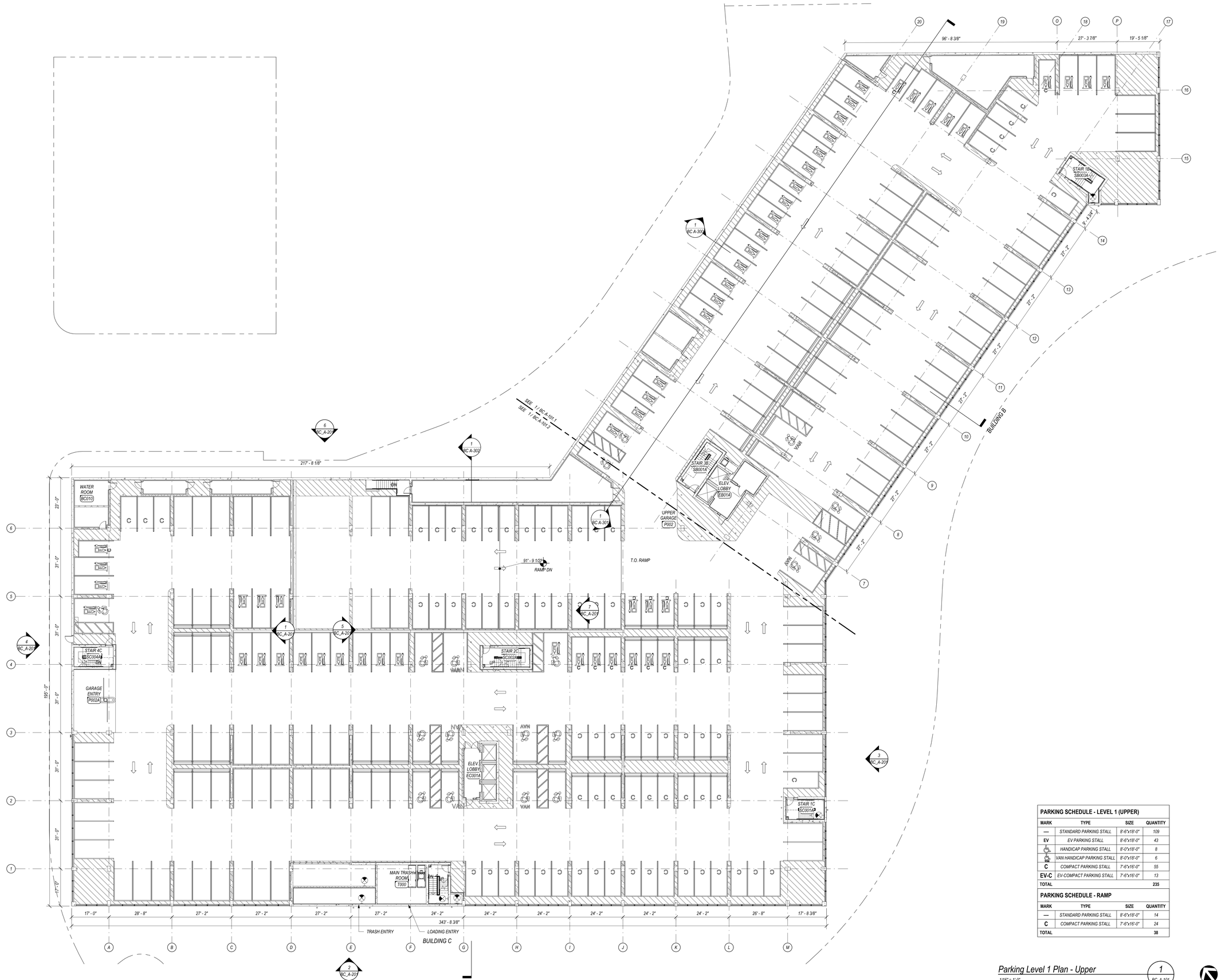

PARKING SCHEDULE - LEVEL 1 (UPPER)			
MARK	TYPE	SIZE	QUANTITY
---	STANDARD PARKING STALL	8'-6"x18'-0"	109
EV	EV PARKING STALL	8'-6"x18'-0"	43
♿	HANDICAP PARKING STALL	8'-0"x18'-0"	8
♿ VAN	VAN HANDICAP PARKING STALL	8'-0"x18'-0"	6
C	COMPACT PARKING STALL	7'-6"x16'-0"	55
EV-C	EV-COMPACT PARKING STALL	7'-6"x16'-0"	13
TOTAL			235

PARKING SCHEDULE - RAMP			
MARK	TYPE	SIZE	QUANTITY
---	STANDARD PARKING STALL	8'-6"x18'-0"	14
C	COMPACT PARKING STALL	7'-6"x16'-0"	24
TOTAL			38

Parking Level 1 Plan - Upper
1/16" = 1'-0"

1
BC_A-101

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client information:

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777 Third Avenue, 6th Floor, New York, New York 10017

consultant information:

issuance:

SITE PLAN AMENDMENT

NOT FOR CONSTRUCTION

key plan:

drawing information:

drawing by:	BA
drawing checked by:	AB
drawing scale:	As indicated
drawing date:	22 May 2026
project number:	24040.00.MA

drawing revisions:

No.	Description	Date
1	Site Plan Amendment 2	05.22.2026

registration:

drawing name:

Parking Level 1 Plan (Upper)

drawing number:

BC_A-101

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consultant information:

issuance:

SITE PLAN AMENDMENT

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drawing information:

drawing by:	BA
drawing checked by:	AB
drawing scale:	1/16" = 1'-0"
drawing date:	22 May 2026
project number:	24040.00.MA

drawing revisions:

No.	Description	Date
1	Site Plan Amendment 2	05.22.2026

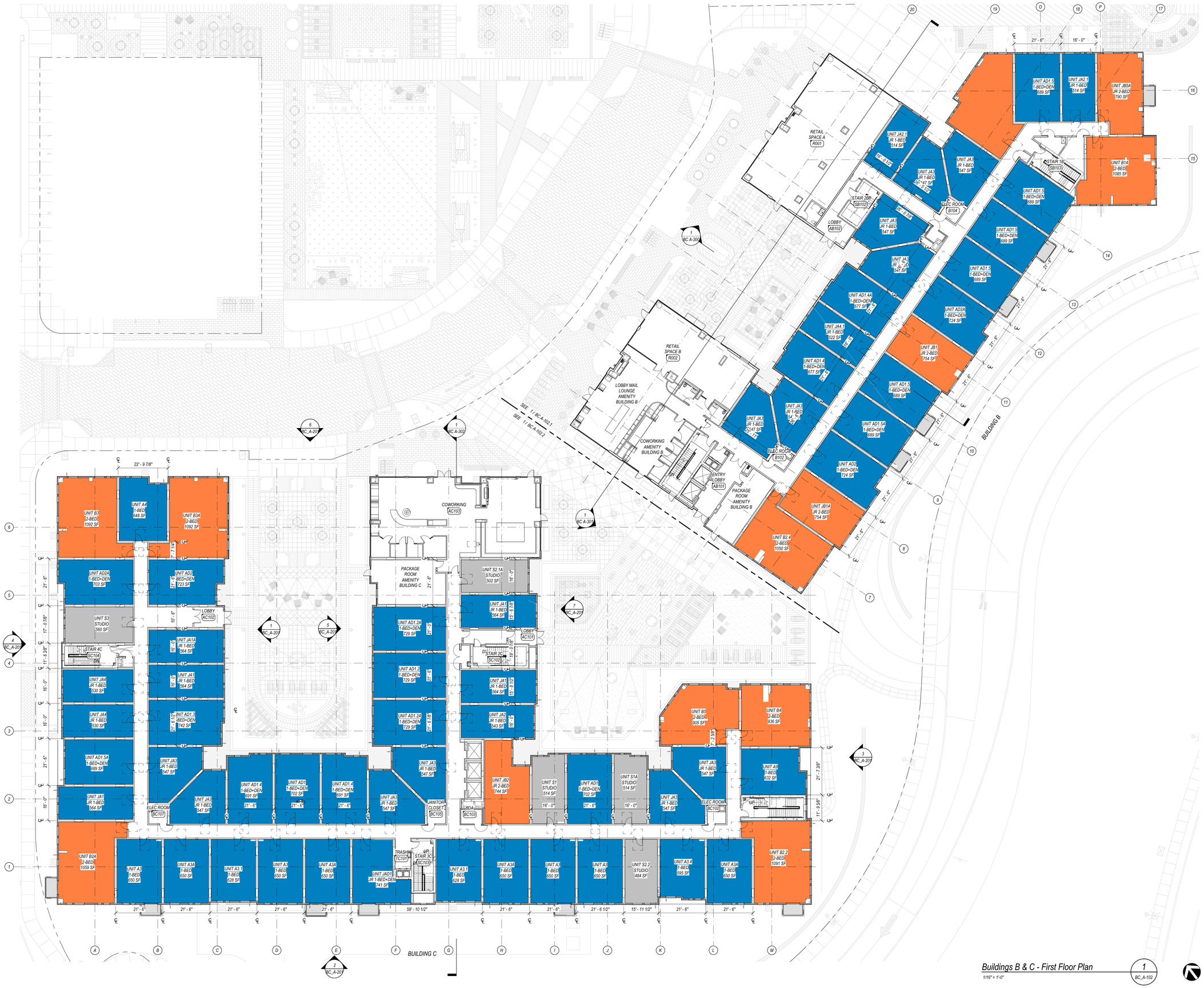
registration:

drawing name:

Buildings B&C - First Floor Plan

drawing number:

BC_A-102



Buildings B & C - First Floor Plan
1/16" = 1'-0"

1 / BC_A-102

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Buildings B & C - Second Floor Plan

1/16" = 1'-0"

1 BC_A-103

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777 Third Avenue, 6th Floor, New York, New York 10017

consultant information:

issuance:

SITE PLAN AMENDMENT

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key plan:

drawing information:

drawing by:	BA
drawing checked by:	AB
drawing scale:	1/16" = 1'-0"
drawing date:	22 May 2026
project number:	24040.00.MA

drawing revisions:

No.	Description	Date
1	Site Plan Amendment 2	05.22.2026

registration:

drawing name:

Buildings B&C - Second Floor Plan

drawing number:

BC_A-103

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client information:

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consultant information:

issuance:

SITE PLAN AMENDMENT

NOT FOR CONSTRUCTION

key plan:



drawing information:

drawing by:	BA
drawing checked by:	AB
drawing scale:	1/16" = 1'-0"
drawing date:	22 May 2026
project number:	24040.00.MA

drawing revisions:

No.	Description	Date
1	Site Plan Amendment 2	05.22.2026

registration:

drawing name:

Buildings B&C - Third Floor Plan

drawing number:

BC_A-104

Buildings B & C - Third Floor Plan — 1/16" = 1'-0" — 1 / BC_A-104

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PORT CHESTER, NY 10573

client information:

BOSTON POST ROAD OWNER LLC c/o ROSE ASSOCIATES CAPITAL GROUP LLC

777 Third Avenue, 6th Floor, New York, New York 10017

consultant information:

issuance:

SITE PLAN AMENDMENT

NOT FOR CONSTRUCTION

key plan:



drawing information:

drawing by:	BA
drawing checked by:	AB
drawing scale:	1/16" = 1'-0"
drawing date:	22 May 2026
project number:	24040.00.MA

drawing revisions:

No.	Description	Date
1	Site Plan Amendment 2	05.22.2026

registration:

drawing name:

Buildings B&C - Fourth Floor Plan

drawing number:

BC_A-105

Buildings B & C - Fourth Floor Plan
1/16" = 1'-0"

1 / BC_A-105

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client information:

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consultant information:

issuance:

SITE PLAN AMENDMENT

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key plan:



drawing information:

drawing by:	BA
drawing checked by:	AB
drawing scale:	1/16" = 1'-0"
drawing date:	22 May 2026
project number:	24040.00.MA

drawing revisions:

No.	Description	Date
1	Site Plan Amendment 2	05.22.2026

registration:

drawing name:

Buildings B&C - Fifth Floor Plan

drawing number:

BC_A-106

Buildings B & C - Fifth Floor Plan
1/16" = 1'-0"

1 / BC_A-106

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consultant information:

issuance:

SITE PLAN AMENDMENT

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key plan:



drawing information:

drawing by:	BA
drawing checked by:	AB
drawing scale:	1/16" = 1'-0"
drawing date:	22 May 2026
project number:	24040.00.MA

drawing revisions:

No.	Description	Date
1	Site Plan Amendment 2	05.22.2026

registration:

drawing name:

Buildings B&C - Sixth Floor Plan

drawing number:

BC_A-107

Buildings B & C - Sixth Floor Plan
1/16" = 1'-0"
1 / BC_A-107

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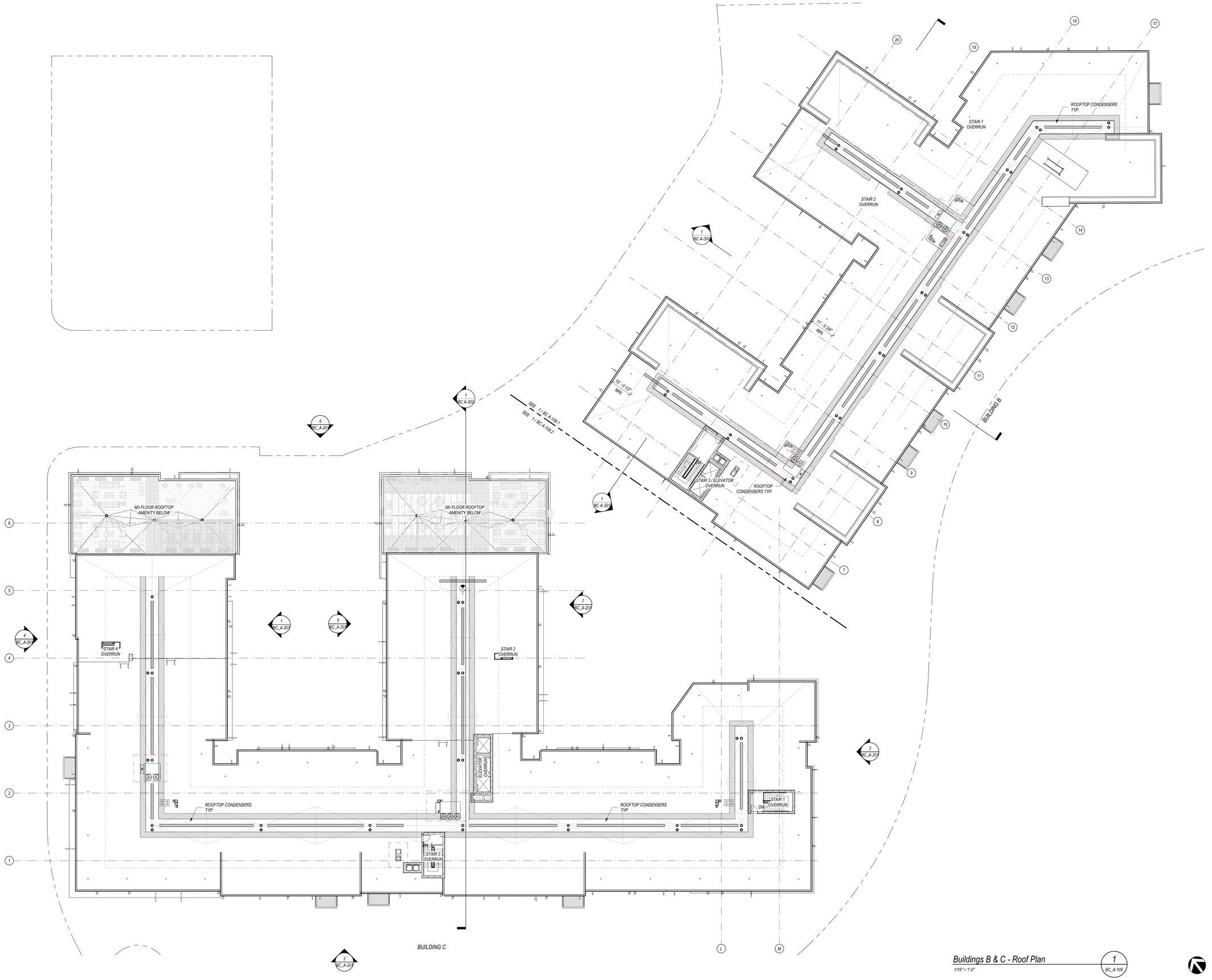

Buildings B & C - Roof Plan

1/16" = 1'-0"

1 BC_A-108

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consultant information:

issuance:

SITE PLAN AMENDMENT

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key plan:

drawing information:

drawing by:	BA
drawing checked by:	AB
drawing scale:	1/16" = 1'-0"
drawing date:	22 May 2026
project number:	24040.00.MA

drawing revisions:

No.	Description	Date
1	Site Plan Amendment 2	05.22.2026

registration:

drawing name:

Buildings B&C - Roof Plan

drawing number:

BC_A-108

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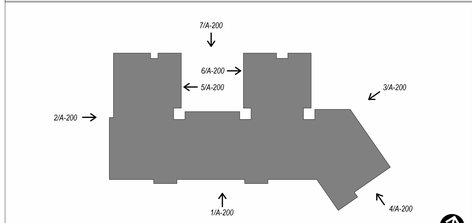
BUILDING B - ELEVATION KEY PLAN

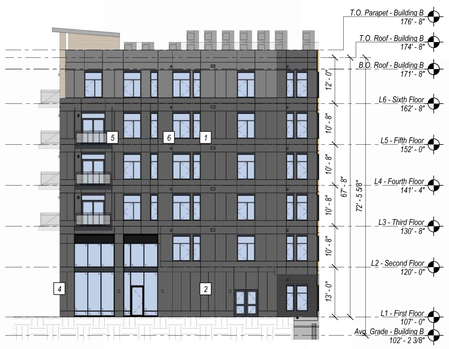


EXTERIOR MATERIAL LEGEND

1. HARDIE SIERRA 8 PANEL - PTD. TO MATCH STATEMENT COLLECTION IRON GRAY
2. HARDIE LAP SIDING - WOOD-LOOK - SAND CASTLE
3. HARDIE DREAM COLLECTION - CHEVAL TAN
4. HARDIE STATEMENT COLLECTION - IRON GRAY
5. HARDIE - CUSTOM COLOR TO MATCH INTUS ANODIZED SILVER
6. HARDIE LAP SIDING - STATEMENT COLLECTION - MIDNIGHT BLACK
7. 5/4 HARDIE TRIM BOARD - MIDNIGHT BLACK
8. PREFABRICATED BALCONY - (PTD. TO MATCH INTUS ANTHRACITE GRAY)
9. PREFABRICATED BALCONY (PTD. TO MATCH INTUS ANODIZED SILVER)
10. HARDIE STATEMENT COLLECTION - LIGHT MIST
11. HARDIE LAP SIDING - WOOD-LOOK - MOUNTAIN CEDAR
12. HARDIE STATEMENT COLLECTION - GRAY SLATE
13. HARDIE LAP SIDING - STATEMENT COLLECTION - GRAY SLATE
14. HARDIE STATEMENT COLLECTION - MIDNIGHT BLACK
15. METAL SCREENING - RECTANGULAR, CARBON STEEL, COLD ROLLED, WELDED - TRIMMED, 4" X 2" MESH, PAINTED BLACK
16. CONCRETE STAIN - GRAY



Front (North) Elevation — 7 / BC_A-200
1/16" = 1'-0"



Courtyard East Elevation — 6 / BC_A-200
1/16" = 1'-0"



Courtyard West Elevation Copy 1 — 5 / BC_A-200
1/16" = 1'-0"



Southeast Elevation — 4 / BC_A-200
1/16" = 1'-0"



Left (East) Elevation — 3 / BC_A-200
1/16" = 1'-0"



Right (West) Elevation — 2 / BC_A-200
1/16" = 1'-0"



Rear (South) Elevation — 1 / BC_A-200
1/16" = 1'-0"

project information:
406 BOSTON POST RD

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PORT CHESTER, NY 10573

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777 Third Avenue, 6th Floor, New York, New York 10017

consultant information:

issuance:
SITE PLAN AMENDMENT

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key plan:

drawing information:

drawing by:	BA
drawing checked by:	AB
drawing scale:	As indicated
drawing date:	22 May 2026
project number:	24040.00.MA

drawing revisions:

No.	Description	Date
1	Site Plan Amendment 2	05.22.2026

registration:

drawing name:
Exterior Elevations - Building B

drawing number:
BC_A-200

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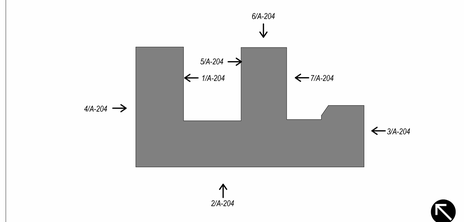
BUILDING C - ELEVATION KEY PLAN



EXTERIOR MATERIAL LEGEND

1. HARDIE SIERRA 8 PANEL - PTD. TO MATCH STATEMENT COLLECTION IRON GRAY
2. HARDIE LAP SIDING - WOOD-LOOK - SAND CASTLE
3. HARDIE DREAM COLLECTION - CHEVAL TAN
4. HARDIE STATEMENT COLLECTION - IRON GRAY
5. HARDIE - CUSTOM COLOR TO MATCH INTUS ANODIZED SILVER
6. HARDIE LAP SIDING - STATEMENT COLLECTION - MIDNIGHT BLACK
7. 5/4 HARDIE TRIM BOARD - MIDNIGHT BLACK
8. PREFABRICATED BALCONY - (PTD. TO MATCH INTUS ANTHRACITE GRAY)
9. PREFABRICATED BALCONY (PTD. TO MATCH INTUS ANODIZED SILVER)
10. HARDIE STATEMENT COLLECTION - LIGHT MIST
11. HARDIE LAP SIDING - WOOD-LOOK - MOUNTAIN CEDAR
12. HARDIE STATEMENT COLLECTION - GRAY SLATE
13. HARDIE LAP SIDING - STATEMENT COLLECTION - GRAY SLATE
14. HARDIE STATEMENT COLLECTION - MIDNIGHT BLACK
15. METAL SCREENING - RECTANGULAR, CARBON STEEL, COLD ROLLED, WELDED - TRIMMED, 4" X 2" MESH, PAINTED BLACK
16. CONCRETE STAIN - GRAY



Courtyard West Elevation

1/16" = 1'-0"

7 BC_A-201



Front (North) Elevation

1/16" = 1'-0"

6 BC_A-201



Courtyard East Elevation

1/16" = 1'-0"

5 BC_A-201



Right (West) Elevation

1/16" = 1'-0"

4 BC_A-201



Left (East) Elevation

1/16" = 1'-0"

3 BC_A-201



Rear (South) Elevation

1/16" = 1'-0"

2 BC_A-201



Courtyard 2 West Elevation

1/16" = 1'-0"

1 BC_A-201

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project information:

406 BOSTON POST RD

406 BOSTON POST ROAD,
PORT CHESTER, NY 10573

client information:

BOSTON POST ROAD OWNER LLC c/o ROSE ASSOCIATES CAPITAL GROUP LLC

777 Third Avenue, 6th Floor, New York, New York 10017

consultant information:

issuance:

SITE PLAN AMENDMENT

NOT FOR CONSTRUCTION

key plan:

drawing information:

drawing by:	BA
drawing checked by:	AB
drawing scale:	As indicated
drawing date:	22 May 2026
project number:	24040.00.MA

drawing revisions:

No.	Description	Date
1	Site Plan Amendment 2	05.22.2026

registration:

drawing name:

Exterior Elevations - Building C

drawing number:

BC_A-201

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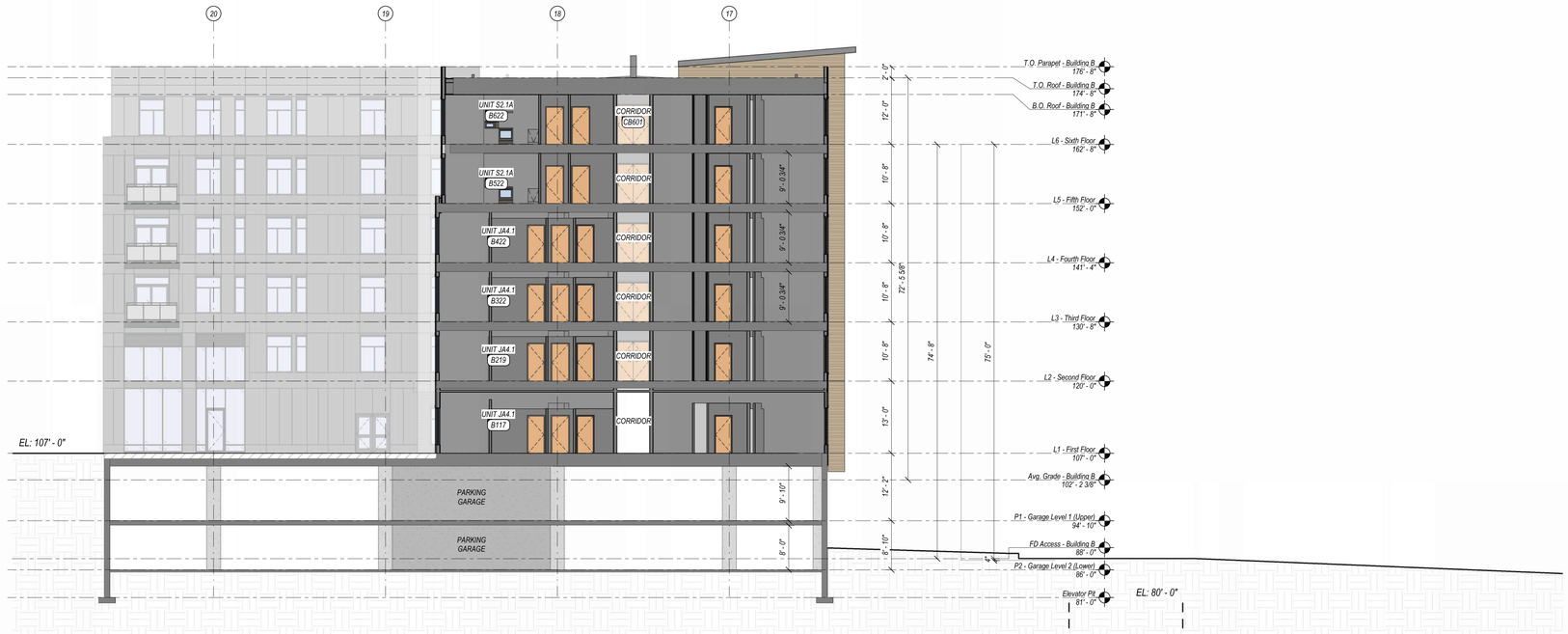
Building B - Section 2 Copy 1 — 2 — BC_A-300

3/32" = 1'-0"



Building B - Section 1 Copy 1 — 1 — BC_A-300

3/32" = 1'-0"

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project information:
406 BOSTON POST RD

406 BOSTON POST ROAD,
PORT CHESTER, NY 10573

client information:
BOSTON POST ROAD OWNER LLC c/o ROSE ASSOCIATES CAPITAL GROUP LLC

777 Third Avenue, 6th Floor, New York, New York 10017

consultant information:

issuance:
SITE PLAN AMENDMENT

NOT FOR CONSTRUCTION

key plan:

drawing information:

drawing by:	BA
drawing checked by:	AB
drawing scale:	3/32" = 1'-0"
drawing date:	22 May 2026
project number:	24040.00.MA

drawing revisions:

No.	Description	Date
1	Site Plan Amendment 2	05.22.2026

registration:

drawing name:
Building Sections

drawing number:
BC_A-300

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project information:

406 BOSTON POST RD

406 BOSTON POST ROAD,
PORT CHESTER, NY 10573

client information:

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ROSE ASSOCIATES
CAPITAL GROUP LLC

777 Third Avenue, 6th Floor, New York, New York 10017

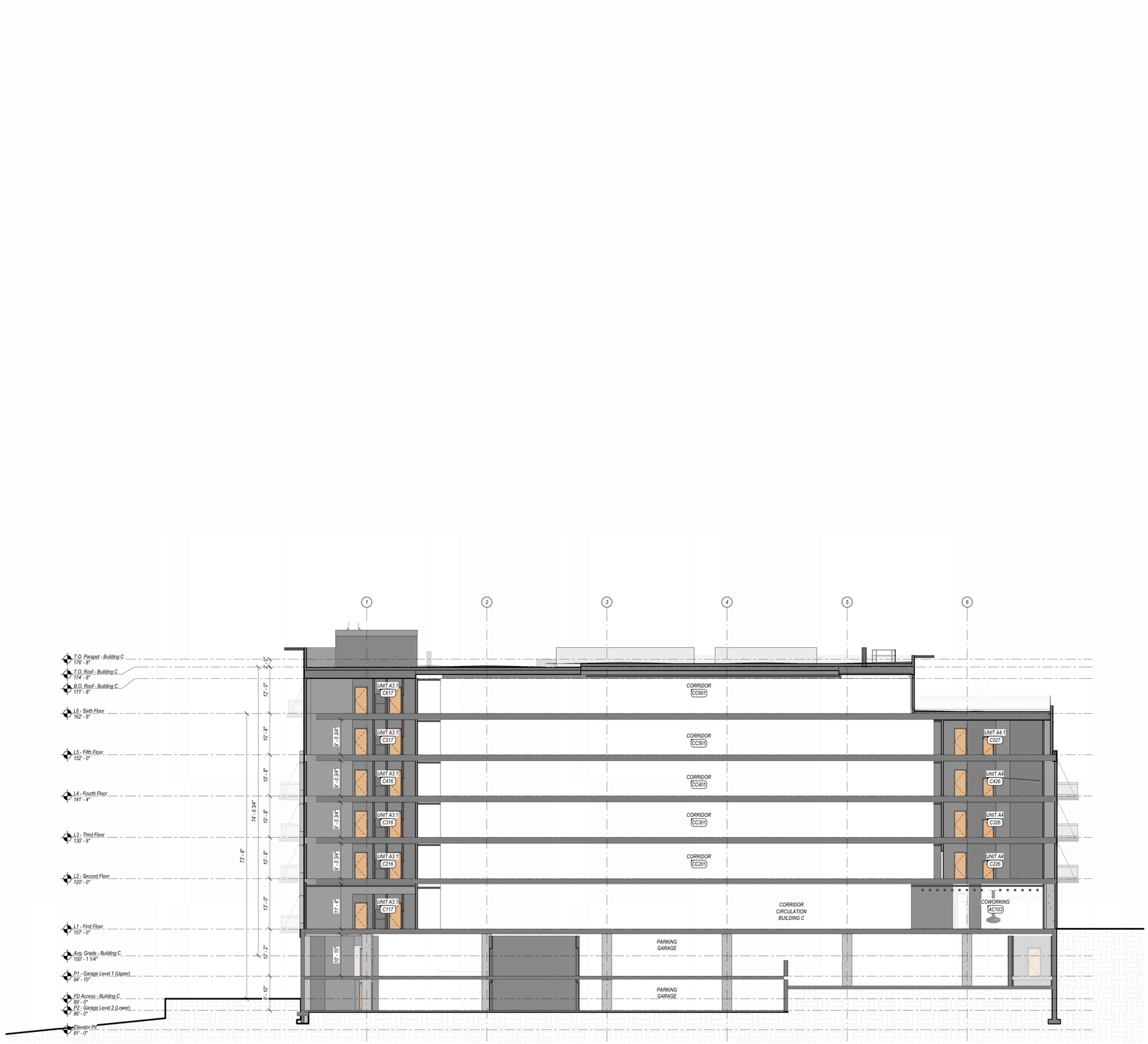
consultant information:

issuance:

SITE PLAN AMENDMENT

NOT FOR CONSTRUCTION

key plan:



Building C - Section 1 Copy 1
3/32" = 1'-0"

1
BC_A-301

drawing information:

drawing by:	BA
drawing checked by:	AB
drawing scale:	3/32" = 1'-0"
drawing date:	22 May 2026
project number:	24040.00.MA

drawing revisions:

No.	Description	Date
1	Site Plan Amendment 2	05.22.2026

registration:

drawing name:

Building Sections

drawing number:

BC_A-301

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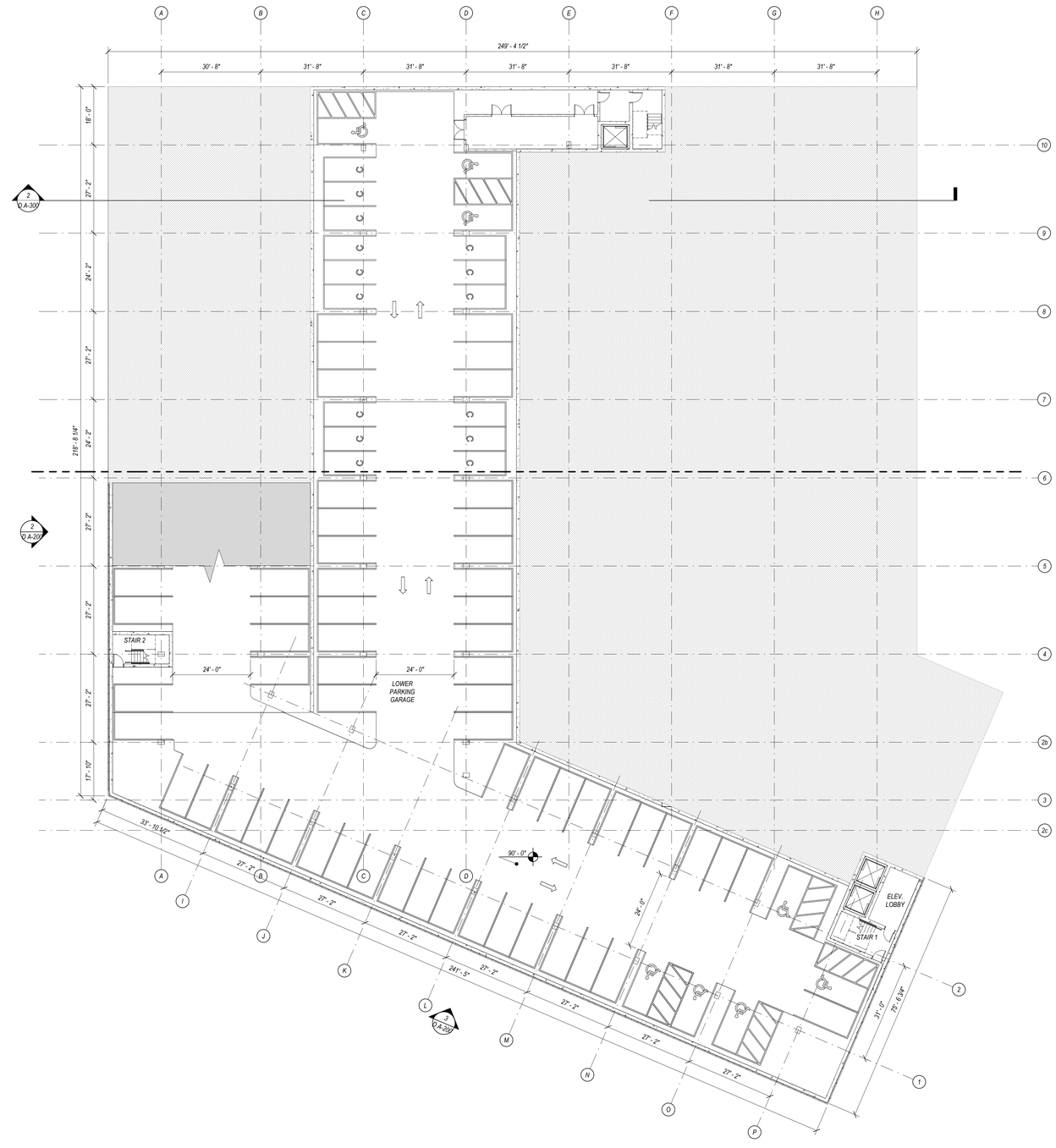

PARKING SCHEDULE - LEVEL 2 (LOWER)			
MARK	TYPE	SIZE	QUANTITY
----	STANDARD PARKING STALL	8'-6"x18'-0"	52
C	COMPACT PARKING STALL	8'-6"x18'-0"	15
	HANDICAP PARKING STALL	8'-0"x18'-0"	8
TOTAL			75

NOTE: RAMP SPACES SHOWN ON UPPER LEVEL P1

P2 - Garage Level 2 Overall
1/16" = 1'-0"

1
D A-100

project information:

406 BOSTON POST RD - BUILDING D

406 BOSTON POST ROAD,
PORT CHESTER, NY 10573

client information:

BOSTON POST ROAD OWNER LLC c/o ROSE ASSOCIATES CAPITAL GROUP LLC

777 Third Avenue, 6th Floor New York New York 10017

consultant information:

issuance:

SITE PLAN SUBMISSION

NOT FOR CONSTRUCTION

key plan:



drawing information:

drawing by:	BTA
drawing checked by:	AB
drawing scale:	As indicated
drawing date:	09 JUNE 2025
project number:	24040.00.MA

drawing revisions:

No.	Description	Date
1	Site Plan Amendment	10.24.2024
2	Site Plan Amendment 2	05.22.2026

registration:

drawing name:

Building D - Lower Garage Plan

drawing number:

D A-100

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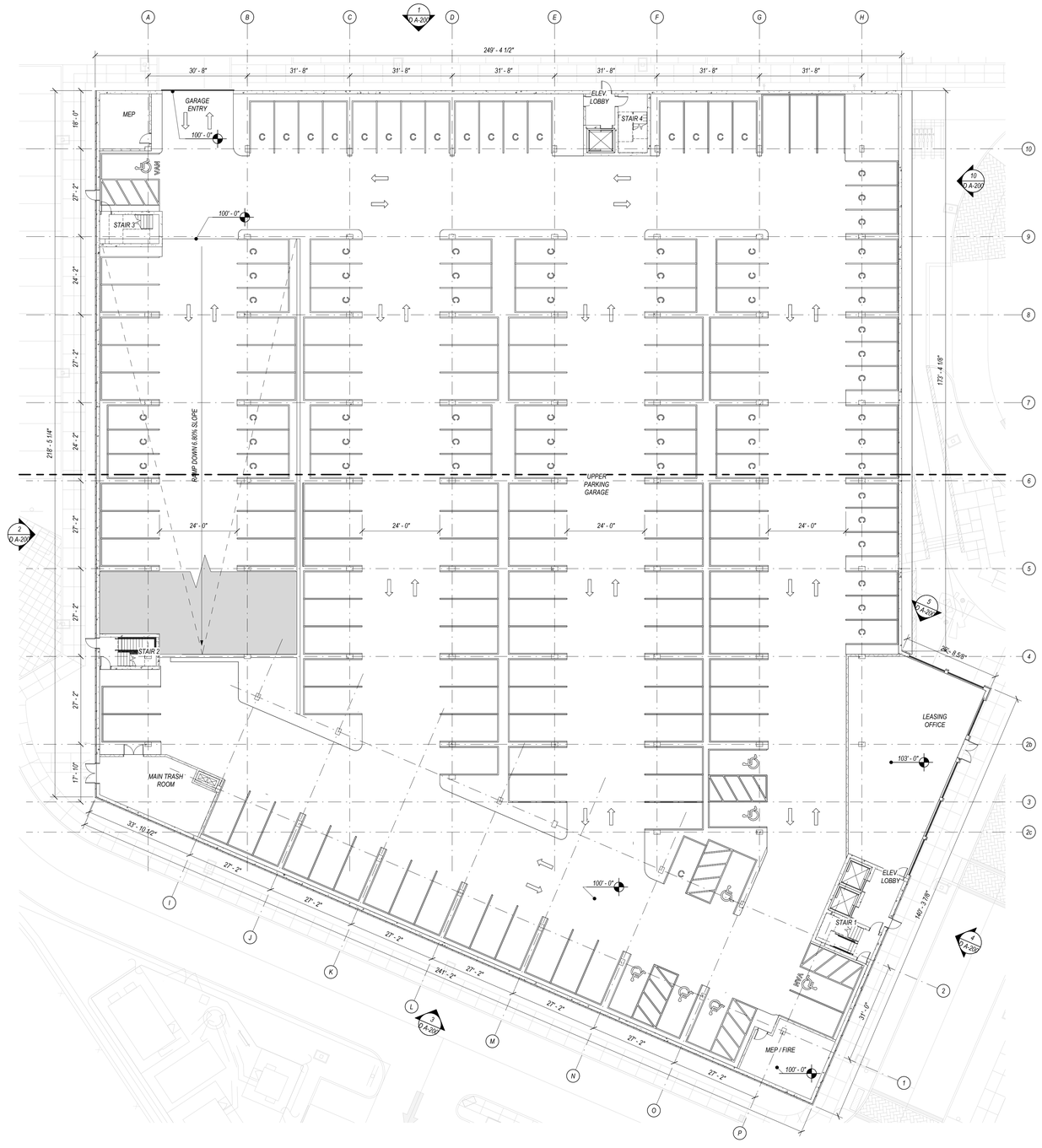

PARKING SCHEDULE - RAMP			
MARK	TYPE	SIZE	QUANTITY
----	STANDARD PARKING STALL	8'-6"x18'-0"	21
C	COMPACT PARKING STALL	7'-6"x16'-0"	9
TOTAL			30

PARKING SCHEDULE - LEVEL 1 (UPPER)			
MARK	TYPE	SIZE	QUANTITY
----	STANDARD PARKING STALL	8'-6"x18'-0"	86
	HANDICAP PARKING STALL	8'-0"x18'-0"	6
VAN	VAN HANDICAP PARKING STALL	8'-0"x18'-0"	2
C	COMPACT PARKING STALL	7'-6"x16'-0"	65
TOTAL			159

P1 - Garage Level 1 Overall

1/16" = 1'-0"

1 / D A-101

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406 BOSTON POST ROAD,
PORT CHESTER, NY 10573

client information:

BOSTON POST ROAD OWNER LLC c/o ROSE ASSOCIATES CAPITAL GROUP LLC

777 Third Avenue, 6th Floor New York New York 10017

consultant information:

issuance:

SITE PLAN SUBMISSION

NOT FOR CONSTRUCTION

key plan:



drawing information:

drawing by:	DS
drawing checked by:	AB
drawing scale:	As indicated
drawing date:	09 JUNE 2025
project number:	24040.00.MA

drawing revisions:

No.	Description	Date
1	Site Plan Amendment	10.24.2024
2	Site Plan Amendment 2	05.22.2026

registration:

drawing name:

Building D - Upper Garage Plan

drawing number:

D A-101

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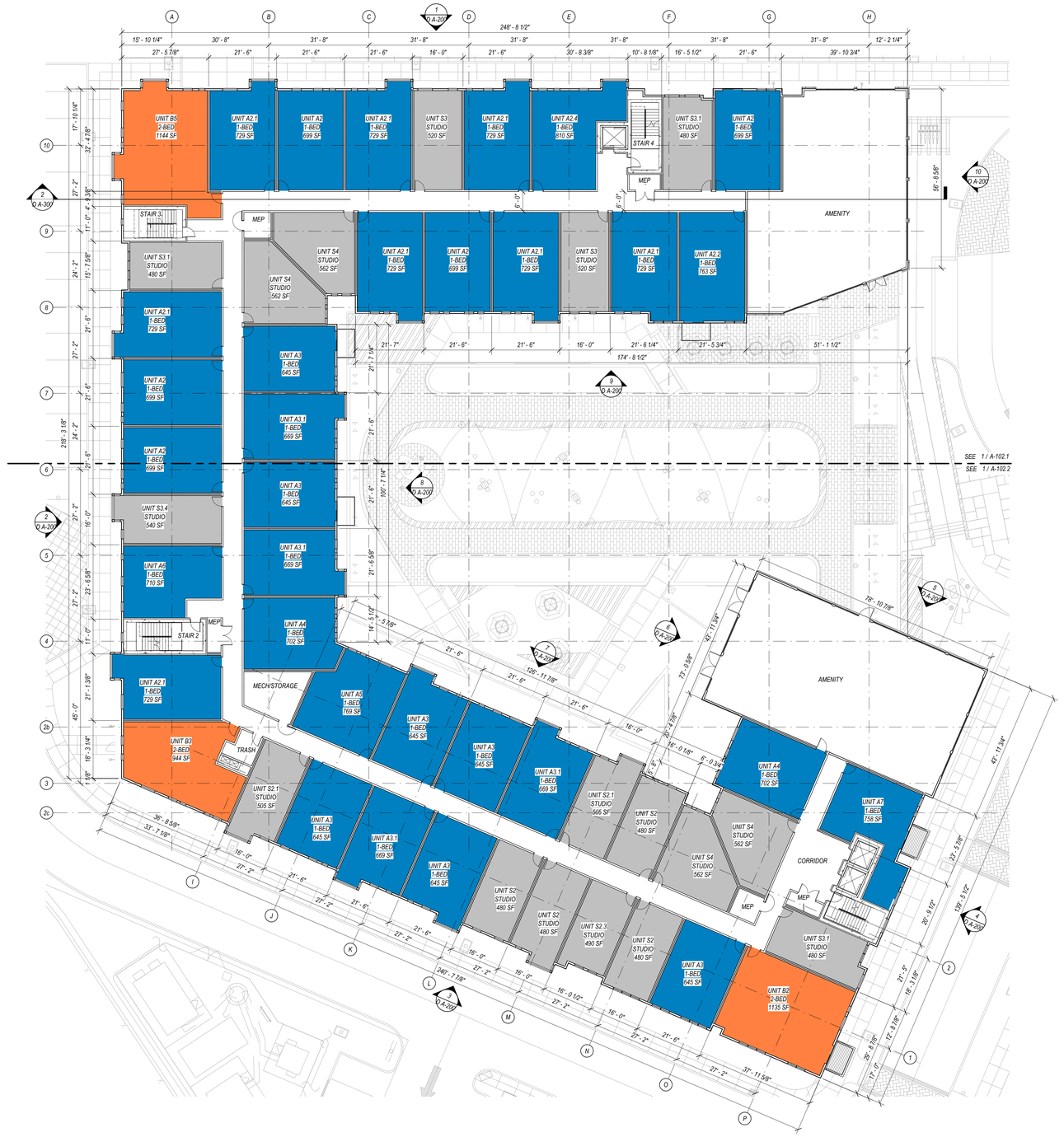

L1 - First Floor Overall
1/16" = 1'-0"

1 / D A-102

project information:

406 BOSTON POST RD - BUILDING D

406 BOSTON POST ROAD,
PORT CHESTER, NY 10573

client information:

BOSTON POST ROAD OWNER LLC c/o ROSE ASSOCIATES CAPITAL GROUP LLC

777 Third Avenue, 6th Floor New York New York 10017

issuance:

SITE PLAN SUBMISSION

NOT FOR CONSTRUCTION

key plan:

drawing information:

drawing by:	BTA
drawing checked by:	AB
drawing scale:	1/16" = 1'-0"
drawing date:	09 JUNE 2025
project number:	24040.00.MA

drawing revisions:

No.	Description	Date
1	Site Plan Amendment	10.24.2024
2	Site Plan Amendment 2	05.22.2026

registration:

drawing name:

Building D - First Floor Plan

drawing number:

D A-102

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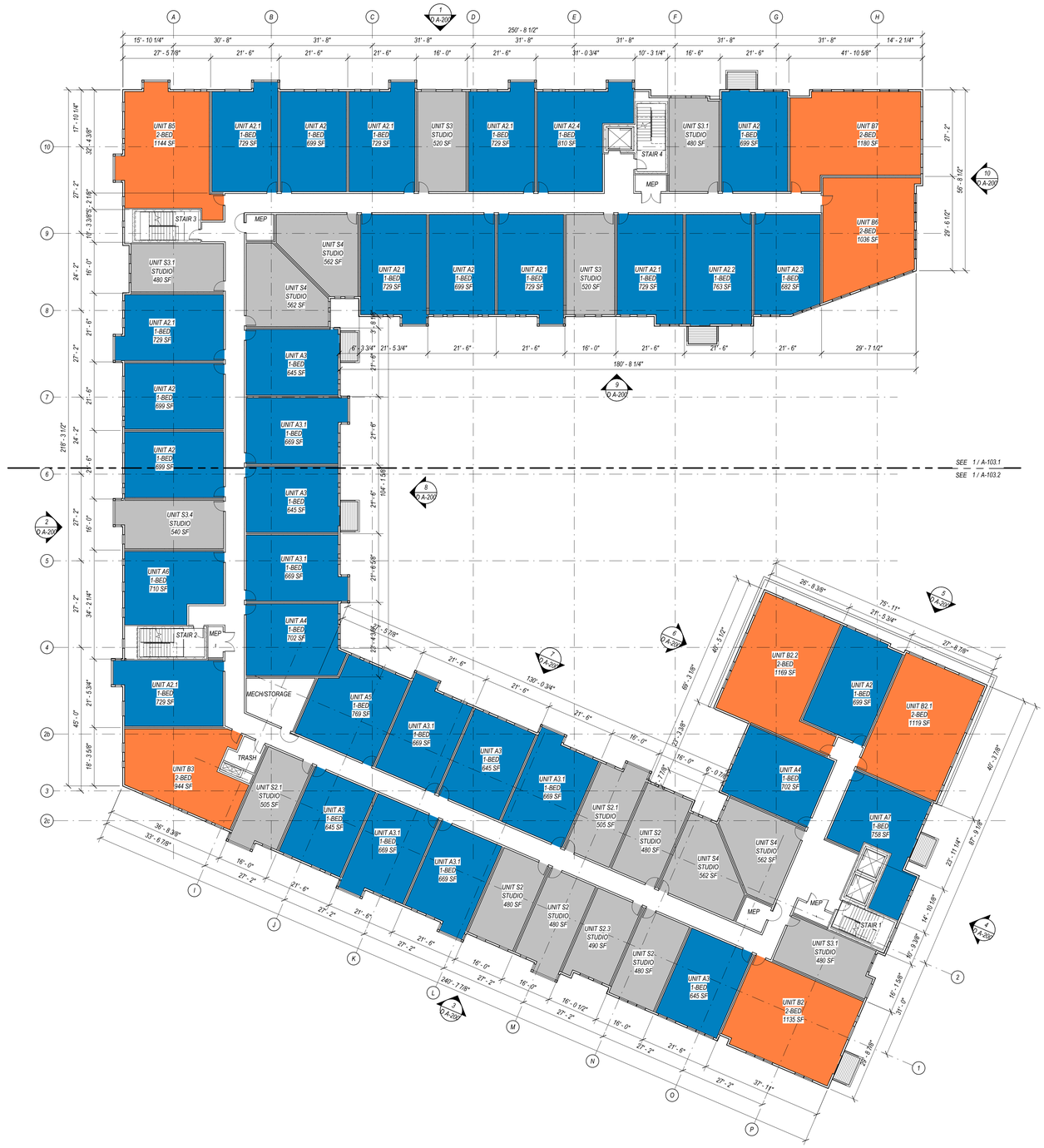

L2 - Second Floor Overall
1/16" = 1'-0"

1
D A-103

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project information:

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PORT CHESTER, NY 10573

client information:

BOSTON POST ROAD OWNER LLC c/o ROSE ASSOCIATES CAPITAL GROUP LLC

777 Third Avenue, 6th Floor New York New York 10017

consultant information:

issuance:

SITE PLAN SUBMISSION

NOT FOR CONSTRUCTION

key plan:



drawing information:

drawing by:	BTA
drawing checked by:	AB
drawing scale:	1/16" = 1'-0"
drawing date:	09 JUNE 2025
project number:	24040.00.MA

drawing revisions:

No.	Description	Date
1	Site Plan Amendment	10.24.2024
2	Site Plan Amendment 2	05.22.2026

registration:

drawing name:

Building D - Second Floor Plan

drawing number:

D A-103

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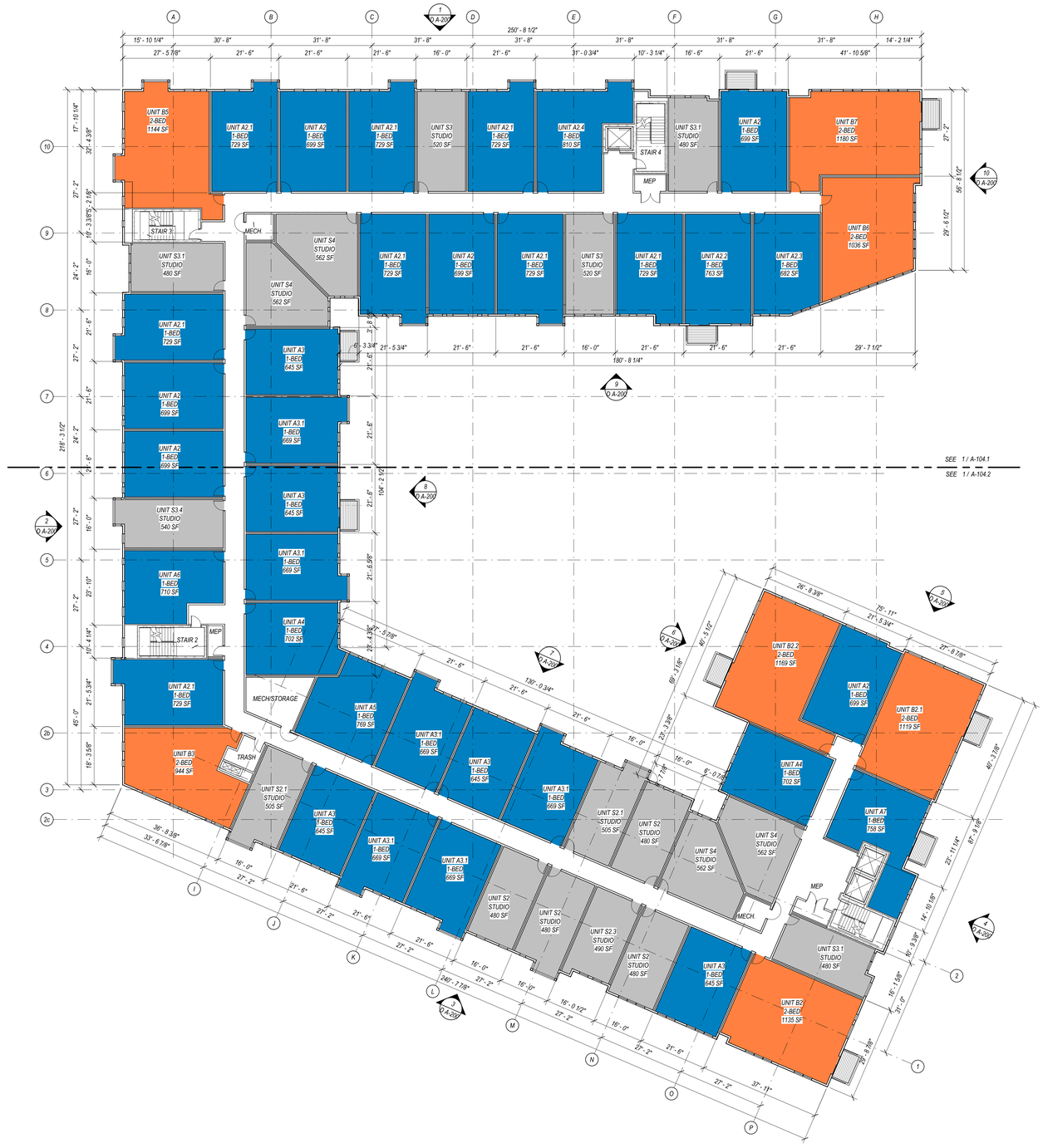
A
B
C
D
E
F
G
H
1 / A-200
250' - 8 1/2"
15' - 10 1/4"
30' - 8"
31' - 8"
31' - 8"
31' - 8"
31' - 8"
31' - 8"
31' - 8"
14' - 2 1/4"
27' - 5 7/8"
21' - 6"
21' - 6"
21' - 6"
16' - 0"
21' - 6"
31' - 0 3/4"
10' - 3 1/4"
16' - 6"
21' - 6"
41' - 10 5/8"
UNIT B5
2-BED
1144 SF
UNIT A2.1
1-BED
729 SF
UNIT A2
1-BED
699 SF
UNIT A2.1
1-BED
729 SF
UNIT S3
STUDIO
520 SF
UNIT A2.1
1-BED
729 SF
UNIT A2.4
1-BED
810 SF
STAIR 4
MEP
UNIT S3.1
STUDIO
480 SF
UNIT A2
1-BED
699 SF
UNIT B7
2-BED
1180 SF
21' - 2"
56' - 8 1/2"
29' - 6 1/2"
10
A-200
10
9
8
7
6
5
4
2b
3
2c
17' - 10 1/4"
32' - 4 3/8"
27' - 2"
10' - 3 3/8"
2 1/8"
24' - 2"
16' - 0"
21' - 6"
27' - 2"
21' - 6"
24' - 2"
218' - 3 1/2"
27' - 2"
16' - 0"
23' - 10"
27' - 2"
10' - 4 1/4"
21' - 5 3/4"
45' - 0"
18' - 3 5/8"
STAIR 3
MECH.
UNIT S4
STUDIO
562 SF
UNIT S3.1
STUDIO
480 SF
UNIT S4
STUDIO
562 SF
UNIT A2.1
1-BED
729 SF
UNIT A2.1
1-BED
729 SF
UNIT A2
1-BED
699 SF
UNIT A2.1
1-BED
729 SF
UNIT S3
STUDIO
520 SF
UNIT A2.1
1-BED
729 SF
UNIT A2.2
1-BED
763 SF
UNIT A2.3
1-BED
592 SF
UNIT B6
2-BED
1036 SF
21' - 5 3/4"
21' - 6"
21' - 6"
16' - 0"
21' - 6"
21' - 6"
21' - 6"
29' - 7 1/2"
180' - 8 1/4"
9
A-200
UNIT A5
1-BED
645 SF
UNIT A3.1
1-BED
669 SF
UNIT A4
1-BED
702 SF
UNIT A5
1-BED
645 SF
UNIT S3.4
STUDIO
540 SF
UNIT A6
1-BED
710 SF
STAIR 2
MEP
UNIT A2.1
1-BED
729 SF
UNIT B3
2-BED
944 SF
TRASH
UNIT S2.1
STUDIO
505 SF
MECH/STORAGE
UNIT A5
1-BED
769 SF
UNIT A3.1
1-BED
669 SF
UNIT A2
1-BED
645 SF
UNIT A3.1
1-BED
669 SF
UNIT A3
1-BED
645 SF
UNIT A3.1
1-BED
669 SF
UNIT A3.1
1-BED
669 SF
UNIT S2
STUDIO
480 SF
UNIT S2
STUDIO
480 SF
UNIT S2.1
STUDIO
505 SF
UNIT S2
STUDIO
480 SF
UNIT S4
STUDIO
562 SF
UNIT S4
STUDIO
562 SF
UNIT S2.1
STUDIO
490 SF
UNIT S2
STUDIO
480 SF
MEP
MECH.
UNIT A3
1-BED
645 SF
UNIT B2
2-BED
1135 SF
UNIT S3.1
STUDIO
480 SF
SEE 1 / A-104.1
SEE 1 / A-104.2
8
A-200
2
A-200
7
A-200
5
A-200
3
A-200
4
A-200
1
A-200
21' - 5 3/4"
21' - 6"
21' - 6"
16' - 0"
21' - 6"
21' - 6"
21' - 6"
180' - 8 1/4"
21' - 6"
21' - 6"
21' - 6"
130' - 0 3/4"
21' - 6"
16' - 0"
16' - 0"
21' - 6"
21' - 6"
21' - 6

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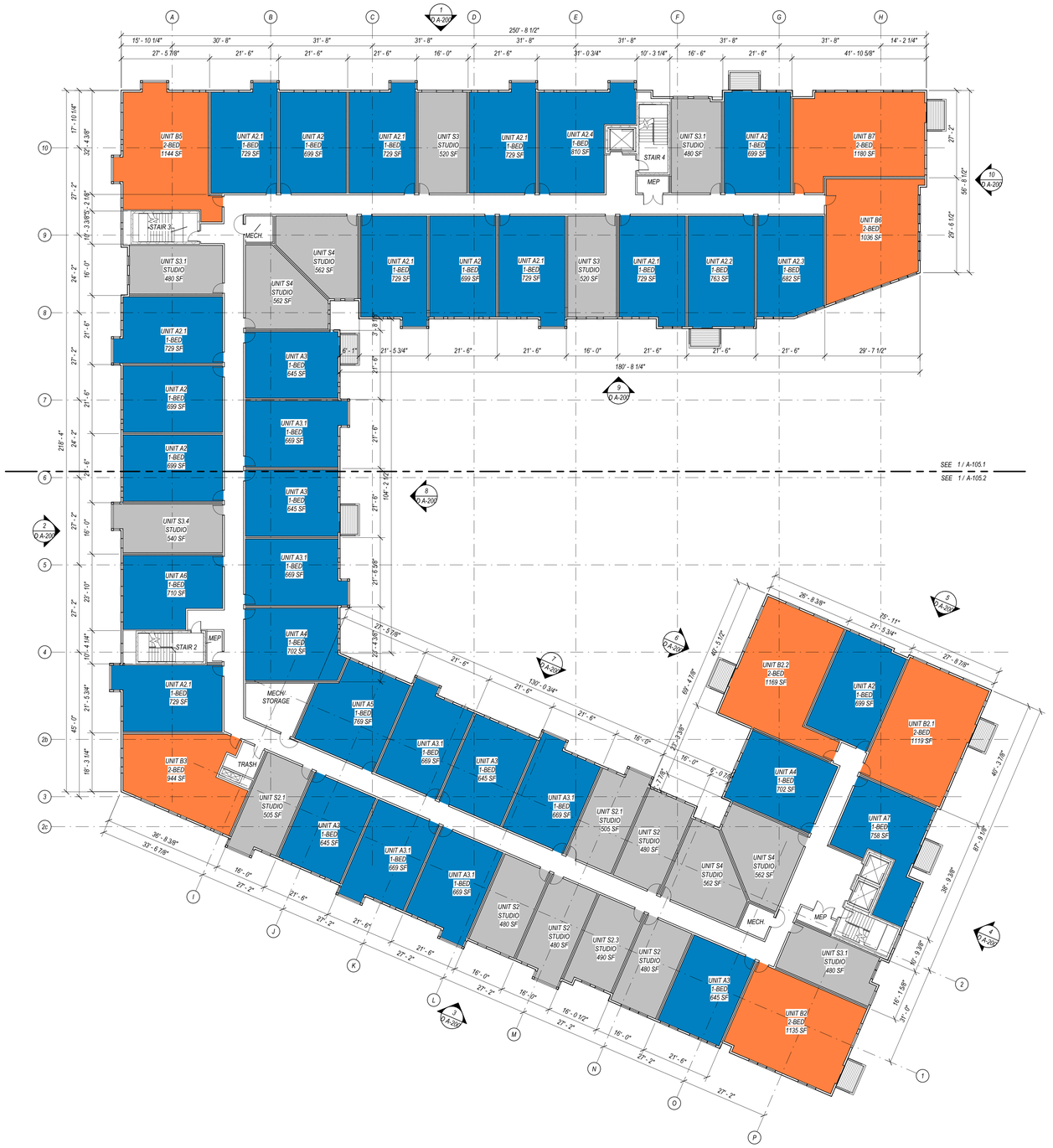

L4 - Fourth Floor Overall
1/16" = 1'-0"

1
D A-105

406 BOSTON POST RD - BUILDING D
406 BOSTON POST ROAD.
PORT CHESTER, NY 10573

BOSTON POST ROAD OWNER LLC c/o ROSE ASSOCIATES CAPITAL GROUP LLC

777 Third Avenue, 6th Floor New York New York 10017

SITE PLAN SUBMISSION

NOT FOR CONSTRUCTION

drawing by:	BTA
drawing checked by:	AB
drawing scale:	1/16" = 1'-0"
drawing date:	09 JUNE 2025
project number:	24040.00.MA

drawing revisions:

No.	Description	Date
1	Site Plan Amendment	10.24.2024
2	Site Plan Amendment 2	05.22.2026

Building D - Fourth Floor Plan

D A-105

project information | client information | consultant information | issuance | key plan | drawing information | registration | drawing name | drawing number

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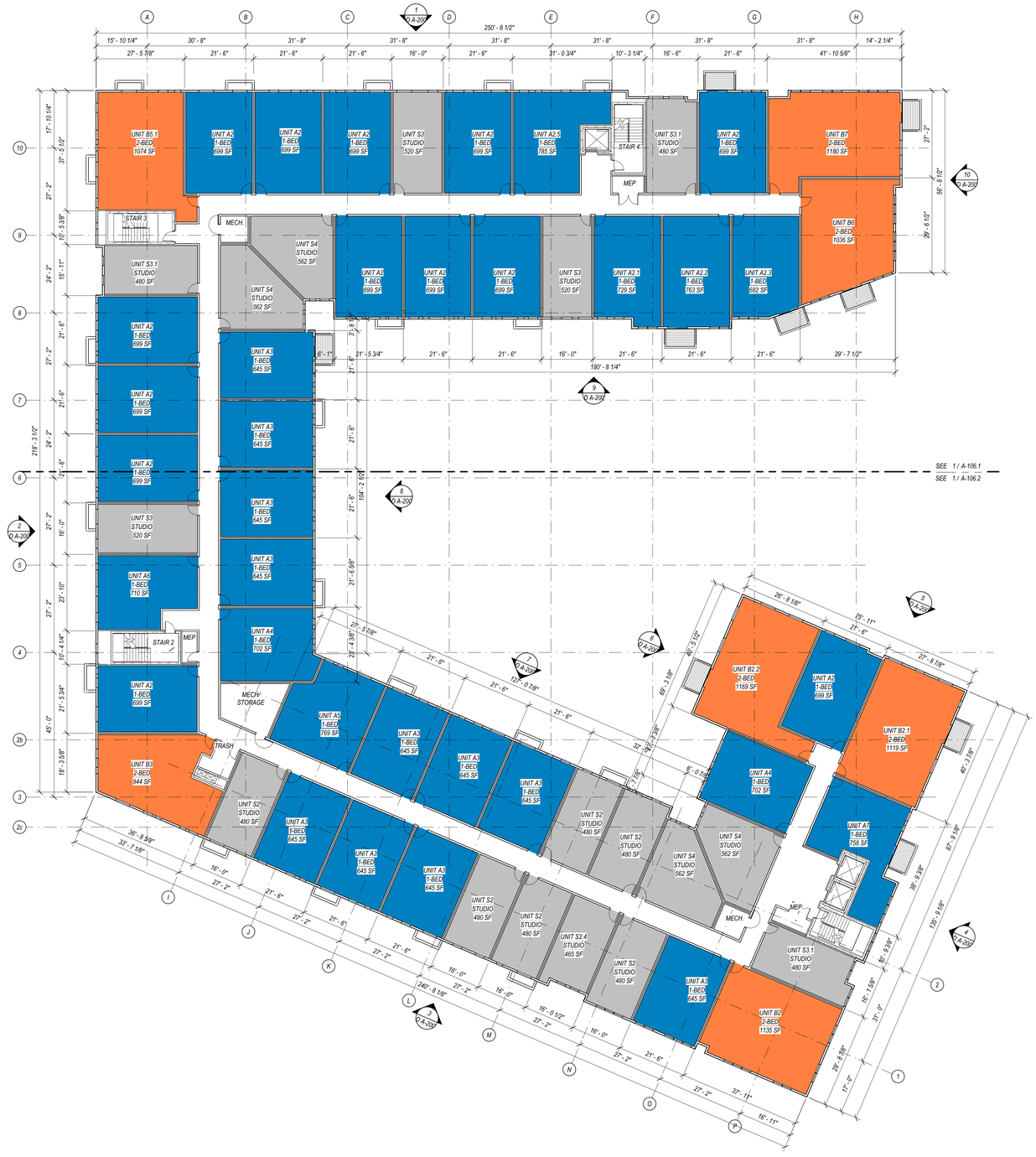

L5 - Fifth Floor Overall
1/16" = 1'-0"

1
D A-106

project information:

406 BOSTON POST RD - BUILDING D

406 BOSTON POST ROAD.
PORT CHESTER, NY 10573

client information:

BOSTON POST ROAD OWNER LLC c/o ROSE ASSOCIATES CAPITAL GROUP LLC

777 Third Avenue, 6th Floor New York New York 10017

issuance:

SITE PLAN SUBMISSION

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key plan:



drawing information:

drawing by:	BTA
drawing checked by:	AB
drawing scale:	1/16" = 1'-0"
drawing date:	09 JUNE 2025
project number:	24040.00.MA

drawing revisions:

No.	Description	Date
1	Site Plan Amendment	10.24.2024
2	Site Plan Amendment 2	05.22.2026

registration:

drawing name:

Building D - Fifth Floor Plan

drawing number:

D A-106

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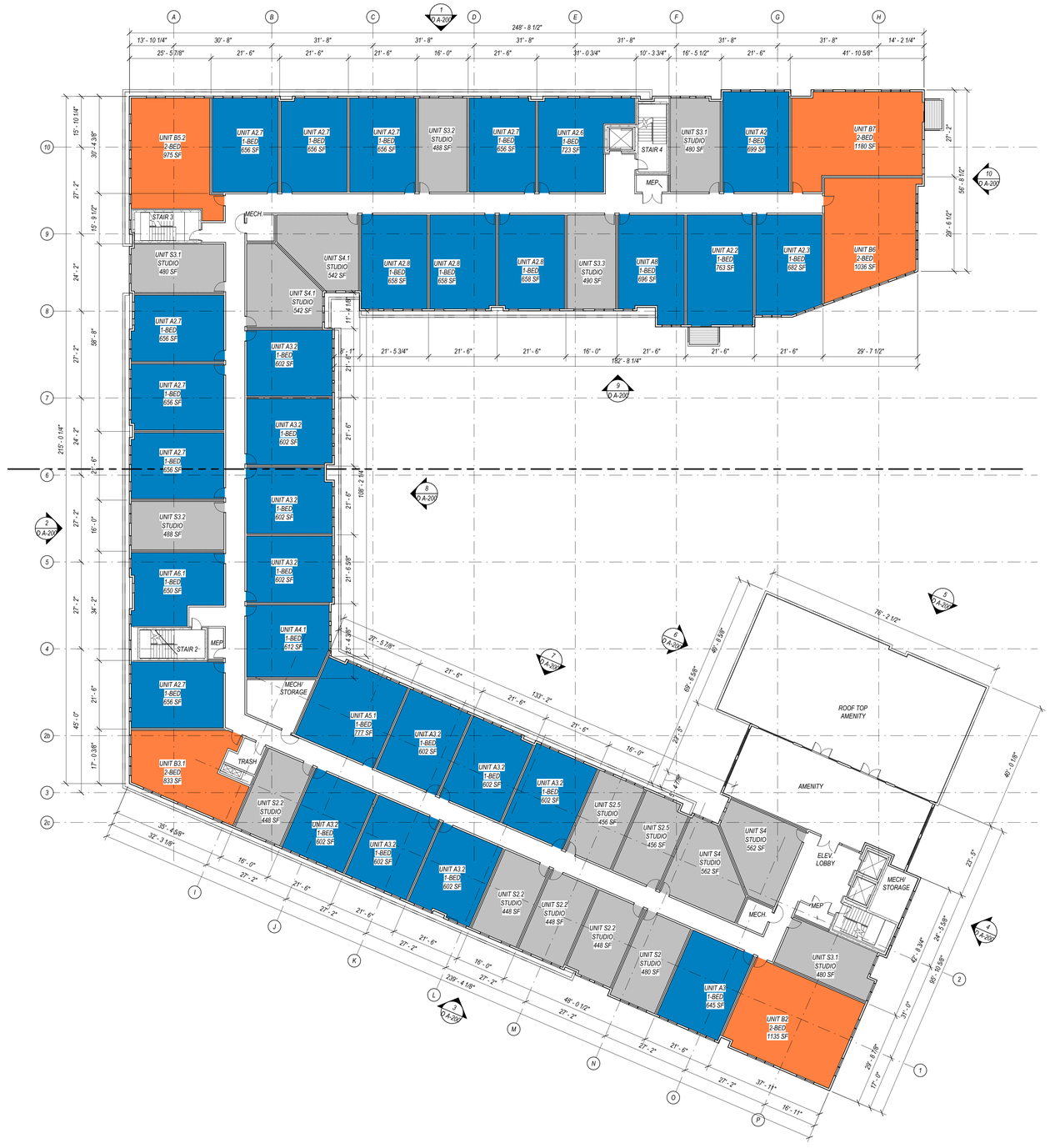

L6 - Sixth Floor Overall
1/16" = 1'-0"

1
D A-107

project information:
406 BOSTON POST RD - BUILDING D
406 BOSTON POST ROAD,
PORT CHESTER, NY 10573

client information:
BOSTON POST ROAD OWNER LLC c/o ROSE ASSOCIATES CAPITAL GROUP LLC

777 Third Avenue, 6th Floor New York New York 10017

consultant information:

issuance:
SITE PLAN SUBMISSION
NOT FOR CONSTRUCTION

key plan:

drawing information:

drawing by:	BTA
drawing checked by:	AB
drawing scale:	1/16" = 1'-0"
drawing date:	09 JUNE 2025
project number:	24040.00.MA

drawing revisions:

No.	Description	Date
1	Site Plan Amendment	10.24.2024
2	Site Plan Amendment 2	05.22.2026

registration:

drawing name:
Building D - Sixth Floor Plan

drawing number:
D A-107

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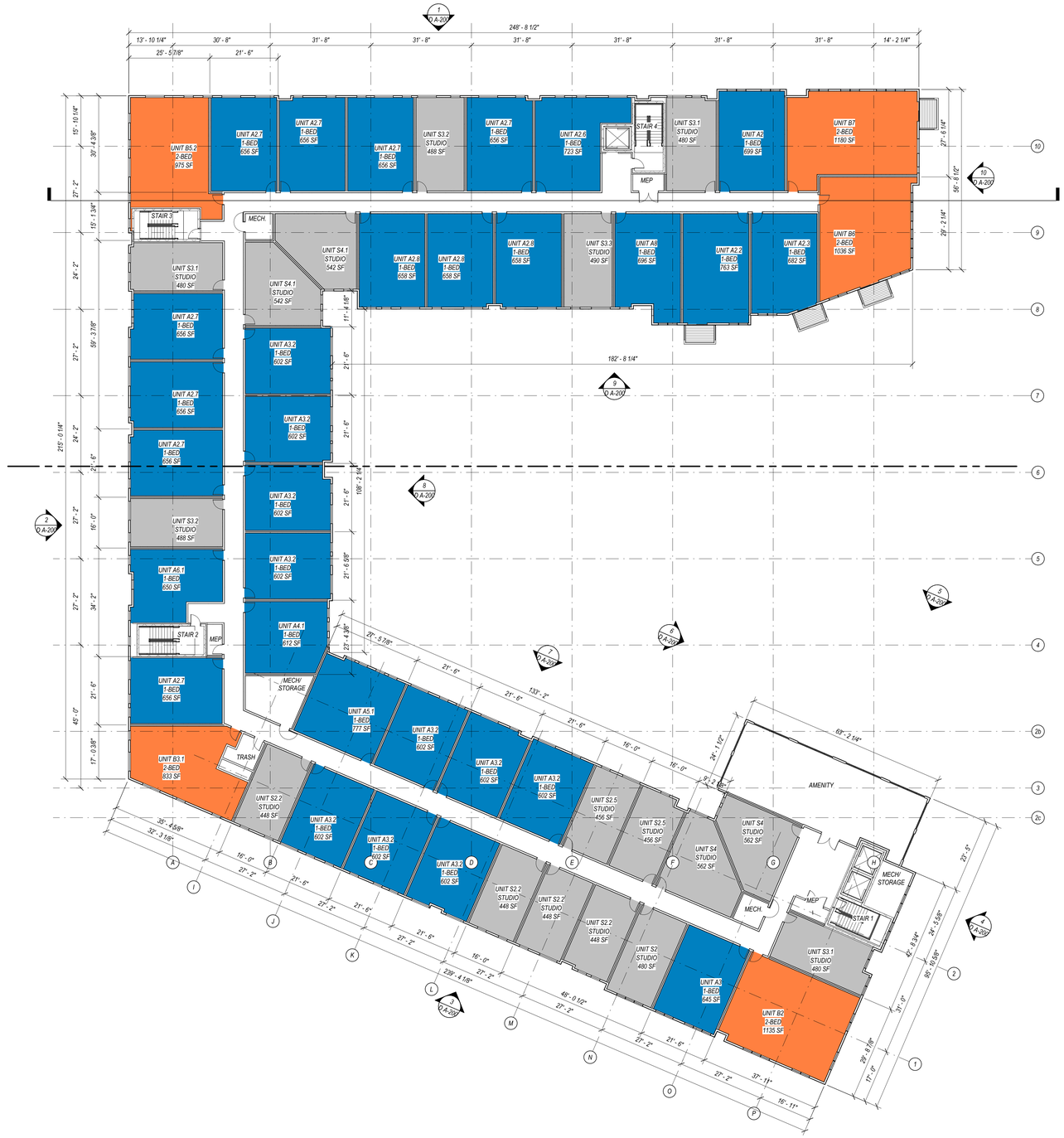

L7 - Seventh Floor
1/16" = 1'-0"

1
D A-108

project information:
406 BOSTON POST RD - BUILDING D
406 BOSTON POST ROAD,
PORT CHESTER, NY 10573

client information:
BOSTON POST ROAD OWNER LLC c/o ROSE ASSOCIATES CAPITAL GROUP LLC

777 Third Avenue, 6th Floor New York New York 10017

consultant information:

issuance:
SITE PLAN SUBMISSION
NOT FOR CONSTRUCTION

key plan:

drawing information:

drawing by:	BTA
drawing checked by:	AB
drawing scale:	1/16" = 1'-0"
drawing date:	09 JUNE 2025
project number:	24040.00.MA

drawing revisions:

No.	Description	Date
2	Site Plan Amendment 2	05.22.2026

registration:

drawing name:
Building D - Seventh Floor Plan

drawing number:
D A-108

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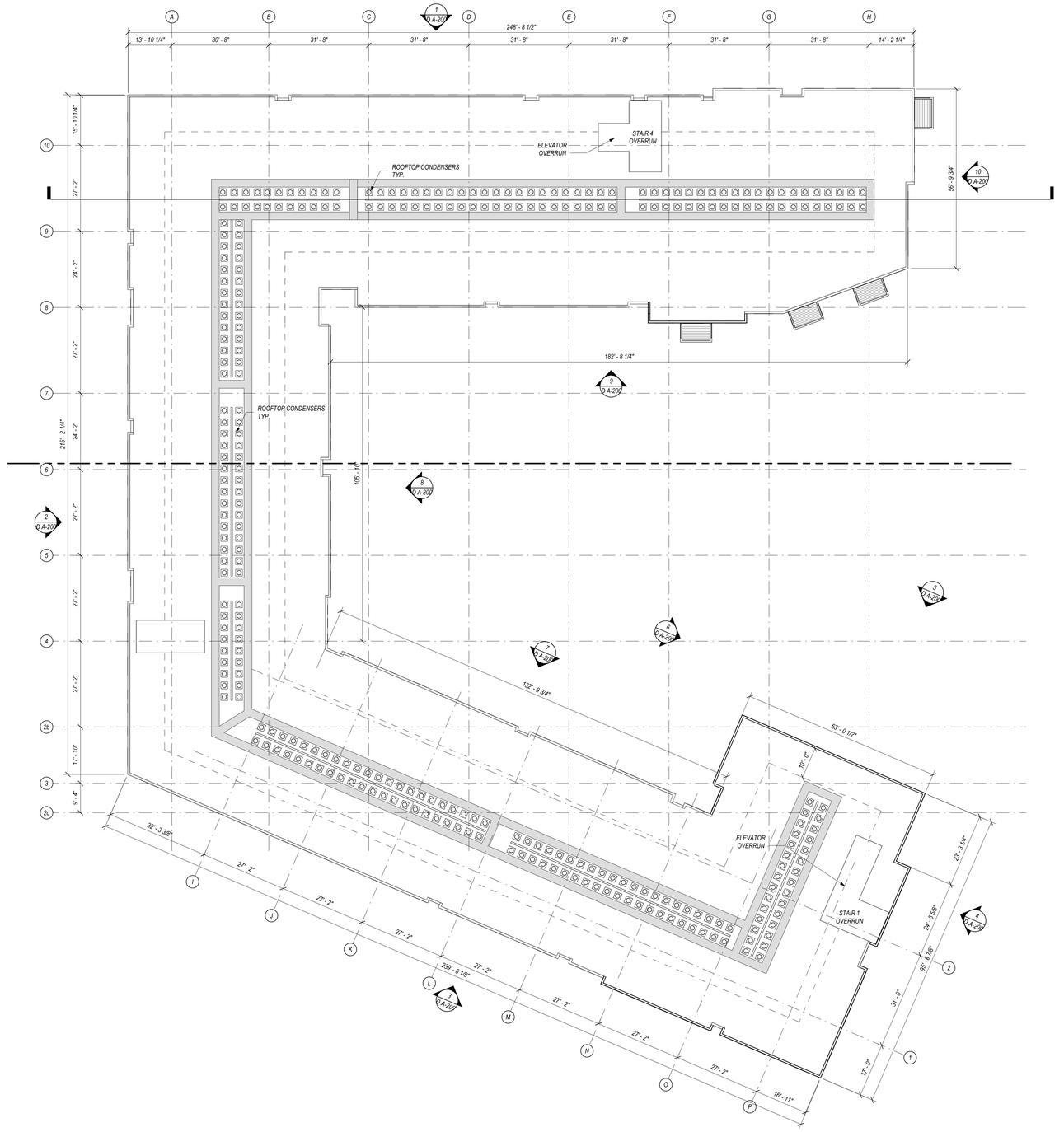

R - Roof Overall
1/16" = 1'-0"

1
D A-109

project information:
406 BOSTON POST RD - BUILDING D
406 BOSTON POST ROAD,
PORT CHESTER, NY 10573

client information:
BOSTON POST ROAD OWNER LLC c/o ROSE ASSOCIATES CAPITAL GROUP LLC

777 Third Avenue, 6th Floor New York New York 10017

consultant information:

issuance:
SITE PLAN SUBMISSION
NOT FOR CONSTRUCTION

key plan:

drawing information:

drawing by:	BTA
drawing checked by:	AB
drawing scale:	1/16" = 1'-0"
drawing date:	09 JUNE 2025
project number:	24040.00.MA

drawing revisions:

No.	Description	Date
1	Site Plan Amendment	10.24.2024
2	Site Plan Amendment 2	05.22.2026

registration:

drawing name:
Building D - Roof Plan

drawing number:
D A-109

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EXTERIOR MATERIAL LEGEND

1 VINYL WINDOW - TYP.



2 IRON SPOT BRICK



3 METAL PANEL



4a VERTICAL FIBER CEMENT PANEL - LIGHT GREY



4b VERTICAL FIBER CEMENT PANEL - DARK GREY



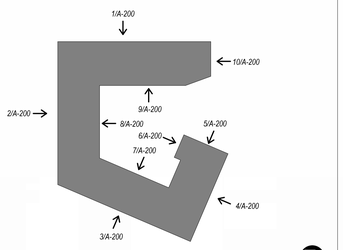
5 BLACK METAL BALCONY

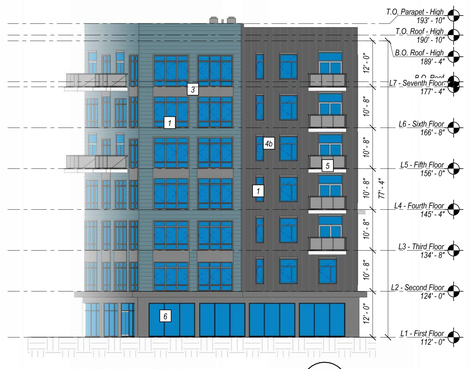


6 GLASS AMENITY STOREFRONT



BUILDING D - ELEVATION KEY PLAN





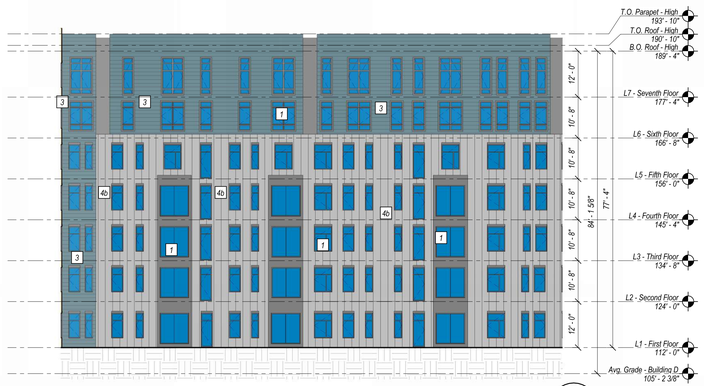
Building D - Upper East — 10 — D A-200
1/16" = 1'-0"



Building D - Courtyard North — 9 — D A-200
1/16" = 1'-0"



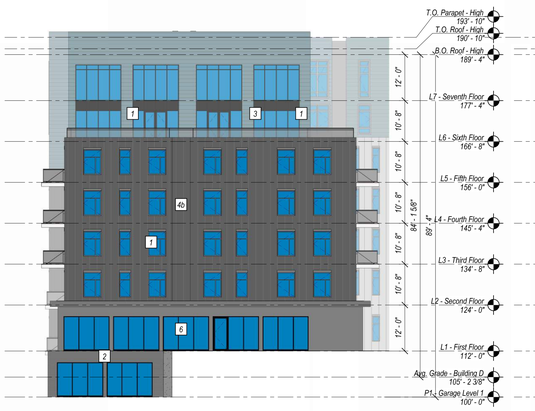
Building D - Courtyard West — 8 — D A-200
1/16" = 1'-0"



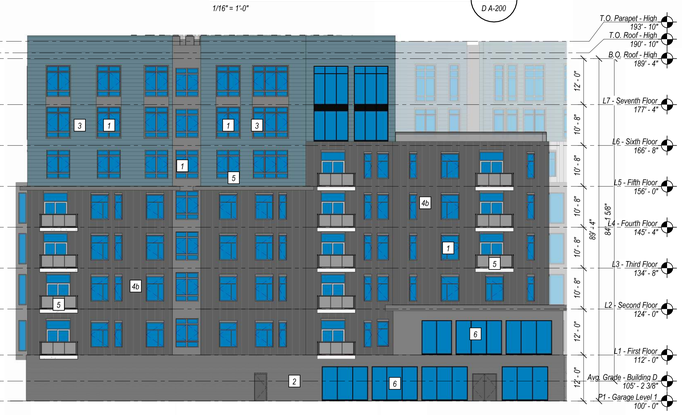
Building D - Courtyard South — 7 — D A-200
1/16" = 1'-0"



Building D - Courtyard East — 6 — D A-200
1/16" = 1'-0"



Building D - Courtyard Amenity — 5 — D A-200
1/16" = 1'-0"



Building D - South East — 4 — D A-200
1/16" = 1'-0"



Building D - South West — 3 — D A-200
1/16" = 1'-0"



Building D - West — 2 — D A-200
1/16" = 1'-0"



Building D - North — 1 — D A-200
1/16" = 1'-0"

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architecture | interiors | planning
370 Merrimack St., Suite 337 Lawrence MA 01843
phone: 978.989.9900 www.cube3.com

project information:

406 BOSTON POST RD - BUILDING D

406 BOSTON POST ROAD,
PORT CHESTER, NY 10573

client information:

BOSTON POST ROAD OWNER LLC c/o ROSE ASSOCIATES CAPITAL GROUP LLC

777 Third Avenue, 6th Floor New York New York 10017

issuance:

SITE PLAN SUBMISSION

NOT FOR CONSTRUCTION

key plan:



drawing information:

drawing by:	BTA
drawing checked by:	AB
drawing scale:	As indicated
drawing date:	09 JUNE 2025
project number:	24040.00.MA

drawing revisions:

No.	Description	Date
1	Site Plan Amendment	10.24.2024
2	Site Plan Amendment 2	05.22.2026

registration:

drawing name:

Building D - Exterior Elevations

drawing number:

D A-200

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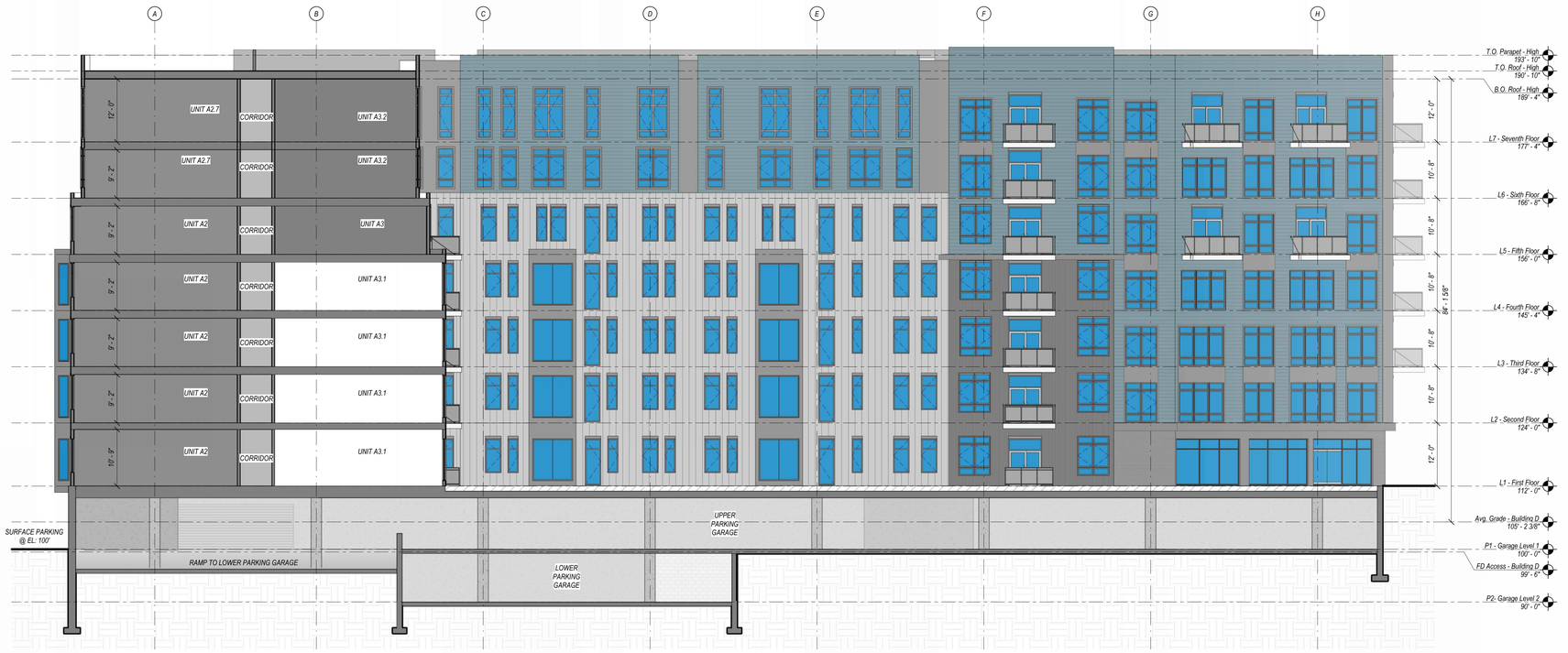
Building D - Section 2
3/32" = 1'-0"
2
D A-300



Building D - Section 1
3/32" = 1'-0"
1
D A-300

project information:
406 BOSTON POST RD - BUILDING D
406 BOSTON POST ROAD
PORT CHESTER, NY 10573

client information:
BOSTON POST ROAD OWNER LLC c/o ROSE ASSOCIATES CAPITAL GROUP LLC

777 Third Avenue, 6th Floor New York New York 10017

issuance:
SITE PLAN SUBMISSION
NOT FOR CONSTRUCTION

key plan:

drawing information:

drawing by:	NJT
drawing checked by:	AB
drawing scale:	3/32" = 1'-0"
drawing date:	09 JUNE 2025
project number:	24040.00.MA

drawing revisions:

No.	Description	Date
1	Site Plan Amendment	10.24.2024
2	Site Plan Amendment 2	05.22.2026

registration:

drawing name:
Building Sections

drawing number:
D A-300

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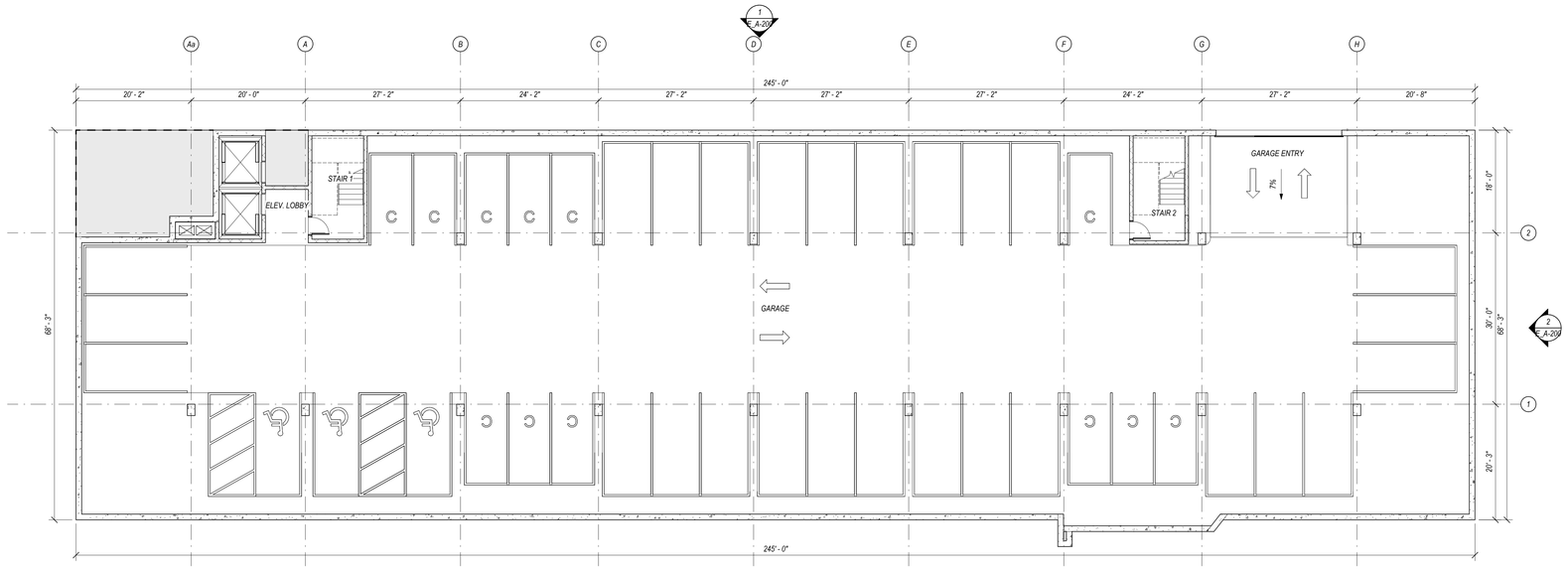

PARKING SCHEDULE - GARAGE			
MARK	TYPE	SIZE	QUANTITY
----	STANDARD PARKING STALL	8'-6"x18'-0"	27
	HANDICAP PARKING STALL	8'-0"x18'-0"	2
	VAN HANDICAP PARKING STALL	8'-0"x18'-0"	1
C	COMPACT PARKING STALL	7'-6"x16'-0"	12
TOTAL			42

Building E - Garage Plan
3/32" = 1'-0"
1
E_A-100

project information:
406 BOSTON POST RD - BUILDING E1
406 BOSTON POST ROAD,
PORT CHESTER, NY 10573

client information:
BOSTON POST ROAD OWNER LLC c/o ROSE ASSOCIATES CAPITAL GROUP LLC
777 Third Avenue, 6th Floor New York New York 10017

consultant information:

issuance:
SITE PLAN SUBMISSION
NOT FOR CONSTRUCTION

key plan:

drawing information:

drawing by:	BTA
drawing checked by:	AB
drawing scale:	As indicated
drawing date:	22 May 2026
project number:	24040.00.MA

drawing revisions:

No.	Description	Date
1	Site Plan Amendment	10.24.2024
2	Site Plan Amendment 2	05.22.2026

registration:

drawing name:
Building E - Garage Plan

drawing number:
E_A-100

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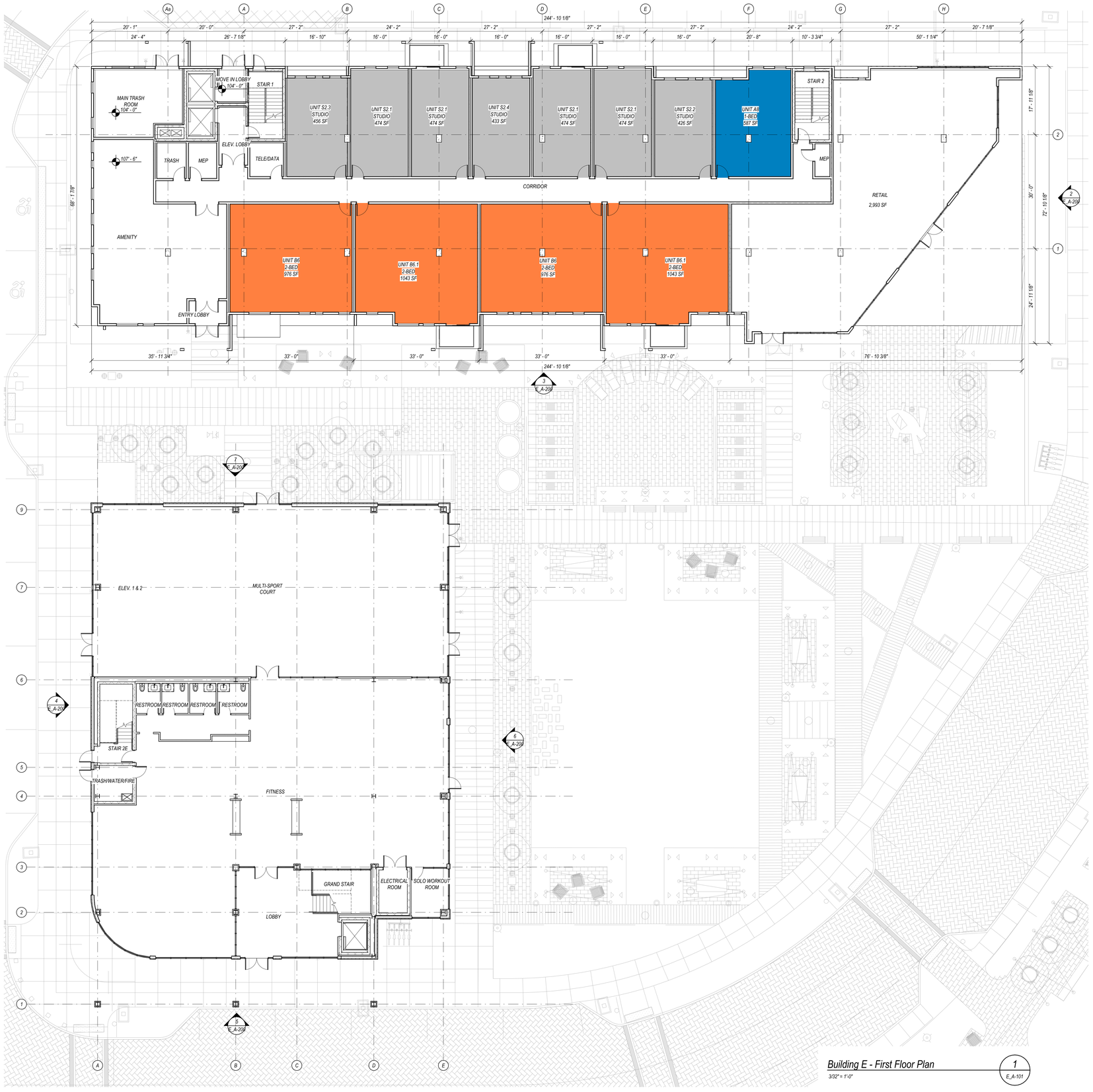

Building E - First Floor Plan
3/32" = 1'-0"

1
E_A-101

406 BOSTON POST RD - BUILDING E1

406 BOSTON POST ROAD,
PORT CHESTER, NY 10573

BOSTON POST ROAD OWNER LLC c/o ROSE ASSOCIATES CAPITAL GROUP LLC

777 Third Avenue, 6th Floor New York New York 10017

SITE PLAN SUBMISSION

NOT FOR CONSTRUCTION

drawing by:	BTA
drawing checked by:	AB
drawing scale:	3/32" = 1'-0"
drawing date:	22 May 2026
project number:	24040.00.MA

drawing revisions:

No.	Description	Date
1	Site Plan Amendment	10.24.2024
2	Site Plan Amendment 2	05.22.2026

Building E - First Floor Plan

E_A-101

project information
client information
consultant information
issuance
key plan
drawing information
registration
drawing name
drawing number

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Building E - Second Floor Plan
3/32" = 1'-0"

1
E_A-102

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project information:
406 BOSTON POST RD - BUILDING E1
406 BOSTON POST ROAD,
PORT CHESTER, NY 10573

client information:
BOSTON POST ROAD OWNER LLC c/o ROSE ASSOCIATES CAPITAL GROUP LLC

777 Third Avenue, 6th Floor New York New York 10017

consultant information:

issuance:
SITE PLAN SUBMISSION
NOT FOR CONSTRUCTION

key plan:



drawing information:

drawing by:	BTA
drawing checked by:	AB
drawing scale:	3/32" = 1'-0"
drawing date:	22 May 2026
project number:	24040.00.MA

drawing revisions:

No.	Description	Date
1	Site Plan Amendment	10.24.2024
2	Site Plan Amendment 2	05.22.2026

registration:

drawing name:
Building E - Second Floor Plan

drawing number:
E_A-102

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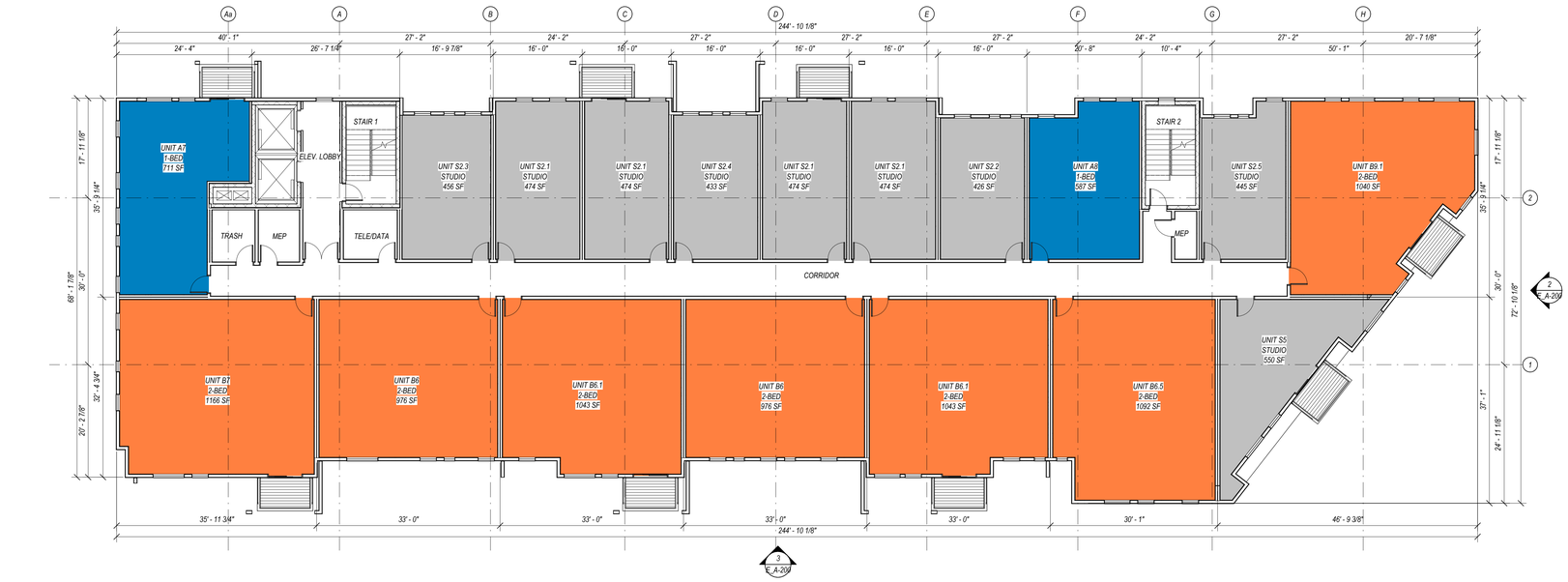

Building E - Third Floor Plan
3/32" = 1'-0"

1
E_A-103

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project information:

406 BOSTON POST RD - BUILDING E1

406 BOSTON POST ROAD,
PORT CHESTER, NY 10573

client information:

BOSTON POST ROAD OWNER LLC c/o ROSE ASSOCIATES CAPITAL GROUP LLC

777 Third Avenue, 6th Floor New York New York 10017

consultant information:

issuance:

SITE PLAN SUBMISSION

NOT FOR CONSTRUCTION

key plan:



drawing information:

drawing by:	BTA
drawing checked by:	AB
drawing scale:	3/32" = 1'-0"
drawing date:	22 May 2026
project number:	24040.00.MA

drawing revisions:

No.	Description	Date
1	Site Plan Amendment	10.24.2024
2	Site Plan Amendment 2	05.22.2026

registration:

drawing name:

Building E - Third Floor Plan

drawing number:

E_A-103

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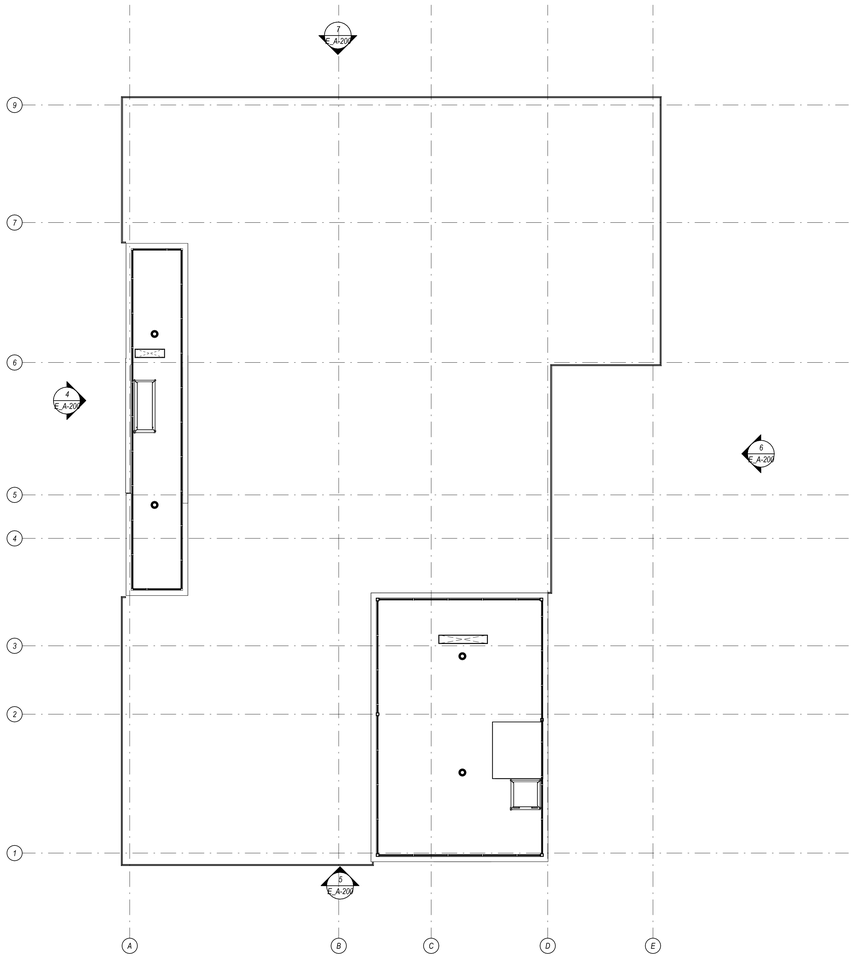

Building E - Fourth Floor Plan
3/32" = 1'-0"
1
E_A-104

project information:

406 BOSTON POST RD - BUILDING E1

406 BOSTON POST ROAD,
PORT CHESTER, NY 10573

client information:

BOSTON POST ROAD OWNER LLC c/o ROSE ASSOCIATES CAPITAL GROUP LLC

777 Third Avenue, 6th Floor New York New York 10017

consultant information:

issuance:

SITE PLAN SUBMISSION

NOT FOR CONSTRUCTION

key plan:



drawing information:

drawing by:	BTA
drawing checked by:	AB
drawing scale:	3/32" = 1'-0"
drawing date:	22 May 2026
project number:	24040.00.MA

drawing revisions:

No.	Description	Date
1	Site Plan Amendment	10.24.2024
2	Site Plan Amendment 2	05.22.2026

registration:

drawing name:

Building E - Fourth Floor Plan

drawing number:

E_A-104

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project information:

406 BOSTON POST RD - BUILDING E1

406 BOSTON POST ROAD.
PORT CHESTER, NY 10573

client information:

BOSTON POST ROAD OWNER LLC c/o ROSE ASSOCIATES CAPITAL GROUP LLC

777 Third Avenue, 6th Floor New York New York 10017

consultant information:

issuance:

SITE PLAN SUBMISSION

NOT FOR CONSTRUCTION

key plan:

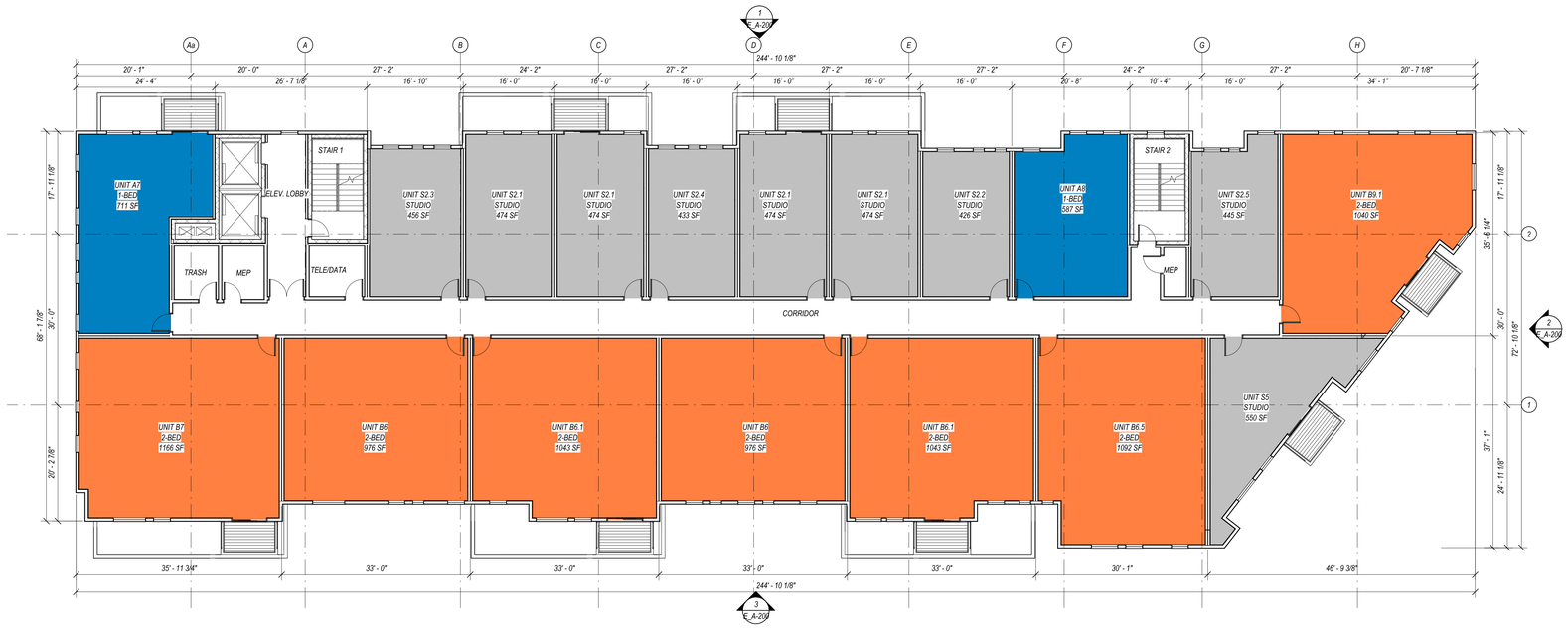


drawing information:

drawing by:	BTA
drawing checked by:	AB
drawing scale:	3/32" = 1'-0"
drawing date:	22 May 2026
project number:	24040.00.MA

drawing revisions:

No.	Description	Date
1	Site Plan Amendment	10.24.2024
2	Site Plan Amendment 2	05.22.2026



Building E - Fifth Floor Plan
3/32" = 1'-0"

1
E_A-105

drawing name:

Building E - Fifth Floor Plan

drawing number:

E_A-105

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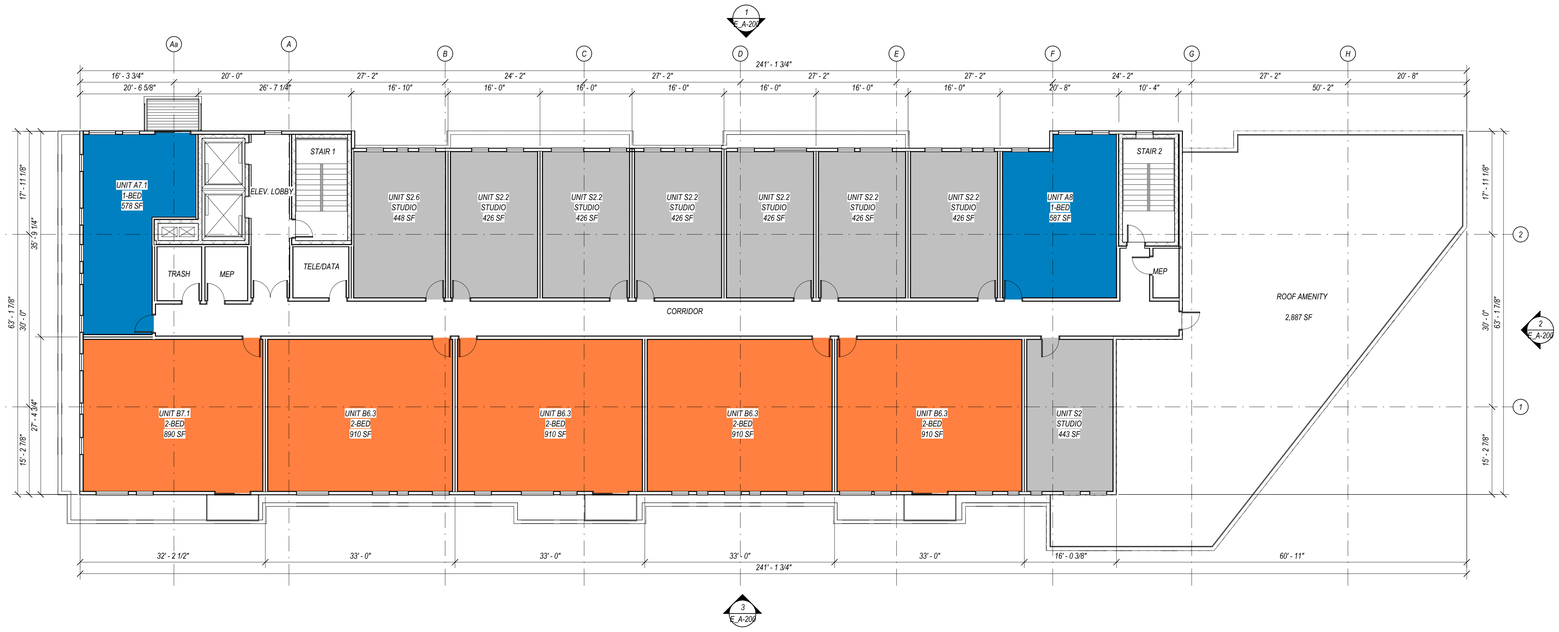

Building E - Sixth Floor Plan
3/32" = 1'-0"

1
E_A-106

project information:

406 BOSTON POST RD - BUILDING E1

406 BOSTON POST ROAD.
PORT CHESTER, NY 10573

client information:

BOSTON POST ROAD OWNER LLC c/o ROSE ASSOCIATES CAPITAL GROUP LLC

777 Third Avenue, 6th Floor New York New York 10017

consultant information:

issuance:

SITE PLAN SUBMISSION

NOT FOR CONSTRUCTION

key plan:



drawing information:

drawing by:	BTA
drawing checked by:	AB
drawing scale:	3/32" = 1'-0"
drawing date:	22 May 2026
project number:	24040.00.MA

drawing revisions:

No.	Description	Date
1	Site Plan Amendment	10.24.2024
2	Site Plan Amendment 2	05.22.2026

registration:

drawing name:

Building E - Sixth Floor Plan

drawing number:

E_A-106

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project information

406 BOSTON POST RD - BUILDING E1

406 BOSTON POST ROAD.
PORT CHESTER, NY 10573

client information

BOSTON POST ROAD OWNER LLC c/o ROSE ASSOCIATES CAPITAL GROUP LLC

777 Third Avenue, 6th Floor New York New York 10017

consultant information

issuance

SITE PLAN SUBMISSION

NOT FOR CONSTRUCTION

key plan



drawing information

drawing by:	BTA
drawing checked by:	AB
drawing scale:	3/32" = 1'-0"
drawing date:	22 May 2026
project number:	24040.00.MA

drawing revisions:

No.	Description	Date
1	Site Plan Amendment	10.24.2024
2	Site Plan Amendment 2	05.22.2026

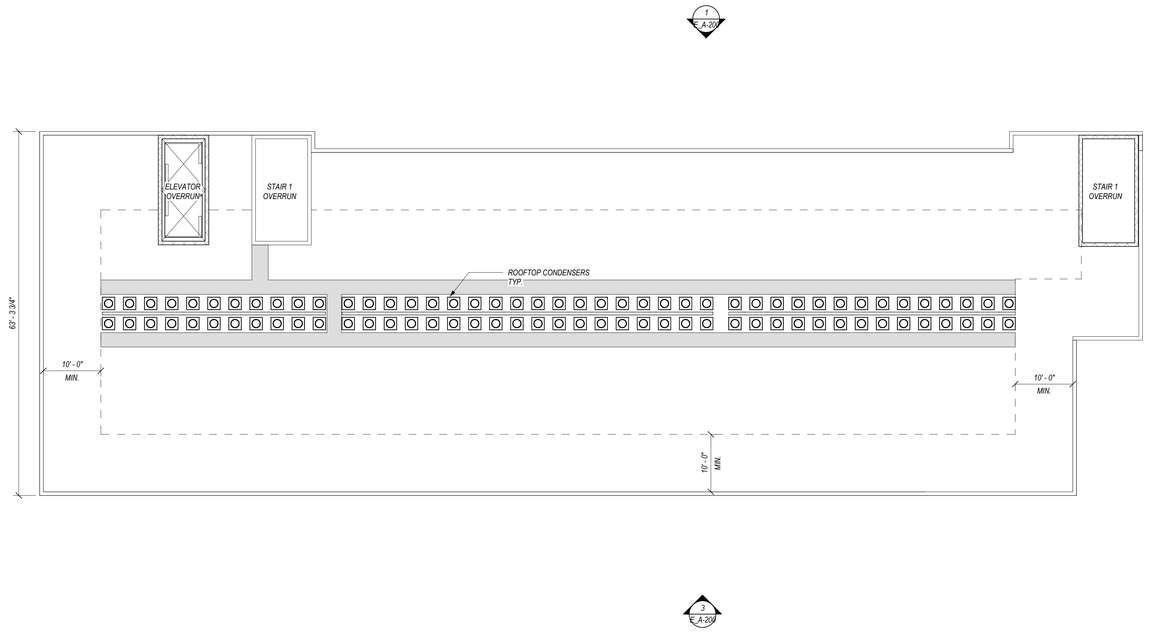
registration

drawing name

Building E - Roof Plan

drawing number

E_A-107



6th FLOOR ROOFTOP AMENITY BELOW

2
E_A-201

Building E - Roof Plan
3/32" = 1'-0"

1
E_A-107

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Building E2 - North
1/16" = 1'-0"
7
E_A-200

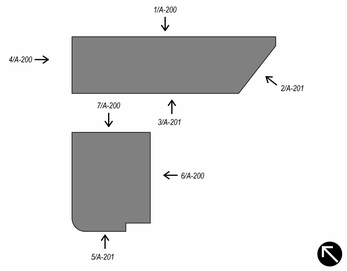


Building E2 - East
1/16" = 1'-0"
6
E_A-200



Building E2 - South
1/16" = 1'-0"
5
E_A-200

BUILDING E - ELEVATION KEY PLAN



EXTERIOR MATERIAL LEGEND

1 GLASS STOREFRONT



2 WOOD RAINSCREEN



3 GLASS NANAWALL



4 STEEL PERGOLA



5 VERTICAL FIBER CEMENT PANEL - DARK GREY



6 WOOD-LIKE FIBER CEMENT SIDING - GREY



7 CORTEN STEEL



8 GLASS BALCONY



9 MESH BALCONY







Building E1 - E2 - West
1/16" = 1'-0"
4
E_A-200



Building E - South
1/16" = 1'-0"
3
E_A-200



Building E - East
1/16" = 1'-0"
2
E_A-200



Building E - North
1/16" = 1'-0"
1
E_A-200

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project information

406 BOSTON POST RD - BUILDING E1

406 BOSTON POST ROAD,
PORT CHESTER, NY 10573

client information

BOSTON POST ROAD OWNER LLC c/o ROSE ASSOCIATES CAPITAL GROUP LLC

777 Third Avenue, 6th Floor New York New York 10017

issuance

SITE PLAN SUBMISSION

NOT FOR CONSTRUCTION

key plan



drawing information

drawing by:	BTA
drawing checked by:	AB
drawing scale:	As indicated
drawing date:	22 May 2026
project number:	24040.00.MA

drawing revisions:

No.	Description	Date
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2	Site Plan Amendment 2	05.22.2026

registration

drawing name

Building E - Exterior Elevations

drawing number

E_A-200

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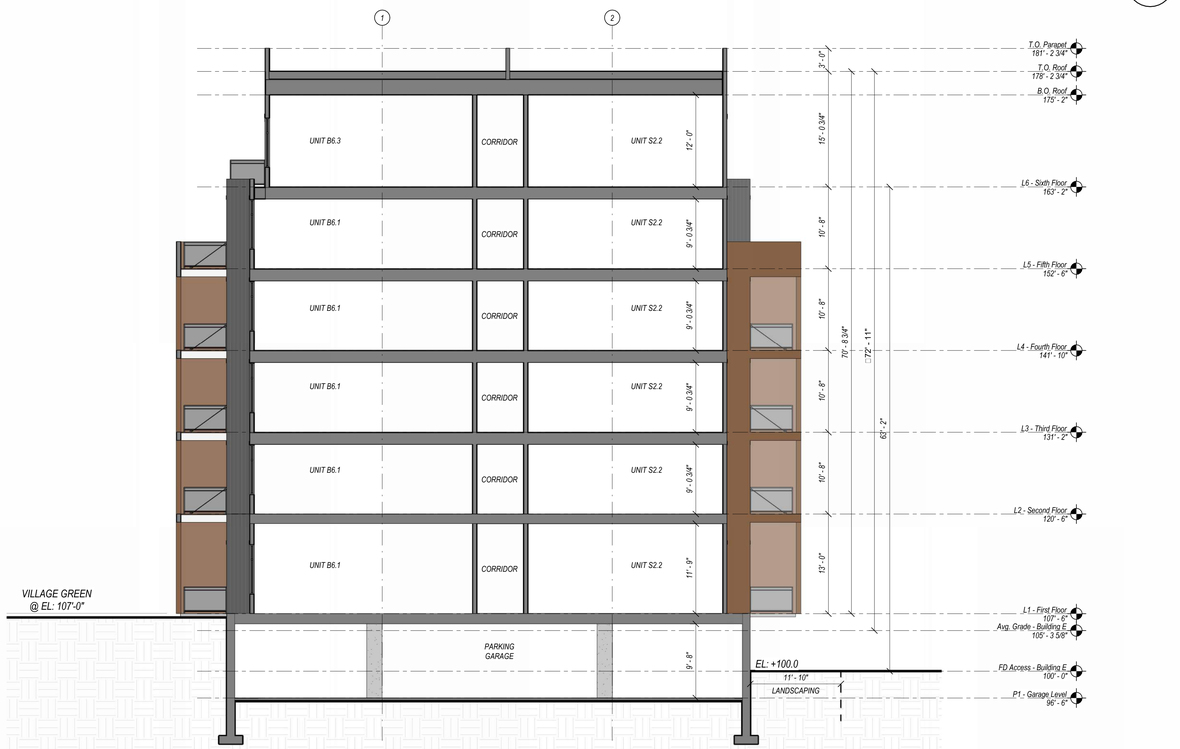
Building E2 - Section
1/8" = 1'-0"
2
E_A-300



Building E1 - Section
1/8" = 1'-0"
1
E_A-300

project information:
406 BOSTON POST RD - BUILDING E1
406 BOSTON POST ROAD,
PORT CHESTER, NY 10573

client information:
BOSTON POST ROAD OWNER LLC c/o ROSE ASSOCIATES CAPITAL GROUP LLC

777 Third Avenue, 6th Floor New York New York 10017

issuance:
SITE PLAN SUBMISSION
NOT FOR CONSTRUCTION

key plan:

drawing information:

drawing by:	BTA
drawing checked by:	AB
drawing scale:	1/8" = 1'-0"
drawing date:	22 May 2026
project number:	24040.00.MA

drawing revisions:

No.	Description	Date
1	Site Plan Amendment	10.24.2024
2	Site Plan Amendment 2	05.22.2026

registration:

drawing name:
Building Sections

drawing number:
E_A-300

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UNITED HOSPITAL REDEVELOPMENT

406 BOSTON POST ROAD
VILLAGE OF PORT CHESTER, NEW YORK
SITE PLAN RESUBMISSION
SLR #6975-01/21543.00009

MAY 22, 2026

REVISED: JULY 16, 2024
REVISED: AUGUST 26, 2024 (WCDOH SUBMISSION)
REVISED: NOVEMBER 5, 2024 (WCDOH COMMENTS)
REVISED: MAY 5, 2025 (WCDOH COMMENTS)
REVISED: MAY 8, 2025 (BUILDING REVISIONS)
REVISED: JUNE 11, 2025 (WCDOH SUBMISSION)
REVISED: JUNE 24, 2025 (WCDOH COMMENTS)
REVISED: AUGUST 7, 2025 (UTILITY REVISIONS)
REVISED: AUGUST 27, 2025 (WCDOH COMMENTS)
REVISED: SEPTEMBER 10, 2025 (WCDOH COMMENTS)
REVISED: OCTOBER 2, 2025 (WCDOH COMMENTS)
REVISED: OCTOBER 30, 2025 (WCDOH COMMENTS)
REVISED: NOVEMBER 11, 2025 (CONFORMANCE SET)
ZONING RESUBMISSION: MAY 22, 2026

GENERAL NOTES

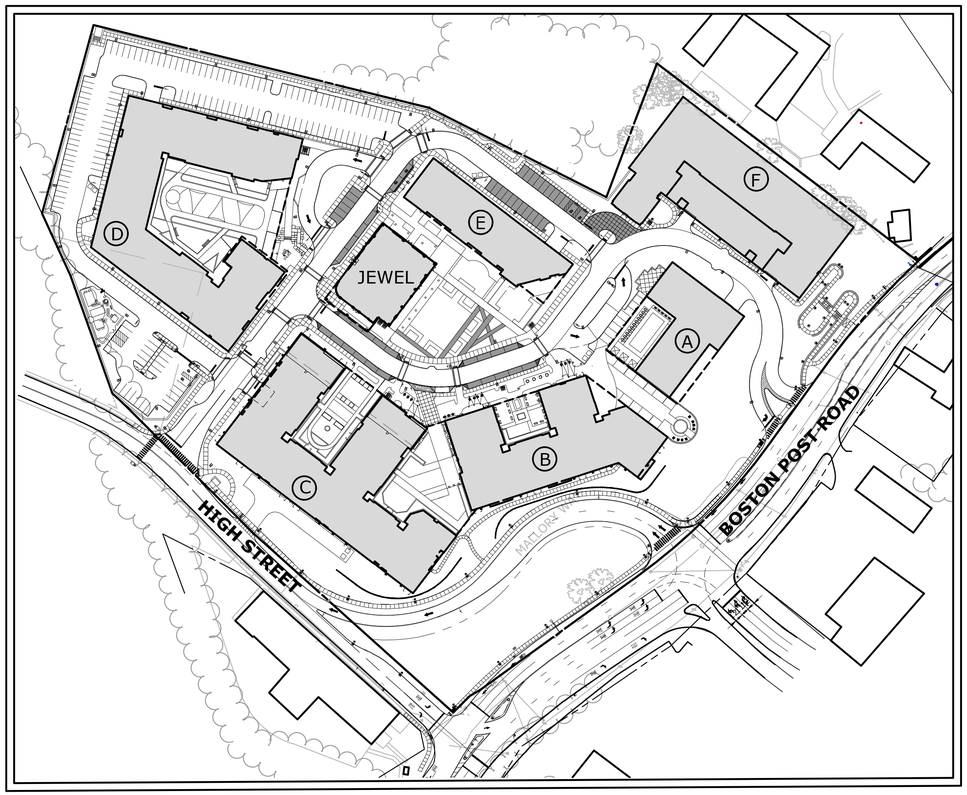
1. SLR INTERNATIONAL CORPORATION ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF MAPS AND DATA WHICH HAVE BEEN SUPPLIED BY OTHERS.
2. SEDIMENT AND EROSION CONTROL MEASURES AS DEPICTED ON THESE PLANS AND DESCRIBED WITHIN THE SEDIMENT AND EROSION CONTROL NARRATIVE SHALL BE IMPLEMENTED AND MAINTAINED UNTIL PERMANENT COVER AND STABILIZATION IS ESTABLISHED. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL CONFORM TO THE "NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, NEW YORK - 2016", AND IN ALL CASES BEST MANAGEMENT PRACTICES SHALL PREVAIL.
3. INFORMATION REGARDING THE LOCATION OF EXISTING UTILITIES HAS BEEN BASED UPON AVAILABLE INFORMATION AND MAY BE INCOMPLETE, AND WHERE SHOWN SHOULD BE CONSIDERED APPROXIMATE. THE LOCATION OF ALL EXISTING UTILITIES SHOULD BE CONFIRMED PRIOR TO BEGINNING CONSTRUCTION. CALL "DIG SAFELY NEW YORK", 1-800-968-7962. ALL UTILITY LOCATIONS THAT DO NOT MATCH THE VERTICAL OR HORIZONTAL CONTROL SHOWN ON THE PLANS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR RESOLUTION.
4. ALL PROPOSED UTILITY SERVICES ARE TO BE UNDERGROUND. THE EXACT LOCATION AND SIZE OF ELECTRIC, TELEPHONE, CABLE TELEVISION, AND GAS ARE TO BE DETERMINED BY THE RESPECTIVE UTILITY COMPANIES. CERTAIN PORTION OF OVERHEAD ELECTRICAL UTILITY SERVICES TO REMAIN ABOVE GROUND, REFER TO PLANS FOR THAT INFORMATION.
5. ALL DIMENSIONS AND ELEVATIONS SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
6. ALL DISTURBED AREAS SHALL RECEIVE A MINIMUM OF 4" OF TOPSOIL, AND BE SEEDED WITH GRASS, AS SHOWN ON THE PLANS.
7. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS INDICATE FINISHED GRADE.
8. ALL CONSTRUCTION MATERIALS AND METHODS SHALL CONFORM TO THE VILLAGE OF PORT CHESTER REQUIREMENTS AND TO THE APPLICABLE SECTIONS OF THE STATE OF NEW YORK DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.
9. ALL GUTTERS AND ROOF DRAINS SHALL BE TIED INTO THE PROPOSED STORM DRAINAGE SYSTEM.
10. THE PLANS REQUIRE A CONTRACTOR'S WORKING KNOWLEDGE OF LOCAL, MUNICIPAL, WATER AUTHORITY, AND STATE CODES FOR UTILITY SYSTEMS. ANY CONFLICTS BETWEEN MATERIALS AND LOCATIONS SHOWN, AND LOCAL REQUIREMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE EXECUTION OF WORK. THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH UTILITIES IMPACTED BY THIS PROJECT INCLUDING DEMOLITION AND NEW WORK. ALL UTILITY WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF EACH UTILITY COMPANY HAVING JURISDICTION IN THE PROJECT AREA. THE ENGINEER WILL NOT BE HELD LIABLE FOR COSTS INCURRED TO IMPLEMENT OR CORRECT WORK WHICH DOES NOT CONFORM TO LOCAL CODE.
11. THE PROPOSED BUILDINGS ARE TO BE CONNECTED TO PUBLIC WATER AND SANITARY SEWER.
12. ALL RETAINING WALLS IN EXCESS OF 4 FT. EXPOSED HEIGHT SHALL BE DESIGNED BY A NEW YORK STATE PROFESSIONAL ENGINEER AND BE ACCOMPANIED BY A CONSTRUCTION DETAIL AND CROSS SECTION VIEW SHOWING MATERIALS TO DESCRIBE THE PROPOSED WALL DESIGN AND AESTHETICS, AND CALCULATIONS. ALL DESIGN MATERIALS AND CALCULATIONS SHALL BE SIGNED AND SEALED BY A NEW YORK STATE LICENSED PROFESSIONAL ENGINEER AND WILL NEED TO BE APPROVED BY THE VILLAGE OF PORT CHESTER PRIOR TO ISSUE OF BUILDING PERMIT.
13. THE CONTRACTOR MUST MAINTAIN (REPAIR/REPLACE WHEN NECESSARY) THE SILTATION CONTROLS UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETED AND ALL DISTURBED AREAS ARE PERMANENTLY STABILIZED.
14. THE CONTRACTOR IS RESPONSIBLE FOR SECURING WORK AREA.
15. COMPLIANCE WITH THE PERMIT CONDITIONS IS THE RESPONSIBILITY OF BOTH THE CONTRACTOR AND THE PERMITTEE.
16. BOUNDARY AND TOPOGRAPHIC INFORMATION IS BASED UPON FIELD SURVEY CONDUCTED BY: 1) BARRETT BONACCI &VAN WEELE, PC, TAKEN FROM A MAP ENTITLED "ALTA/NSPS LAND TITLE SURVEY," AT A SCALE OF 1"=40', DATED: SEPTEMBER 25, 2020; 2) BARRETT BONACCI &VAN WEELE, PC, TAKEN FROM A MAP ENTITLED "TOPOGRAPHIC SURVEY," AT A SCALE OF 1"=40', DATED: AUGUST 5, 2014.

LEGEND

EXISTING		PROPOSED
	STREET LINE	
	PROPERTY LINE	
	SETBACK LINE	
68	CONTOUR	68
x68.3	SPOT GRADE	+70.5
	WETLANDS	
	TREE LINE	
	TREE/SHRUB	
	STONEWALL	
	GUY WIRE	
	ROOF DRAINS	
	DRAINAGE INLET / STRUCTURE	
	SITE LIGHT	
	HYDRANT	
	WATER METER	
WV	WATER VALVE	WV
GV	GAS VALVE	GV
	CATCH BASIN	
	MANHOLE/YARD DRAIN/AREA DRN.	
S S	SANITARY SEWER W/MANHOLE	SAN SAN
	STORM DRAIN W/CATCH BASIN	
W	WATER MAIN	W
G	GAS MAIN	G
E	ELECTRIC LINE	E
T	TELEPHONE LINE	T
	UTILITY POLE	
	TRAFFIC SIGN	
	IRON PIPE	
	MONUMENT	
	EDGE OF PAVEMENT W/CURB	
	RETAINING WALL	
	HANDICAP PARKING	
	MONUMENT FOUND	
	SIDEWALK	
	TEST PIT	

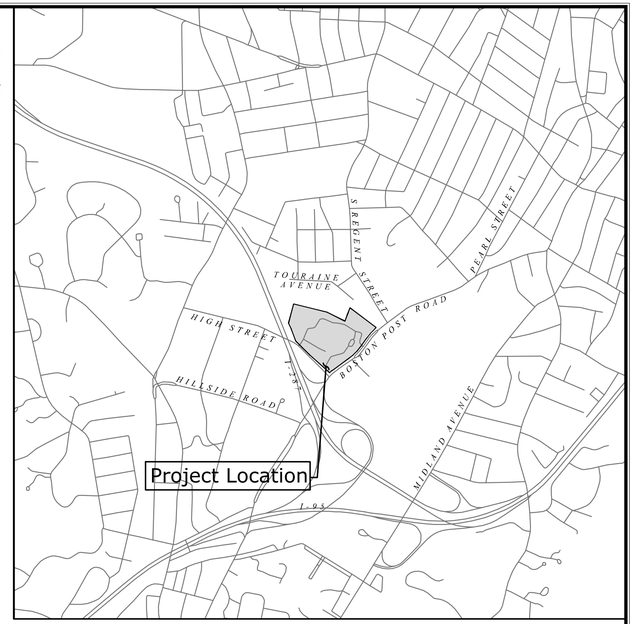
ZONING DATA TABLE

ZONE: PMU PLANNED MIXED USE	REQUIRED	APPROVED	PROPOSED
LOT AREA	NR	672,962 S.F.	675,962 S.F.
LOT IMPERVIOUS COVERAGE	90% MAX.	80%	80%
LOT WIDTH		904 FT	904 FT
FRONT YARD		101 FT	101 FT
SIDE YARD		11 FT	11 FT
REAR YARD		60 FT	60 FT
USEABLE OPEN SPACE/DWELLING UNIT	126,900 S.F. (100 SF/ DWELLING UNIT)	155,200 S.F. (173 SF/DWELLING UNIT)	165,400 S.F. (130 SF/ DWELLING UNIT)
PARKING	619 SPACES*	1,001 SPACES (810 GARAGE SPACES, 191 SURFACE SPACES)	1,394 SPACES (1191 GARAGE SPACES, 203 SURFACE SPACES)
*REDUCED FROM 1,102 SPACES USING THE FULL SHARED PARKING REDUCTION FACTOR			



PROJECT SITE VICINITY MAP:

0' 50' 100'
0 1/2" 1"
SCALE 1" = 100'



LOCATION MAP:

0' 500' 1000'
0 1/2" 1"
SCALE 1" = 1000'



WCDOH NOTES

1. THERE ARE NO WELLS WITHIN 25 FEET OF THE SANITARY SEWER.
2. UPON COMPLETION AND PRIOR TO USE, TWO (2) SETS OF AS-BUILT PLANS MUST BE SUBMITTED TOGETHER WITH P.E. CERTIFICATION OF CONSTRUCTION AND ACCEPTABLE RESULTS OF BACTERIOLOGICAL TESTING.
3. LEAKAGE/PRESSURE TESTING SHALL BE PERFORMED IN ACCORDANCE WITH AWWA C600.
4. BACTERIOLOGICAL AND DISINFECTION TESTING SHALL BE PERFORMED IN ACCORDANCE WITH AWWA C651 EXCEPT FOR SECTION 4.4.2.
5. SUPPLIER'S RECORDS INDICATE ADEQUATE PRESSURE AND CAPACITY IS AVAILABLE FOR THE AREA.
6. LEAKAGE TESTING SPECIFICATIONS (LOW PRESSURE AIR TESTING OF DIP SEWER PIPE - ASTM STANDARD F-1417, VACUUM TESTING OF CONCRETE MANHOLES - ASTM STANDARDS C-1244).
7. UPON COMPLETION AND PRIOR TO USE, TWO (2) SETS OF AS-BUILT PLANS MUST BE SUBMITTED TO THE WESTCHESTER COUNTY HEALTH DEPARTMENT (WCDOH) TOGETHER WITH P.E. CERTIFICATION OF CONSTRUCTION AND ACCEPTABLE RESULTS OF AUR OR WATER TESTING OF SEWER AND MANHOLES.
8. WCDOH MUST BE NOTIFIED A MINIMUM OF 48 HOURS PRIOR TO ANY LEAKAGE TESTS.

LIST OF DRAWINGS

NO.	NAME	TITLE
01	--	TITLE SHEET
02		RESUBDIVISION MAP
03	IN	INDEX PLAN
04	ABG	SITE PLAN - AVERAGE BUILDING GRADE
05	LA	SITE PLAN - LAYOUT
06	LS	SITE PLAN - LANDSCAPING
07	ENL-1	BUILDING: A, B, & C - COURTYARD ENLARGEMENT
08	ENL-2	BUILDING: D & F - COURTYARD ENLARGEMENT
09	ENL-3	BUILDING: E - COURTYARD ENLARGEMENT
10	ENL-4	BUILDINGS: C AND JEWEL BOX ROOFTOP ENLARGEMENTS
11	GR	SITE PLAN - GRADING
12	UT	SITE PLAN - UTILITIES
13	LI-0	SITE PLAN - LIGHTING
14	IMP	LAND USE MAP
15	OP-1	OPEN SPACE REQUIREMENTS
16	OP-2	TENANT USAGE OPEN SPACE

PREPARED BY:

SLR
231 MAIN STREET, SUITE 102
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SLR Engineering, Landscape Architecture, and Land Surveying P.C.
Registration No. 083112

PREPARED FOR:

BOSTON POST ROAD OWNER LLC
C/O ROSE ASSOCIATES CAPITAL GROUP LLC
777 THIRD AVENUE, 6TH FLOOR
NEW YORK, NY 10017-1307

406 BOSTON POST ROAD DEV AMS LLC
ONE BRIDGE PLAZA NORTH, SUITE 840
FORT LEE, NJ 07024

811 Know what's below. Call before you dig. www.cbyd.com

STATE OF NEW YORK — STEPHEN ROBERT SIEGEL — 073898 — LICENSED PROFESSIONAL ENGINEER

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ANY ALTERATION OR REVISIONS OF THESE PLANS, UNLESS DONE BY OR UNDER THE DIRECTION OF THE NYS LICENSED AND REGISTERED ENGINEER THAT PREPARED THEM, IS A VIOLATION OF THE NYS EDUCATION LAW.

Plotted: 11/20/2025 By: Stephen Siegel
File Name: C:\Users\ssiegel\Desktop\Work Files\United Hospital Redevelopment - 21543.00009\Drawings\Site Plan\01 TITLE SHEET.dwg

SURVEY NOTES:

1. NORTH ARROW AND BEARINGS ARE BASED UPON AN REFERENCE MAP 2A.
2. REFERENCE IS HEREBY MADE TO THE FOLLOWING MAPS:
   A. "ALTA/NSPS LAND TITLE SURVEY, PROPERTY SITUATE, INC., VILLAGE OF PORT CHESTER, WESTCHESTER COUNTY, NEW YORK," SCALE: 1"=40', DATED: SEPTEMBER 25, 2020, REVISED TO: 10/16/2020, PREPARED BY: BARRETT, BONACCI & VAN WEELE, INC.
   B. "COMPILATION PLAN, PREPARED FOR: ROSE ASSOCIATES, BOSTON POST ROAD & HIGH STREET, VILLAGE OF PORT CHESTER, WESTCHESTER COUNTY, NEW YORK", SCALE: 1"=40', DATED: JUNE 9, 2020, PREPARED BY: MILONE & MACBROOM, INC.
   C. "SUBDIVISION MAP, PROPERTY OF: BOSTON POST RD OWNER, LLC, UNITED HOSPITAL REDEVELOPMENT, 406 BOSTON POST ROAD & 999 HIGH STREET, VILLAGE OF PORT CHESTER, TOWN OF RYE, WESTCHESTER COUNTY, NEW YORK", SCALE: 1"=50', DATED: JULY 18, 2023, REVISED TO: 10/31/25, PREPARED BY: SLR SHEETS 1–5.
3. TOTAL AREA = 672,965 S.F. 15.449 ACRES.
4. PROPERTY IS SHOWN ON THE TAX MAP OF THE TOWN OF RYE – VILLAGE OF PORT CHESTER, WESTCHESTER COUNTY, NEW YORK, SECTION 141–052, BLOCK 1, LOTS 2, 2.1 & 2.4.
5. PROPERTY IS LOCATED IN WESTCHESTER COUNTY INDEX SYSTEM ON SHEET 58, BLOCK 5649.
6. PRIOR TO ANY BUILDING BEING GRANTED AN ADDRESS BY THE UNITED STATES POST OFFICE AND PRIOR TO ANY CERTIFICATE OF OCCUPANCY BEING ISSUED FOR ANY SITE BUILDING, THE NAMES OF ROADS WITHIN THE SITE SHALL BE COORDINATED WITH THE VILLAGE'S EMERGENCY SERVICES DEPARTMENTS TO ENSURE NO POTENTIAL CONFLICT WITH EXISTING ADDRESSES IN THE RESPECTIVE RESPONSE AREAS.



LOCATION MAP
SCALE: N.T.S.

LOT 6
AREA
176,080 S.F.
4.042 ACRES

LOT 8
AREA
28,935 S.F.
0.664 ACRES

LOT 5
AREA
16,550 S.F.
0.380 ACRES

LOT 7
"NOT A BUILDING LOT"
AREA
30,015 S.F.
0.689 ACRES

LOT 9
"NOT A BUILDING LOT"
AREA
5,640 S.F.
0.129 ACRES

LAND DESIGNATED FOR FUTURE OFFER OF DEDICATION TO THE VILLAGE FOR HIGHWAY PURPOSES
AREA
48,650 S.F.
1.117 ACRES

LOT 2
AREA
76,225 S.F.
1.750 ACRES

LOT 4
AREA
51,530 S.F.
1.183 ACRES

LOT 1
AREA
167,485 S.F.
3.845 ACRES

LOT 3
"NOT A BUILDING LOT"
AREA
31,625 S.F.
0.726 ACRES

LAND TO BE DEEDED TO THE VILLAGE FOR HIGHWAY PURPOSES
AREA
28,610 S.F.
0.657 ACRES

LAND TO BE DEEDED TO THE STATE OF NEW YORK FOR HIGHWAY PURPOSES
AREA
11,620 S.F.
0.267 ACRES

N/F The Village of Port Chester
N/F Pauline J. Greaige
N/F Port Chester Apartments, Inc.
N/F DPT Enterprises Inc
N/F The Village of Port Chester

MALLORY WAY STREET
HIGH POST ROAD (ROUTE 1)
BOSTON POST ROAD
CROSS WESTCHESTER EXPRESSWAY (I-287) (NEW YORK STATE THRUWAY), NEW ENGLAND SECTION)

PROPOSED BUILDING D
PROPOSED BUILDING E
PROPOSED BUILDING F
PROPOSED BUILDING A
PROPOSED BUILDING B
PROPOSED BUILDING C
PROPOSED JEWEL BOX
PRIVATE ROAD (See Note 6)
ROADS (See Note 6)
Water and R.O.W. Easement (To be Released)
Parking Area Easement In Favor Of U.h. Housing Corp. (To be Released)
Storm Drain Easement (To be Released)
Water & R.O.W Easement (To be Released)
Former Lot Line To be Extinguished
Driveway Easement (To be Released)
8" Sanitary Main

N 5391.9807 E 4804.9213
N 5057.4520 E 5285.2941
N 5061.8717 E 5957.2045

GENERAL NOTES

1. UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.
2. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH THE SURVEYOR'S EMBOSSED SEAL ARE GENUINE, TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.
3. CERTIFICATIONS HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THIS SURVEY WAS PREPARED.
4. CERTIFICATIONS ARE NOT TRANSFERABLE.
5. THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS IS NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED. IF ANY, UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT COVERED BY THIS CERTIFICATE.
6. WATER AND SEWER SERVICE LINES SHALL BE A MINIMUM OF 5' APART.
7. A BLANKET GRADING EASEMENT SHALL BE GRANTED ACROSS THE ENTIRE PROPERTY (ALL LOTS) THAT WILL BE DISSOLVED UPON BUILDING CONSTRUCTION.

PROPOSED PUBLIC WATER/PUBLIC SEWER MAIN EXTENSION

WESTCHESTER COUNTY DEPARTMENT OF HEALTH
NEW ROCHELLE, NEW YORK

APPROVED PURSUANT TO CHAPTER 873, ARTICLE X, SECTIONS 873.951 AND 873.1021 AND ARTICLES VII AND XXII OF THE WESTCHESTER COUNTY SANITARY CODE SUBJECT TO THE PROVISION OF PUBLIC WATER SUPPLY AND PUBLIC SANITARY SEWER FACILITIES TO SERVE EACH HABITABLE BUILDING HEREAFTER CONSTRUCTED. THESE FACILITIES ARE TO BE INSTALLED IN ACCORDANCE WITH LAND IMPROVEMENT PLANS AND SPECIFICATIONS APPROVED BY AND FILED IN THIS OFFICE PRIOR TO THE CONSTRUCTION OF SUCH BUILDING.

EACH PURCHASER OF OR PROPERTY SHOWN HEREON SHALL BE FURNISHED A TRUE COPY OF THIS PLAT SHOWING THIS ENDORSEMENT. ANY ERASURES, CHANGES, ADDITIONS OR ALTERATIONS OF ANY KIND, EXCEPT THE ADDITION OF SIGNATURES OF OTHER APPROVING AUTHORITY AND THE DATE THEREOF MADE ON THIS PLAN AFTER THIS APPROVAL, SHALL INVALIDATE THIS APPROVAL.

_____ DATE: _____
APPROVED BY THE ASSISTANT COMMISSIONER OF HEALTH ON BEHALF OF THE DEPARTMENT OF HEALTH

I, MICHAEL F. MANSFIELD, THE SURVEYOR WHO MADE THIS MAP DO HEREBY CERTIFY THAT THIS MAP IS BASED ON AN ACTUAL SURVEY COMPLETED UNDER MY SUPERVISION ON 10/16/2020 AND THIS MAP WAS COMPLETED ON 3/04/26.

MICHAEL F. MANSFIELD, L.S. NEW YORK STATE LICENSE NO. 050694

STATE OF NEW YORK MICHAEL F. MANSFIELD LICENSED LAND SURVEYOR NO. 050694

STATE OF NEW YORK STEPHEN ROBERT BYRNE 073398 PROFESSIONAL ENGINEER

DATE	REVISION
4/28/26	VILLAGE COMMENTS
3/25/26	SIGNATURE BOXES

THE VILLAGE OF PORT CHESTER TAX ASSESSMENT DESIGNATION

SECTION 141–052
BLOCK 1
LOTS 2, 2.1 & 2.4

WESTCHESTER COUNTY INDEX SYSTEM
SHEET 58
BLOCK 5649

ALL REAL ESTATE TAXES HAVE BEEN PAID TO DATE
Carla Ragusa 5/5/2026
RECEIVER OF TAXES TOWN OF RYE — DATE

APPROVED BY THE VILLAGE OF PORT CHESTER DIRECTOR OF PLANNING AND ECONOMIC DEVELOPMENT
SIGNED THIS 5 DAY OF May

APPROVED FOR FILING
BOSTON POST ROAD OWNER, LLC
BY:
MARC EHRLICH, AUTHORIZED SIGNATORY — DATE

THIS MAP PRODUCED BY ORIGINAL INK DRAWING ON POLY FILM OR LINEN

SLR INTERNATIONAL CORPORATION
99 REALTY DRIVE
CHESHIRE, CT 06410

LEGEND (Proposed)
- PROPOSED DRAINAGE PIPE
- PROPOSED DRAINAGE STRUCTURES
- W — PROPOSED WATER LINE
- SAN — PROPOSED SANITARY LINE

LEGEND (Existing)
- STREET LINE
- PROPERTY LINE
- EASEMENT
- SAN — SANITARY LINE
- W — WATER LINE
- SANITARY MANHOLE
- CATCH BASIN
- RR — RAILROAD SPIKE
- DH — DRILLHOLE FOUND
- MON — MONUMENT FOUND
- PK NAIL — PK NAIL SET
- IPIN — IRON PIN SET

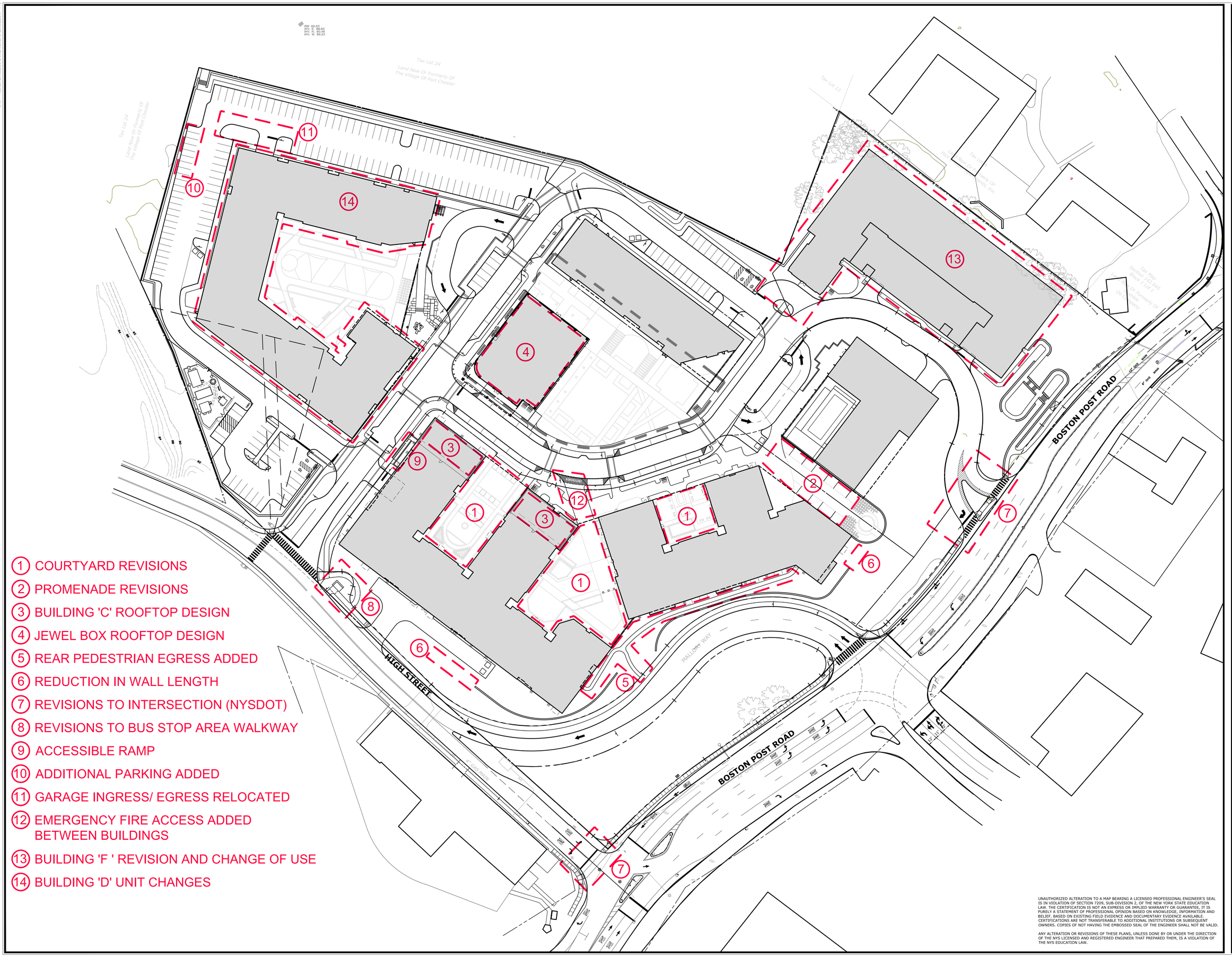
GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

SLR
99 REALTY DRIVE
CHESHIRE, CONNECTICUT
06410
T: 203.271.1773
www.slrconsulting.com
SLR Engineering, Landscape Architecture, and Land Surveying P.C. Registration No. 083112

RESUBDIVISION MAP
PROPERTY OF:
BOSTON POST ROAD OWNER, LLC
UNITED HOSPITAL REDEVELOPMENT
406 BOSTON POST ROAD & 999 HIGH STREET
VILLAGE OF PORT CHESTER, TOWN OF RYE,
WESTCHESTER COUNTY, NEW YORK

SCALE: 1" = 50'	DATE: MARCH 4, 2026	JOB: 16975.00001
FIELD: N/A	DRAWN: TJP	CHCKD: MFM	SHEET: 1 OF 1

Copyright SLR Engineering, Landscape Architecture, and Land Surveying, P.C. Registration No. 083112 - 2026



1. COURTYARD REVISIONS
2. PROMENADE REVISIONS
3. BUILDING 'C' ROOFTOP DESIGN
4. JEWEL BOX ROOFTOP DESIGN
5. REAR PEDESTRIAN EGRESS ADDED
6. REDUCTION IN WALL LENGTH
7. REVISIONS TO INTERSECTION (NYSDOT)
8. REVISIONS TO BUS STOP AREA WALKWAY
9. ACCESSIBLE RAMP
10. ADDITIONAL PARKING ADDED
11. GARAGE INGRESS/ EGRESS RELOCATED
12. EMERGENCY FIRE ACCESS ADDED BETWEEN BUILDINGS
13. BUILDING 'F ' REVISION AND CHANGE OF USE
14. BUILDING 'D' UNIT CHANGES

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N
W E
S

0' 20' 40'
0 40 80'

SLR
231 MAIN STREET, SUITE 102
NEW PALTZ, NY 12561
845.633.8153
WWW.SLRCONSULTING.COM
SLR Engineering, Landscape Architecture, and Land Surveying P.C.
Registration No. 083112

DESCRIPTION	DATE	BY

INDEX PLAN

UNITED HOSPITAL REDEVELOPMENT

406 BOSTON POST ROAD
VILLAGE OF PORT CHESTER, NEW YORK

JW	LM	JW/TD
DESIGNED	DRAWN	CHECKED

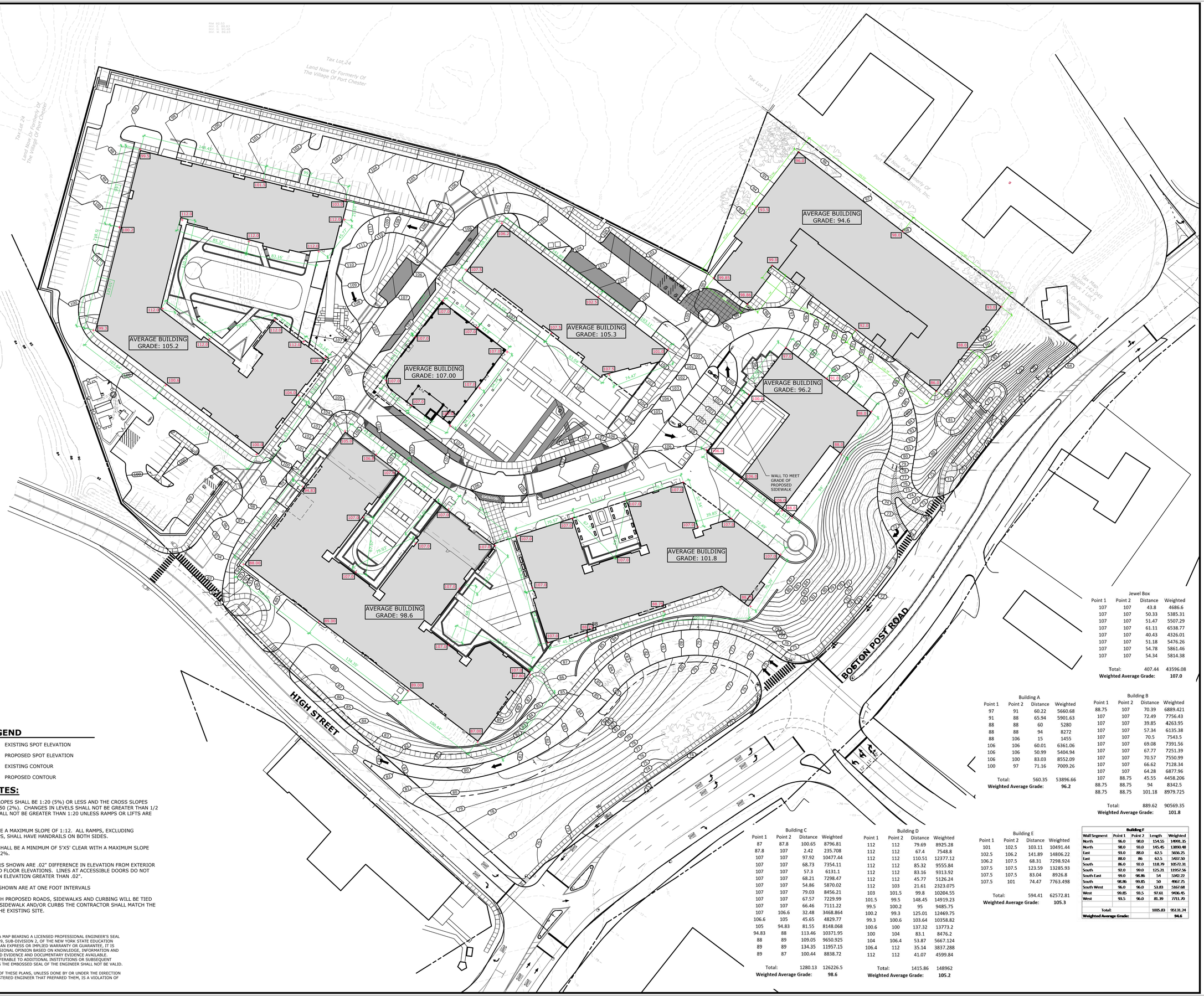
SCALE: 1"=40'

DATE: MAY 22, 2026

PROJECT NO.: 6975-01/21543.00009

SHEET NO.: 03 OF 16

SHEET NAME: IP



GRADING LEGEND

×70.5	EXISTING SPOT ELEVATION
+70.5	PROPOSED SPOT ELEVATION
———70———	EXISTING CONTOUR
———(124)———	PROPOSED CONTOUR

GRADING NOTES:

1. ACCESSIBLE ROUTE SLOPES SHALL BE 1:20 (5%) OR LESS AND THE CROSS SLOPES SHALL NOT EXCEED 1:50 (2%). CHANGES IN LEVELS SHALL NOT BE GREATER THAN 1/2 INCH, AND SLOPES SHALL NOT BE GREATER THAN 1:20 UNLESS RAMPS OR LIFTS ARE PROVIDED.
2. ALL RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1:12. ALL RAMPS, EXCLUDING SIDEWALK DROP RAMPS, SHALL HAVE HANDRAILS ON BOTH SIDES.
3. ALL RAMP LANDINGS SHALL BE A MINIMUM OF 5'X5' CLEAR WITH A MAXIMUM SLOPE AND CROSS-PITCH OF 2%.
4. ALL ACCESSIBLE DOORS SHOWN ARE .02" DIFFERENCE IN ELEVATION FROM EXTERIOR TO INTERIOR FINISHED FLOOR ELEVATIONS. LINES AT ACCESSIBLE DOORS DO NOT INDICATE A CHANGE IN ELEVATION GREATER THAN .02".
5. EXISTING CONTOURS SHOWN ARE AT ONE FOOT INTERVALS
6. IN ALL CASES IN WHICH PROPOSED ROADS, SIDEWALKS AND CURBING WILL BE TIED INTO EXISTING ROAD/SIDEWALK AND/OR CURBS THE CONTRACTOR SHALL MATCH THE LINE AND GRADE OF THE EXISTING SITE.

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Jewel Box

Point 1	Point 2	Distance	Weighted
107	107	43.8	4686.6
107	107	50.33	5385.31
107	107	51.47	5507.29
107	107	61.11	6538.77
107	107	40.43	4326.01
107	107	51.18	5476.26
107	107	54.78	5861.46
107	107	54.34	5814.38
Total:		407.44	43596.08
Weighted Average Grade:			107.0

Building A

Point 1	Point 2	Distance	Weighted
97	91	60.22	5660.68
91	88	65.94	5901.63
88	88	60	5280
88	88	94	8272
88	106	15	1455
106	106	60.01	6361.06
106	106	50.99	5404.94
106	100	83.03	8552.09
100	97	71.16	7009.26
Total:		560.35	53896.66
Weighted Average Grade:			96.2

Building B

Point 1	Point 2	Distance	Weighted
88.75	107	70.39	6889.421
107	107	72.49	7756.43
107	107	39.85	4263.95
107	107	57.34	6135.38
107	107	70.5	7543.5
107	107	69.08	7391.56
107	107	67.77	7251.39
107	107	70.57	7550.99
107	107	66.62	7128.34
107	107	64.28	6877.96
107	88.75	45.55	4458.206
88.75	88.75	94	8342.5
88.75	88.75	101.18	8979.725
Total:		889.62	90569.35
Weighted Average Grade:			101.8

Building C

Point 1	Point 2	Distance	Weighted
87	87.8	100.65	8796.81
87.8	107	2.42	235.708
107	107	97.92	10477.44
107	107	68.73	7354.11
107	107	57.3	6131.1
107	107	68.21	7298.47
107	107	54.86	5870.02
107	107	79.03	8456.21
107	107	67.57	7229.99
107	107	66.46	7111.22
107	106.6	32.48	3468.864
106.6	105	45.65	4829.77
105	94.83	81.55	8148.068
94.83	88	113.46	10371.95
88	89	109.05	9650.925
89	89	134.35	11957.15
89	87	100.44	8838.72
Total:		1280.13	126226.5
Weighted Average Grade:			98.6

Building D

Point 1	Point 2	Distance	Weighted
112	112	79.69	8925.28
112	112	67.4	7548.8
112	112	110.51	12377.12
112	112	85.32	9555.84
112	112	83.16	9313.92
112	112	45.77	5126.24
112	103	21.61	2323.075
103	101.5	99.8	10204.55
101.5	99.5	148.45	14919.23
99.5	100.2	95	9485.75
100.2	99.3	125.01	12469.75
99.3	100.6	103.64	10358.82
100.6	100	137.32	13773.2
100	104	83.1	8476.2
104	106.4	53.87	5667.124
106.4	112	35.14	3837.288
112	112	41.07	4599.84
Total:		1415.86	148962
Weighted Average Grade:			105.2

Building E

Point 1	Point 2	Distance	Weighted
101	102.5	103.11	10491.44
102.5	106.2	141.89	14806.22
106.2	107.5	68.31	7298.924
107.5	107.5	123.59	13285.93
107.5	107.5	83.04	8926.8
107.5	101	74.47	7763.498
Total:		594.41	62572.81
Weighted Average Grade:			105.3

Building F

Wall Segment	Point 1	Point 2	Length	Weighted
North	96.0	98.0	154.55	14998.35
North	98.0	93.0	145.45	13890.48
East	93.0	88.0	62.5	5656.25
East	88.0	86	62.5	5437.50
South	86.0	92.0	118.79	10572.31
South	92.0	99.0	125.21	11957.56
South East	99.0	98.86	54	5342.22
South	98.86	99.85	50	4967.75
South West	96.0	96.0	53.83	5167.68
West	99.85	93.5	97.61	9436.45
West	93.5	96.0	81.39	7711.70
Total:			1005.83	95131.24
Weighted Average Grade:				84.6

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Registration No. 083112

DESCRIPTION	DATE	BY

SITE PLAN - AVERAGE BUILDING GRADE

UNITED HOSPITAL REDEVELOPMENT

406 BOSTON POST ROAD
VILLAGE OF PORT CHESTER, NEW YORK

JW	LM	JW/TD
DESIGNED	DRAWN	CHECKED

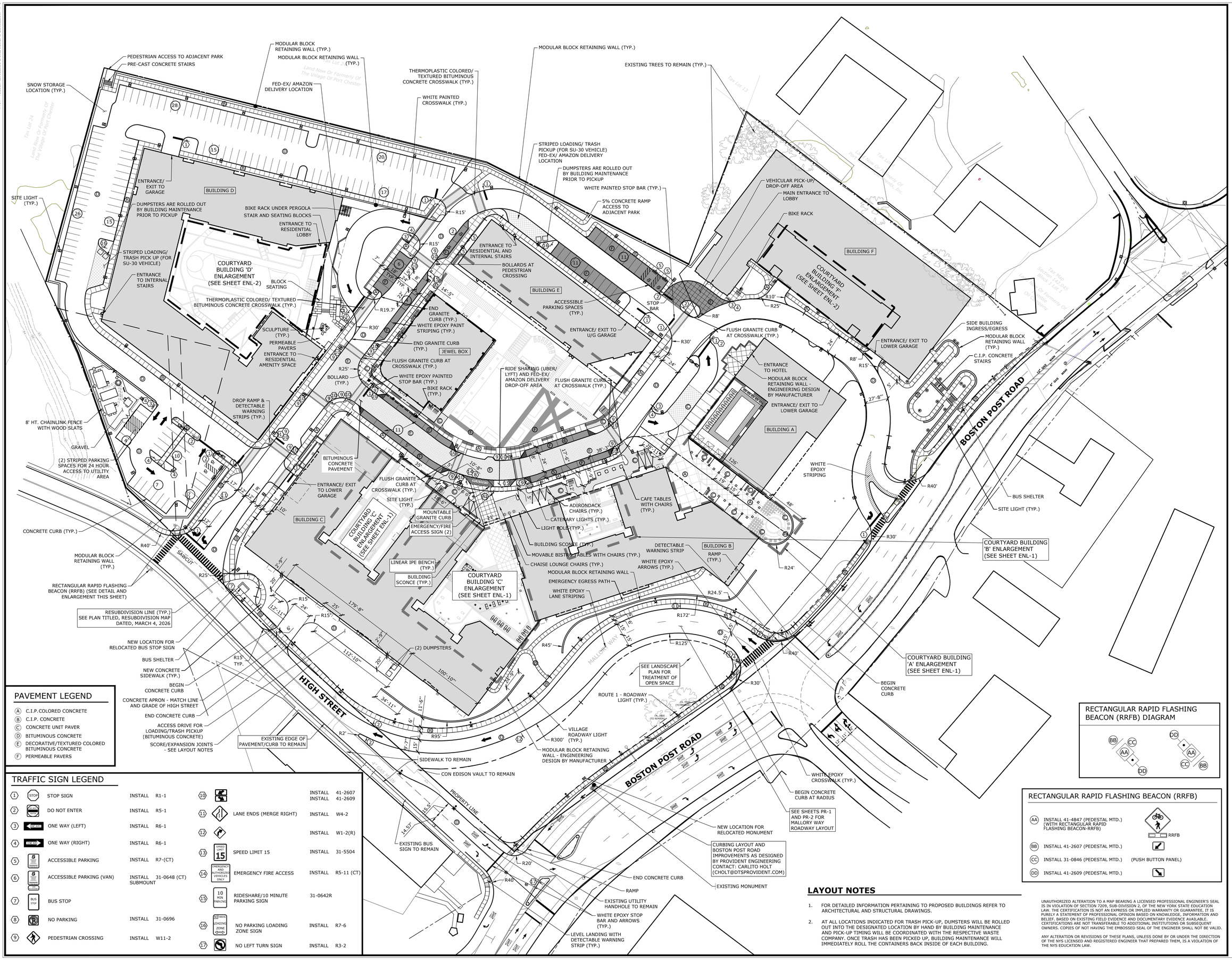
SCALE: 1"=40'

DATE: MAY 22, 2026

PROJECT NO.: 6975-01/21543.00009

SHEET NO.: 04 OF 16

SHEET NAME: ABG


PEDESTRIAN ACCESS TO ADJACENT PARK
PRE-CAST CONCRETE STAIRS
SNOW STORAGE LOCATION (TYP.)
MODULAR BLOCK RETAINING WALL (TYP.)
MODULAR BLOCK RETAINING WALL (TYP.)
FED-EX/ AMAZON DELIVERY LOCATION
THERMOPLASTIC COLORED/ TEXTURED BITUMINOUS CONCRETE CROSSWALK (TYP.)
WHITE PAINTED CROSSWALK (TYP.)
MODULAR BLOCK RETAINING WALL (TYP.)
EXISTING TREES TO REMAIN (TYP.)
STRIPED LOADING/ TRASH PICKUP (FOR SU-30 VEHICLE) FED-EX/ AMAZON DELIVERY LOCATION
DUMPSTERS ARE ROLLED OUT BY BUILDING MAINTENANCE PRIOR TO PICKUP
WHITE PAINTED STOP BAR (TYP.)
5% CONCRETE RAMP ACCESS TO ADJACENT PARK
VEHICULAR PICK-UP/ DROP-OFF AREA
MAIN ENTRANCE TO LOBBY
BIKE RACK
BUILDING F
COURTYARD BUILDING 'F' ENLARGEMENT (SEE SHEET ENL-2)
SITE LIGHT (TYP.)
ENTRANCE/ EXIT TO GARAGE
BUILDING D
DUMPSTERS ARE ROLLED OUT BY BUILDING MAINTENANCE PRIOR TO PICKUP
BIKE RACK UNDER PERGOLA
STAIR AND SEATING BLOCKS
ENTRANCE TO RESIDENTIAL LOBBY
STRIPED LOADING/ TRASH PICK UP (FOR SU-30 VEHICLE)
ENTRANCE TO INTERNAL STAIRS
COURTYARD BUILDING 'D' ENLARGEMENT (SEE SHEET ENL-2)
BLOCK SEATING
THERMOPLASTIC COLORED/ TEXTURED BITUMINOUS CONCRETE CROSSWALK (TYP.)
SCULPTURE (TYP.)
PERMEABLE PAVERS
ENTRANCE TO RESIDENTIAL AMENITY SPACE
ENTRANCE TO RESIDENTIAL AND INTERNAL STAIRS
BOLLARDS AT PEDESTRIAN CROSSING
BUILDING E
ACCESSIBLE PARKING SPACES (TYP.)
ENTRANCE/ EXIT TO U/G GARAGE
STOP BAR
END GRANITE CURB (TYP.)
WHITE EPOXY PAINT STRIPING (TYP.)
END GRANITE CURB (TYP.)
JEWEL BOX
FLUSH GRANITE CURB AT CROSSWALK (TYP.)
WHITE EPOXY PAINTED STOP BAR (TYP.)
BIKE RACK (TYP.)
BOLLARD (TYP.)
RIDE SHARING (UBER/ LYFT) AND FED-EX/ AMAZON DELIVERY DROP-OFF AREA
FLUSH GRANITE CURB AT CROSSWALK (TYP.)
FLUSH GRANITE CURB AT CROSSWALK (TYP.)
ENTRANCE TO HOTEL
MODULAR BLOCK RETAINING WALL - ENGINEERING DESIGN BY MANUFACTURER
ENTRANCE/ EXIT TO LOWER GARAGE
BUILDING A
SIDE BUILDING INGRESS/EGRESS
MODULAR BLOCK RETAINING WALL (TYP.)
C.I.P. CONCRETE STAIRS
ENTRANCE/ EXIT TO LOWER GARAGE
DROP RAMP & DETECTABLE WARNING STRIPS (TYP.)
8' HT. CHAINLINK FENCE WITH WOOD SLATS
GRAVEL
(2) STRIPED PARKING SPACES FOR 24 HOUR ACCESS TO UTILITY AREA
BITUMINOUS CONCRETE PAVEMENT
ENTRANCE/ EXIT TO LOWER GARAGE
FLUSH GRANITE CURB AT CROSSWALK (TYP.)
SITE LIGHT (TYP.)
MOUNTABLE GRANITE CURB
EMERGENCY/FIRE ACCESS SIGN (2)
BUILDING C
COURTYARD BUILDING 'C' ENLARGEMENT (SEE SHEET ENL-1)
CAFE TABLES WITH CHAIRS (TYP.)
ADIRONDACK CHAIRS (TYP.)
CATENARY LIGHTS (TYP.)
LIGHT POLE (TYP.)
BUILDING SCONCE (TYP.)
MOVABLE BISTRO TABLES WITH CHAIRS (TYP.)
CHAISE LOUNGE CHAIRS (TYP.)
LINEAR IPE BENCH (TYP.)
BUILDING SCONCE (TYP.)
COURTYARD BUILDING 'C' ENLARGEMENT (SEE SHEET ENL-1)
MODULAR BLOCK RETAINING WALL
EMERGENCY EGRESS PATH
WHITE EPOXY LANE STRIPING
DETECTABLE WARNING STRIP
BUILDING B
RAMP (TYP.)
WHITE EPOXY ARROWS (TYP.)
WHITE EPOXY STRIPING
BUS SHELTER
SITE LIGHT (TYP.)
COURTYARD BUILDING 'B' ENLARGEMENT (SEE SHEET ENL-1)
CONCRETE CURB (TYP.)
MODULAR BLOCK RETAINING WALL (TYP.)
RECTANGULAR RAPID FLASHING BEACON (RRFB) (SEE DETAIL AND ENLARGEMENT THIS SHEET)
SAWCUT
RESUBDIVISION LINE (TYP.) SEE PLAN TITLED, RESUBDIVISION MAP DATED, MARCH 4, 2026
NEW LOCATION FOR RELOCATED BUS STOP SIGN
BUS SHELTER
NEW CONCRETE SIDEWALK (TYP.)
BEGIN CONCRETE CURB
CONCRETE APRON - MATCH LINE AND GRADE OF HIGH STREET
END CONCRETE CURB
ACCESS DRIVE FOR LOADING/TRASH PICKUP (BITUMINOUS CONCRETE)
SCORE/EXPANSION JOINTS - SEE LAYOUT NOTES
(2) DUMPSTERS
HIGH STREET
EXISTING EDGE OF PAVEMENT/CURB TO REMAIN
SIDEWALK TO REMAIN
CON EDISON VAULT TO REMAIN
SEE LANDSCAPE PLAN FOR TREATMENT OF OPEN SPACE
ROUTE 1 - ROADWAY LIGHT (TYP.)
VILLAGE ROADWAY LIGHT (TYP.)
MODULAR BLOCK RETAINING WALL - ENGINEERING DESIGN BY MANUFACTURER
MALLORY WAY
BOSTON POST ROAD
WHITE EPOXY CROSSWALK (TYP.)
BEGIN CONCRETE CURB AT RADIUS
SEE SHEETS PR-1 AND PR-2 FOR MALLORY WAY ROADWAY LAYOUT
NEW LOCATION FOR RELOCATED MONUMENT
CURBING LAYOUT AND BOSTON POST ROAD IMPROVEMENTS AS DESIGNED BY PROVIDENT ENGINEERING CONTACT: CARLITO HOLT (CHOLT@DTSPROVIDENT.COM)
EXISTING MONUMENT
END CONCRETE CURB
RAMP
EXISTING UTILITY HANDHOLE TO REMAIN
WHITE EPOXY STOP BAR AND ARROWS (TYP.)
LEVEL LANDING WITH DETECTABLE WARNING STRIP (TYP.)
EXISTING BUS SIGN TO REMAIN
PROPERTY LINE
COURTYARD BUILDING 'A' ENLARGEMENT (SEE SHEET ENL-1)
BEGIN CONCRETE CURB
Tax Lot 24 Land Now, Or Formerly Of The Village Of Port Chester
Tax Lot 13 Land Now, Or Formerly Of The Village Of Port Chester
Tax Lot 12 Land Now, Or Formerly Of The Village Of Port Chester
Tax Lot 11 Land Now, Or Formerly Of The Village Of Port Chester
Tax Lot 10 Land Now, Or Formerly Of The Village Of Port Chester
Tax Lot 9 Land Now, Or Formerly Of The Village Of Port Chester
Tax Lot 8 Land Now, Or Formerly Of The Village Of Port Chester
Tax Lot 7 Land Now, Or Formerly Of The Village Of Port Chester
Tax Lot 6 Land Now, Or Formerly Of The Village Of Port Chester
Tax Lot 5 Land Now, Or Formerly Of The Village Of Port Chester
Tax Lot 4 Land Now, Or Formerly Of The Village Of Port Chester
Tax Lot 3 Land Now, Or Formerly Of The Village Of Port Chester
Tax Lot 2 Land Now, Or Formerly Of The Village Of Port Chester
Tax Lot 1 Land Now, Or Formerly Of The Village Of Port Chester
Tax Lot 14 Land Now, Or Formerly Of The Village Of Port Chester
Tax Lot 15 Land Now, Or Formerly Of The Village Of Port Chester
Tax Lot 16 Land Now, Or Formerly Of The Village Of Port Chester
Tax Lot 17 Land Now, Or Formerly Of The Village Of Port Chester
Tax Lot 18 Land Now, Or Formerly Of The Village Of Port Chester
Tax Lot 19 Land Now, Or Formerly Of The Village Of Port Chester
Tax Lot 20 Land Now, Or Formerly Of The Village Of Port Chester
Tax Lot 21 Land Now, Or Formerly Of The Village Of Port Chester
Tax Lot 22 Land Now, Or Formerly Of The Village Of Port Chester
Tax Lot 23 Land Now, Or Formerly Of The Village Of Port Chester
Tax Lot 25 Land Now, Or Formerly Of The Village Of Port Chester
Tax Lot 26 Land Now, Or Formerly Of The Village Of Port Chester
Tax Lot 27 Land Now, Or Formerly Of The Village Of Port Chester
Tax Lot

HERBACEOUS				
DT	33	Deschampsia cespitosa	Tufted Hair Grass	#1
HB	154	Hosta sieboldiana 'Bressingham Blue'	Bressingham Blue Hosta	#1
PK3	110	Pennisetum orientale 'Karley Rose'	Karley Rose Fountain Grass	#1
SS	93	Schizachyrium scoparium 'The Blues'	The Blues Little Bluestem	#1

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.
SHRUB AREAS				
AD	54	Astilbe x 'Delft Lace'	Delft Lace Astilbe	#2
CD3	157	Caryopteris x clandonensis 'Dark Knight'	Dark Knight Bluebeard	#2
DT2	864	Deschampsia cespitosa	Tufted Hair Grass	#1
HA	272	Hakonechloa macra 'All Gold'	All Gold Japanese Forest Grass	#1
HS3	133	Helictotrichon sempervirens	Blue Oat Grass	#1
HC	37	Heuchera x 'Caramel'	Caramel Coral Bells	#1
HJ	170	Hosta x 'June'	June Hosta	#1
HK	44	Hosta x 'Krossa Regal'	Krossa Regal Hosta	#1
HS2	111	Hosta x 'Sum and Substance'	Sum and Substance Hosta	#2
LM	35	Liriope muscari	Lilyturf	#1
NS2	37	Nepeta x 'Six Hills Giant'	Six Hills Giant Catmint	#1
PH2	702	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass	#2
PH4	355	Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass	#3
RG	69	Rudbeckia fulgida sullivantii 'Goldsturm'	Goldsturm Coneflower	#1
SG	570	Spiraea japonica 'Goldmound'	Goldmound Japanese Spirea	#3

PLANTING NOTES

1. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATING PLANT PITS.
2. SEED ALL DISTURBED AREAS TO LAWN UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL PROVIDE A 6" MINIMUM DEPTH OF SCREENED TOPSOIL, AS SPECIFIED, FOR ALL LAWN AREAS.
3. ALL PLANTING BEDS SHALL HAVE 12" MINIMUM DEPTH OF TOPSOIL.
4. THE CONTRACTOR SHALL PROVIDE A 4" MIN. DEPTH OF SHREDDED BARK MULCH OVER ALL PLANTING BEDS AND TREE PLANTINGS. MULCHED PLANT BEDS SHALL EXTEND 12" FURTHER THAN THE ADJACENT PLANTINGS. NO DYED MULCH.
5. PLANT SPECIES MAY BE ADJUSTED BASED ON AVAILABILITY AT TIME OF PLANTING. ALL PLANT MATERIAL SUBSTITUTIONS ARE SUBJECT TO REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT.
6. ALL PLANT MATERIALS SHALL CARRY A FULL GUARANTEE FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE, TO INCLUDE PROMPT TREATMENT OR REMOVAL AND REPLACEMENT OF ANY PLANTS FOUND TO BE IN AN UNHEALTHY CONDITION BY THE LANDSCAPE ARCHITECT. ALL REPLACEMENTS SHALL BE OF THE SAME KIND AND SIZE OF PLANTS SPECIFIED IN THE PLANT LIST.
7. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING AND SHALL CONTINUE UNTIL ACCEPTANCE BY THE LANDSCAPE ARCHITECT AT THE END OF THE WARRANTY PERIOD. MAINTENANCE SHALL INCLUDE WATERING, MULCHING, TIGHTENING & REPLACING OF GUYS, REPLACEMENT OF SICK OR DEAD PLANTS, RESETTING PLANTS TO PROPER GRADE OR UPRIGHT (PLUMB) POSITION, RESTORATION OF SAUCERS, AND ALL OTHER CARE NEEDED FOR PROPER GROWTH OF THE PLANTS.
8. WHERE A SIZE RANGE IS SPECIFIED AT LEAST 50% OF PLANTS PROVIDED SHALL BE OF THE LARGER SIZE.
9. CONTRACTOR TO REMOVE TREE STAKES AFTER ONE GROWING SEASON.

UNAUTHORIZED ALTERATION TO A MAP BEARING A LICENSED PROFESSIONAL ENGINEER'S SEAL IS IN VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. THE CERTIFICATION IS NOT AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE, IT IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF. BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. COPIES OF NOT HAVING THE EMBOSSED SEAL OF THE ENGINEER SHALL NOT BE VALID.

ANY ALTERATION OR REVISIONS OF THESE PLANS, UNLESS DONE BY OR UNDER THE DIRECTION OF THE NYS LICENSED AND REGISTERED ENGINEER THAT PREPARED THEM, IS A VIOLATION OF THE NYS EDUCATION LAW.

SEED MIX

NEW ENGLAND SHOWY WILD FLOWER MIX AS PROVIDED BY NEW ENGLAND WETLAND PLANTS INC., AMHERST, MA, TEL. (413) 548-8000, OR APPROVED EQUIVALENT. APPLY AT MINIMUM 1 LB/ 1900 SF OR AS RECOMMENDED BY MANUFACTURER.

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
TREES					
AG	12	Acer griseum	Paperbark Maple	8`/10` HT.	B&B
AB	56	Acer palmatum `Bloodgood`	Bloodgood Japanese Maple	5`/6` HT.	
AR	7	Acer rubrum	Red Maple	3"-3.5" Cal.	B & B
AC	5	Amelanchier canadensis	Canadian Serviceberry	1.5"- 2" CAL. B&B	BOX PRUINED, MULTISTEM
AM	12	Amelanchier x grandiflora `Autumn Brilliance`	`Autumn Brilliance` Serviceberry	8`/10` HT.	B&B
BP	60	Betula papyrifera	Paper Birch	8`/10` HT.	B & B
CF	7	Carpinus betulus `Frans Fontaine`	Frans Fontaine Hornbeam	2.5"-3.0" Cal.	B&B
CF4	6	Carpinus betulus 'Fastigiata'	Pyramidal European Hornbean	3"-3.5" Cal.	B&B
CC	25	Cercis canadensis	Eastern Redbud	2"-2.5" Cal.	B&B
CD	18	Cornus alternifolia	Pagoda Dogwood	6`/7` HT.	B&B
LS	31	Liquidambar styraciflua `Slender Silhouette`	Columnar Sweet Gum	2.5"-3.0" Cal.	B&B
LT	12	Liriodendron tulipifera	Tulip Tree	3"-3.5" Cal.	B & B
NS	15	Nyssa sylvatica	Sour Gum	3"-3.5" Cal.	B & B
PA	25	Platanus x acerifolia	London Plane Tree	4"-5" Cal.	B&B
PK	7	Prunus serrulata `Kwanzan`	Kwanzan Japanese Flowering Cherry	3"-3.5" Cal.	B & B
QA	14	Quercus alba	White Oak	3.5"-4.0" Cal.	
QC	7	Quercus coccinea	Scarlet Oak	3"-3.5" Cal.	B & B
TC	3	Tilia cordata	Littleleaf Linden	2.5"-3.0" Cal.	B&B
UA	14	Ulmus americana `Princeton`	American Elm	3"-3.5" Cal.	B&B

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	COMMENTS
SHRUBS						
BP3	128	Buddleja x 'Pink Micro Chip' TM	Lo & Behold Pink Micro Chip Butterfly Bush	#3		
BS	34	Buxus sempervirens	Common Boxwood	48"-52" HT.		HEDGE GRADE
CA2	16	Clethra alnifolia	Summersweet	#6		
CB2	51	Cornus alba 'Bud's Yellow'	Bud's Yellow Tatarian Dogwood	#6		
CB	8	Cornus sericea 'Baileyi'	Bayley's Red Twig Dogwood	#6		
FG	17	Fothergilla gardenii	Dwarf Fothergilla	#6		
HS	16	Hamamelis vernalis	Spring Blooming Witchhazel	4`/5` HT.	B&B	MULTI-STEM
HO3	33	Hydrangea macrophylla 'SMHMES14'	Let's Dance® Rhythmic Blue® Hydrangea	#5		
HJ2	27	Hydrangea paniculata 'Jane'	Little Lime® Panicle Hydrangea	#3		
IJ	6	Ilex crenata 'Steeds'	Steeds Japanese Holly	6` HT		
IO	3	Ilex glabra 'Gem Box'	Gem Box Inkberry Holly	#3		
IM	56	Ilex x meserveae 'Blue Maid'	Blue Maid Holly	#10		
SB2	19	Sambucus nigra 'Black Lace'	Black Lace Elderberry	30" ROUND		
SP	10	Stewartia pseudocamellia	Japanese Stewartia	2.5"-3" Cal.	B&B	SINGLE-STEM
TO	43	Taxus x media 'Densiformis'	Yew	30"-36" HT.		
TS	19	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	10`-12` HT		

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DESCRIPTION	DATE	BY

SITE PLAN - LANDSCAPING

UNITED HOSPITAL REDEVELOPMENT

406 BOSTON POST ROAD
VILLAGE OF PORT CHESTER, NEW YORK

JW	NK	JW/TD
DESIGNED	DRAWN	CHECKED

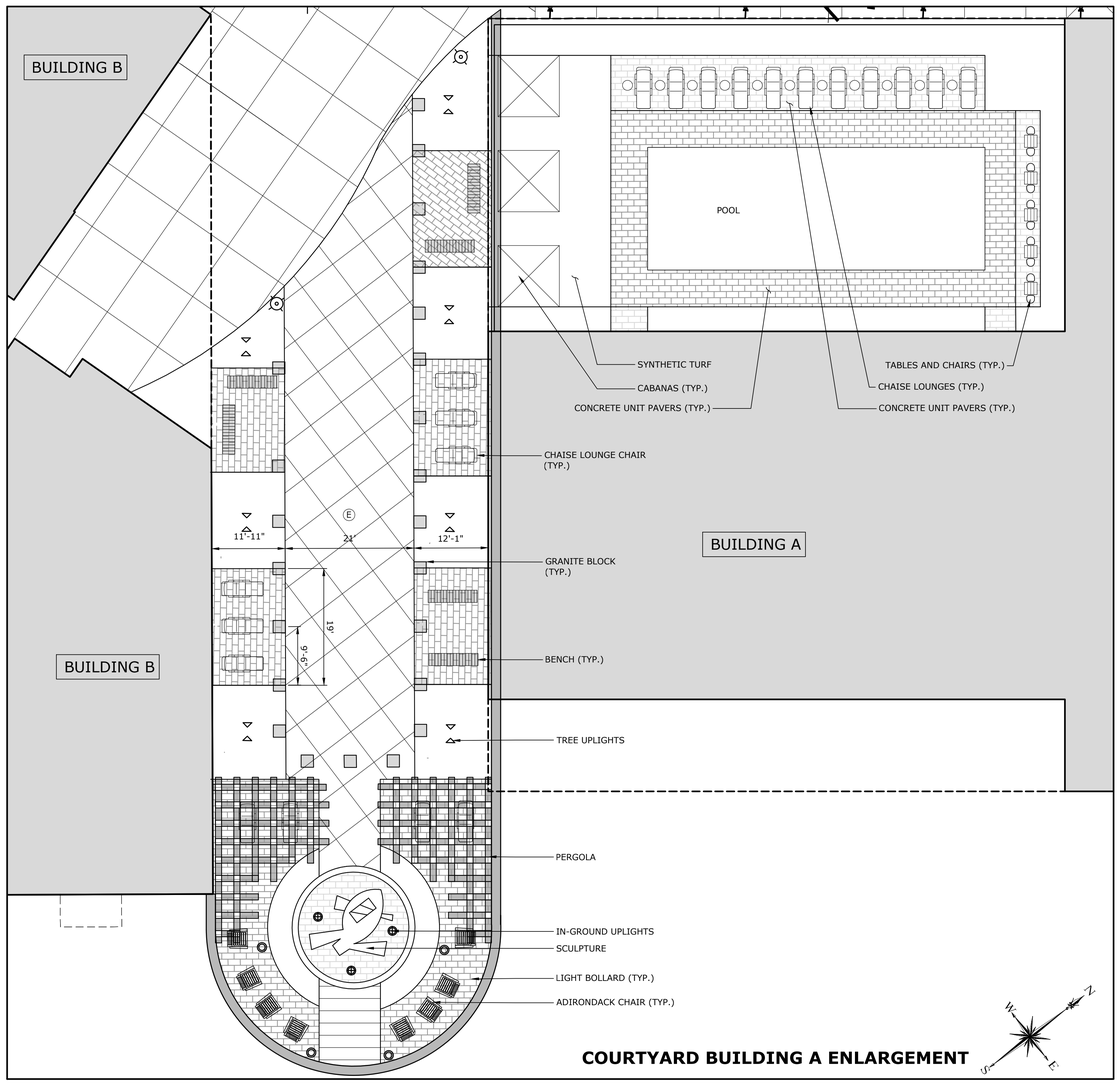
1"=40'
SCALE

MAY 22, 2026
DATE

6975-01/21543.00009
PROJECT NO.

06 OF 16
SHEET NO.

LS
SHEET NAME

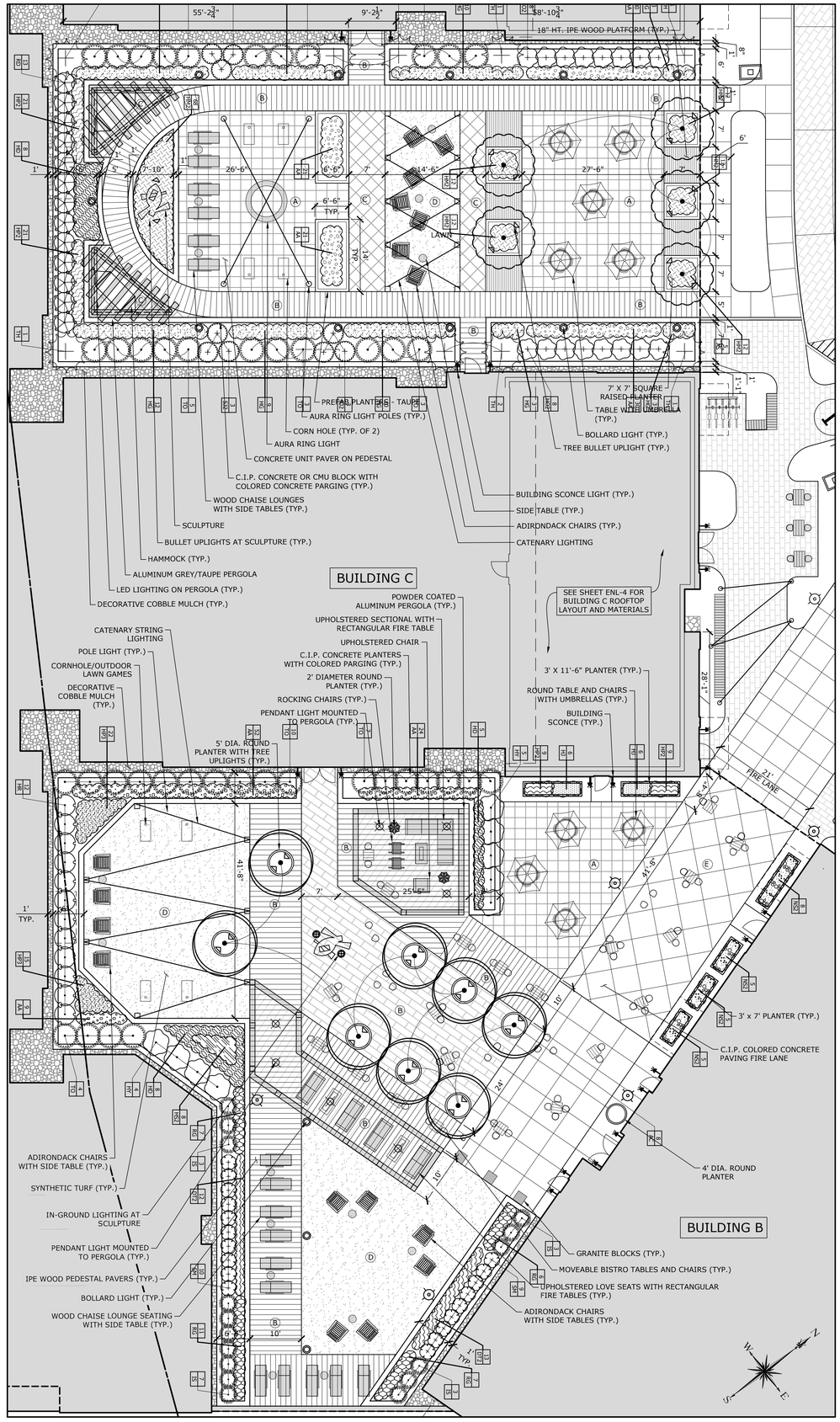


COURTYARD BUILDING A ENLARGEMENT

COURTYARD BUILDING B ENLARGEMENT

PAVEMENT LEGEND

- (A) PORCELAIN PAVER ON PEDESTAL - TYPE 1
- (B) PORCELAIN PAVER ON PEDESTAL - TYPE 2
- (C) IPE PAVER ON PEDESTAL
- (D) SYNTHETIC TURF TRAYS ON PEDESTALS
- (E) COLORED CONCRETE



COURTYARD BUILDING C ENLARGEMENT

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Registration No. 083112

DESCRIPTION	DATE	BY

BUILDING: A, B, & C - COURTYARD ENLARGEMENT

UNITED HOSPITAL REDEVELOPMENT

406 BOSTON POST ROAD
VILLAGE OF PORT CHESTER, NEW YORK

JW	LM	JW/TD
DESIGNED	DRAWN	CHECKED

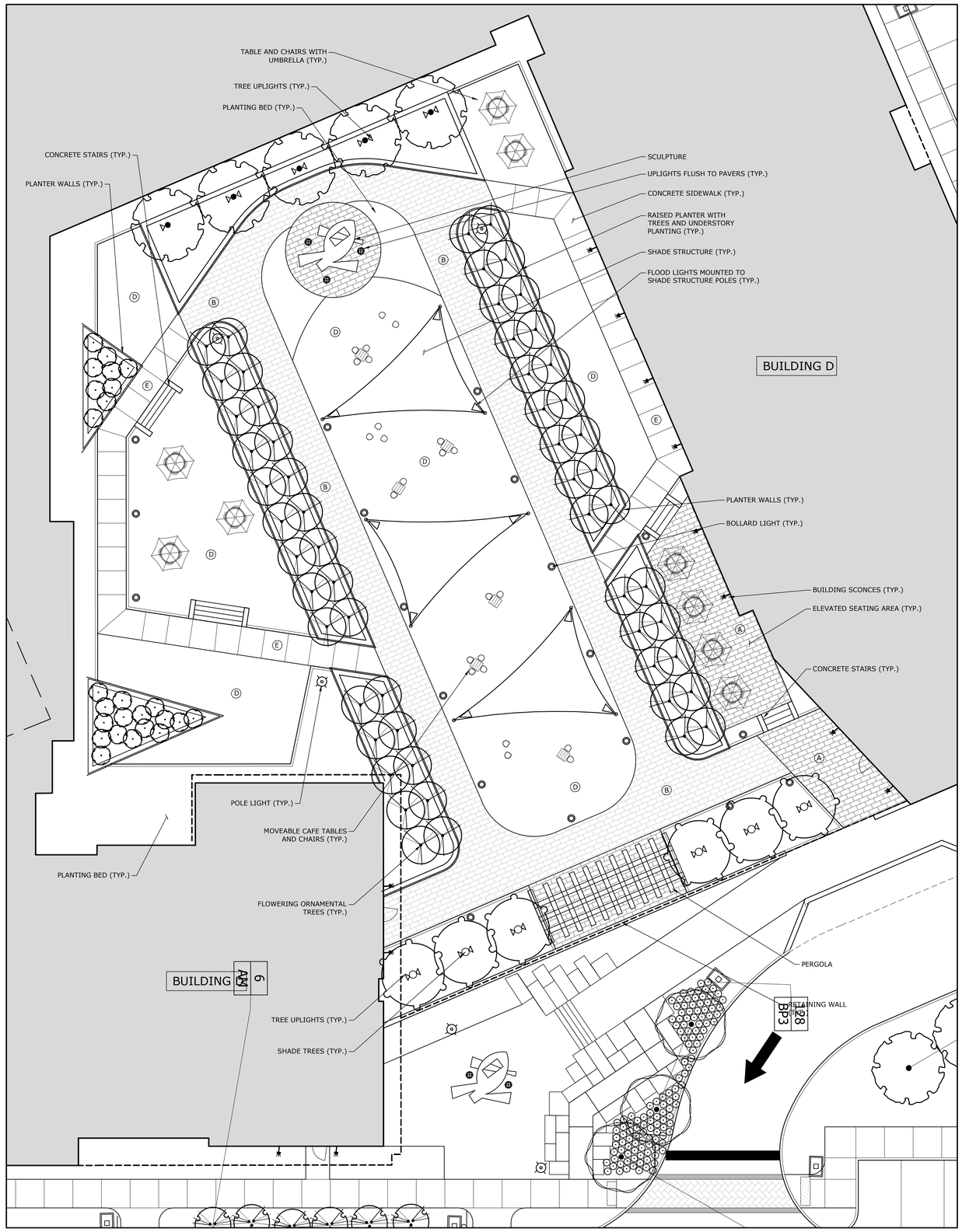
1"=10'
SCALE

MAY 22, 2026
DATE

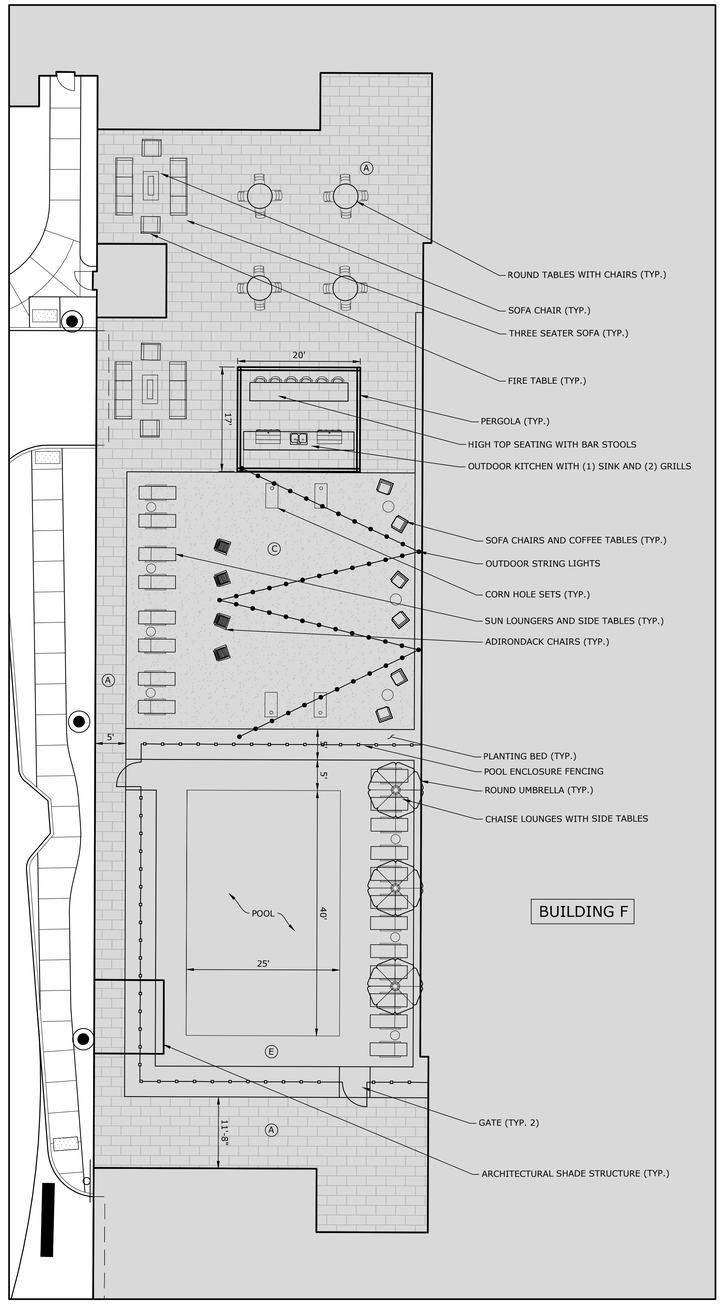
6975-01/21543.00009
PROJECT NO.

07 OF 16
SHEET NO.

ENL-1
SHEET NAME



COURTYARD BUILDING D ENLARGEMENT



COURTYARD BUILDING F ENLARGEMENT

PAVEMENT LEGEND	
A	PORCELAIN PAVER ON PEDESTAL - TYPE 1
B	PORCELAIN PAVER ON PEDESTAL - TYPE 2
C	IPE PAVER ON PEDESTAL
D	SYNTHETIC TURF TRAYS ON PEDESTALS
E	COLORED CONCRETE

0' 5' 10' 20'

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DESCRIPTION	DATE	BY

BUILDING: D & F - COURTYARD ENLARGEMENT

UNITED HOSPITAL REDEVELOPMENT

406 BOSTON POST ROAD
VILLAGE OF PORT CHESTER, NEW YORK

JW	LM	JW/TD
DESIGNED	DRAWN	CHECKED

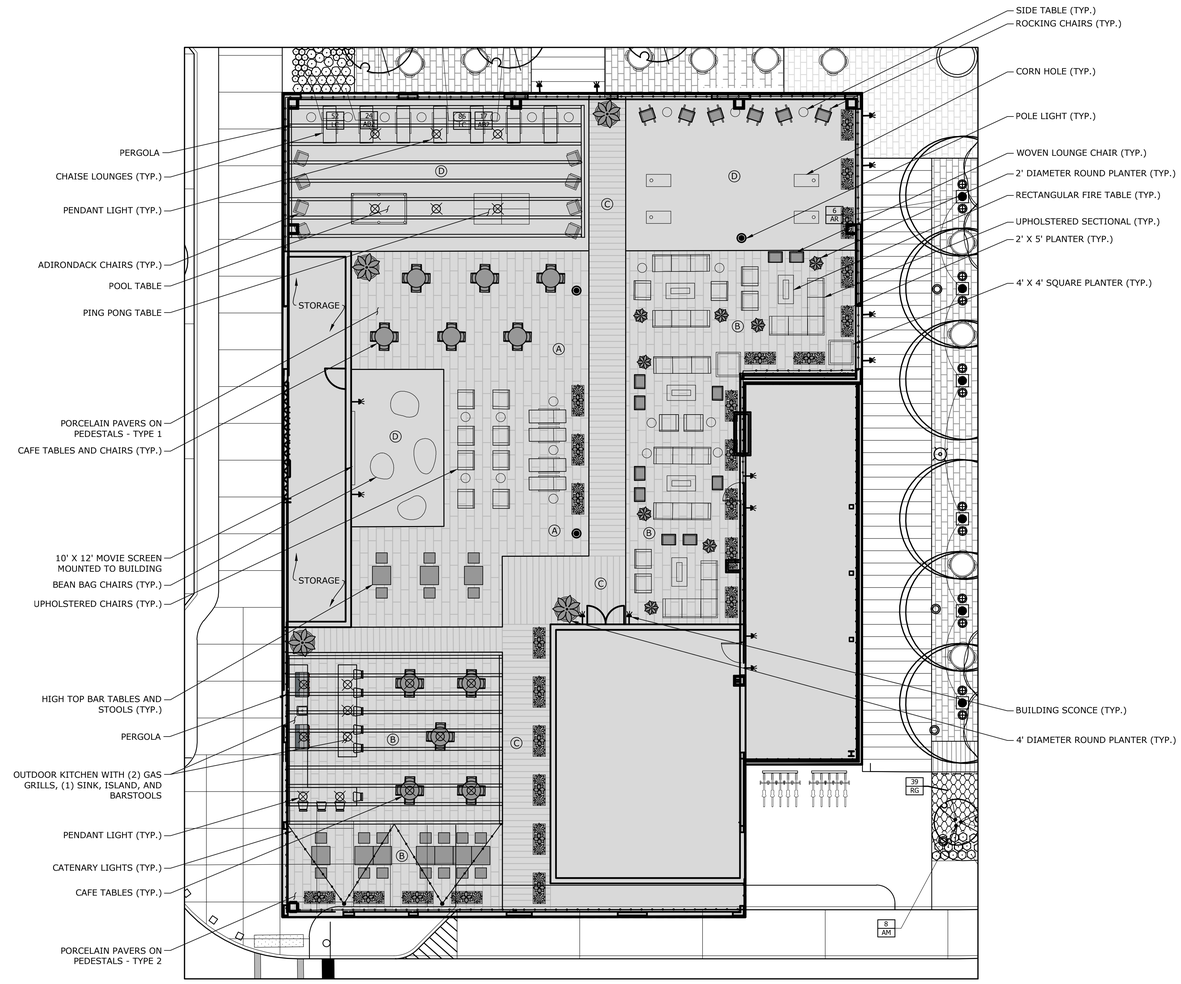
SCALE: 1"=10'

DATE: MAY 22, 2026

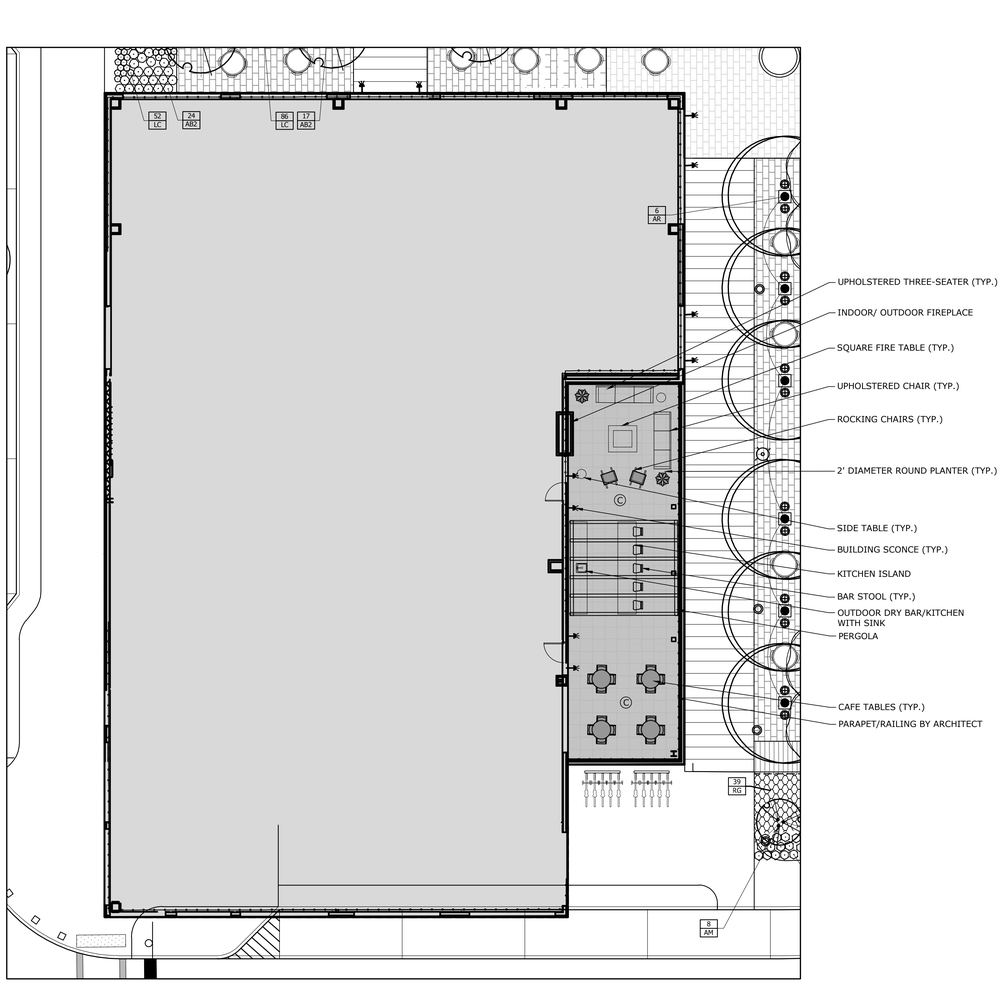
PROJECT NO.: 6975-01/21543.00009

SHEET NO.: 08 OF 16

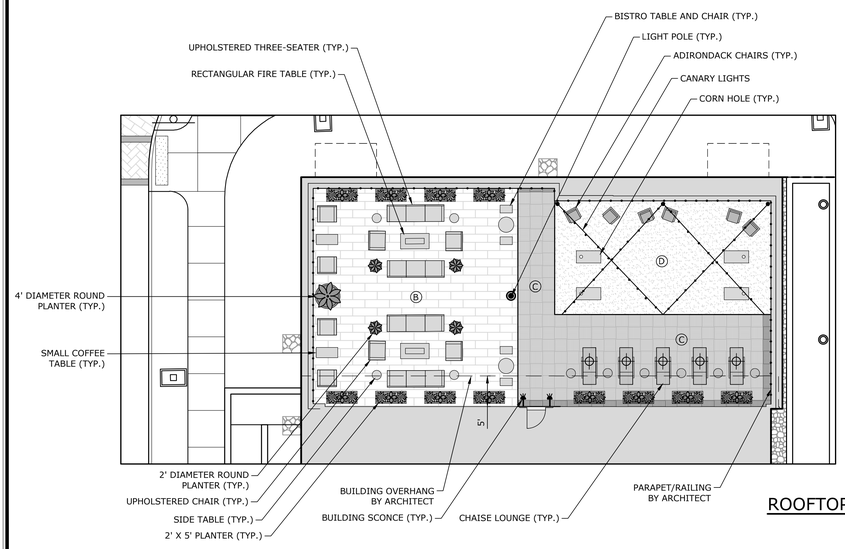
SHEET NAME: **ENL-2**

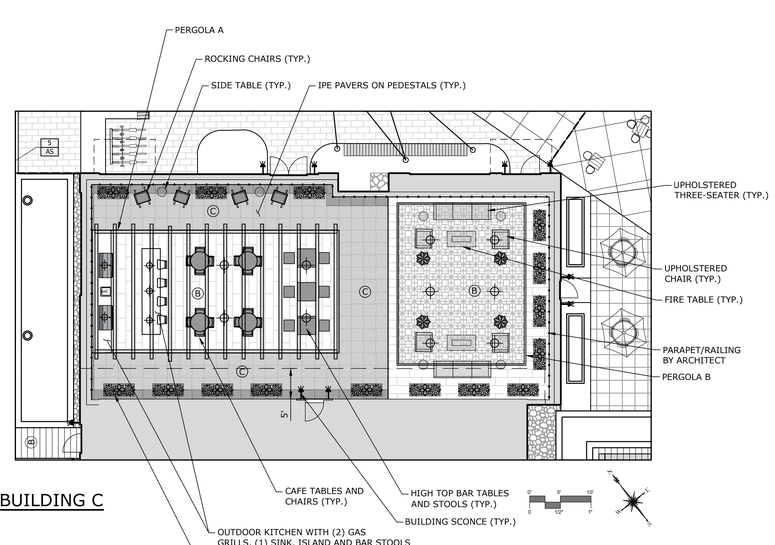


ROOFTOP JEWEL BOX



SECOND FLOOR JEWEL BOX





ROOFTOP BUILDING C

PAVEMENT LEGEND

- (A) PORCELAIN PAVER ON PEDESTAL - TYPE 1
- (B) PORCELAIN PAVER ON PEDESTAL - TYPE 2
- (C) IPE PAVER ON PEDESTAL
- (D) SYNTHETIC TURF TRAYS ON PEDESTALS

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Registration No. 065112

DESCRIPTION	DATE	BY

BUILDINGS: C AND JEWEL BOX ROOFTOP ENLARGEMENTS

UNITED HOSPITAL REDEVELOPMENT

406 BOSTON POST ROAD
VILLAGE OF PORT CHESTER, NEW YORK

JW	LM	JW/TD
DESIGNED	DRAWN	CHECKED

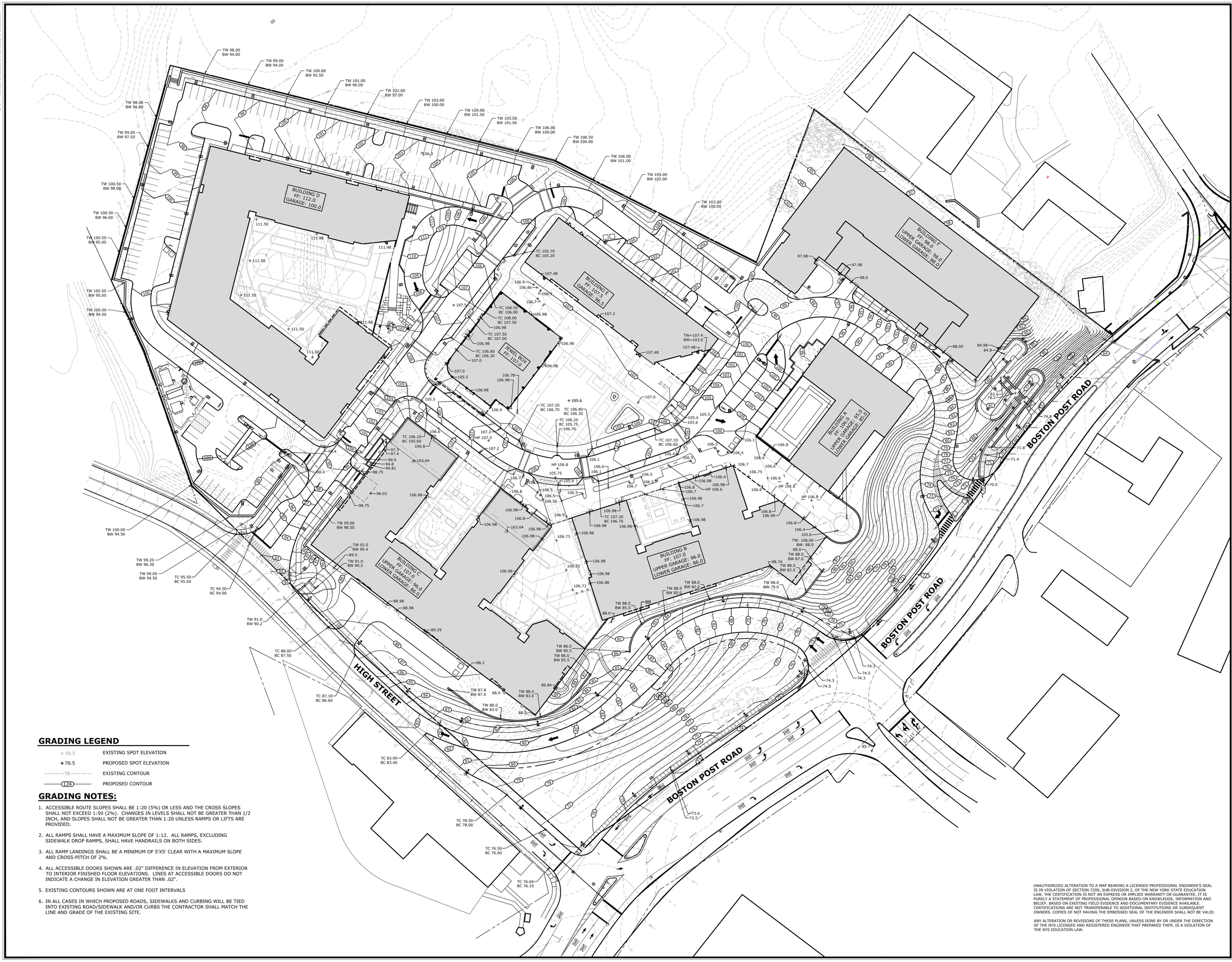
SCALE: 1"=10'

DATE: MAY 22, 2026

PROJECT NO.: 6975-01/21543.00009

SHEET NO.: 10 OF 16

SHEET NAME: ENL-4



GRADING LEGEND

×70.5	EXISTING SPOT ELEVATION
+70.5	PROPOSED SPOT ELEVATION
——70——	EXISTING CONTOUR
1:24	PROPOSED CONTOUR

GRADING NOTES:

1. ACCESSIBLE ROUTE SLOPES SHALL BE 1:20 (5%) OR LESS AND THE CROSS SLOPES SHALL NOT EXCEED 1:50 (2%). CHANGES IN LEVELS SHALL NOT BE GREATER THAN 1/2 INCH, AND SLOPES SHALL NOT BE GREATER THAN 1:20 UNLESS RAMPS OR LIFTS ARE PROVIDED.
2. ALL RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1:12. ALL RAMPS, EXCLUDING SIDEWALK DROP RAMPS, SHALL HAVE HANDRAILS ON BOTH SIDES.
3. ALL RAMP LANDINGS SHALL BE A MINIMUM OF 5'X5' CLEAR WITH A MAXIMUM SLOPE AND CROSS-PITCH OF 2%.
4. ALL ACCESSIBLE DOORS SHOWN ARE .02" DIFFERENCE IN ELEVATION FROM EXTERIOR TO INTERIOR FINISHED FLOOR ELEVATIONS. LINES AT ACCESSIBLE DOORS DO NOT INDICATE A CHANGE IN ELEVATION GREATER THAN .02".
5. EXISTING CONTOURS SHOWN ARE AT ONE FOOT INTERVALS
6. IN ALL CASES IN WHICH PROPOSED ROADS, SIDEWALKS AND CURBING WILL BE TIED INTO EXISTING ROAD/SIDEWALK AND/OR CURBS THE CONTRACTOR SHALL MATCH THE LINE AND GRADE OF THE EXISTING SITE.

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Registration No. 083112

DESCRIPTION	DATE	BY

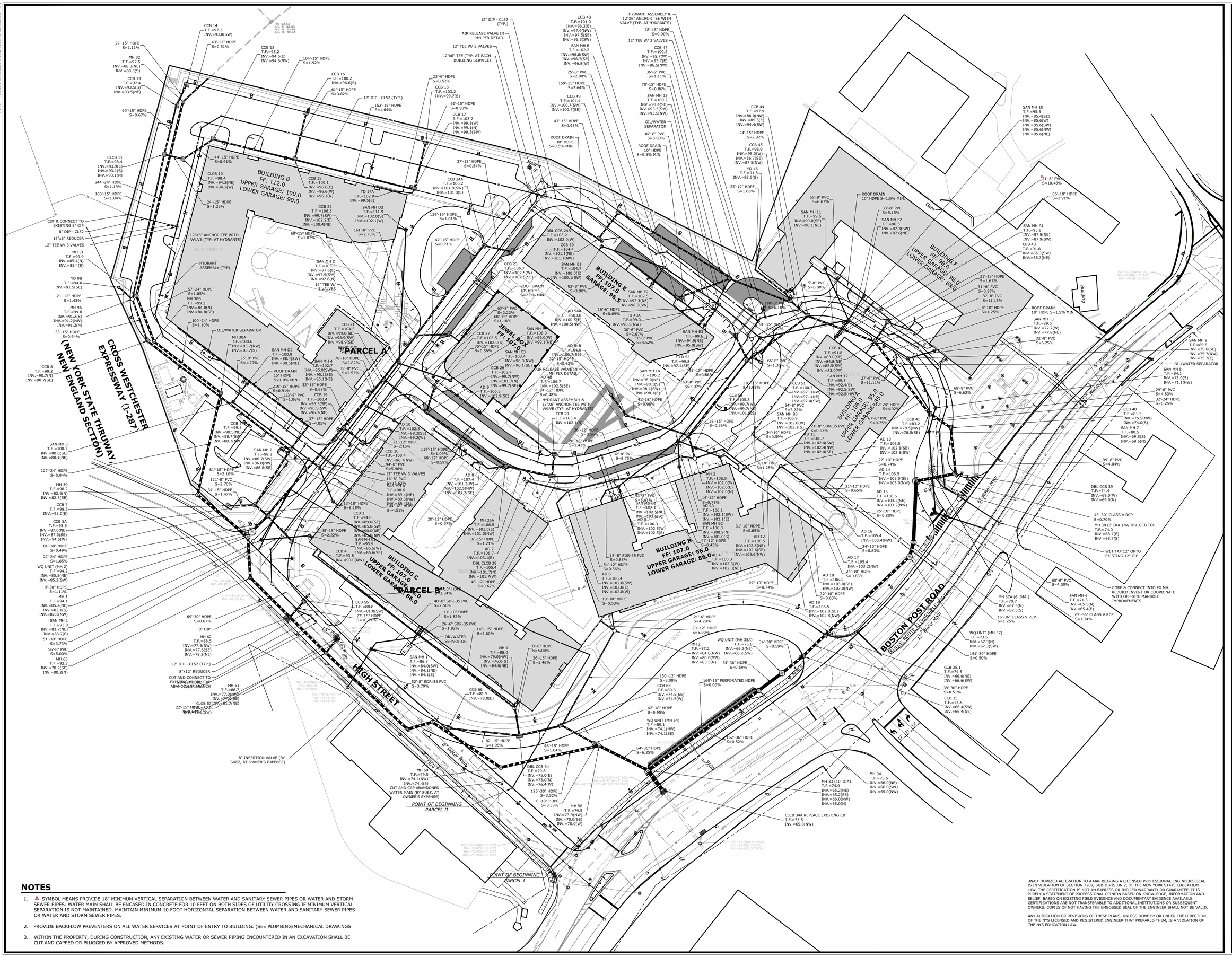
SITE PLAN - GRADING

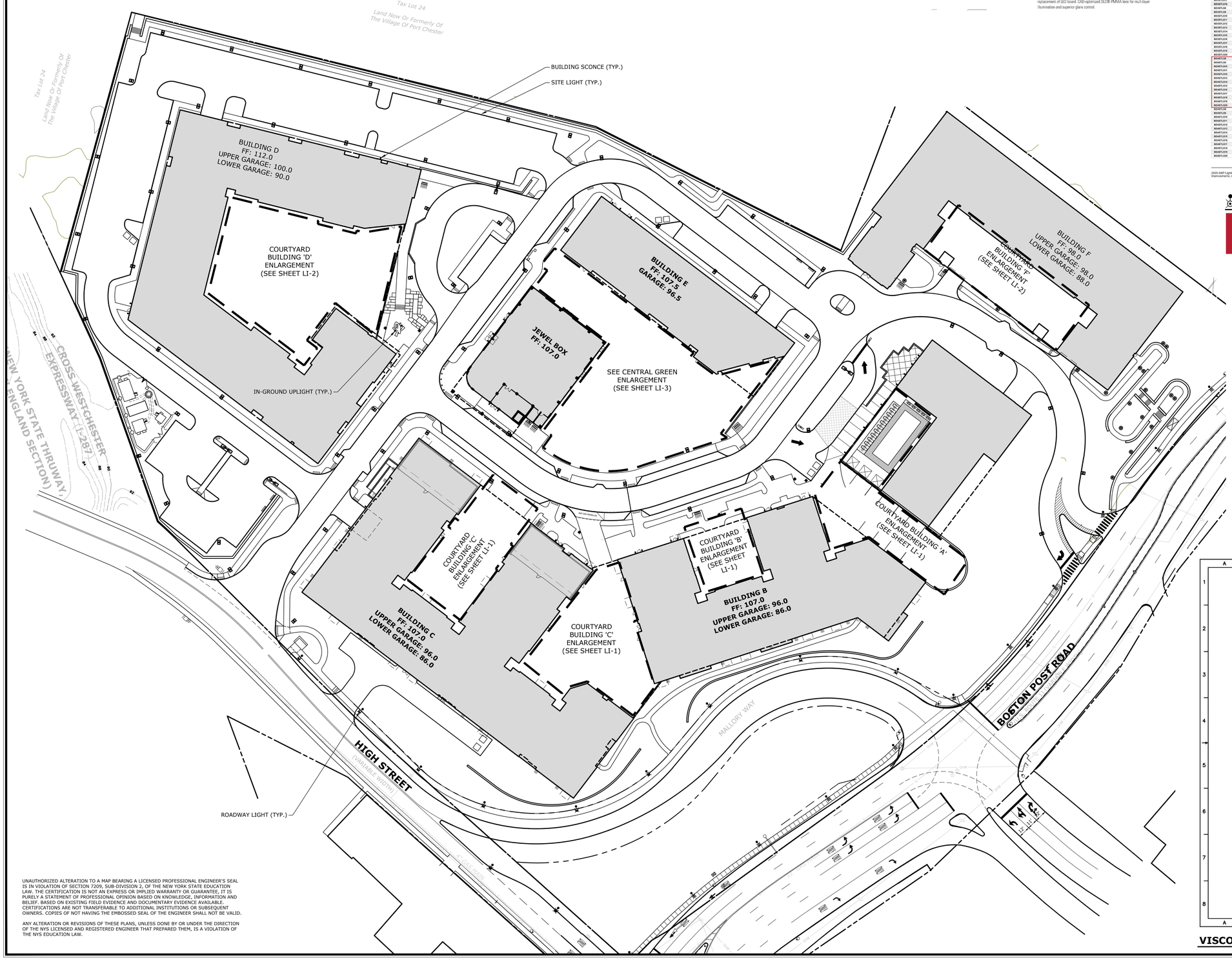
UNITED HOSPITAL REDEVELOPMENT

406 BOSTON POST ROAD
VILLAGE OF PORT CHESTER, NEW YORK

JW	NK	JW/TD
DESIGNED	DRAWN	CHECKED

SCALE: 1"=40'
DATE: MAY 22, 2026
PROJECT NO.: 6975-01/21543.00009
SHEET NO.: 11 OF 16
SHEET NAME: GR


PARCEL A
PARCEL B
PARCEL II
PARCEL I
CROSS WESTCHESTER EXPRESSWAY (I-287) (NEW YORK STATE THRUWAY) NEW ENGLAND SECTION)
BUILDING D FF: 112.0 UPPER GARAGE: 100.0 LOWER GARAGE: 90.0
BUILDING E FF: 101.5 UPPER GARAGE: 96.5 LOWER GARAGE: 86.5
BUILDING F FF: 99.0 UPPER GARAGE: 98.0 LOWER GARAGE: 88.0
BUILDING G FF: 100.0 UPPER GARAGE: 95.0 LOWER GARAGE: 85.0
BUILDING B FF: 107.0 UPPER GARAGE: 96.0 LOWER GARAGE: 86.0
BUILDING C FF: 107.0 UPPER GARAGE: 96.0 LOWER GARAGE: 86.0
JEWEL BOX FF: 107.0
HIGH STREET
BOSTON POST ROAD (C.R.U.S. ROUTE 1) (USABLE HIGHWAY)
MALLORY WAY
8" Water Main
12" Water Main
8" Sanitary Main
8" SIGN
Building
Gate
Gate House
Gate
Gate
Gate



SITE LIGHT - LUMINAIRE

PFL240 LED
Street and Area Lighting
2/21

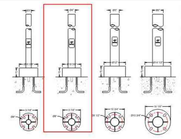
we-ef



Description
IP66. Pole mounted LED luminaire. Integrated heat sinks. Easy removal and replacement of LED board. CAD-optimized OLDB PMMA lens for multi-layer illumination and superior glare control.

POLE

ANPLighting — Specifications Bolt Down Round Steel Smooth Poles



Project Name:
Pole Type: Quantity:
Customer:

Standard Features

Material:
Shaft is A500B structural steel. Base plate is A36 or S72-50 structural steel.

Mounting:
Anchor bolts are hot-dipped galvanized steel, ASTM F1554 Grade 55, 4 bolt 90° or 8 bolt 45° bolt circle as specified in on this chart below. Bolt projection is 3" to 5 1/2".

Access:
All poles are provided with a hand hole and gasketed cover. Optional: Additional hand hole(s) and cover(s) optional. 5/16-18 grounding lug located back side of hand hole.

Bolt Covers:
3-piece Sicuro Aluminum Bolt Cover for 3" shaft only. 3-piece split bolt cover for all other steel poles.

Banner Arms:
Multiple styles of Banner Arms are available. Please consult factory for recommended banner size based on the wind velocity in your location.

Other accessories:
GFI receptacles, ladder rests, signage, flagpole holder.

Finish:
A polyester powder coat high quality finish, Marine grade finish is available.

Modifications:
Most poles factory for custom or modified designs.

Buy American:
This product is assembled in the USA and meets the Buy America(n) government procurement requirements under 2 CFR 200 & FAR 52.225 regulations. Click here for additional information.

Note: Do not pour anchor bolts per spec sheet. Some smaller colorshafts require a custom base plate – consult factory.

Catalog Logic: BD3571,56 ft | GFI | CCS1902 | -41
Pole | Accessory | Clamshell | Finish

ft	ITEM NUMBER	OD	LENGTH	WALL	90 MPH	95 MPH	100 MPH
	BD3571,58	3	8	11ga	18.49	16.40	11.5	9.37
	BD3571,59	3	9	11ga	16.43	14.58	10.2	8.32
	BD3571,510	3	10	11ga	14.79	13.12	9.18	7.49
	BD3571,511	3	11	11ga	13.45	11.93	8.35	6.81
	BD3571,512	3	12	11ga	12.33	10.93	7.65	6.24
	BD3571,513	3	13	11ga	11.38	10.09	7.06	5.76
	BD3571,514	3	14	11ga	10.56	9.37	6.56	5.35
	BD3571,515	3	15	11ga	9.86	8.74	6.12	4.99
	BD3571,516	3	16	11ga	9.25	8.20	5.74	4.68
	BD3571,517	3	17	11ga	8.70	7.72	5.40	4.41
	BD3571,518	3	18	11ga	8.22	7.29	5.10	4.16
	BD3571,519	3	19	11ga	7.79	6.91	4.83	3.94
	BD3571,520	3	20	11ga	7.40	6.56	4.59	3.74
	BD4571,58	4	8	7ga	29.59	26.24	18.36	14.99
	BD4571,59	4	9	7ga	26.29	23.32	16.32	13.32
	BD4571,510	4	10	7ga	23.66	20.99	14.69	11.99
	BD4571,511	4	11	7ga	21.51	19.08	13.35	10.90
	BD4571,512	4	12	7ga	19.72	17.49	12.24	9.99
	BD4571,513	4	13	7ga	18.20	16.14	11.30	9.22
	BD4571,514	4	14	7ga	16.90	14.99	10.49	8.56
	BD4571,515	4	15	7ga	15.77	13.99	9.79	7.99
	BD4571,516	4	16	7ga	14.79	13.12	9.18	7.49
	BD4571,517	4	17	7ga	13.92	12.35	8.64	7.05
	BD4571,518	4	18	7ga	13.16	11.67	8.16	6.66
	BD4571,519	4	19	7ga	12.47	11.06	7.74	6.31
	BD4571,520	4	20	7ga	11.84	10.50	7.35	5.99
	BD5571,58	5	8	7ga	43.93	42.22	34.69	28.32
	BD5571,59	5	9	7ga	39.04	37.53	30.84	25.17
	BD5571,510	5	10	7ga	35.13	33.78	27.76	22.65
	BD5571,511	5	11	7ga	31.93	27.52	21.58	17.75
	BD5571,512	5	12	7ga	30.33	23.88	18.68	15.48
	BD5571,513	5	13	7ga	28.76	20.85	16.64	13.50
	BD5571,514	5	14	7ga	23.73	18.41	14.85	11.93
	BD5571,515	5	15	7ga	21.09	16.29	12.91	10.44
	BD5571,516	5	16	7ga	18.97	14.50	11.41	9.20
	BD5571,517	5	17	7ga	16.55	12.75	10.00	8.03
	BD5571,518	5	18	7ga	14.79	11.24	8.77	6.97
	BD5571,519	5	19	7ga	13.08	9.78	7.54	5.93
	BD5571,520	5	20	7ga	11.53	8.63	6.61	5.16

Catalog



NOTE:
LIGHT POLE IMAGE FOR REFERENCE ONLY. SPECIFIED POLE IS ROUND, NOT SQUARE.

6	FINISHES
Sequoia	99

Consult Factory for additional paint charges and availability.



2025 ANP Lighting™. Spec sheets are for general purposes only. Not all options are compatible – consult factory. Due to product improvements, ANP reserves the right to make minor changes which do not affect the product's overall performance or appearance.

1-800-548-3227
ANPlighting.com

ROADWAY LIGHT - HADCO FIXTURE

HADCO — Urban — Refractive globe with LumiLock LED engine GX5 — RL34/RL54 Post Top



Whether you are looking to beautify or add a sense of security and well-being to your outdoor space, the highly configurable Hadco LED refractive post tops paired with the latest LumiLock light engine GX5 will help you achieve your goals. A multitude of exterior luminaire styles allow you to create promenades and areas exuding timeless, historical charm both day and night. The configurable LED light engine GX5 is an ideal alternative to HID sources, providing you with significant energy savings, and more choices for light levels, optics and controls. Includes Service Tag, Hadco's innovative way to provide assistance throughout the life of the product.

250W MH EQUIV

Ordering guide

Series	Gen.	Top Reflector	Pod	Roof	Cage	Finial	Fastener	Finish	Optic	Pod Photo Control (specify voltage and see pod)	Future Proof Photo Control	Color Temp.	Voltage	Drive Current	Integral Control Options (see pod)	Surge Protection
RL34 Wide Body RL54 Wide Body	2G 3G	A Reflector increases light	A Octagonal style	A Horizontal	A Cage for wide body	A Finial for wide body	Hex head	A Black	5 Short Wide	2 120 VAC Button Eye		700 7000K	40 120-277 VAC	350 350 mA	DALI DALI driver	SP1 SHORSTAN Surge Protector
		B Reflector increases light	B Round Fitter with tethered pins	B Sloped	B Band for wide body	B Finial for wide body	Hex head with Wire	White	6 Tall Wide	3 480 VAC Button Eye		740 7400K	42 277-480 VAC	530 530 mA	DALI driver	SP2 SHORSTAN Surge Protector
		None	C Tall round fluted	C Dome	C Cage for wide body	C Finial for wide body		N None		4 347 VAC Button Eye		827 2700K CRI90	347 347 VAC	700 700 mA	Adjustable Wattage	SP3* SHORSTAN Surge Protector
			D Round contemporary	N None	D Band for wide body	D Cage for wide body white				5 Less Electronics		830 3000K CRI90	480 480 VAC	1000 1000 mA	0-10V dimming standard	SP4* SHORSTAN Surge Protector
			N Classic fluted		N None	N Cage for wide body white				N None						
			R Round fluted long													
			S Decorative oval w/cockmount pattern													

1. Cages B, G, L, J can not be used with A pod – do not fit.
2. Finials C, D, E can not be used with B roof – base of finials is too large to fit under roof.
3. Use of Photocontrol is not an ordering option required to ensure proper illumination. When K, R1 options are selected, product will ship with shorting cap(s) installed.
4. 7-pin receptacle R7 only available with A, C and D roofs.
5. Consult factory for 480 VAC operation. Not available in Admiralton section (ordered and shipped separately) with R and commercial property – other models need to be confirmed.
6. Future Proof Photocontrol Option R1 is 7-pin NEMA twist-lock (ANSI) replaces DA-10 photosensor on GL, DALI driver with same functionality plus next generation extended DALI 2 functionality and wireless capability.
7. PAM2 Quadrilux 10-pass for receptacle control, must use pins or the other but not BOTH. Position 10 does NOT reduce lumens by 10%.
8. Voltage 277-480VAC not available with SGM or 2SGM.

Connected lighting

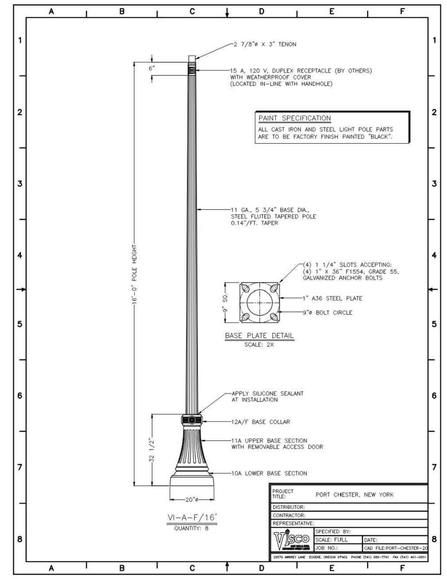
Intersect City connector node provides the plug and play wireless connectivity between your luminaire and your street light to the Intersect City lighting management system.

Ordering Code	Accessory Description
LLC	Intersect City certum technology connector node

Contact the factory for additional support when connected lighting or additional services are desired.

RL34-RL54-spec-sheet-GX5-en www.hadco.com 04/26 page 1 of 8

VISCO POLE



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Registration No. 0831112

DESCRIPTION | DATE | BY

SITE PLAN - LIGHTING

UNITED HOSPITAL REDEVELOPMENT

406 BOSTON POST ROAD
VILLAGE OF PORT CHESTER, NEW YORK

JW	SRS	JW
DESIGNED	DRAWN	CHECKED

SCALE: 1"=40'

DATE: MAY 22, 2026

PROJECT NO.: 6975-01/21543.00009

SHEET NO.: 13 OF 16

SHEET NAME: LI-0



PREVIOUS APPROVED PUBLIC OPEN SPACE PROVIDED:	CURRENT PUBLIC OPEN SPACE PROVIDED:
(1) 3,640 SF	(1) 3,640 SF
(2) 22,023 SF	(2) 22,023 SF
(3) 14,943 SF	(3) 15,787 SF
(4) 45,193 SF	(4) 45,193 SF
TOTAL: 85,799 SF	TOTAL: 86,643 SF

PREVIOUS APPROVED PRIVATE OPEN SPACE PROVIDED:	CURRENT PRIVATE OPEN SPACE PROVIDED:
(A) 21,662 SF	(A) 21,662 SF
(B) 8,709 SF	(B) 8,543 SF
(C) 12,356 SF	(C) 12,234 SF
(D) 4,108 SF	(D) 4,244 SF
(E) 8,556 SF	(E) 9,445 SF
(F) 5,807 SF	(F) 5,670 SF
	(G) 11,051 SF
	(H) 5,900 SF
TOTAL: 61,198 SF	TOTAL: 78,749 SF

N
W E
S
0 30 60'

DESCRIPTION | DATE | BY

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NEW PALTZ, NY 12561
845.633.8153
WWW.MMINC.COM | SLRCONSULTING.COM
SLR Engineering, Landscape Architecture, and Land Surveying P.C.
Registration No. 083112

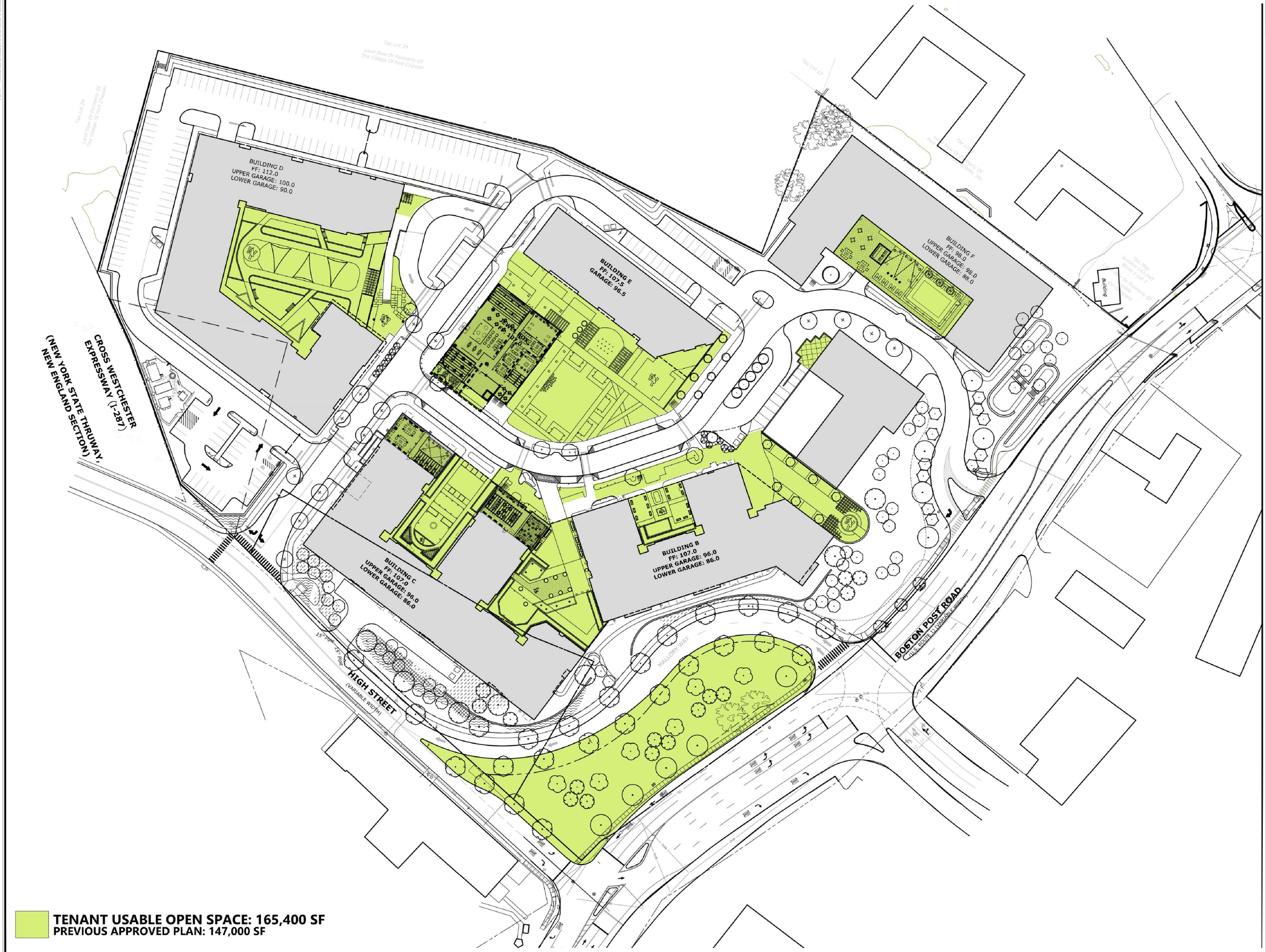
OPEN SPACE REQUIREMENTS

UNITED HOSPITAL REDEVELOPMENT

406 BOSTON POST ROAD
VILLAGE OF PORT CHESTER, NEW YORK

JW	SD	JW/TD
DESIGNED	DRAWN	CHECKED

SCALE: 1" = 40'
DATE: MAY 22, 2026
PROJECT NO.: 6975-01/21543.00009
SHEET NO.: 15 OF 16
SHEET NAME: OP-1



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W E
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1" = 40'

DESCRIPTION | DATE | BY

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NEW PALTZ, NY 12561
845.633.8153
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SLR Engineering, Landscape Architecture, and Land Surveying P.C.
Registration No. 083112

TENANT USAGE OPEN SPACE

UNITED HOSPITAL REDEVELOPMENT

406 BOSTON POST ROAD
VILLAGE OF PORT CHESTER, NEW YORK

JW	SD	JW/TD
DESIGNED	DRAWN	CHECKED

SCALE: 1" = 40'

DATE: MAY 22, 2026

PROJECT NO.: 6975-01/21543.00009

SHEET NO.: 16 OF 16

SHEET NAME: **OP-2**

Village of Port Chester
Department of Planning and Economic Development
222 Grace Church Street
Port Chester, NY 10573
PLANNING@PORTCHESTERNY.GOV

Greg Cutler, AICP, Director

APPLICATION FOR SITE PLAN APPROVAL

Name of Application: United Hospital Redevelopment - Amended Site Plan Application		
Tax Map Designation: *Section:* 142.52 *Block:* 1 *Lot(s):* 31 - 31.9	**Site Address:** *No.* 406 *Street* Boston Post Road	
Property Owner: Boston Post Road Owner LLC	**Phone #:**	**Email:**
Property Owner Address: *No.* 777 *Street:* Third Avenue	*Town:* New York	*State:* NY *Zip:* 10017
Applicant (If other than owner):	**Phone #:**	**Email:**
Applicant Address (If other than owner): *No.* *Street:*	*Town:*	*State:* *Zip:*

Describe the proposed application / project:

See attached project narrative.

Property Owner (print name): Boston Post Road Owner LLC Date: 04/15/2026

Property Owner (signature) Marc Ehrlich Date: 04/15/2026

Applicant, if other than Owner (print name) _____ Date: _____

Applicant, if other than Owner (signature) _____ Date: _____

8/2025

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 1is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: United Hospital - Building F - Amended Site Plan and zoning text amendment		
Project Location (describe, and attach a general location map): 406-408 Boston Post Road/ 999 High Street		
Brief Description of Proposed Action (include purpose or need): See attached narrative.		
Name of Applicant/Sponsor: Boston Post Road, LLC c/o Rose Associates Chris Gilbaldi	Telephone: 212-210-6691 E-Mail: cgibaldi@rosenyc.com	
Address: 777 Third Avenue		
City/PO: New York	State: NY	Zip Code: 10017
Project Contact (if not same as sponsor; give name and title/role):	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:
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 Counsel, Town Board, or Village Board of Trustees ☑Yes ☐No	BOT Zoning text amendment, Site Plan, Acceptance of Dedication of Roadway	
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	Planning Comm. referral	
c. City, Town or Village Zoning Board of Appeals ☐Yes ☑No		
d. Other local agencies ☑Yes ☐No	PC IDA, City of Rye (roadway improvements, if needed)	
e. County agencies ☑Yes ☐No	Westchester County Planning, DOH, Env. Facilities	
f. Regional agencies ☐Yes ☐No		
g. State agencies ☑Yes ☐No	NYS DEC (SWPPP/SPDES), NYS DOT, NYSDOH	
h. Federal agencies ☐Yes ☐No		

i. Coastal Resources.

i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes ☑No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☑Yes ☐No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☑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):

Remediaton Sites:C360202

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. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
SD-PMU - Planned Mixed Use Special District

b. Is the use permitted or allowed by a special or conditional use permit? ☑ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☑ Yes ☐ No
If Yes,
i. What is the proposed new zoning for the site? Zoning text amendment to eliminate minimum non-residential FAR requirement

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

c. Which fire protection and emergency medical services serve the project site?
Village of Port Chester Fire Department ; Port Chester-Rye-Rye Brook Volunteer Ambulance Corps

d. What parks serve the project site?
Abendroth Park

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)? Mixed use: multi-family residential, senior housing (55+); hotel, commercial

b. a. Total acreage of the site of the proposed action? 15.45+/- acres
b. Total acreage to be physically disturbed? 15.45+/- acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 15.45+/- acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☑ 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? ☐ Yes ☑ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
Creation of right-of-way, residential, commercial
ii. Is a cluster/conservation layout proposed? ☐ Yes ☑ No
iii. Number of lots proposed? 8
iv. Minimum and maximum proposed lot sizes? Minimum 0.38+/- acre Maximum 4.04+/- acre

e. Will the proposed action be constructed in multiple phases? ☑ Yes ☐ No
i. If No, anticipated period of construction: _____ months
ii. If Yes:
- Total number of phases anticipated TBD
- 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? ☑ Yes ☐ No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase				TBD
At completion of all phases				1,149

g. Does the proposed action include new non-residential construction (including expansions)? ☑ Yes ☐ No

If Yes, Hotel/Jewel Box

i. Total number of structures 2

ii. Dimensions (in feet) of largest proposed structure: 83 height; 126 width; and 154 length

iii. Approximate extent of building space to be heated or cooled: 79,200 square feet

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? ☐ Yes ☑ No

If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify:

_____

iii. If other than water, identify the type of impounded/contained liquids and their source.

_____

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):

_____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? ☑ Yes ☐ No
(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)

If Yes:

i .What is the purpose of the excavation or dredging? Creation of building foundations and parking garages

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): Approx. 24,000 c.y. related to foundations to be removed
- Over what duration of time? 20 to 30 weeks depending on number of truck trips per week/day

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

Bedrock and soil. Materials will be disposed of at an approved facility/site.

_____

iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☑ No
If yes, describe. _____

_____

v. What is the total area to be dredged or excavated? 14.6+/- acres

vi. What is the maximum area to be worked at any one time? 14.6+/- acres

vii. What would be the maximum depth of excavation or dredging? 25+/- feet

viii. Will the excavation require blasting? ☑ Yes ☐ No

ix. Summarize site reclamation goals and plan: _____

Excavation used to create building foundations and parking garages.

_____

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? ☐ Yes ☑ No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

_____

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: Domestic & irrigation 182,277+/- 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: Veolia
- 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: 164,000+/- 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): _____

Sanitary wastewater

_____

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

If Yes:

- Name of wastewater treatment plant to be used: Port Chester Wastewater Treatment Plant
- Name of district: Port Chester Sewer 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

- Do existing sewer lines serve the project site? ☑ Yes ☐ No
- Will a line extension within an existing district be necessary to serve the project? ☐ Yes ☑ No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐ Yes ☑ No

If Yes:

- 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? ☑ Yes ☐ No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or -.17 acres (impervious surface)

_____ Square feet or 15.45 acres (parcel size)

ii. Describe types of new point sources. 15" pipe at High Street that connects to Village system in High Street and 30" pipe at Boston Post Road to 5' diameter culvert under Boston Post Road

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)?

on-site stormwater management facilities then to municipal system

- If to surface waters, identify receiving water bodies or wetlands: _____
- Will stormwater runoff flow to adjacent properties? ☐ Yes ☑ No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☑ Yes ☐ No

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? ☑ Yes ☐ No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

Construction and delivery of materials

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

Construction related

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

Heating and hot water

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? ☐ Yes ☑ No

If Yes:

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) ☐ Yes ☐ No

ii. In addition to emissions as calculated in the application, the project will generate:

- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐Yes ☑No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐Yes ☑No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

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? ☑Yes ☐No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☑ Morning ☑ Evening ☑Weekend
☐ Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): est. 1 semi-trailer/day and 10 single unit box trucks/day

iii. Parking spaces: Existing 667+/- Proposed 1,394 Net increase/decrease 727

iv. Does the proposed action include any shared use parking? ☑Yes ☐No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:
Creation of High Street access, selected improvements to area roadways and intersections

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☑Yes ☐No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☑Yes ☐No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☑Yes ☐No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☑Yes ☐No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action:
Est. 55,573 KWH/year

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):
Via grid/local utility

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐Yes ☐No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: 8:00 AM to 8:00 PM
- Saturday: 10:00 AM to 7:00 PM
- Sunday: 10:00 AM to 7:00 PM
- Holidays: 10:00 AM to 7:00 PM

ii. During Operations:

- Monday - Friday: Typical for mixed use community
- Saturday: Typical for mixed use community
- Sunday: Typical for mixed use community
- Holidays: Typical for mixed use community

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☑ Yes ☐ No

If yes:

i. Provide details including sources, time of day and duration:

Typical Construction related impacts, regulated by Code

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☑ No

Describe: _____

n. Will the proposed action have outdoor lighting? ☑ Yes ☐ No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

Light sources will be shielded

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☑ No

Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☑ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

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? ☐ Yes ☑ No

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally, describe the proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☑ No

If Yes:

i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☑ Yes ☐ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: 50,000 cubic yards tons per 6 months +/- (unit of time)
- Operation : 20.08+/- tons per week (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: _____
- Operation: participate in municipal recycling program

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: materials removed to licensed facility
- Operation: Private haulers will remove solid waste

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:

The Subject Site fronts on Boston Post Road which is a trafficked commercial corridor. Other adjacent and nearby uses include cooperative aprartments, a public park, residential neighborhoods and a cemetery.

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	10.57+/-	10.4+/-	-0.17
• 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: lawn/landscaping	4.88+/-	5.05 +/-	+0.17

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☑ No

i. If Yes: explain:

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? ☑ Yes ☐ No

If Yes,

i. Identify Facilities:

John Kennedy Magnet School, Rye Country Day School, The Enclave at Port Chester

e. Does the project site contain an existing dam? ☐ Yes ☑ No

If Yes:

i. Dimensions of the dam and impoundment:

- 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:

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? ☐ Yes ☑ No

If Yes:

i. Has the facility been formally closed? ☐ Yes ☐ No

- If yes, cite sources/documentation:

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

iii. Describe any development constraints due to the prior solid waste activities:

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? ☑ Yes ☐ No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

During the time the site was used as a hospital, medical and associated waste

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? ☑ Yes ☐ No

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: ☑ Yes ☐ No

☐ Yes – Spills Incidents database — Provide DEC ID number(s): _____

☑ Yes – Environmental Site Remediation database — Provide DEC ID number(s): C360202

☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures:

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☑ Yes ☐ No

If yes, provide DEC ID number(s): C360195, C360202

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

Subject Site is currently in the NYS DEC Brownfields Cleanup Program

v. Is the project site subject to an institutional control limiting property uses? ☑ Yes ☐ No

- If yes, DEC site ID number: C360202
- Describe the type of institutional control (e.g., deed restriction or easement): environmental easement
- Describe any use limitations: Restricted residential
- Describe any engineering controls: site management plan
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☑ No
- Explain:

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? 0-5+ feet

b. Are there bedrock outcroppings on the project site? ☑ Yes ☐ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? 3+/- %

c. Predominant soil type(s) present on project site:
UB-Udorthents 100 %
_____ %
_____ %

d. What is the average depth to the water table on the project site? Average: 1.5-4 feet

e. Drainage status of project site soils:
☑ Well Drained: 100 % of site
☐ Moderately Well Drained: _____% of site
☐ Poorly Drained _____% of site

f. Approximate proportion of proposed action site with slopes:
☑ 0-10%: 74 % of site
☑ 10-15%: 11 % of site
☑ 15% or greater: 15 % of site

g. Are there any unique geologic features on the project site? ☐ Yes ☑ 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)? ☐ Yes ☑ No

ii. Do any wetlands or other waterbodies adjoin the project site? ☐ Yes ☑ No

If Yes to either *i* or *ii*, 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? ☐ Yes ☐ No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- 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? ☐ Yes ☑ No

If yes, name of impaired water body/bodies and basis for listing as impaired:

i. Is the project site in a designated Floodway? ☐ Yes ☑ No

j. Is the project site in the 100-year Floodplain? ☐ Yes ☑ No

k. Is the project site in the 500-year Floodplain? ☐ Yes ☑ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☑ No
If Yes:

i. Name of aquifer:

m. Identify the predominant wildlife species that occupy or use the project site:
Typical for suburban setting

n. Does the project site contain a designated significant natural community? ☐ Yes ☑ 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? ☐ Yes ☑ 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? ☐ Yes ☑ No

If Yes:
i. Species and listing:

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☑ 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? ☐ Yes ☑ No
If Yes, provide county plus district name/number:

b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☑ 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? ☐ Yes ☑ No
If Yes:
i. Nature of the natural landmark: ☐ Biological Community ☐ 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? ☐ Yes ☑ 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? ☐ Yes ☑ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ 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? ☑ Yes ☐ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☑ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☐ Yes ☑ 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? ☐ Yes ☑ 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? ☐ Yes ☐ 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/S Boston Post Road Owner, LLC c/o Rose Associ Date 5/20/26

Signature _____ Title Consultant to the Applicant

PRINT FORM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources to confirm data provided by the Mapper or to obtain data not provided by the Mapper.



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	Yes
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	Remediaton Sites:C360202
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Yes - Digital mapping data for Spills Incidents are not available for this location. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Yes
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Yes
E.1.h.i [DEC Spills or Remediation Site - DEC ID Number]	C360202
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	C360195, C360202
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.h.ii [Surface Water Features]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.h.iii [Surface Water Features]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No

E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

Site Plan Compliance with SEQRA Findings Statement
United Hospital Redevelopment Amended Site Plan Application
Revised May 2026

This Environmental Compliance Document is submitted on behalf of Boston Post Road Owner LLC, which consists of an affiliate of Rose Associates Capital Group LLC and BedRock Real Estate Partners LLC (hereinafter the "Applicant"). Joining the Applicant is AMS Acquisitions a leading developer of 55+ age restricted residential communities who is seeking to develop Block F for that specific type of residential community.

The Index Plan sheet in the large-scale set of plans and provided as Exhibit 1 herewith, provides an overview summary of the proposed physical changes from the previously approved site plan. The Applicant contends that the physical changes are actually minor in nature including revision to interior courtyards, rooftop design, access and updated parking layout. Beyond the proposed physical changes, the Proposed Action includes an elimination of the existing text of the Planned Mixed Use Special District (SD-PMU) requiring a minimum floor area ratio (FAR) of 25 percent for all non-residential uses. Related to the proposed zoning text amendments is the proposed modification to the Building F development program changing 90 independent living units and 110 assisted living units to 150 independent living units with no assisted living component. The Building F building height will also be lowered by one story, going from 8 stories to 7 stories. The floor area and dwelling units being eliminated from Building F will be incorporated into proposed Building D as non-age restricted residential units, allowing an addition of 52 additional units in Building D (for a total of 383 units). Building D would be modified to include an additional story, going from six to seven stories, but still within the height restrictions allowed under the SD-PMU. In addition, given market conditions, the Applicant is reducing the extent of the proposed retail from 18,314± s.f. to 7,172± s.f. across the entire site. On-site parking is being increased from 1,262 spaces to 1,394 spaces. Last, the Applicant is proposing to offer for dedication the internal road network, which is being design to Village standards, to the Village. Other elements of the previously approved mixed-use community which are not changing include an approximately 0.72-acre open green space and a 120-key hotel.

Provided below is a summary of the design element changes from the 2024 Amended Site Plan Approval:

- Jewel Box: Previously Approved to include about 14,200 s/f of residential amenity spaces and 9,800 s/f of retail space. Proposed: Building footprint is unchanged, but the retail component has been removed. A double height basketball court added, bringing the total amenity floor area space to 19,003 s/f.

- Building A (hotel): Previously Approved at 120 keys/units 79,200 s.f. zoning floor area. Proposed: Footprint unchanged, includes reducing the overall amenity space by 1,096 s/f and increasing the overall hotel unit floor area by 1,011 s/f. due to design refinements.

- Building B/C (Mixed Use Building): Previously Approved at 527 units, 5,624 s.f. retail. Proposed: Footprint unchanged, reduction in the number of dwelling units by 10 due to design considerations to create better unit layouts.

- Building D: Previously Approved: Six story building approved at 331 units. Proposed to increase by 52 units as a result of transfer of units from Building F, addition of seventh story, increase of

49,700 gross s.f. and increase of 16 structured parking spaces.

- Building E (Mixed Use Building: Previously Approved at 99 units and 2,890 s.f. retail. Proposed: No change in unit count, footprint unchanged, retail use increased by approximately 117 s.f.
- Building F (Senior Housing): Previously Approved at 200 units (90 independent living and 110 assisted living. Proposed: Removal of assisted living component, increase in independent living units by 60, increase in gross s.f. related in increase in below grade structured parking (114 spaces).

The previously approved site plan (approved December 2024) had a multi-family component that consisted of 957 multi-family residential units comprised of 358 efficiency/studio units, 456 1-bedroom units, and 143 2-bedroom units, for a total of 957 residential units, plus a senior component (90 IL/110 AL). The Applicant now proposes a revised unit mix that contemplates 999 non-age restricted multi-family residential units and 150 independent living units. This equates to a decrease of 8 total living units. Due to the unit mix revision and other Building Code updates, the total number of parking spaces proposed is also being increased from 1,262 to 1,394, of which 1,192 are in structured parking and the balance of 202 spaces as surface parking. The Applicant is proposing parking sufficient to satisfy the demands of its tenants. The proposed additional parking spaces are provided to mitigate the need for additional shared parking reductions. The Applicant contends that the proposed plan already exceeds the requirements of the on-site open space. The change of unit mix and the increase in parking spaces are all being accommodated with limited changes to the overall building footprints or massings. No changes are proposed to the previously-approved hotel use.

The Amended Site Plan proposal differs from the 2024 site plan approval primarily by the shift in residential unit mix. The Applicant has closely monitored the changing conditions in the real estate market which includes an enhanced need for age 55+ residential units in the form of independent living units. Table 1, Non-Age Restricted Unit Comparison, provides a comparison of the prior plans and the current proposal. As noted above, the total number of residential units has been reduced slightly by eight units.

Table 1
Non-Age Restricted Residential Unit Comparison

Unit Mix	2017 Plan	2022 Site Plan Approval	Difference	2024 Site Plan Amendment	Difference	2026 Site Plan Amendment	Difference
Studio	300	144	48%	358	249%	212	59%
1 BR	100	416	416%	456	110%	602	32%
2 BR	100	215	215%	143	67%	185	29%
	500	775	155%	957	123%	999	4.3%

The Proposed Action will create over 3-acres of useable open space. As part of the previously approved site plan, a newly configured access to High Street, known as Mallory Way, will be created to enhance traffic circulation.

The Proposed Action includes environmental clean-up of the Project Site consistent with NYS Brownfields Cleanup criteria and protocols. It is noted that since the 2022 site plan approval, the Applicant has initiated and completed the controlled demolition and removal of the former United Hospital buildings as well as

on-going environmental cleanup of the Project Site. In addition, the Applicant has been working with NYS DOT regarding proposed improvements including the installation of new utility lines required as part of the initial approval process.

This Updated Environmental Compliance Document incorporates by reference the environmental record compiled as part of the previous reviews and approvals for the former United Hospital site, including: 1) previous conceptual plan ("the 2017 Plan") which was based on a Draft Environmental Impact Statement[1] ("DEIS") and Final Environmental Impact Statement[2] ("FEIS"), concluding with the adoption of a Statement of Findings in 2017[3] ("2017 Findings"); 2) Environmental Assessment Narrative[4] detailing the differences in the environmental conditions between the 2017 Conceptual Plan and the Amended Statement of Findings adopted by the Village Board of Trustees on March 21, 2022[5]; third Amended Statement of Findings adopted by the Village Board of Trustees on December 12, 2024[6], and 3) the current Proposed Action.

1. Land Use and Zoning

The Applicant contends that the Proposed Action contemplates redevelopment of the Project Site in a manner entirely consistent with the Conceptual Plan reviewed and approved by the Board of Trustees on March 21, 2022. As noted above, the proposed change to the land use development program is limited to changing the program for Building F by eliminating the 110 assisted living units and increasing the number of independent living units from 90 to 150, reducing 10 units from Building B/C, and increasing the number of multifamily units with Building D from 331 to 383 units. Last, given changing conditions in the retail market landscape, the retail component on-site has been reduced, although the Applicant contends that while the on-site retail will still provide opportunities for project residents, the other commercial areas in the Village will benefit from the additional projected resident discretionary spending, see discussion below.

The Proposed Project includes several open space areas, including within the central portion of the Project Site, as well as the High Street Open Space. The open space within the central portion of the Project Site would be owned and maintained by a Master Property Owner Association ("MPOA").

The Applicant proposes to convey the re-routed northbound High Street roadway, referred to as Mallory Way, to the Village as well as the roadways within the Project Site.

[1] United Hospital Redevelopment Draft Environmental Impact Statement, accepted as complete July 20, 2015
[2] United Hospital Redevelopment Final Environmental Impact Statement, accepted as complete January 10, 2017
[3] United Hospital Redevelopment Lead Agency Findings Statement, adopted March 6, 2017
[4] https://www.portchesterny.gov/312/United-Hospital-Redevelopment-Project
[5] https://www.portchesterny.gov/AgendaCenter/ViewFile/Agenda/_03212022-107?html=true
[6] https://www.portchesterny.gov/AgendaCenter/ViewFile/Agenda/_12162024-724

Table 1a

Dimensional Standards and Requirements

Standard/Requirement	Existing Zoning	Proposed
Max. Floor Area Ratio (FAR)	1.6[1]	1.60
Max. Site Coverage	90%	67±%
Max. Height of Buildings	8 stories	7 stories
Ceiling height	First floor must be a minimum of 11 ft. with a maximum of 25 ft. from finished floor to finished ceiling. Floors above the first floor must be a minimum of 9 ft. with a maximum of 11 ft. for Residential uses; a minimum of 11 ft. with a maximum of 14 ft. for non-Residential uses, such as Business/Commercial, Office, Retail/Personal Service, or Lodging Use	Refer to Site Plan set drawings, ceiling heights conform to zoning.
Min. Useable Open Space on lot	100 s.f. for each dwelling unit	126,900 s.f. required; 147,000± s.f. provided[2]

1. A floor area ratio (FAR) bonus of 0.8 is earned in accordance with the Zoning Incentives & Community Benefits Program, provided for in Table 345-405.A-10.E
2. Refer to Exhibit OP-1 provided as part of this submission

2. Visual Resources

The existing visual conditions of the Project Site are essentially unchanged from 2017. The visual impacts of the Proposed Project from off-site vantage points, would be similar in nature to the 2022 Plan with the exception that proposed Building D would go from six to seven stories in height, which the Applicant considers to be minor and still below allowable building height. Refer also to updated graphic, Surrounding Neighborhood Views, provided with this submission, which depicts the proposed change in building height. Thus, the Applicant incorporates by reference the Visual Resource evaluation in the 2022 Statement of Findings and confirms that there will be no potential adverse impact to any visual resources. The proposed amendments remain substantially similar to the previously approved plans. As such, the Applicant encloses the approved visual renderings from the 2022 Plan, modified to incorporate the proposed changes to building heights. Consistent with the 2024 Approval, the proposed Amended Site Plan will result in minor dimensional changes to the overall façade articulation as a result of the changes to the interior layout (i.e. minor shifts in window location). However, these minor changes to the façade articulation will not result in any potential adverse impact to any visual resource and do not necessitate revised renderings.

3. Stormwater Management

The Proposed Project, as amended, still reflects the reduction in impervious area of the Project Site by approximately 0.019 acres from the 2022 Site Plan approval. The total impervious area will be reduced to approximately 10.41 acres from an existing 10.57± acres. As part of the 2022 Site Plan approval, a preliminary Stormwater Pollution Protection Plan ("SWPPP") was prepared and submitted to the Village in accordance with NYSDEC and Village standards. There are no changes to the proposed stormwater management system, nor are there any necessary changes to the previously approved stormwater mitigation measures.

4. Utilities

The proposed water and sewer demands are expected to remain substantially similar to those that were previously approved given the slight reduction in the overall number of units and the reduction in the square footage of retail space. The total water demand is still estimated to be approximately 164,000 gpd for domestic water and 18,000 gpd for irrigation. This is compared to the 172,000 gpd previously approved in 2022 and the approximately 183,000 gpd approved in 2017. Similarly, the estimated sewer demand from 2022 was approximately 165,000 gpd which is not anticipated to change materially. As noted previously, to mitigate the impact of the anticipated Site-generated sewage, and in accordance with County policy, any future site plan application for the Proposed Project must remove existing inflow and infiltration (I&I) to the sewer system at a ratio of three to one. The Applicant has proposed to contribute towards the removal of I&I, which is equal to $1 per gallon for the removal of I&I at a ratio of three times the increase in sanitary sewer flow attributable to the Project. It is also noted that additional mitigation required as part of the initial 2017 Findings including selected replacement of sewer main in Boston Post Road would still be required.

5. Traffic and Transportation

The Applicant has updated the trip generation comparison from the prior Starwood Application, See Table 5a, Trip Generation Comparison below, based on the proposed change in unit mix. The changes to the proposed unit mix do not materially impact the levels of service compared to the 2024 Plan approval. All proposed mitigation identified in the Adopted Amended Findings Statement are still proposed to be implemented[7].

[7] 6 Refer to Table 2, Mitigation Measures from March 21, 2022 United Hospital Amended Findings Statement

Table 5a
Trip Generation Comparison

TABLE 5A TRIP GENERATION TABLE 2026 PROPOSED AMENDED SITE PLAN						
	AM Peak Hour		PM Peak Hour		SAT Peak Hour	
Type of Development	Enter	Exit	Enter	Exit	Enter	Exit
Retail	73	40	9	6	8	8
Restaurant	0	4	12	4	41	27
Residential	110	300	233	173	209	202
Hotel	31	22	23	20	23	20
TOTAL	213	367	277	204	282	257

NOTES

(1) Trip Generation based upon information contained in the Institute of Transportation Engineers' (ITE) publication entitled "Trip Generation", 11th Edition.

(2) Internal Trips calculated using a total 10% credit, per comments reviewing Traffic Consultants.

(3) Pass-By Trips calculated per the procedures described in ITE's Trip Generation Handbook, 3rd Edition.

(4) Mass Transit credit calculated using a 10% mass transit utilization factor, per comments from reviewing Traffic Consultants.

Table 5b

Trip Generation Comparison Table Original Traffic Impact Study vs. Revised Development Program (from Rose Associate via email on 8/9/2024))									
Project Program	Peak AM Hour			Peak PM Hour			Peak SAT Hour		
	In	Out	Total	In	Out	Total	In	Out	Total
2024 Approved Amended Development Program	226	372	598	306	232	538	336	305	640
2026 Proposed Amended Development Program	213	367	576	277	204	481	282	257	539
Difference in Trips	*-13*	*-5*	*-22*	*-29*	*-28*	*-57*	*-54*	*-48*	*-101*
Percent Difference from Approved Plan	*-6%*	*-1%*	*-4%*	*-10%*	*-12%*	*-11%*	*-16%*	*-16%*	*-16%*

Source: DTS Provident

Table 5c
Peak Hour Differential

All Peak Hours		
In	Out	Total
868	909	1,777
772	828	1,600
-96	*-81*	*-177*
-11%	*-9%*	*-10%*

Source: DTS Provident

6. Socio-economic and Fiscal Impacts

The Applicant contends that the proposed Amended Application is consistent with the Conceptual Plan reviewed by the Village Board and subject to the Amended Environmental Findings Statement. No change in conditions are proposed as part of subject Site Plan approval other than the change in type of age restricted residential unit mix, the slight reduction in density in Building B/C, the reallocation of density to proposed Building D as described above and the reduction in retail square footage.

The projected real estate tax revenue has been updated to reflect the aforementioned change in program, refer to Table 6a, Updated Projected Tax Revenue, and is estimated to be approximately $7.4 million annually, compared to the approximately $6.9 million projected as part of the 2022 Approval. The slight increase in tax revenue is related to increase in overall square footage and updated assessments for the residential units used for comparison purposes. The $7.4 million figure also takes into account the reduced tax revenue generated on a per unit basis for the proposed 112 affordable AFFH housing units. Of the total amount, approximately $4.3 million would be allocated to the Port Chester School System, $2.3 million to the Village and $0.63 million to the County/Town. As noted previously, and consistent with the evaluation below, the Applicant contends that the Revised 2026 Plan is revenue positive relative to projected costs. As part of the current proposal, the Applicant intends on offering for dedication, the proposed roadways serving the Project Site, which have been designed to Village standards. The Applicant maintains that the tax revenue generated by the Proposed Action would exceed the costs for plowing and any eventual maintenance.

Table 6a
Updated Projected Tax Revenue

Development Component	Taxable Value (TV)/s.f.	SF - Zoning Floor Area	TV as proposed	Taxes generated	Taxes generated - per SF	Taxes generated per unit market rate	Adjustment for affordble housing (60 %)	Adjustment of taxes to account for affordable housing component
Retail	$209.34	7,712	$1,614,451	$53,181	$6.90			
Hotel -	$40.95	79,115	$3,239,386	$106,707	$1.35			
Residential (1,122 units) includes Jewelbox s.f.	$239.23	984,551	$235,534,346	$7,758,623	$7.88	$6,753	$4,052	
				$7,318,360		$756,280	$316,017	$440,263
Taxes generated using TV Methodology			$240,388,182	$7,918,511				
Taxes generated with affordable adjustment				$7,478,248				

Compiled by Planning & Development Advisors

Table 6b
Projected Tax Revenue by Jurisdiction

Port Chester Property taxes				
District	**Tax Rate per $1,000 TV (FY 2025)**			**Adjusted taxes per jurisdiction**
Port Chester School	$18.836276	57.18%		$4,276,263.87
Village	$10.198628	30.96%		$2,315,320.95
Town	$0.543471	1.65%		$123,380.30
County	$2.265545	6.88%		$514,330.34
Port Chester Sewer	$0.813071	2.47%		$184,585.64
Solid Waste	$0.283524	0.86%		$64,366.41
Total	$32.940515			$7,478,248

Compiled by Planning & Development Advisors

It is noted that in 2024, the Village updated its School District Mitigation Worksheet (the Mitigation Worksheet), which indicates that the Proposed Action, with the revised unit mix, would generate approximately 20 public school age children. This figure is more consistent with the Applicant's previous survey data for multi-family developments within the Village. Further, the Port Chester School Enrollment Mitigation Analysis 2024 Update[8] makes the following findings: (1) The number of public school children enrolled in the Port Chester-Rye UFSD has declined since the 2019- 2020 school year despite the addition of more than 1,000 new housing units in the past decade; (2) The number of public school children is projected to continue to decline over the next 10 years, with a net loss of more than 1,200 students, largely driven by declining birth rates; and (3) The actual number of school children residing in new developments is far lower than estimated by child generation rates identified in the 2019 study, as settlement patterns of new development in Port Chester has taken on the characteristics of the rest of Westchester County[9]. The Mitigation Worksheet calculates the total mitigation to be provided by the Applicant at approximately $757,115, see attached. The Applicant notes that the projected tax revenue to be generated would not materially change given that the methodology used to project tax revenue was based on a taxable value per square foot. Tax revenue projections from the current Proposed Action for the Port Chester School District were in excess of $4.2 million which far exceeds the projected costs of approximately $757,115 as noted in the updated Mitigation Worksheet, although it is noted that the projected annual soft costs equates to approximately $274,000.

[8] Port Chester School Enrollment Mitigation Analysis 2024 Update, Prepared for Village of Port Chester IDA, Submitted by Urbanomics, Inc. August 2024
[9] Ibid. p. 1

Table 6c
Projected School Age Children

Renter Units													
		Market	Workforce	Affordable	Total					High	Workforce	Low	Total
Single Family	Total					0.64	0.39	0.46		-	-	-	-
	2 Bedrooms				-	0.56	0.29	0.33		-	-	-	-
	3+ Bedrooms				-	0.66	0.52	0.57		-	-	-	-
Two-4 Family	Total					0.33	1.09	0.54		-	-	-	-
	Studio				-	0.50	0.00	0.28		-	-	-	-
	1 Bedroom				-	0.00	0.00	0.30		-	-	-	-
	2 Bedrooms				-	0.37	1.38	0.91		-	-	-	-
	3+ Bedrooms				-	0.26	1.60	0.39		-	-	-	-
5+ Family	Total					0.08	0.18	0.15		-	-	-	-
	Studio	190		22	212	0.00	0.00	0.00		-	-	-	-
	1 Bedroom**	541		61	602	0.00	0.00	0.03		-	-	2	2
	2 Bedrooms**	166		19	185	0.08	0.34	0.23		13	-	4	18
	3+ Bedrooms				-	0.38	0.63	0.62		-	-	-	-
				Total Rental Units	999							Total Renter Children	20
												Tax Revenue Supported*	
Fill in only if bedroom mix is unknown.							Soft Costs per Child		$ 14,030			Total Mitigation	$ 757,115
							Hard Costs per Child		$ 24,705				
** Building F 55+ not included (60 1BR and 90 2BR)													
										*Exenditures - State Aid			

Source: Village of Port Chester Mitigation Worksheet

It is noted that the additional households will bring with them disposable income that will be spent within the greater Port Chester community on a variety of goods and services. The increase in independent living units along with reallocation of the proposed assisted living units to non-age restricted status and means that additional discretionary income will be created and spent in the greater Port Chester community supporting existing retail and service establishments. It is conservatively expected that approximately 25 percent of annual pre-tax income would be spent on discretionary goods and services in the greater Port Chester community.

As an example, the new 150-unit age 55+ residential independent living community being proposed by AMS will have rents that range from $3,400 per month for a 1-bedroom unit to $4,400 for a 2-bedroom unit. Using industry standard of 30 percent of annual income on rent equates to an estimated annual income of between $136,000 and $176,000. As noted above, the current plan proposes to increase the number of independent living units from 90 to 150 an increase of sixty units that will now have disposable income available. The balance of the non-age restricted units will have monthly rents that conservatively range from $2,100 for a studio unit, $2,600 for a one-bedroom and $4,000 for a two-bedroom unit. The Applicant projects that there would be approximately $27 million in annual discretionary spending resulting from the non-age restricted market rate units that would be spent in the greater Port Chester community. Coupled with the independent living component, the annual discretionary spending is projected to be approximately $33 million.

Table 6d
Projected Discretionary Spending

Unit type	Projected Market Rate Rent - non-age restricted	# Units	Projected pretax income per household	Projected pretax income per total	Projected discretionary spending (25%)
Studio	$2,100	212	$84,000	$17,808,000	$4,452,000
1BR	$2,600	602	$104,000	$62,608,000	$15,652,000
2 BR	$4,000	185	$160,000	$29,600,000	$7,400,000
		999			$27,504,000
	Age-Restricted				
1BR	$3,400	60	$136,000	$8,160,000	$2,040,000
2 BR	$4,400	90	$176,000	$15,840,000	$3,960,000
		150			$6,000,000

Compiled by Planning & Development Advisors

The proposed plan includes a dedicated pedestrian walkway system connecting to the existing sidewalk network along Boston Post Road and to the Kohl's Shopping Center located directly opposite from the Proposed Project and to the downtown Port Chester commercial core. The pedestrian connectivity is an important element in the Project design that further fosters access to the Village's commercial areas and districts.

Consistent with Village Code, the Applicant will be providing 10 percent of the total unit count for the residential units as affordable housing which will be distributed on a pro-rata basis throughout the residential buildings. Given that the Proposed Plan replaces and relocates the previously approved 110 assisted living units with non-age restricted units means that an additional 10 units of Affordable Affirmatively Furthering Fair Housing units will now be created. The Applicant proposes to include six units of Affordable AFFH units in Building F with the balance (nine units) included as part of the balance of the building program.

Table 345.405.U-1 from the Port Chester Code requires the following minimum size for Affordable AFFH Units:
Studio: 450 s.f.
1-BR: 675 s.f.
2-BR: 750 s.f.

The Applicant has proposed the following for the minimum size units regardless of market rate or affordable designation:
Studio: 464 s.f.
1-BR: 680 s.f.
2-BR: 966 s.f.

The current application is anticipated to generate approximately 114 jobs, broken down as follows: hotel – 55 jobs; residential - 40 jobs; retail - 17 jobs[10]. The 2022 approval had an estimated 213 jobs created, the major difference being the elimination of the employees associated with the previously approved senior housing, specifically the assisted living component.

[10] Burchell, R. (1994). Development impact assessment handbook. Washington, D.C.: Urban Land Institute.; residential employment representational based on other comparable developments.

As noted in the 2022 Approval Resolution, the Village noted that assisted living facilities generate more EMS calls per unit than the land uses included in the 2017 Plan[11]. The 2022 Approval Resolution further noted that potential impacts to the EMS system's overall capacity would be confirmed at the time of building permit. Given the change of programming that eliminates the previously approved assisted living units, the Applicant contends that the potential impact to EMS services has been reduced.

7. Natural Resources

Impacts of the Proposed Project to vegetation would be similar to the 2017, 2022 and 2024 Projects. There are no records of rare, state-listed animals or plants or significant natural communities at the Project Site or its immediate vicinity. The Proposed Project would maintain the same amount of impervious surface on the Project Site consistent with the 2024 Site Plan approval. Depending on the suitability and wetness of the soil excavated, the Applicant estimates that the proposed expansion of below grade parking areas will result in an increase of approximately 5,500 cubic yards of material that may ultimately need to be exported beyond the 2022 approved project.

8. Historic and Cultural Resources

No impact to historic or cultural resources.

9. Air Resources

No significant adverse impact anticipated with approval of the proposed Site Plan.

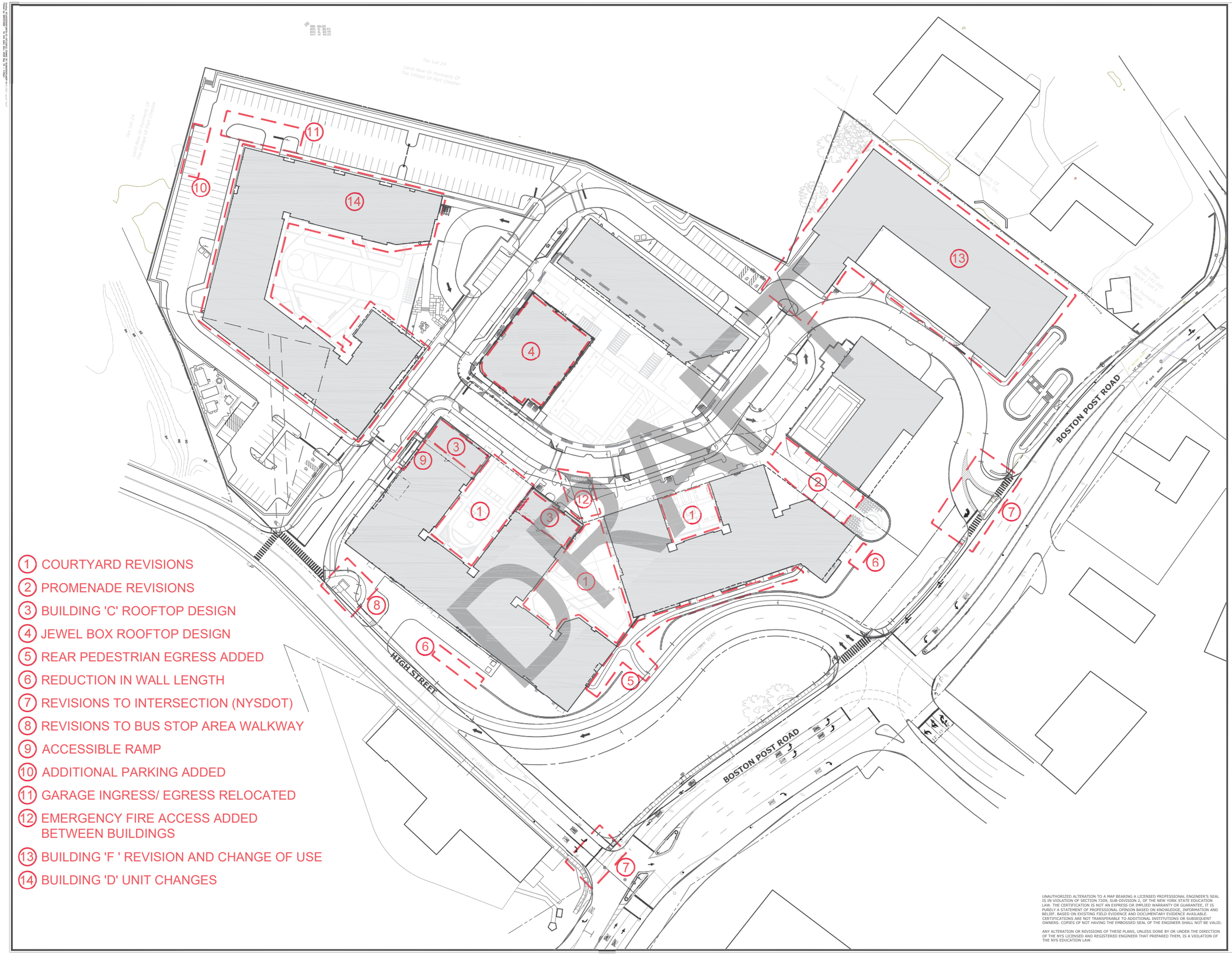
10. Noise Resources

Noise emissions from stationary mechanical sources will comply with local and state noise codes.

11. Construction

As noted in prior review and approvals, the Proposed Project would require the removal of on-Site structures and parking areas which has already occurred in anticipation of site construction activities. Excavation and grading across nearly the entire Site is still required. It is noted that the Applicant has already initiated environmental cleanup of the Project Site. Depending on the suitability and wetness of the soil excavated, the Applicant estimates that the proposed expansion of below grade parking areas will result in an increase of approximately 5,500 cubic yards of material that may ultimately need to be exported beyond the 2024 approved project. The Applicant is currently in the process of preparing a detailed construction management plan which will include specifics related to erosion and sediment control, hazardous materials and site contamination abatement, construction period traffic and parking, noise, air quality, and blasting. There are no known changes in the anticipated impacts associated with the proposed Site Plan submission that were not reviewed as part of the 2024 Amended Findings Statement.

[11] Village of Port Chester Board of Trustees Lead Agency Second Amended Statement of Findings, p.38



1. COURTYARD REVISIONS
2. PROMENADE REVISIONS
3. BUILDING 'C' ROOFTOP DESIGN
4. JEWEL BOX ROOFTOP DESIGN
5. REAR PEDESTRIAN EGRESS ADDED
6. REDUCTION IN WALL LENGTH
7. REVISIONS TO INTERSECTION (NYSDOT)
8. REVISIONS TO BUS STOP AREA WALKWAY
9. ACCESSIBLE RAMP
10. ADDITIONAL PARKING ADDED
11. GARAGE INGRESS/ EGRESS RELOCATED
12. EMERGENCY FIRE ACCESS ADDED BETWEEN BUILDINGS
13. BUILDING 'F ' REVISION AND CHANGE OF USE
14. BUILDING 'D' UNIT CHANGES

UNAUTHORIZED ALTERATION TO A MAP BEARING A LICENSED PROFESSIONAL ENGINEER'S SEAL IS IN VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. THE CERTIFICATION IS NOT AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE, IT IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. COPIES OF NOT HAVING THE EMBOSSED SEAL OF THE ENGINEER SHALL NOT BE VALID.

ANY ALTERATION OR REVISIONS OF THESE PLANS, UNLESS DONE BY OR UNDER THE DIRECTION OF THE NYS LICENSED AND REGISTERED ENGINEER THAT PREPARED THEM, IS A VIOLATION OF THE NYS EDUCATION LAW.

DESCRIPTION | DATE | BY

SLR
231 MAIN STREET, SUITE 102
NEW PALTZ, NY 12561
845.633.8153
WWW.SLRCONSULTING.COM

SLR Engineering, Landscape Architecture, and Land Surveying P.C.
Registration No. 083112

INDEX PLAN

UNITED HOSPITAL REDEVELOPMENT

406 BOSTON POST ROAD
VILLAGE OF PORT CHESTER, NEW YORK

JW	LM	JW/TD
DESIGNED	DRAWN	CHECKED

SCALE: 1"=40'

DATE: MAY 22, 2026

PROJECT NO.: 6975-01/21543.00009

SHEET NO.: 03 OF 20

SHEET NAME: IP

COMPERABLE DEVELOPMENTS

FOR

TAXABLE VALUE

UNITED HOSPITAL REDEVELOPMENT

2025 PORT CHESTER - RYE UNION FREE SCHOOL DISTRICT

TAX NOTICE 2025

PROPERTY DESCRIPTION AND LOCATION	Exemption	Tax Purpose	Value	Full Value
120 N PEARL ST 142.22-2-62				

The Assessor Estimated Full Market Value Of This Property As Of:

The Uniform Percentage of Value Used To Establish Assessment Is: 100%

The Assessed Value Of This Property Is: 13,341,400

RYM OWNER LLC

5680 N STERLING RANCH DR
DAVIE FL 33314

TAX BILL NO: 0004111

WARRANT DATED:

Bank Code

FISCAL YEAR

Tax Amount Due By September 30, 2025	Tax Amount Due By January 31, 2026
125,651.14	125,651.15
LATE PENALTY AMOUNT	**LATE PENALTY AMOUNT**
0.00	0.00
TOTAL AMOUNT DUE	**TOTAL AMOUNT DUE**
125,651.14	125,651.15
1st HALF	**2nd HALF**

LEVY DESCRIPTION	FULL VALUE	TAXABLE VALUE ADJUSTED BY EXEMPTION	TAX RATE PER $1,000	TAX AMOUNT
SCHOOL TAX NH	13,341,400	13,341,400	18.836276	251,302.29

PORT CHESTER - RYE UNION FREE SCHOOL DISTRICT, PORT CHESTER, NY — **2nd INSTALLMENT PAYMENT DUE BY January 31, 2026**

Make Checks Payable To: Receiver of Taxes

MAIL THIS PORTION WITH YOUR PAYMENT TO:222 Grace Church Street
Port Chester NY 10573

0004111

RYM OWNER LLC

5680 N STERLING RANCH DR
DAVIE FL 33314

142.22-2-62

☐ **CHECK HERE IF RECEIPT REQUESTED**

TAX AMOUNT DUE
125,651.15
TAX AMOUNT DUE
0.00
LATE PENALTY AMOUNT
125,651.15
TOTAL AMOUNT DUE

2nd HALF

Print Date: 4/20/2026

25706755480110041111260012565115800125651158 3

PORT CHESTER - RYE UNION FREE SCHOOL DISTRICT, PORT CHESTER, NY — **1st INSTALLMENT PAYMENT DUE BY September 30, 2025**

Make Checks Payable To: Receiver of Taxes

MAIL THIS PORTION WITH YOUR PAYMENT TO:222 Grace Church Street
Port Chester NY 10573

0004111

RYM OWNER LLC

5680 N STERLING RANCH DR
DAVIE FL 33314

142.22-2-62

☐ **CHECK HERE IF RECEIPT REQUESTED**

TAX AMOUNT DUE
125,651.14
TAX AMOUNT DUE
0.00
LATE PENALTY AMOUNT
125,651.14
TOTAL AMOUNT DUE

1st HALF

Print Date: 4/20/2026

25706755480110041111180012565114100251302295 7

RECEIVER OF TAXES
TOWN OF RYE
222 GRACE CHURCH ST, 3RD FLOOR
PORT CHESTER, NEW YORK 10573

BILL NO.	SEQUENCE NO.	PAGE NO.	ROLL SECT.	ACCOUNT NO.
0004111	01			00003380000

FISCAL YEAR	WARRANT DATED	BANK CODE	SWISS CODE
			554801

ESTIMATED STATE AID

FOR YOUR INFORMATION

DUE BY	04/30/2026
AMOUNT	52,105.60
INTEREST	0.00
TOTAL AMOUNT DUE	52,105.60

RYM OWNER LLC

5680 N STERLING RANCH DR
DAVIE FL 33314

PROPERTY DESCRIPTION AND LOCATION	
TAX MAP NO.	142.22-2-62
LOCATION	120 N PEARL ST
DIMENSIONS	FR: 0 D: 0
SCHOOL DIST.	554801
PROPERTY CLASS	411

Exemption	Tax Purpose	Value	Full Value

THE ASSESSOR ESTIMATES THE FULL MARKET VALUE OF THIS PROPERTY AT:	13,341,400
THE UNIFORM PERCENTAGE OF VALUE USED TO ESTABLISH ASSESSMENT IS:	100%
THE ASSESSED VALUE OF THIS PROPERTY IS:	13,341,400

LEVY DESCRIPTION	TOTAL TAX LEVY	PERCENT OF CHANGE FROM PRIOR YEAR	TAXABLE VALUE ADJUSTED BY EXEMPTION	TAX RATE PER $1,000	TAX AMOUNT
COUNTY	22,949,846.00	3.640	13,341,400	2.265545	30,225.54
TOWN NH	1,213,056.98	1.090	13,341,400	0.543471	7,250.66
P C SEWER	3,938,328.00	1.500	13,341,400	0.813071	10,846.79
SOLID WASTE DIS	2,950,292.00	-0.250	13,341,400	0.283524	3,782.61
				TOTAL TAX	**52,105.60**

Make Checks Payable To: Receiver of Taxes
Questions? Call 914-939-3558. Pay online or mail this portion with your payment to:
222 Grace Church Street, 3rd Floor Port Chester, NY 10573

BILL NO: 0004111 ACCOUNT NO: 00003380000
TAX MAP NO: 142.22-2-62
LOCATION: 120 N PEARL ST

DUE BY	04/30/2026
AMOUNT	52,105.60
LATE PENALTY	0.00
TOTAL AMOUNT DUE	52,105.60

RYM OWNER LLC

5680 N STERLING RANCH DR
DAVIE FL 33314

Bank Code

☐ **CHECK HERE IF RECEIPT REQUESTED**

Print Date: 4/20/2026

265018554801100411111800052105608000521056085

2025 PORT CHESTER - RYE UNION FREE SCHOOL DISTRICT

TAX NOTICE 2025

PROPERTY DESCRIPTION AND LOCATION	Exemption	Tax Purpose	Value	Full Value
201 WILLETT AVE 142.23-1-49				

The Assessor Estimated Full Market Value Of This Property As Of:

The Uniform Percentage of Value Used To Establish Assessment Is: 100%

The Assessed Value Of This Property Is: 26,500,000

NA CASTLE LLC/BK CASTLE LLC

121 WEST NYACK RD
NANUET NY 10954

TAX BILL NO: 0004214

WARRANT DATED:

Bank Code

FISCAL YEAR

Tax Amount Due By September 30, 2025	Tax Amount Due By January 31, 2026
249,580.65	249,580.66
LATE PENALTY AMOUNT	**LATE PENALTY AMOUNT**
0.00	0.00
TOTAL AMOUNT DUE	**TOTAL AMOUNT DUE**
249,580.65	249,580.66
1st HALF	**2nd HALF**

LEVY DESCRIPTION	FULL VALUE	TAXABLE VALUE ADJUSTED BY EXEMPTION	TAX RATE PER $1,000	TAX AMOUNT
SCHOOL TAX NH	26,500,000	26,500,000	18.836276	499,161.31

PORT CHESTER - RYE UNION FREE SCHOOL DISTRICT, PORT CHESTER, NY — **2nd INSTALLMENT PAYMENT DUE BY January 31, 2026**

Make Checks Payable To: Receiver of Taxes

MAIL THIS PORTION WITH YOUR PAYMENT TO:222 Grace Church Street
Port Chester NY 10573

0004214

NA CASTLE LLC/BK CASTLE LLC

121 WEST NYACK RD
NANUET NY 10954

142.23-1-49

☐ **CHECK HERE IF RECEIPT REQUESTED**

TAX AMOUNT DUE
249,580.66
TAX AMOUNT DUE
0.00
LATE PENALTY AMOUNT
249,580.66
TOTAL AMOUNT DUE

2nd HALF

Print Date: 4/20/2026

25706755480110042143260024958066300249580663 8

PORT CHESTER - RYE UNION FREE SCHOOL DISTRICT, PORT CHESTER, NY — **1st INSTALLMENT PAYMENT DUE BY September 30, 2025**

Make Checks Payable To: Receiver of Taxes

MAIL THIS PORTION WITH YOUR PAYMENT TO:222 Grace Church Street
Port Chester NY 10573

0004214

NA CASTLE LLC/BK CASTLE LLC

121 WEST NYACK RD
NANUET NY 10954

142.23-1-49

☐ **CHECK HERE IF RECEIPT REQUESTED**

TAX AMOUNT DUE
249,580.65
TAX AMOUNT DUE
0.00
LATE PENALTY AMOUNT
249,580.65
TOTAL AMOUNT DUE

1st HALF

Print Date: 4/20/2026

25706755480110042143180024958065500499161313 5

RECEIVER OF TAXES
TOWN OF RYE
222 GRACE CHURCH ST, 3RD FLOOR
PORT CHESTER, NEW YORK 10573

BILL NO.	SEQUENCE NO.	PAGE NO.	ROLL SECT.	ACCOUNT NO.
0004207	01			00011095000

FISCAL YEAR	WARRANT DATED	BANK CODE	SWISS CODE
			554801

ESTIMATED STATE AID

FOR YOUR INFORMATION

DUE BY	04/30/2026
AMOUNT	103,497.26
INTEREST	0.00
TOTAL AMOUNT DUE	103,497.26

NA CASTLE LLC/BK CASTLE LLC

121 WEST NYACK RD
NANUET NY 10954

PROPERTY DESCRIPTION AND LOCATION	
TAX MAP NO.	142.23-1-49
LOCATION	201 WILLETT AVE
DIMENSIONS	FR: 0 D: 0
SCHOOL DIST.	554801
PROPERTY CLASS	411

Exemption	Tax Purpose	Value	Full Value

THE ASSESSOR ESTIMATES THE FULL MARKET VALUE OF THIS PROPERTY AT:	26,500,000
THE UNIFORM PERCENTAGE OF VALUE USED TO ESTABLISH ASSESSMENT IS:	100%
THE ASSESSED VALUE OF THIS PROPERTY IS:	26,500,000

LEVY DESCRIPTION	TOTAL TAX LEVY	PERCENT OF CHANGE FROM PRIOR YEAR	TAXABLE VALUE ADJUSTED BY EXEMPTION	TAX RATE PER $1,000	TAX AMOUNT
COUNTY	22,949,846.00	3.640	26,500,000	2.265545	60,036.94
TOWN NH	1,213,056.98	1.090	26,500,000	0.543471	14,401.98
P C SEWER	3,938,328.00	1.500	26,500,000	0.813071	21,544.95
SOLID WASTE DIS	2,950,292.00	-0.250	26,500,000	0.283524	7,513.39
				TOTAL TAX	**103,497.26**

Make Checks Payable To: Receiver of Taxes
Questions? Call 914-939-3558. Pay online or mail this portion with your payment to:
222 Grace Church Street, 3rd Floor Port Chester, NY 10573

BILL NO: 0004207 ACCOUNT NO: 00011095000
TAX MAP NO: 142.23-1-49
LOCATION: 201 WILLETT AVE

DUE BY	04/30/2026
AMOUNT	103,497.26
LATE PENALTY	0.00
TOTAL AMOUNT DUE	103,497.26

NA CASTLE LLC/BK CASTLE LLC

121 WEST NYACK RD
NANUET NY 10954

Bank Code

☐ **CHECK HERE IF RECEIPT REQUESTED**

Print Date: 4/20/2026

2650185548011004207718001034972690010349726 95

2025 VILLAGE OF PORT CHESTER VILLAGE TAXES

TAX NOTICE 2025

PROPERTY DESCRIPTION AND LOCATION	Exemption	Tax Purpose	Value	Full Value
21 WILLETT AVE 142.23-2-47				

The Assessor Estimated Full Market Value Of This Property As Of:

The Uniform Percentage of Value Used To Establish Assessment Is: 100%

The Assessed Value Of This Property Is: 27,000,000

Bank Code

FISCAL YEAR

Tax Amount Due By June 30, 2025	Tax Amount Due By December 31, 2025
139,407.14	137,681.48
LATE PENALTY AMOUNT	**LATE PENALTY AMOUNT**
0.00	0.00
TOTAL AMOUNT DUE	**TOTAL AMOUNT DUE**
139,407.14	137,681.48

UPACA MARINER LLC

95 CHURCH ST STE 201
WHITE PLAINS NY 10601

TAX BILL NO: 0004246

WARRANT DATED:

1st HALF **2nd HALF**

LEVY DESCRIPTION	FULL VALUE	TAXABLE VALUE ADJUSTED BY EXEMPTION	TAX RATE PER $1,000	TAX AMOUNT
NON HOMESTEAD VILL	27,000,000	27,000,000	10.198628	275,362.96
SEWER RENT	27,000,000	1,726	1.000000	1,725.66

PORT CHESTER, NY — **2nd HALF PAYMENT DUE BY December 31, 2025**

Make Checks Payable To: Receiver of Taxes
Mail this portion with your payment to:
222 Grace Church Street, 3rd Floor
Port Chester, NY 10573

0004246

UPACA MARINER LLC

95 CHURCH ST STE 201
WHITE PLAINS NY 10601

142.23-2-47

☐ **CHECK HERE IF RECEIPT REQUESTED**

TAX AMOUNT DUE
137,681.48
TAX AMOUNT DUE
0.00
LATE PENALTY AMOUNT
137,681.48
TOTAL AMOUNT DUE

2nd HALF

Print Date: 4/20/2026

25702655480110042465260013768148200137681482l

PORT CHESTER, NY — **1st HALF PAYMENT DUE BY June 30, 2025**

Make Checks Payable To: Receiver of Taxes
Mail this portion with your payment to:
222 Grace Church Street, 3rd Floor
Port Chester, NY 10573

0004246

UPACA MARINER LLC

95 CHURCH ST STE 201
WHITE PLAINS NY 10601

142.23-2-47

☐ **CHECK HERE IF RECEIPT REQUESTED**

TAX AMOUNT DUE
139,407.14
TAX AMOUNT DUE
0.00
LATE PENALTY AMOUNT
139,407.14
TOTAL AMOUNT DUE

1st HALF

Print Date: 4/20/2026

25702655480110042465180013940714200277088621 4

2025 PORT CHESTER - RYE UNION FREE SCHOOL DISTRICT

TAX NOTICE 2025

PROPERTY DESCRIPTION AND LOCATION	Exemption	Tax Purpose	Value	Full Value
21 WILLETT AVE 142.23-2-47				

The Assessor Estimated Full Market Value Of This Property As Of:

The Uniform Percentage of Value Used To Establish Assessment Is: 100%

The Assessed Value Of This Property Is: 27,000,000

UPACA MARINER LLC

95 CHURCH ST STE 201
WHITE PLAINS NY 10601

TAX BILL NO: 0004246

WARRANT DATED:

Bank Code

FISCAL YEAR

Tax Amount Due By September 30, 2025	Tax Amount Due By January 31, 2026
254,289.72	254,289.73
LATE PENALTY AMOUNT	**LATE PENALTY AMOUNT**
0.00	0.00
TOTAL AMOUNT DUE	**TOTAL AMOUNT DUE**
254,289.72	254,289.73
1st HALF	**2nd HALF**

LEVY DESCRIPTION	FULL VALUE	TAXABLE VALUE ADJUSTED BY EXEMPTION	TAX RATE PER $1,000	TAX AMOUNT
SCHOOL TAX NH	27,000,000	27,000,000	18.836276	508,579.45

PORT CHESTER - RYE UNION FREE SCHOOL DISTRICT, PORT CHESTER, NY — **2nd INSTALLMENT PAYMENT DUE BY January 31, 2026**

Make Checks Payable To: Receiver of Taxes

MAIL THIS PORTION WITH YOUR PAYMENT TO:222 Grace Church Street
Port Chester NY 10573

0004246

UPACA MARINER LLC

95 CHURCH ST STE 201
WHITE PLAINS NY 10601

142.23-2-47

☐ **CHECK HERE IF RECEIPT REQUESTED**

TAX AMOUNT DUE
254,289.73
TAX AMOUNT DUE
0.00
LATE PENALTY AMOUNT
254,289.73
TOTAL AMOUNT DUE

2nd HALF

Print Date: 4/20/2026

25706755480110042465260025428973900254289739 7

PORT CHESTER - RYE UNION FREE SCHOOL DISTRICT, PORT CHESTER, NY — **1st INSTALLMENT PAYMENT DUE BY September 30, 2025**

Make Checks Payable To: Receiver of Taxes

MAIL THIS PORTION WITH YOUR PAYMENT TO:222 Grace Church Street
Port Chester NY 10573

0004246

UPACA MARINER LLC

95 CHURCH ST STE 201
WHITE PLAINS NY 10601

142.23-2-47

☐ **CHECK HERE IF RECEIPT REQUESTED**

TAX AMOUNT DUE
254,289.72
TAX AMOUNT DUE
0.00
LATE PENALTY AMOUNT
254,289.72
TOTAL AMOUNT DUE

1st HALF

Print Date: 4/20/2026

25706755480110042465180025428972100508579455 5

Tax Links

Property Info
Tax Calculator
View Tax Bills

Tax Bill Information

Municipality of Village of Port Chester

SWIS:	554801	Tax ID:	142.30-2-66

Tax Summary

Taxes reflect exemptions, but may not include recent changes in assessment.

Tax Year	Tax Type	Original Bill	Total Assessed Value	Full Market Value	Uniform %	Roll Section
2021	County	$3,089.81	$3,269,300.00	$3,269,300.00	100	8

Display Details for Taxes Levied in 2021

Display Historical Tax Information

Taxable Values

2025			
County Taxable	$0	Exemptions	$2,993,600
Muni. Taxable	$0	Exemptions	$2,993,600
Village Taxable	$0	Exemptions	$2,993,600
School Taxable	$0	Exemptions	$2,993,600

Exemptions for 2025

Code Description	Amount	Exempt%	Start Year	End Year	Vflag	Hcode	Own%
18020 - IND DEVEL	$2,993,600	0	2011	2028	Y		0

BILL NO.	SEQUENCE NO.	PAGE NO.	ROLL SECT.	ACCOUNT NO.
0010274	01	1 of 1	1	00008524000

FISCAL YEAR	WARRANT DATED	BANK CODE	SWIS CODE
01/01/2020 - 12/31/2020	4/1/2020		554805

ESTIMATED STATE AID	
	SEE REVERSE SIDE FOR MORE INFORMATION

FOR YOUR INFORMATION

RECEIVER OF TAXES
TOWN OF RYE
222 GRACE CHURCH ST, 3RD FLOOR
PORT CHESTER, NEW YORK 10573

DUE BY	04/30/2020
AMOUNT	65,424.32
INTEREST	
TOTAL AMOUNT DUE	

RYE HOTEL LLC
PAN AM EQUITIES, INC
18 E 50TH ST FL 10
NEW YORK NY 10022-9108

Do NOT pay in person, visit TownofRyeNY.com

PROPERTY DESCRIPTION & LOCATION	
TAX MAP NO.	135.74-1-8
LOCATION	699 WESTCHESTER AVE
DIMENSIONS	FR: D:
SCHOOL DIST.	554804
PROPERTY CLASS	414

Exemption	Tax Purpose	Value	Full Value	Exemption	Tax Purpose	Value	Full Value

THE ASSESSOR ESTIMATES THE FULL MARKET VALUE OF THIS PROPERTY AT:	16,200,000
THE UNIFORM PERCENTAGE OF VALUE USED TO ESTABLISH ASSESSMENT IS:	100.00%
THE ASSESSED VALUE OF THIS PROPERTY IS:	16,200,000

LEVY DESCRIPTION	TOTAL TAX LEVY	PERCENT OF CHANGE FROM PRIOR YEAR	TAXABLE VALUE ADJUSTED BY EXEMPTION	TAX RATE PER $1,000	TAX AMOUNT
COUNTY	23,302,917.43	-2.269	16,200,000	3.102919	50,267.29
TOWN NH	239,319.62	-3.165	16,200,000	.136287	2,207.85
BL BRK SEWER	1,689,880.00	-5.391	16,200,000	.542907	8,795.09
SOLID WASTE DIS	1,998,905.10	-2.988	16,200,000	.256425	4,154.09
				TOTAL TAX	65,424.32

Make Checks Payable To: Receiver of Taxes
Questions? Call 914-939-3558. Pay online or mail this portion with your payment to:
PO Box 48336, Newark, NJ 07101-8536

DUE BY	04/30/2020
AMOUNT	65,424.32
LATE PENALTY	
TOTAL AMOUNT DUE	

BILL NO: 0010274 ACCOUNT NO.: 00008524000
TAX MAP NO.: 135.74-1-8
LOCATION: 699 WESTCHESTER AVE

Bank Code

☐ **CHECK HERE IF RECEIPT REQUESTED**

A-01-VTP-DM-06918-30

RYE HOTEL LLC
PAN AM EQUITIES, INC
18 E 50TH ST FL 10
NEW YORK NY 10022-9108

208018554805201027491800065424327000654243271

YOUR TAX BILL INCLUDES THE COUNTY TAXES. RYE TOWN ACTS MERELY AS A COLLECTION AGENT.

THIRD PARTY NOTIFICATION

If you are either 65 years of age or older or disabled and you own and occupy a 1, 2, or 3 family residence, you may designate a consenting adult third party to receive duplicate copies of your tax bills and notices of unpaid taxes until further notice.
Applications may be obtained in person from your Tax Receiver.

The Uniform Percentage of Value used to establish assessments in Rye Town was 100%. **BILL OF RIGHTS, EXEMPTIONS & STAR PROGRAM PLEASE CONTACT THE RYE TOWN ASSESSOR'S OFFICE AT 914-939-3566.**

BILL OF RIGHTS - If you feel your assessment is too high, you have the right to seek a reduction in the future. For further information, please contact the Assessor's Office and ask for a booklet "How to File a Complaint on Your Assessment."

SENIOR EXEMPTION - Providing you qualify, Seniors may be eligible for an Exemption on School and Town & County Taxes. Please contact the Assessor's Office for details.

VETERAN'S EXEMPTION - only eligible on the Town & County Tax. To find if you are eligible, please contact the Assessor's Office.

STAR (School Tax Relief) - eligible on the School Tax, contact the Assessor's Office.

OFFICE HOURS:
8:30 AM TO 4:00 PM
MONDAY THROUGH FRIDAY
TEL: (914) 939-3558
FAX: (914) 939-8926

PENALTY SCHEDULE

April	None
May	2%
June and July	5%
August and Sept	7%
Oct., Nov., Dec	10%
Jan., Feb., Mar., Apr.	12%

Thereafter, additional 1 % each month until redemption.

All Delinquent Taxes are filed with the Westchester County Clerk's office on July 31st.

NEW YORK STATE LAW PROVIDES THAT A MUNICIPALITY CANNOT WAIVE PENALTIES ON TAX PAYMENTS RECEIVED AFTER THE DUE DATE **FOR ANY REASON.**

TO AVOID ANY POSSIBILITY OF DELAY BY MAIL, WE SUGGEST THAT IF PAYMENT OF TAXES IS TO BE MADE WITHIN THE LAST FEW DAYS OF THE MONTH IN WHICH DUE, MAKE CERTAIN THAT IT IS EITHER HAND DELIVERED TO THE TAX OFFICE OR THAT YOU WITNESS A TIMELY OFFICIAL **UNITED STATES POSTMARK** BEING AFFIXED TO THE ENVELOPE. PITNEY BOWES AND FOREIGN POSTMARKS ARE **NOT ACCEPTABLE.**

"PAY AND VIEW TAX BILLS"
DON'T STAND ON LINE, GO ONLINE

Property owners may now register online for access to their property tax information. Log on to www.townofryeny.com anytime to view, print, or check payment status of your tax bill. Additionally (for a convenience fee) property owners can now pay taxes online using Visa, Master Card, Discover Card, American Express or by electronic check withdrawal.
Conventional payments via the U.S. mail, a bank, a mortgage company, or in person will continue at no cost.

www.townofryeny.com

PROPERTY DESCRIPTION AND LOCATION	Exemption	Tax Purpose	Value	Full Value
699 WESTCHESTER AVE 135.74-1-8				

The Assessor Estimated Full Market Value Of This Property As of July 1, 2019

The Uniform Percentage of Value Used To Establish Assessment is: 100%

The Assessed Value Of This Property Is: 16,200,000

RYE HOTEL LLC
PAN AM EQUITIES, INC
18 E 50TH ST FL 10
NEW YORK NY 10022-9108

TAX BILL NO. 0005617

WARRANT DATED: 9/1/2020

BANK CODE

FISCAL YEAR 07/01/2020 - 06/30/2021

This Amount Must Be Received by Sept. 30, 2020	This Amount Must Be Received By Jan. 31, 2021
185,718.00	185,718.00
TAX AMOUNT DUE	TAX AMOUNT DUE
LATE PAYMENT PENALTY	LATE PAYMENT PENALTY
TOTAL AMOUNT DUE	TOTAL AMOUNT DUE
1st HALF	**2nd HALF**

LEVY DESCRIPTION	FULL VALUE	TAXABLE VALUE	TAX RATE	TAX AMOUNT
SCHOOL TAX NH	16,200,000	16,200,000	22.928148	371,436.00

PORT CHESTER - RYE UNION FREE SCHOOL DISTRICT, PORT CHESTER, NY — **2nd Half Due By Jan. 31, 2021**

Make Checks Payable To: Receiver of Taxes

MAIL THIS PORTION WITH YOUR PAYMENT TO: PO Box 48336 Newark, NJ 07101-8536

0005617

RYE HOTEL LLC
PAN AM EQUITIES, INC
18 E 50TH ST FL 10
NEW YORK NY 10022-9108

☐ CHECK HERE IF RECEIPT REQUESTED

135.74-1-8

This Amount Must Be Received By Jan. 31, 2021
185,718.00
TAX AMOUNT DUE
LATE PAYMENT PENALTY
TOTAL AMOUNT DUE

2nd HALF

20806755480520056176260018571800400185718004 9

PORT CHESTER - RYE UNION FREE SCHOOL DISTRICT, PORT CHESTER, NY — **1st Half Due By Sept. 30, 2020**

Make Checks Payable To: Receiver of Taxes

MAIL THIS PORTION WITH YOUR PAYMENT TO: PO Box 48336 Newark, NJ 07101-8536

0005617

A-02-Z1L-AM-07053-21

RYE HOTEL LLC
PAN AM EQUITIES, INC
18 E 50TH ST FL 10
NEW YORK NY 10022-9108

☐ CHECK HERE IF RECEIPT REQUESTED

135.74-1-8

This Amount Must Be Received By Sept. 30, 2020
185,718.00
TAX AMOUNT DUE
LATE PAYMENT PENALTY
TOTAL AMOUNT DUE

1st HALF

20806755480520056176180018571800400371436007 6

NYS State Taxation & School Code - 508

Town Of Rye
Receiver of Taxes
222 Grace Church Street
3rd Floor
Port Chester, NY 10573

Office Hours
8:30 am - 4:00 pm
Mon. thru Fri.
914-939-3558

TAXES BASED ON TAXABLE STATUS DATE OF 7/01/19.

SENIOR CITIZENS "65 YEARS OF AGE OR OLDER" AND VETERANS MAY BE ELIGIBLE FOR TAX EXEMPTIONS.

CONTACT ASSESSORS OFFICE - TEL. # 939-3566

If you feel your assessment is too high you have the right to seek a reduction in the future. For information, contact your Assessor for the booklet "How to File a Complaint on Your Assessment." Please note that the period for filing complaints on this Assessment has passed.

THIRD PARTY NOTIFICATION

If you are over 65 years of age or older or disabled and you own and occupy a 1, 2, or 3 family residence, you may designate a consenting adult third party to receive duplicate copies of your tax bills and notices of unpaid taxes until further notice. Applications may be obtained in person from your tax collecting officer or County Real Property Tax Services, or by mail if you include with your request a self-addressed stamped envelope. Applications for third party notification must be filed with the tax collecting officer no later than March 15, 2021

2020 PORT CHESTER SCHOOL TAX
Fiscal Period – July 1, 2020 – June 30, 2021

Port Chester-Rye Union Free School District

Net Levy.....	$68,383,322	Tax Rates Per	$1,000
Taxable Assessed Valuation	$3,629,817,713	Homestead Rate	16.377604
Homestead	$2,270,865,895	Non Homestead Rate ...	22.928148
Non-Homestead	$1,358,951,818	State Aid.....	$32,579,403

NEW YORK STATE LAW PROVIDES THAT A MUNICIPALITY CANNOT WAIVE PENALTIES ON REAL ESTATE TAX PAYMENTS RECEIVED AFTER THE DUE DATE FOR ANY REASON.

TO AVOID ANY POSSIBILITY OF DELAY BY MAIL, WE SUGGEST THAT IF PAYMENT OF TAXES IS TO BE MADE WITHIN THE LAST FEW DAYS OF THE MONTH IN WHICH DUE, MAKE CERTAIN THAT IT IS EITHER HAND DELIVERED TO THE OFFICE OR THAT YOU WITNESS A TIMELY OFFICIAL UNITED STATES POSTMARK BEING AFFIXED TO THE ENVELOPE. PITNEY BOWES AND FOREIGN POSTMARKS ARE NOT ACCEPTABLE.

NOTICE
THE FOLLOWING PENALTY SCHEDULE SHALL APPLY TO LATE PAYMENTS

SCHOOL TAXES

	1st Half	2nd Half
October	2%	None
November	5%	None
December & January	7%	None
February & March	10%	10%
April	12%	12%
May	13%	13%

Additional 1% Per Month
To Date of
Redemption or In-Rem Foreclosure

"PAY AND VIEW TAX BILLS"

DON'T STAND ON LINE, GO ONLINE

Property owners may now register online for access to their School property tax information. Log on to www.townofryeny.com anytime to view, print, or check the payment status of your tax bill. Additionally (for a convenience fee) property owners can now pay taxes online using Visa, Master Card, or by electronic check withdrawal.
Conventional payments via the U.S. mail, a bank, a mortgage company, or in person will continue at no cost.

2020 VILLAGE OF RYE BROOK VILLAGE TAXES | **TAX NOTICE JUNE, 2020**

PROPERTY DESCRIPTION AND LOCATION	Exemption	Tax Purpose	Value	Full Value
699 WESTCHESTER AVE 135.74-1-8				

The Assessor Estimated Full Market Value Of This Property As of July 1, 2019

The Uniform Percentage of Value Used To Establish Assessment is: 100%

The Assessed Value Of This Property Is: 16,200,000

RYE HOTEL LLC
PAN AM EQUITIES, INC
18 E 50TH ST FL 10
NEW YORK NY 10022-9108

TAX BILL NO. 0002624

WARRANT DATED: 06/01/2020

BANK CODE

FISCAL YEAR 6/01/20 - 5/31/21

Tax Amount Due By June 30, 2020	Tax Amount Due By Feb. 28, 2021
92,591.92	45,604.98
LATE PENALTY AMOUNT	**LATE PENALTY AMOUNT**
TOTAL AMOUNT DUE	**TOTAL AMOUNT DUE**
1st Installment	**2nd Installment**

Do NOT pay in person, visit TownofRyeNY.com

LEVY DESCRIPTION	FULL VALUE	TAXABLE VALUE	TAX RATE	TAX AMOUNT
VILLAGE NON HMSTD	16,200,000	16,200,000	8.530673	138,196.90

RYE BROOK, NY | **2nd INSTALLMENT PAYMENT DUE BY FEBRUARY 28, 2021**

Make Checks Payable To: Receiver of Taxes
Mail this portion with your payment to:
PO Box 48336, Newark, NJ 07101-8536

0002624

RYE HOTEL LLC
PAN AM EQUITIES, INC
18 E 50TH ST FL 10
NEW YORK NY 10022-9108

☐ CHECK HERE IF RECEIPT REQUESTED

TAX AMOUNT DUE
45,604.98
TAX AMOUNT DUE
LATE PAYMENT PENALTY
TOTAL AMOUNT DUE

2nd Installment

135.74-1-8

20803455480520026245260004560498000045604980 3

RYE BROOK, NY | **1st INSTALLMENT PAYMENT DUE BY JUNE 30, 2020**

Make Checks Payable To: Receiver of Taxes
Mail this portion with your payment to:
PO Box 48336, Newark, NJ 07101-8536

0002624

A-01-1DK-IM-02263-8

RYE HOTEL LLC
PAN AM EQUITIES, INC
18 E 50TH ST FL 10
NEW YORK NY 10022-9108

☐ CHECK HERE IF RECEIPT REQUESTED

TAX AMOUNT DUE
92,591.92
LATE PENALTY AMOUNT
TOTAL AMOUNT DUE

1st Installment

135.74-1-8

20803455480520026245180009259192400138196902 1

Nicholas C. Mecca
Receiver of Taxes
914-939-3558

Office Hours
8:30 am - 4:00 pm
222 Grace Church Street
3rd Floor
Port Chester, NY 10573

TAXES BASED ON TAXABLE STATUS DATE OF 7/01/19.

SENIOR CITIZENS "65 YEARS OF AGE OR OLDER" AND VETERANS MAY BE ELIGIBLE FOR TAX EXEMPTIONS.
CONTACT ASSESSORS OFFICE - TEL. # 939-3566

If you feel your assessment is too high you have the right to seek a reduction in the future, for information, contact your Assessor for the booklet "How to File a Complaint on Your Assessment." Please note that the period for filing complaints on this Assessment has passed.

THIRD PARTY NOTIFICATION
If you are over 65 years of age or older or disabled and you own and occupy a 1, 2, or 3 family residence, you may designate a consenting adult third party to receive duplicate copies of your tax bills and notices of unpaid taxes until further notice. Applications may be obtained in person from your tax collecting officer or County Real Property Tax Services, or by mail if you include with your request a self-addressed stamped envelope. Applications for third party notification must be filed with the tax collecting officer no later than March 15, 2021.

NEW YORK STATE LAW PROVIDES THAT A MUNICIPALITY CANNOT WAIVE PENALTIES ON REAL ESTATE TAX PAYMENTS RECEIVED AFTER THE DUE DATE FOR ANY REASON.

TO AVOID ANY POSSIBILITY OF DELAY BY MAIL, WE SUGGEST THAT IF PAYMENT OF TAXES IS TO BE MADE WITHIN THE LAST FEW DAYS OF THE MONTH IN WHICH DUE, MAKE CERTAIN THAT IT IS EITHER HAND DELIVERED TO THE OFFICE OR THAT YOU WITNESS A TIMELY OFFICIAL UNITED STATES POSTMARK BEING AFFIXED TO THE ENVELOPE. PITNEY BOWES AND FOREIGN POSTMARKS ARE NOT ACCEPTABLE.

PENALTY SCHEDULE
Interest on unpaid Village Taxes
1st installment - 2% in July plus Additional 1% per month thereafter to date of Redemption or In-Rem Foreclosure.
2nd Installment - 2% in March plus Additional 1% per month thereafter to date of Redemption or In-Rem Foreclosure.

"PAY AND VIEW TAX BILLS"
DON'T STAND ON LINE, GO ONLINE

Property owners may now register online for access to their School property tax information. Log on to www.townofryeny.com anytime to view, print, or check the payment status of your tax bill. Additionally (for a convenience fee) property owners can now pay taxes online using Visa, Master Card, American Express, Discover or by electronic check withdrawal.

Conventional payments via the U.S. mail, a bank, a mortgage company, or in person will continue at no cost.

BILL NO.	SEQUENCE NO.	PAGE NO.	ROLL SECT.	ACCOUNT NO.
0005390	01	1 of 1	8	00004147000

FISCAL YEAR	WARRANT DATED	BANK CODE	SWIS CODE
01/01/2024 - 12/31/2024	4/1/2024		554801

ESTIMATED STATE AID

SEE REVERSE SIDE FOR MORE INFORMATION

FOR YOUR INFORMATION

RECEIVER OF TAXES
TOWN OF RYE
222 GRACE CHURCH ST, 3RD FLOOR
PORT CHESTER, NEW YORK 10573

DUE BY	04/30/2024
AMOUNT	3,443.70
INTEREST	
TOTAL AMOUNT DUE	

VILLAGE OF PORT CHESTER IDA
G & S UNIT LEASE 4A
211 E 43RD ST
FL 25TH
NEW YORK NY 10017-4707

PROPERTY DESCRIPTION & LOCATION

TAX MAP NO.	142.30-2-66
LOCATION	30-48 S MAIN ST
DIMENSIONS	FR: D:
SCHOOL DIST.	554804
PROPERTY CLASS	452

Exemption	Tax Purpose	Value	Full Value
INDUST DEV	COUNTY	2,993,600	2,993,600
INDUST DEV	Town	2,993,600	2,993,600

Exemption	Tax Purpose	Value	Full Value

THE ASSESSOR ESTIMATES THE FULL MARKET VALUE OF THIS PROPERTY AT:	2,993,600
THE UNIFORM PERCENTAGE OF VALUE USED TO ESTABLISH ASSESSMENT IS:	100.00%
THE ASSESSED VALUE OF THIS PROPERTY IS:	2,993,600

LEVY DESCRIPTION	TOTAL TAX LEVY	PERCENT OF CHANGE FROM PRIOR YEAR	TAXABLE VALUE ADJUSTED BY EXEMPTION	TAX RATE PER $1,000	TAX AMOUNT
P C SEWER	3,783,104.00	9.2100	2,993,600	.849331	2,542.56
SOLID WASTE DIS	2,867,020.00	3.4700	2,993,600	.301023	901.14
				TOTAL TAX	3,443.70

Make Checks Payable To: Receiver of Taxes
Questions? Call 914-939-3558. Pay online or mail this portion with your payment to:
PO Box 48336, Newark, NJ 07101-8536

DUE BY	04/30/2024
AMOUNT	3,443.70
LATE PENALTY	
TOTAL AMOUNT DUE	

BILL NO: 0005390 ACCOUNT NO.: 00004147000
TAX MAP NO.: 142.30-2-66
LOCATION: 30-48 S MAIN ST

Bank Code

☐ **CHECK HERE IF RECEIPT REQUESTED**

A-01-D8N-DM-07417-23

VILLAGE OF PORT CHESTER IDA
G & S UNIT LEASE 4A
211 E 43RD ST
FL 25TH
NEW YORK NY 10017-4707

2400185548011005390018000034437020000344370 21

YOUR TAX BILL INCLUDES THE COUNTY TAXES. RYE TOWN ACTS MERELY AS A COLLECTION AGENT

PAY YOUR TAX BILLS ONLINE

Property owners may pay taxes online. To do so, you must visit our website at www.townofrye.com. Look for the box that is entitled **Quick Links** and click on **Pay Taxes**. You can read instructions on how to pay online or how to schedule your payments .

THIRD PARTY NOTIFICATION

If you are over 65 years of age or older or disabled and you own and occupy a 1-, 2-, or 3- family residence, you may designate a consenting adult third party to receive duplicate copies of your tax bills and notices of unpaid taxes until further notice. Applications may be obtained online at our website at www.townofryeny.com. Under Departments , click on **Tax Office** and then look for a request for 3rd Party application which must be filed with the Tax Office. Any questions, call the Tax Office.

IMPORTANT EXEMPTION INFORMATION

STAR (SCHOOL TAX RELIEF) You may be eligible on the school tax . Visit www.tax.ny.gov/star or call 518-457-2036 ,weekdays between 8:30 AM and 4:30 PM.

Exemptions: Senior Citizens (65 Years of Age or Older with Limited Incomes) and Veterans . The deadline to apply for any exemption is **May 1st (every year)**. For more details and additional exemptions , visit the webpage.
TownOfRye.com/departments/assessment-office

Challenging Your Assessment: Your assessment (in the top section of front page) represents your property's full market value. If you feel your assessment is too high, you have the right to challenge it in the future . A NYS publication "Contesting Your Assessment in NYS" is available on the above webpage and at https://www.tax.ny.gov/pdf/publications/orpts/grievancebooklet.pdf. Note the period for filing complaints is **June 1st to the third Tuesday** in June (every year).

OFFICE HOURS:
8:30 AM TO 4:00 PM
MONDAY THROUGH FRIDAY
TEL: (914) 939-3558
FAX: (914) 939-8926

PENALTY SCHEDULE

April	None
May	2%
June and July	5%
August and Sept	7%
Oct., Nov., Dec	10%
Jan., Feb., Mar., Apr.	12%

Thereafter, additional 1 % each month until redemption.

All Delinquent Taxes are filed with the Westchester County Clerk's office on July 31st.

NEW YORK STATE LAW STATES THAT A MUNICIPALITY CANNOT WAIVE PENALTIES ON REAL ESTATE TAX PAYMENTS RECEIVED AFTER THE DUE DATE FOR ANY REASON. TO AVOID ANY POSSIBILITY OF DELAY BY MAIL , WE SUGGEST THAT IF PAYMENT OF TAXES IS TO BE MADE WITHIN THE LAST FEW DAYS OF THE MONTH IN WHICH IS DUE, MAKE CERTAIN THAT IT IS EITHER DELIVERED TO THE SECURE DROP BOX IN THE FRONT OF THE BUILDING AT 222 GRACE CHURCH ST, PORT CHESTER , NY OR THAT YOU WITNESS A TIMELY OFFICIAL UNITED STATES POSTMARK BEING AFFIXED TO THE ENVELOPE. PITNEY BOWES AND FOREIGN POSTMARKS ARE NOT ACCEPTABLE.

The Office of the Westchester County Clerk: This page is part of the instrument; the County Clerk will rely on the information provided on this page for purposes of indexing this instrument. To the best of submitter's knowledge, the information contained on this Recording and Endorsement Cover Page is consistent with the information contained in the attached document.

602743452DED001X

Westchester County Recording & Endorsement Page

Submitter Information

Name:	Royal Abstract of New York LLC - C/O MARBACH-TC	Phone:	2123760900
Address 1:	125 Park Avenue, Suite 1610	Fax:	2123761911
Address 2:		Email:	mbasalatan@royalabstract.com
City/State/Zip:	New York NY 10017	Reference for Submitter:	913551-mb

Document Details

Control Number: **602743452** Document Type: **Deed (DED)**

Package ID: 2020093000245001001 Document Page Count: **6** Total Page Count: **8**

Parties

☐ Additional Parties on Continuation page

1st PARTY		2nd PARTY	
1: BR RA PORT CHESTER LLC	- Other	1: BOSTON POST RD OWNER LLC	- Other
2:		2:	

Property

☑ Additional Properties on Continuation page

Street Address: 406 BOSTON POST ROAD Tax Designation: 141.52-1-2

City/Town: RYE TOWN Village: PORT CHESTER

Cross- References

☐ Additional Cross-Refs on Continuation page

1: 2: 3: 4:

Supporting Documents

1: RP-5217 2: TP-584 3: TP-584.1

Recording Fees

Statutory Recording Fee:	$40.00
Page Fee:	$35.00
Cross-Reference Fee:	$0.00
Mortgage Affidavit Filing Fee:	$0.00
RP-5217 Filing Fee:	$250.00
TP-584 Filing Fee:	$5.00
RPL 291 Notice Fee:	$0.00
Total Recording Fees Paid:	**$330.00**

Transfer Taxes

Consideration:	$0.00
Transfer Tax:	$0.00
Mansion Tax:	$0.00
Transfer Tax Number:	19112

Mortgage Taxes

Document Date:

Mortgage Amount:

Basic:	$0.00
Westchester:	$0.00
Additional:	$0.00
MTA:	$0.00
Special:	$0.00
Yonkers:	$0.00
Total Mortgage Tax:	**$0.00**

Dwelling Type: Exempt: ☐

Serial #:

RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK

Recorded: 10/22/2020 at 03:51 PM

Control Number: **602743452**

Witness my hand and official seal

Timothy C.Idoni
Westchester County Clerk

Record and Return To

☐ Pick-up at County Clerk's office

Mayer Brown LLP
1221 Avenue of the Americas

New York, NY 10020
Attn: Michael Morelli, Esq.

The Office of the Westchester County Clerk: This page is part of the instrument; the County Clerk will rely on the information provided on this page for purposes of indexing this instrument. To the best of submitter's knowledge, the information contained on this Recording and Endorsement Cover Page is consistent with the information contained in the attached document.	*602743452DED001X*

Westchester County Recording & Endorsement Page

Document Details

Control Number: **602743452** Document Type: **Deed (DED)**

Package ID: 2020093000245001001 Document Page Count: 6 Total Page Count: 8

Properties Addendum

999 HIGH STREET	10573	RYE TOWN	PORT CHESTER	141.52 1 2.1
406 BOSTON POST ROAD	10573	RYE TOWN	PORT CHESTER	141.52 1 2.4

Bargain and Sale Deed Without Covenant Against Grantor's Acts

BR RA PORT CHESTER LLC

TO

BOSTON POST ROAD OWNER LLC

SECTION:	141.52
BLOCK:	1
LOT:	2 and 2.4
COUNTY:	Westchester
STREET ADDRESS:	406-408 Boston Post Road Port Chester, New York

SECTION:	141.52
BLOCK:	1
LOT:	2.1
COUNTY:	Westchester
STREET ADDRESS:	999 High Street Port Chester, New York

RECORD AND RETURN TO:

Mayer Brown LLP
1221 Avenue of the Americas
New York, New York 10020
Attn: Michael V. Morelli, Esq.

738298294

BARGAIN AND SALE DEED WITHOUT COVENANT AGAINST GRANTOR'S ACTS

THIS INDENTURE, made as of this 16th day of October, 2020, by **BR RA PORT CHESTER LLC**, a Delaware limited liability company ("Grantor"), having a principal office at c/o Rose Associates Capital Group LLC, 777 Third Avenue, 6th Floor, New York, New York 10017, to **BOSTON POST ROAD OWNER LLC**, a Delaware limited liability company ("Grantee"), having a principal office at c/o Rose Associates Capital Group LLC, 777 Third Avenue, 6th Floor, New York, New York 10017.

WITNESSETH, that Grantor, for and in consideration of Ten ($10.00) Dollars and other good and valuable consideration paid by Grantee, the receipt whereof is hereby acknowledged, hereby grants and releases to Grantee all those certain plots, pieces or parcels of land, together with the buildings and improvements thereon erected, situate, lying and being in the Village of Port Chester, County of Westchester, State of New York, more particularly described on Exhibit A attached hereto and made a part hereof

TOGETHER with all right, title and interest, if any, of the Grantor in an to any streets and roads abutting the above described premises to the center lines thereof, TOGETHER with the appurtenances and all of the estate and rights of the Grantor in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the Grantee forever.

AND, Grantor, in compliance with Section 13 of the Lien Law, covenants that Grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first for the purpose of paying the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

[remainder of page intentionally left blank]

IN WITNESS WHEREOF, the undersigned has executed this Bargain and Sale Deed as of the date first above written.

BR RA PORT CHESTER LLC,
a Delaware limited liability company

x By: _____
Name: Amy Rose Silverman
Title: Authorized Signatory

STATE OF New York)
) ss.:
COUNTY OF Queens)

On the 8th day of October in the year 2020 before me, the undersigned, personally appeared Amy Rose Silverman, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

_____
Notary Public

KATHLEEN PANARO
Notary Public-State of New York
No. 01PA6306384
Qualified in Queens County
Commission Expires 06/23/2022

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL A:

ALL THAT CERTAIN plot, piece or parcel of land, situate, lying and being in the Village of Port Chester, Town of Rye, County of Westchester and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the northeasterly side of High Street with the northwesterly side of Boston Post Road;

RUNNING THENCE in a northeasterly direction along the northwesterly side of Boston Post Road:

1. North 44 degrees 43 minutes 40 seconds East, 32.50 feet; and

2. North 59 degrees 31 minutes 40 seconds East, 18.24 feet;

THENCE continuing along the northwesterly side of Boston Post Road, as widened per map filed in Volume 73 of Maps at Page 47:

1. North 54 degrees 07 minutes 35 seconds East, 270.20 feet;

2. Northeasterly along a curve to the left having a radius of 814.40 feet and a central angle of 18 degrees 26 minutes 00 seconds, a distance of 262.01 feet; and

3. North 35 degrees 41 minutes 25 seconds East, 108.07 feet;

THENCE along the northwesterly side of Boston Post Road, as widened per map filed in Volume 73 of Maps at Page 25 in a northeasterly direction along a curve to the right having a radius of 1076.00 feet and a central angle of 11 degrees 48 minutes 58 seconds, a distance of 221.90 feet to the southwesterly line of land now or formerly of the Humble Oil Company;

RUNNING THENCE in a northwesterly direction along land now or formerly belonging to Humble Oil Company and lands now or formerly belonging to Port Chester Apartments, Inc., North 52 degrees 49 minutes 45 seconds West, 458.00 feet to a point on the boundary line between lands now or formerly of The Village of Port Chester and the property herein described;

RUNNING THENCE in a southwesterly, northwesterly and southwesterly direction along lands now or formerly belonging to The Village of Port Chester, the following courses and distances:

1. South 20 degrees 39 minutes 24 seconds West, 200.00 feet;

2. North 63 degrees 13 minutes 07 seconds West, 277.32 feet;

3. North 76 degrees 09 minutes 45 seconds West, 483.23 feet; and

4. South 15 degrees 19 minutes 46 seconds West, 272.90 feet to a point on the northeasterly side of the New York State Thruway (New England Section);

RUNNING THENCE in a southeasterly direction along said northeasterly side of the New York State Thruway:

1. South 24 degrees 44 minutes 45 seconds East, 95.45 feet; and

2. South 19 degrees 29 minutes 45 seconds East, 174.96 feet to a point on the northeasterly side of High Street;

THENCE along the northeasterly side of High Street in a southeasterly direction along a curve to the right having a radius of 513.76 feet, central angle of 3 degrees 13 minutes 33 seconds, a distance of 28.93 feet; and

THENCE continuing along the northeasterly side of High Street, South 45 degrees 05 minutes 20 seconds East, 88.24 feet to the northwesterly line of land now or formerly of U.H. Housing Corp.;

THENCE along said land now or formerly of U.H. Housing Corp.:

1. North 26 degrees 32 minutes 37 seconds East, 85.19 feet;

2. South 59 degrees 29 minutes 05 seconds East, 343.46 feet;

3. South 68 degrees 03 minutes 03 seconds East, 79.44 feet; and

4. South 30 degrees 12 minutes 27 seconds West, 189.55 feet to the northeasterly side of High Street;

THENCE along the said northeasterly side of High Street, South 48 degrees 05 minutes 20 seconds East, 108.50 feet to the point or place of BEGINNING.

EXCEPTING THEREFROM SO MUCH OF THE ABOVE DESCRIBED PREMISES THAT WAS TAKEN BY THE PEOPLE OF THE STATE OF NEW YORK FOR PROJECT TITLED "INTERSTATE ROUTE CONNECTION NO. 520, CROSS WESTCHESTER EXPRESSWAY, RYE SECTION, COUNTY OF WESTCHESTER", AS SHOWN PARCEL NO. 716 ON MAP NO. 522 (COUNTY MAP NO. 11622), FOR WHICH A NOTICE OF APPROPRIATION DATED 8/13/1958 WAS RECORDED 8/13/1958 IN LIBER 5830 OF DEEDS, PAGE 327, BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERLY SIDE OF BOSTON POST ROAD (U.S. ROUTE 1);

RUNNING THENCE ALONG THE NORTHWESTERLY SIDE OF BOSTON POST ROAD (U.S. ROUTE 1), SOUTHWESTERLY, 159 FEET, MORE OR LESS,

RUNNING THENCE NORTH 38 DEGREES 08 MINUTES 38 SECONDS EAST, 102 FEET, MORE OR LESS;

THENCE NORTH 76 DEGREES 37 MINUTES 56 SECONDS EAST, 66 FEET, MORE OR LESS, TO THE NORTHWESTERLY SIDE OF BOSTON POST ROAD (U.S. ROUTE 1) AND THE POINT OR PLACE OF BEGINNING.

(BEARING SYSTEM REFERS TO ABOVE REFERENCED PARCEL NO. 716, MAP NO. 522)

For Information Only: Said premises are known as 406-408 Boston Post Road, Port Chester, NY and designated as Section 141.52 Block 1 Lots 2 and 2.4 as shown on the Westchester County Land and Tax Map.

PARCEL B:

ALL THAT CERTAIN plot, piece or parcel of land, situate, lying and being in the Village of Port Chester, Town of Rye, County of Westchester and State of New York, bounded and described as follows:

BEGINNING at a point on the northeasterly side of High Street, distant 108.50 feet northwesterly as measured along the northeasterly side of High Street from the corner formed by the intersection of the northeasterly side of High Street with the northwesterly side of Boston Post Road;

RUNNING THENCE along the northeasterly side of High Street:

1. North 48 degrees 05 minutes 20 seconds West, 265.40 feet; and

2. North 45 degrees 05 minutes 20 seconds West, 162.06 feet to the southwesterly corner of premises being described herein;

RUNNING THENCE along other property of the United Hospital, the following courses and distances:

1. North 26 degrees 32 minutes 37 seconds East, 85.19 feet to the northwesterly corner of premises;

2. South 59 degrees 39 minutes 05 seconds East, 343.46 feet; and

3. South 68 degrees 03 minutes 03 seconds East, 79.44 feet to the northeasterly corner of premises;

RUNNING THENCE on a course South 30 degrees 12 minutes 37 seconds West, 189.55 feet to the northeasterly side of High Street and the point and place of BEGINNING.

For Information Only: Said premises are known as 999 High Street, Port Chester, NY and designated as Section 141.52 Block 1 Lot 2.1 as shown on the Westchester County Land and Tax Map.



406 Boston Post Road
Port Chester, NY
January 15, 2021

ROSE ASSOCIATES

SURROUNDING NEIGHBORHOOD VIEWS - KEY

CUBE 3 Studio LLC | 56 High Street | North Andover, MA 01845 | 978.989.9900 | cube3.com

CUBE 3

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EXISTING



PROPOSED

406 Boston Post Road
Port Chester, NY
January 15, 2021
Revised May 22, 2026

ROSE ASSOCIATES

VIEW 1: GRANDVIEW AVE LOOKING SOUTH

CUBE 3 Studio LLC | 56 High Street | North Andover, MA 01845 | 978.989.9900 | cube3.com

CUBE 3

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EXISTING



PROPOSED

406 Boston Post Road
Port Chester, NY
January 15, 2021
Revised May 22, 2026

ROSE ASSOCIATES

VIEW 2: TOURAINE AVE LOOKING SOUTH

CUBE 3 Studio LLC | 56 High Street | North Andover, MA 01845 | 978.989.9900 | cube3.com

CUBE 3

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EXISTING



PROPOSED

406 Boston Post Road
Port Chester, NY
January 15, 2021
Revised May 22, 2026

ROSE ASSOCIATES

VIEW 3: PARK GATE AT TOURAINE AVE LOOKING SOUTH

CUBE 3 Studio LLC | 56 High Street | North Andover, MA 01845 | 978.989.9900 | cube3.com

CUBE3

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EXISTING



PROPOSED

406 Boston Post Road
Port Chester, NY
January 15, 2021
Revised May 22, 2026

ROSE ASSOCIATES

VIEW 4: SOUTH REGENT ST LOOKING SOUTHWEST

CUBE 3 Studio LLC | 56 High Street | North Andover, MA 01845 | 978.989.9900 | cube3.com

CUBE 3

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EXISTING



PROPOSED

406 Boston Post Road
Port Chester, NY
January 15, 2021
Revised May 22, 2026

ROSE ASSOCIATES

VIEW 5: BOSTON POST RD & OLIVIA ST
LOOKING SOUTHWEST

CUBE 3

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EXISTING



PROPOSED

406 Boston Post Road
Port Chester, NY
January 15, 2021
Revised February 04, 2022

ROSE ASSOCIATES

VIEW 6: KOHLS ENTRY DR LOOKING NORTHWEST

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EXISTING



PROPOSED

406 Boston Post Road
Port Chester, NY
January 15, 2021
Revised February 04, 2022

ROSE ASSOCIATES

VIEW 7: ROUTE 1 NEAR RYE COUNTRY DAY SCHOOL ATHLETIC FIELDS LOOKING SOUTH

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EXISTING



PROPOSED

406 Boston Post Road
Port Chester, NY
January 15, 2021
Revised May 22, 2026

ROSE ASSOCIATES

VIEW 8: HIGH ST & GRANDVIEW AVE
LOOKING SOUTHEAST

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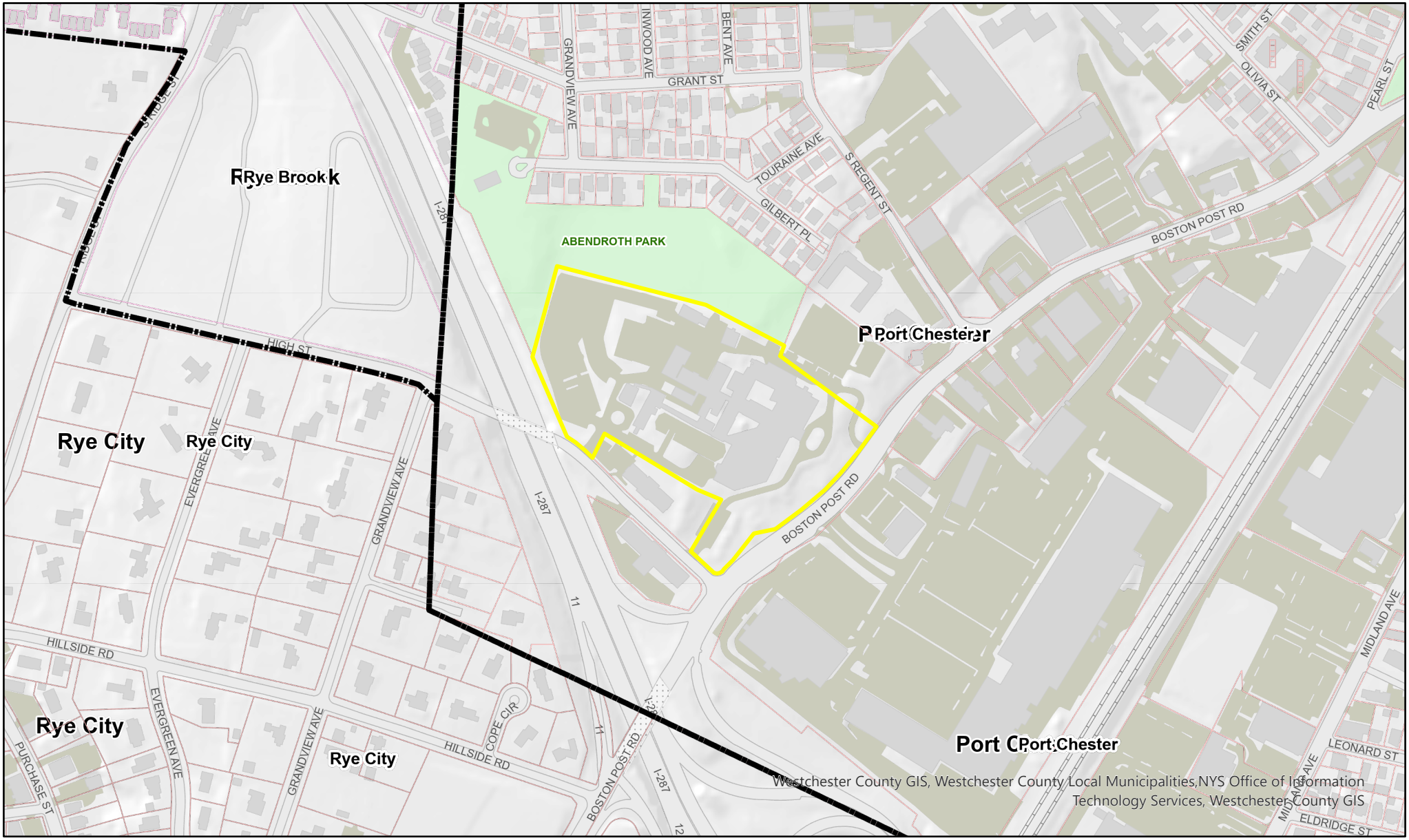
Combined 200 ft radius list (Parcels 141.52-1-2, 141.52-1-2.1 and 141.52-1-2.4)									
OWNERNAME	**CO-OWNER NAME**	**PROPADDRESS**	**MAILING ADDRESS**	**PROPAPT**	**PROPCITY**	**PROPZIP**	**PPRINT**	**PROPSBL**	
BR RA Port Chester LLC Rose Associates, Inc	Chris Gibaldi	999 High St	777 Third Ave	Fl 6th	New York	NY	10017	141.52-1-2.2	141.52-1-2.1 no longer exists per assessor's office 4-16-2026.
Port Chester Apartments, Inc	Charles Rosabella	330-350 S Regent St	33 Priscilla Ln		Port Chester	NY	10573	141.52-1-4	
Port Chester Apartments, Inc	Charles Rosabella	Cell 330-350 S Regent St	33 Priscilla Ln		Port Chester	NY	10573	141.52-1-4.1	
306 South Regent Street Inc	Adam Greto	306 S Regent St	7 Rose St		White Plains	NY	10605	141.52-1-5	
Olson Marie		28 Gilbert Pl	28 Gilbert Pl		Port Chester	NY	10573	141.52-1-11	
Antonio Poma Irrev Trust	Digna Poma Irrev Trust	24 Gilbert Pl	24 Gilbert Pl		Port Chester	NY	10573	141.52-1-12	
Greaige Pauline J	Greaige Pauline	19 Gilbert Pl	19 Gilbert Pl		Port Chester	NY	10573	141.52-1-13	
Lara Angela P	Lopez Hector F	21 Gilbert Pl	21 Gilbert Pl		Port Chester	NY	10573	141.52-1-14	
Zamano Ruben	Zamano Veronica	33 Gilbert Pl	33 Gilbert Pl		Port Chester	NY	10573	141.52-1-15	
Moran Juan		35 Gilbert Pl	35 Gilbert Pl		Port Chester	NY	10573	141.52-1-15.1	
Village of Port Chester	Accounts Payable	139 Touraine Ave	222 Grace Church St	Suite 220 - 2nd Fl	Port Chester	NY	10573	141.52-1-24	
Salcedo Luis		129 Touraine Ave	129 Touraine Ave		Port Chester	NY	10573	141.52-1-28	
Salcedo Luis M	Salcedo Edgara J	130 Touraine Ave	130 Touraine Ave		Port Chester	NY	10573	141.52-1-29	
Scinto Angelo	Scinto Maria	77 Touraine Ave	48 Lafayette Dr		Trumbull	CT	6611	141.52-1-30	
Boston Post Road Owner LLC	c/o Rose Associates Capital Gr	406 Boston Post Rd	777 Third Ave	6thFloor	New York	NY	10017	141.52-1- 31	141.52-1-2 and 141.52-1-2.4 no longer exists per assessor's office 4-16-2026.
Boston Post Road Owner LLC	c/o Rose Associates Capital Gr	406 Boston Post Rd	777 Third Ave	6thFloor	New York	NY	10017	141.52-1- 31.2	141.52-1-2 and 141.52-1-2.4 no longer exists per assessor's office 4-16-2026.
Boston Post Road Owner LLC	c/o Rose Associates Capital Gr	406 Boston Post Rd	777 Third Ave	6thFloor	New York	NY	10017	141.52-1- 31.3	141.52-1-2 and 141.52-1-2.4 no longer exists per assessor's office 4-16-2026.
Boston Post Road Owner LLC	c/o Rose Associates Capital Gr	406 Boston Post Rd	777 Third Ave	6thFloor	New York	NY	10017	141.52-1- 31.4	141.52-1-2 and 141.52-1-2.4 no longer exists per assessor's office 4-16-2026.
Boston Post Road Owner LLC	c/o Rose Associates Capital Gr	406 Boston Post Rd	777 Third Ave	6thFloor	New York	NY	10017	141.52-1- 31.5	141.52-1-2 and 141.52-1-2.4 no longer exists per assessor's office 4-16-2026.
Boston Post Road Owner LLC	c/o Rose Associates Capital Gr	406 Boston Post Rd	777 Third Ave	6thFloor	New York	NY	10017	141.52-1- 31.6	141.52-1-2 and 141.52-1-2.4 no longer exists per assessor's office 4-16-2026.
Boston Post Road Owner LLC	c/o Rose Associates Capital Gr	406 Boston Post Rd	777 Third Ave	6thFloor	New York	NY	10017	141.52-1- 31.7	141.52-1-2 and 141.52-1-2.4 no longer exists per assessor's office 4-16-2026.
Boston Post Road Owner LLC	c/o Rose Associates Capital Gr	406 Boston Post Rd	777 Third Ave	6thFloor	New York	NY	10017	141.52-1- 31.8	141.52-1-2 and 141.52-1-2.4 no longer exists per assessor's office 4-16-2026.
Boston Post Road Owner LLC	c/o Rose Associates Capital Gr	406 Boston Post Rd	777 Third Ave	6thFloor	New York	NY	10017	141.52-1- 31.9	141.52-1-2 and 141.52-1-2.4 no longer exists per assessor's office 4-16-2026.
Enclave Realty LLC		1000 High St	180 Sylvan Ave Ste 4		Englewood Cliffs	NJ	7632	141.60-1-11	
Dpt Enterprises Inc		330 Boston Post Rd	330 Boston Post Rd		Port Chester	NY	10573	142.45-1-1	
319 Boston Post Rd Inc	Mavis Tire Supply Cor	319 Boston Post Rd	358 Saw Mill River Rd		Millwood	NY	10546	142.45-1-17	
McDonalds Corp	Mac Portchester Co #3240	321 Boston Post Rd	10 Middle St		Bridgeport	CT	6604	142.45-1-18	
Maxso Realty Inc	CPD NY Energy Corp	425 Boston Post Rd	536 Main St		New Paltz	NY	12561	142.45-1-19	
DPPC Holdings L.P.	AVR Realty Company LLC	Boston Post Rd	20 S Clark St	3000	Chicago	IL	60603	142.53-1-1	
Westchester County Department of Planning Municipal Referrals		148 Martine Avenue		#432	White Plains	NY	10601		

406 Boston Post Rd. ID: 141.52-1-2 (Port Chester)



April 16, 2026

1:5,000

0 240 480 960 ft

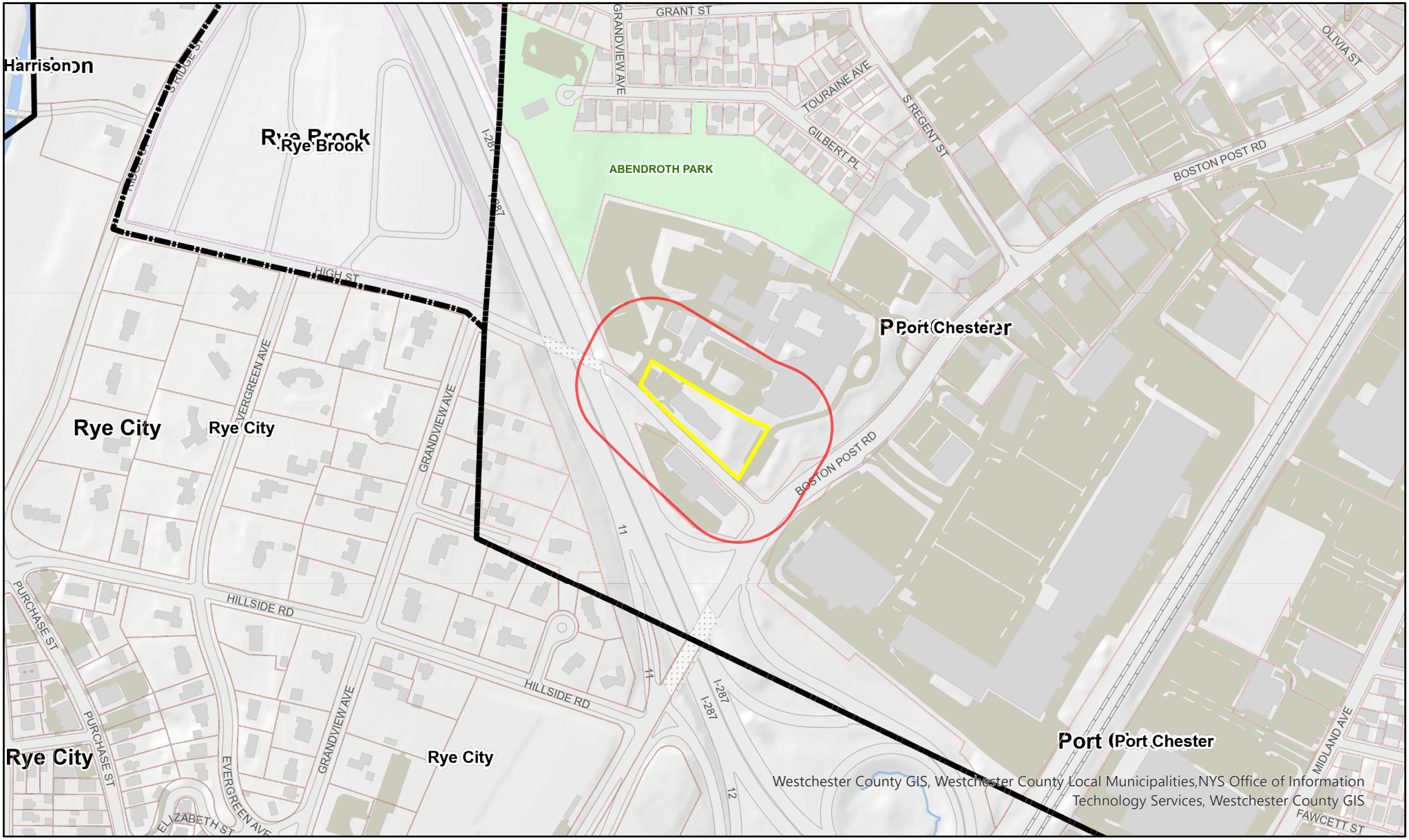
N

Tax parcel data was provided by local municipality. This map is generated as a public service to Westchester County residents for general information and planning purposes only, and should not be relied upon as a sole informational source. The County of Westchester hereby disclaims any liability from the use of this GIS mapping system by any person or entity. Tax parcel boundaries represent approximate property line location and should NOT be interpreted as or used in lieu of a survey or property boundary description. Property descriptions must be obtained from surveys or deeds. For more information please contact local municipality assessor's office.

Westchester County GIS

http://giswww.westchestergov.com
Michaelian Office Building
148 Martine Avenue Rm 214
White Plains, New York 10601

999 High St. ID: 141.52-1-2.1 (Port Chester)



April 16, 2026

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Tax parcel data was provided by local municipality. This map is generated as a public service to Westchester County residents for general information and planning purposes only, and should not be relied upon as a sole informational source. The County of Westchester hereby disclaims any liability from the use of this GIS mapping system by any person or entity. Tax parcel boundaries represent approximate property line location and should NOT be interpreted as or used in lieu of a survey or property boundary description. Property descriptions must be obtained from surveys or deeds. For more information please contact local municipality assessor's office.

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Michaelian Office Building
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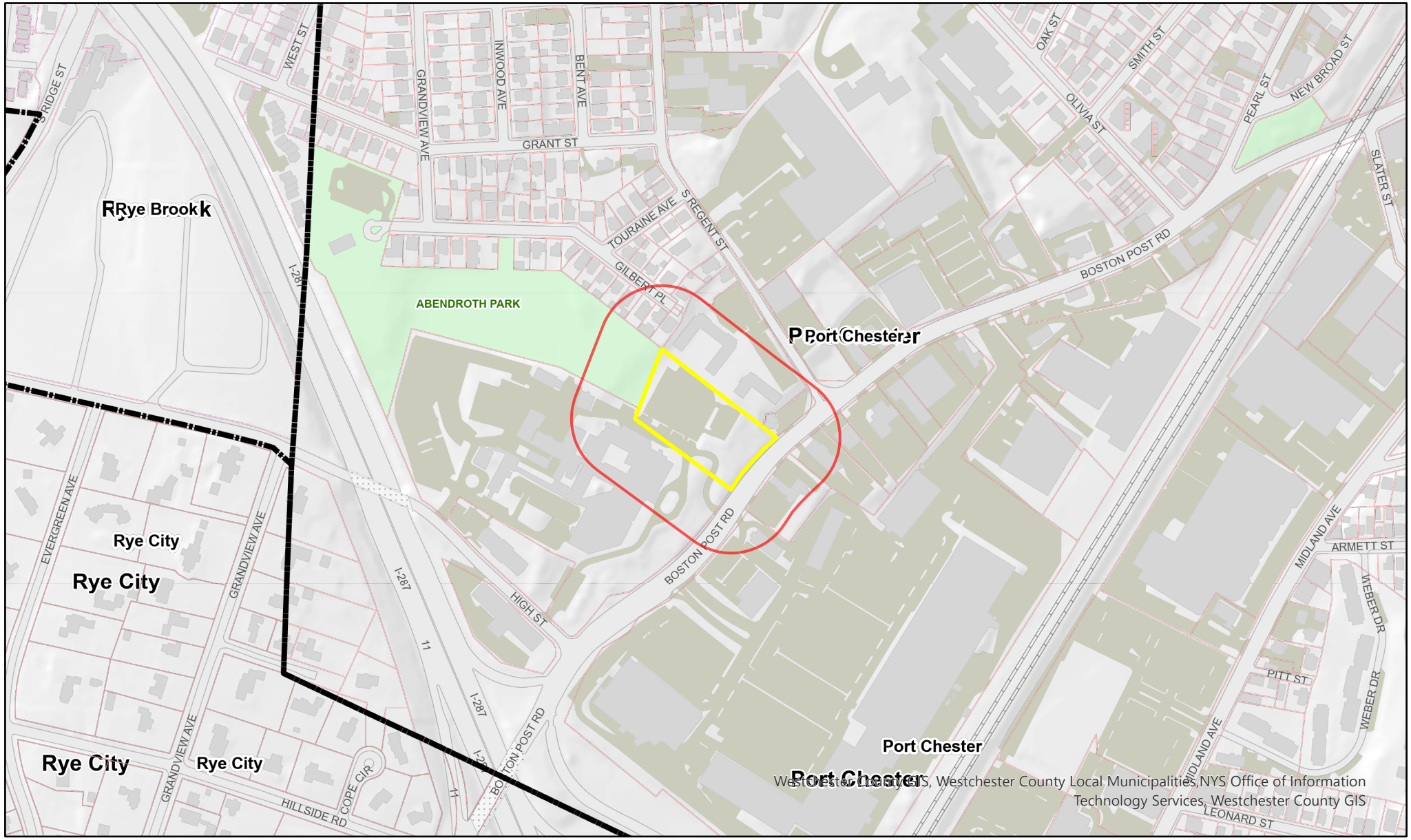
White Plains, New York 10601

406 Boston Post Rd. ID: 141.52-1-2.4 (Port Chester)



April 16, 2026

1:5,000

0 240 480 960 ft

N

Tax parcel data was provided by local municipality. This map is generated as a public service to Westchester County residents for general information and planning purposes only, and should not be relied upon as a sole informational source. The County of Westchester hereby disclaims any liability from the use of this GIS mapping system by any person or entity. Tax parcel boundaries represent approximate property line location and should NOT be interpreted as or used in lieu of a survey or property boundary description. Property descriptions must be obtained from surveys or deeds. For more information please contact local municipality assessor's office.

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148 Martine Avenue Rm 214
White Plains, New York 10601

Formula Spreadsheet

Owner Units

		Units				Multipliers			Public School Children			
		High	Workforce	Low	Total	High	Workforce	Low	High	Workforce	Low	Total
Single Family	Total					0.78	0.42	0.72	-	-	-	-
	2 Bedrooms				-	0.15	0.09	0.11	-	-	-	-
	3+ Bedrooms				-	0.82	0.56	0.79	-	-	-	-
Two-4 Family	Total					0.16	0.36	0.20	-	-	-	-
	Studio				-	0.00	0.00	0.00	-	-	-	-
	1 Bedroom				-	0.00	0.00	0.00	-	-	-	-
	2 Bedrooms				-	0.16	0.36	0.20	-	-	-	-
	3+ Bedrooms				-	0.18	0.75	0.27	-	-	-	-
5+ Family	Total					0.21	0.46	0.22	-	-	-	-
	Studio				-	0.00	0.00	0.94	-	-	-	-
	1 Bedroom				-	0.00	0.00	0.00	-	-	-	-
	2 Bedrooms				-	0.05	0.59	0.22	-	-	-	-
	3+ Bedrooms				-	0.67	0.59	0.45	-	-	-	-
				Total Owner Units	-						Total Owner Children	-

Renter Units

									High	Workforce	Low	Total
		Market	Workforce	Affordable	Total							
Single Family	Total					0.64	0.39	0.46	-	-	-	-
	2 Bedrooms				-	0.56	0.29	0.33	-	-	-	-
	3+ Bedrooms				-	0.66	0.52	0.57	-	-	-	-
Two-4 Family	Total					0.33	1.09	0.54	-	-	-	-
	Studio				-	0.50	0.00	0.28	-	-	-	-
	1 Bedroom				-	0.00	0.00	0.30	-	-	-	-
	2 Bedrooms				-	0.37	1.38	0.91	-	-	-	-
	3+ Bedrooms				-	0.26	1.60	0.39	-	-	-	-
5+ Family	Total					0.08	0.18	0.15	-	-	-	-
	Studio	190		22	212	0.00	0.00	0.00	-	-	-	-
	1 Bedroom**	541		61	602	0.00	0.00	0.03	-	-	2	2
	2 Bedrooms**	166		19	185	0.08	0.34	0.23	13	-	4	18
	3+ Bedrooms				-	0.38	0.63	0.62	-	-	-	-
				Total Rental Units	999						Total Renter Children	20

Fill in only if bedroom mix is unknown.

** Building F 55+ not included (60 1BR and 90 2BR)

Soft Costs per Child	$ 14,030
Hard Costs per Child	$ 24,705

Tax Revenue Supported*

Total Mitigation	$ 757,115

*Exenditures - State Aid

BOARD OF TRUSTEES, VILLAGE OF PORT CHESTER

COUNTY OF WESTCHESTER, STATE OF NEW YORK

----------X

In the Matter of the Application of:

Boston Post Road Owner LLC

PETITION

For Amendments to the Code of the Village of Port Chester, Chapter 345, "Zoning", Subsection 345.405.A-11(C)(1) Regulating the Dimensional Standards and Requirements for the SD-PMU – Planned Mixed-Use Special District by Eliminating the Minimum Floor Area Ratio (FAR) for all Nonresidential Uses

----------X

TO THE BOARD OF TRUSTEES OF THE VILLAGE OF PORT CHESTER:

The Petitioner, Boston Post Road Owner LLC (the "Petitioner"), by its attorney, Anthony B. Gioffre III, Esq., of Cuddy & Feder LLP, 445 Hamilton Avenue, 14th Floor, White Plains, NY 10601, as and for its Petition, alleges and states as follows:

PREMISES AND BACKGROUND

1. The Petitioner is the owner of the former New York United Hospital Medical Center site ("United Hospital") located at 406 Boston Post Road (SBL 141.52-1-31 through 31.9) (together, the "Premises") in the Village of Port Chester.

2. The Premises totals approximately 15.45 acres in size located at the northeast quadrant of the Boston Post Road and High Street intersection in the southern portion of the Village and is classified in the Village's SD-PMU Planned Mixed-Use Special District ("SD-PMU District").

3. The United Hospital site was slated for redevelopment shortly after it was decommissioned in 2005. After entertaining several iterations of the proposed redevelopment, the Village Board of Trustees adopted its Comprehensive Plan dated December 17, 2012

("Comprehensive Plan") which specifies the Village's goals for the Premises which includes "reactivating the United Hospital site as a mixed use development comprising some combination of hotel/convention center, retail stores, restaurants, residential uses and community facilities."[1]

4. The Comprehensive Plan specifically defines the Village's goal for the residential development at the Premises as "primarily comprised of efficiency (studio), one-bedroom and two-bedroom dwelling units."[2]

5. The Comprehensive Plan also specifies that any new commercial uses are intended to provide basic goods and services to residents living on or in close proximity to the Premises, without adversely impacting the Village's existing Downtown retail and commercial base.[3]

6. The Board of Trustees formally accepted a petition by PC 406 BPR, LLC and PC 999 High Street Corp. (affiliates of Starwood Capital Group) (together "Starwood") in May of 2014 which requested a zoning map/text amendment and Conceptual Site Plan approval. This prior proposal was thoroughly reviewed by the Village, its staff/consultants, involved/interested agencies, and the public.

7. In 2017, the Board of Trustees approved Starwood's petition for zoning text amendments modifying the Village's former Planned Mixed-Use District ("PMU District"), Starwood's Conceptual Site Plan, and an environmental Findings Statement which concluded the State Environmental Quality Review Act ("SEQRA") review of that proposed development.

8. The Conceptual Site Plan approved in 2017 consisted of 230 age-restricted (55+) housing units, 500 non-age restricted housing units, 217,000 s/f of medical office space, a 135-key hotel, and 90,000 s/f of ground-floor retail and restaurant uses supported by 1,453 parking spaces.

9. The Village has since undergone a complete overhaul of its zoning regulations with the adoption of its Character-Based Zoning Code in May 2020.

---

[1] Comprehensive Plan, Page 135.
[2] *Id.*
[3] *Id.*

10. The Character-Based Zoning Code now classifies the Premises in the SD-PMU District which is intended to support "mixed use areas, the standards for which [are] established on a project-by-project basis."[4]

11. The Petitioner submitted an application to the Village Board of Trustees on January 29, 2021 seeking Site Plan and Subdivision approvals for the redevelopment of the Premises with its dynamic new mixed-use development which will redefine and reactivate the southern gateway to the Village. Subsequently, the Petitioner requested zoning text amendments by Petition dated August 10, 2021.

12. The Village of Port Chester Board of Trustees adopted the petitioned zoning amendments and the Amended Lead Agency Findings Statement for the Proposed United Hospital Development ("First Amended Findings Statement") on March 21, 2022. On October 17, 2022, the Board of Trustees approved the Applicant's Site Plan for demolition and redevelopment of the former United Hospital property. The October 17, 2022 Site Plan approval was accompanied by the adoption of the Second Amended Lead Agency Findings Statement for the Proposed United Hospital Development ("Second Amended Findings Statement") which incorporated and supplemented the findings of the 2017 Findings Statement and the First Amended Findings Statement.

13. An application for subdivision approval was submitted to the Village Planning Commission on September 14, 2024 to reapportion the Premises for construction and ownership of the various buildings pursuant to the approved redevelopment plan. The Planning Commission granted preliminary subdivision approval on February 26, 2024 and the Board of Trustees granted subdivision approval on March 18, 2024. The approved subdivision plan has since been filed with the Westchester County Clerk Land Records (Map # 29984). The Applicant simultaneously recorded the related easements, declarations, and offers of cession. Subsequently,

[4] Character-Based Zoning Code, Table 345.405.A-11, General Description.

the Applicant filed an amended plat showing the adjusted lot lines as approved by the Village of Port Chester Director of Planning and Economic Development on May 5, 2026 (Map # 30014).

14. On October 28, 2024, the Petitioner filed an Amended Site Plan Application with the Board of Trustees for an approval consisting of 957 multi-family residential uses comprised of 358 efficiency/studio units, 456 1-bedroom units, and 143 2- bedroom units, constituting a total increase of 182 dwelling units. The total number of parking spaces proposed is also being increased from 1,038 to 1,262.

15. The Village Board of Trustees approved the amended Site Plan Application and adopted the Third Amended Finding Statement on December 16, 2024 for the modified development program consisting of a mixed-use development that includes 957 multifamily dwelling units, approximately 18,000 sf of retail/ restaurant uses, a 120-key limited service hotel, and an Independent and Assisted Living Facility with 90 Independent Living units and 110 Assisted Living units.

PROPOSED REDEVELOPMENT

16. The Petitioner now files this Petition in conjunction with the proposed Site Plan Amendments which would, among other changes, replace the previously approved 110 Assisted Living/Memory Care units with 60 additional Independent Living units (bringing the total Independent Living units to 150) and eliminate a total 11,142 s/f of commercial/retail space across the entire development.

17. The elimination of the Assisted Living/Memory Care units and the commercial space within the Jewel Box and Building B results in a reduction of Nonresidential Floor Area at the Premises from 25% to about 8%, requiring the herein petitioned zoning amendments related to the minimum Floor Area Ratio (FAR) for All Nonresidential Uses.

ZONING TEXT AMENDMENT PETITION

18. The SD-PMU District mandates that the FAR of all Nonresidential Uses be at least 25%.

19. In furtherance of this requirement and in order to ensure compliance with this minimum requirement, the Board of Trustees previously amended the definitions of Assisted Living Apartment and Attached Dwelling in Section 345.1003 by reclassifying Assisted Living Apartment to Assisted Living Facility and by clarifying that Assisted Living Facilities are not residential uses or considered Attached Dwellings due to the commercial and service-oriented nature of these uses (*See* Board of Trustees Resolution Adopting Local Law No. I-08 of 2022).

20. The Adoption of Local Law No. I-08 of 2022 had the effect of allowing the Applicant to consider the proposed Assisted Living/Memory Care floor areas as "Nonresidential" space for the purpose of compliance with the minimum 25% FAR for all Nonresidential Uses. However, elimination of the Assisted Living/Memory Care component results in the loss of Nonresidential Use floor area below the 25% minimum.

21. Similarly, the proposed elimination of the 11,142 s/f of commercial/retail space within the Jewel Box and Building B further reduces the Nonresidential Floor Area.

22. These changes result in the reduction in Nonresidential FAR from 25% to approximately 8%.

23. The Petitioner is therefore requesting the amendments reflected in **Exhibit A** which are attached hereto (referred to herein as the "Proposed Zoning Amendments") and which are intended to accommodate the proposed site plan amendments.

24. The Proposed Zoning Amendments are summarized as follows (Language in ~~strike-through~~ to be deleted; language in <u>underline</u> is to be added):

Dimensional Standards and Requirements	
Maximum Floor Area Ratio (FAR)	0.8[1]
~~Minimum FAR for All Nonresidential Uses~~	~~25%~~
Maximum Site Coverage (buildings, access roads and parking, but excluding walkways)	90%
Maximum Height of Building	8 stories
Ceiling Height	First floor must be a minimum of 11 feet with a maximum of 25 feet from finished floor to finished ceiling. Floors above the first floor must be a minimum of 9 feet with a maximum of 11 feet for Residential uses; a minimum of 11 feet with a maximum of 14 feet for Nonresidential uses, such as Business/Commercial, Office, Retail/Personal Service, or Lodging Use.
Minimum Usable Open Space on Lot	100 square feet for each dwelling unit
[1]A floor area ratio (FAR) bonus of 0.8 is available in accordance with the Zoning Incentives and Community Benefits Program; see Subsection **E**.	

25. These amendments are sought in furtherance of the Proposed Redevelopment which is consistent with the goals and objectives of the Comprehensive Plan, Character-Based Zoning Code, and various other Village planning initiatives.

26. As indicated above, the Comprehensive Plan unequivocally states that the Village "supports reactivating the United Hospital site as a mixed-use development comprising some combination of a hotel/convention center, retail stores, restaurants, residential uses and community facilities. Potential new commercial uses would largely provide basic goods and services to residents living on or in close proximity to the new mixed-use site so as to not adversely impact Downtown's retail and commercial base."[5]

27. The Proposed Redevelopment achieves these defined planning goals and is consistent with the spirit and intent of the SD-PMU District.

28. The Proposed Redevelopment, as herein proposed to be amended, maintains the overall mix of uses sought by the Village including multi-family residences, retail/restaurant spaces, an independent living facility, a hotel, and adequate open space and recreational areas for tenants and visitors.

29. While the Comprehensive Plan "encourages" Assisting Living Facilities, it is not required and the Proposed Redevelopment is still achieving the "mixed-use" goal at the Premises

[5] Comprehensive Plan, Page 135.

through the inclusion and expansion of the Independent Living components, as well as the remaining mix of uses.

30. The Comprehensive Plan similarly suggests that commercial and retail space be included, but noting that an appropriate balance must be struck to ensure that the proposed commercial/retail space does not adversely affect the Village's existing commercial base. The amended proposal strikes this balance by eliminating a surplus of commercial space beyond what is needed to provide basic goods and services to residents living on-site, while also creating a more attractive residential product that will further activate the Village's current commercial/retail base.

ZONING TEXT AMENDMENT APPROVAL STANDARDS

31. The herein Proposed Zoning Amendments are supported by the balancing of the enumerated standards in Village of Port Chester Character-Based Code § 345.807.B(5). It should also be noted that the Character-Based Code is clear that none of the approval standards on its own is controlling, and that the Board of Trustees should apply a balancing of all of these standards.

32. Specifically, the Proposed Zoning Amendments are consistent with the spirit and intent of the Character-Based Code and the Comprehensive Plan. The proposal will support the reactivation of the United Hospital site with a new mixed use development, which includes several of the specified uses enumerated by the Comprehensive Plan.

33. While the Proposed Zoning Amendments are not necessary to correct an error or omission, or to add clarification, these changes are reflective of a change in policy and is reflective of current market conditions. The change in policy is one which focuses on finding the appropriate balance of uses at the United Hospital site, rather than enforcing an obscure 25% minimum requirement.

34. Further, the proposed change will not create any nonconformities because the changes would apply solely to the Premises and the Proposed Development.

35. The Proposed Zoning Amendments would promote the public health, safety, and welfare by providing the Village with an appropriately scaled redevelopment in accordance with the goals of the Comprehensive Plan. These proposed changes will ensure that the redevelopment does not result in an undue amount of vacant commercial space or that it does not result in any adverse impacts to the Village's existing retail and commercial base.

CONCLUSION

36. For the reasons set forth herein, it is respectfully submitted that the Proposed Zoning Amendments are consistent with the spirit and intent of the Character-Based Zoning Code and Comprehensive Plan.

37. The Proposed Zoning Amendments and the Proposed Redevelopment would promote the public health, safety, and welfare of the Village by facilitating the Village's goal of reactivating the United Hospital site with a new mixed-use development which reduces the overall potential for adverse impacts.

WHEREFORE, IT IS RESPECTFULLY requested that the instant matter be placed on the next available Board of Trustees agenda and that the Board of Trustees amend the Village's Zoning Code, Chapter 345 as described herein.

Dated: May 22, 2026
White Plains, New York

Anthony B. Gioffre III

Respectfully submitted,
Anthony B. Gioffre III
Attorney for Petitioner
445 Hamilton Avenue, Floor 14
White Plains, New York 10601
Tel. (914) 761-1300

EXHIBIT A

Local Law Filing

Village of Port Chester, New York

Local Law No. XX of the Year 2026

A LOCAL LAW AMENDING THE CODE OF THE VILLAGE OF PORT CHESTER, CHAPTER 345, "ZONING," SUBSECTION 345.405.A-11(C)(1) REGULATING THE DIMENSIONAL STANDARDS AND REQUIRMENTS FOR THE SD-PMU – PLANNED MIXED-USE SPECIAL DISTRICT BY ELIMINATING THE MINIMUM FLOOR AREA RATIO (FAR) FOR ALL NONRESIDENTIAL USES

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

(Language in ~~strike-through~~ to be deleted; language in <u>underline</u> is to be added)

SECTION 1: The Code of the Village of Port Chester, Chapter 345, "Zoning," Article 4, "Building and Lot Plans and Standards", Section 345.405.A-11(C)(1), is amended as follows:

Dimensional Standards and Requirements	
Maximum Floor Area Ratio (FAR)	0.8[1]
~~Minimum FAR for All Nonresidential Uses~~	~~25%~~
Maximum Site Coverage (buildings, access roads and parking, but excluding walkways)	90%
Maximum Height of Building	8 stories
Ceiling Height	First floor must be a minimum of 11 feet with a maximum of 25 feet from finished floor to finished ceiling. Floors above the first floor must be a minimum of 9 feet with a maximum of 11 feet for Residential uses; a minimum of 11 feet with a maximum of 14 feet for Nonresidential uses, such as Business/Commercial, Office, Retail/Personal Service, or Lodging Use.
Minimum Usable Open Space on Lot	100 square feet for each dwelling unit
[1]A floor area ratio (FAR) bonus of 0.8 is available in accordance with the Zoning Incentives and Community Benefits Program; see Subsection **E**.	

SECTION 2: 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.

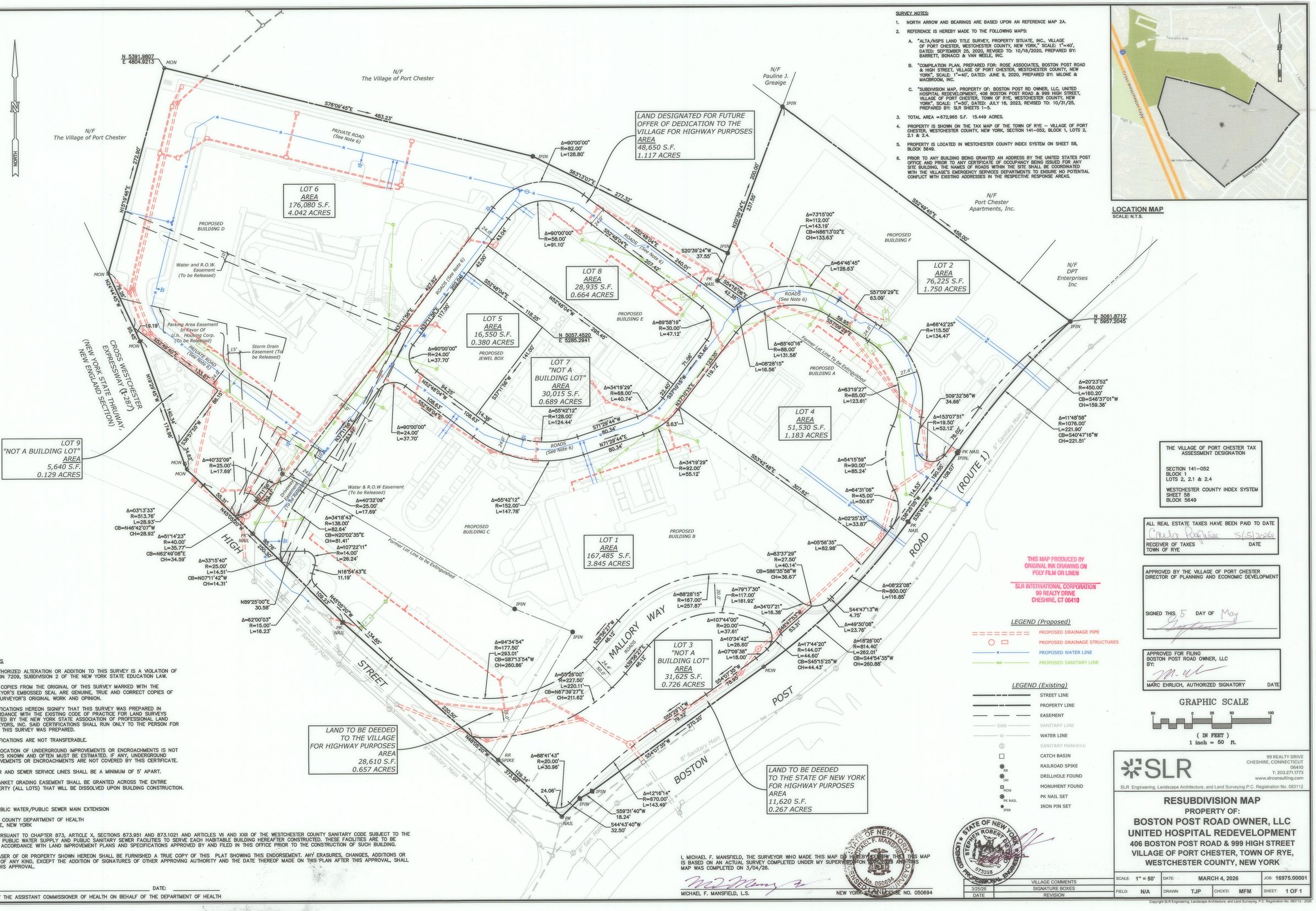
Local Law Filing

SECTION 3: 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 4: Effective Date

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



SURVEY NOTES:

1. NORTH ARROW AND BEARINGS ARE BASED UPON AN REFERENCE MAP 2A.
2. REFERENCE IS HEREBY MADE TO THE FOLLOWING MAPS:
   - A. "ALTA/NSPS LAND TITLE SURVEY, PROPERTY SITUATE, INC., VILLAGE OF PORT CHESTER, WESTCHESTER COUNTY, NEW YORK," SCALE: 1"=40', DATED: SEPTEMBER 25, 2020, REVISED TO: 10/16/2020, PREPARED BY: BARRETT, BONACCI & VAN WEELE, INC.
   - B. "COMPILATION PLAN, PREPARED FOR: ROSE ASSOCIATES, BOSTON POST ROAD & HIGH STREET, VILLAGE OF PORT CHESTER, WESTCHESTER COUNTY, NEW YORK", SCALE: 1"=40', DATED: JUNE 9, 2020, PREPARED BY: MILONE & MACBROOM, INC.
   - C. "SUBDIVISION MAP, PROPERTY OF: BOSTON POST RD OWNER, LLC, UNITED HOSPITAL REDEVELOPMENT, 406 BOSTON POST ROAD & 999 HIGH STREET, VILLAGE OF PORT CHESTER, TOWN OF RYE, WESTCHESTER COUNTY, NEW YORK", SCALE: 1"=50', DATED: JULY 18, 2023, REVISED TO: 10/31/25, PREPARED BY: SLR SHEETS 1-5.
3. TOTAL AREA =672,965 S.F. 15.449 ACRES.
4. PROPERTY IS SHOWN ON THE TAX MAP OF THE TOWN OF RYE – VILLAGE OF PORT CHESTER, WESTCHESTER COUNTY, NEW YORK, SECTION 141-052, BLOCK 1, LOTS 2, 2.1 & 2.4.
5. PROPERTY IS LOCATED IN WESTCHESTER COUNTY INDEX SYSTEM ON SHEET 58, BLOCK 5649.
6. PRIOR TO ANY BUILDING BEING GRANTED AN ADDRESS BY THE UNITED STATES POST OFFICE AND PRIOR TO ANY CERTIFICATE OF OCCUPANCY BEING ISSUED FOR ANY SITE BUILDING, THE NAMES OF ROADS WITHIN THE SITE SHALL BE COORDINATED WITH THE VILLAGE'S EMERGENCY SERVICES DEPARTMENTS TO ENSURE NO POTENTIAL CONFLICT WITH EXISTING ADDRESSES IN THE RESPECTIVE RESPONSE AREAS.

LOCATION MAP
SCALE: N.T.S.

GENERAL NOTES

1. UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.
2. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH THE SURVEYOR'S EMBOSSED SEAL ARE GENUINE, TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.
3. CERTIFICATIONS HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THIS SURVEY WAS PREPARED.
4. CERTIFICATIONS ARE NOT TRANSFERABLE.
5. THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS IS NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED. IF ANY, UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT COVERED BY THIS CERTIFICATE.
6. WATER AND SEWER SERVICE LINES SHALL BE A MINIMUM OF 5' APART.
7. A BLANKET GRADING EASEMENT SHALL BE GRANTED ACROSS THE ENTIRE PROPERTY (ALL LOTS) THAT WILL BE DISSOLVED UPON BUILDING CONSTRUCTION.

PROPOSED PUBLIC WATER/PUBLIC SEWER MAIN EXTENSION

WESTCHESTER COUNTY DEPARTMENT OF HEALTH
NEW ROCHELLE, NEW YORK

APPROVED PURSUANT TO CHAPTER 873, ARTICLE X, SECTIONS 873.951 AND 873.1021 AND ARTICLES VII AND XXII OF THE WESTCHESTER COUNTY SANITARY CODE SUBJECT TO THE PROVISION OF PUBLIC WATER SUPPLY AND PUBLIC SANITARY SEWER FACILITIES TO SERVE EACH HABITABLE BUILDING HEREAFTER CONSTRUCTED. THESE FACILITIES ARE TO BE INSTALLED IN ACCORDANCE WITH LAND IMPROVEMENT PLANS AND SPECIFICATIONS APPROVED BY AND AND FILED IN THIS OFFICE PRIOR TO THE CONSTRUCTION OF SUCH BUILDING.

EACH PURCHASER OF OR PROPERTY SHOWN HEREON SHALL BE FURNISHED A TRUE COPY OF THIS PLAT SHOWING THIS ENDORSEMENT. ANY ERASURES, CHANGES, ADDITIONS OR ALTERATIONS OF ANY KIND, EXCEPT THE ADDITION OF SIGNATURES OF OTHER APPROVING AUTHORITY AND THE DATE THEREOF MADE ON THIS PLAN AFTER THIS APPROVAL, SHALL INVALIDATE THIS APPROVAL.

_____ DATE: _____
APPROVED BY THE ASSISTANT COMMISSIONER OF HEALTH ON BEHALF OF THE DEPARTMENT OF HEALTH

THE VILLAGE OF PORT CHESTER TAX ASSESSMENT DESIGNATION

SECTION 141-052
BLOCK 1
LOTS 2, 2.1 & 2.4

WESTCHESTER COUNTY INDEX SYSTEM
SHEET 58
BLOCK 5649

ALL REAL ESTATE TAXES HAVE BEEN PAID TO DATE
Claudia Ramirez 5/5/2026
RECEIVER OF TAXES TOWN OF RYE — DATE

APPROVED BY THE VILLAGE OF PORT CHESTER
DIRECTOR OF PLANNING AND ECONOMIC DEVELOPMENT

SIGNED THIS 5 DAY OF May

APPROVED FOR FILING
BOSTON POST ROAD OWNER, LLC
BY:

MARC EHRLICH, AUTHORIZED SIGNATORY — DATE

THIS MAP PRODUCED BY ORIGINAL INK DRAWING ON POLY FILM OR LINEN

SLR INTERNATIONAL CORPORATION
99 REALTY DRIVE
CHESHIRE, CT 06410

LEGEND (Proposed)

- PROPOSED DRAINAGE PIPE
- PROPOSED DRAINAGE STRUCTURES
- W — PROPOSED WATER LINE
- SAN — PROPOSED SANITARY LINE

LEGEND (Existing)

- STREET LINE
- PROPERTY LINE
- EASEMENT
- SAN — SANITARY LINE
- W — WATER LINE
- SANITARY MANHOLE
- CATCH BASIN
- RR — RAILROAD SPIKE
- DH — DRILLHOLE FOUND
- MON — MONUMENT FOUND
- PK NAIL — PK NAIL SET
- IPIN — IRON PIN SET

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

I, MICHAEL F. MANSFIELD, THE SURVEYOR WHO MADE THIS MAP DO HEREBY CERTIFY THAT THIS MAP IS BASED ON AN ACTUAL SURVEY COMPLETED UNDER MY SUPERVISION ON 10/16/2020 AND THIS MAP WAS COMPLETED ON 3/04/26.

MICHAEL F. MANSFIELD, L.S. — NEW YORK STATE LICENSE NO. 050694

STATE OF NEW YORK MICHAEL F. MANSFIELD No. 050694 LICENSED LAND SURVEYOR

STATE OF NEW YORK STEPHEN ROBERT [illegible] 073398 PROFESSIONAL ENGINEER

DATE	REVISION
12/29/25	VILLAGE COMMENTS
3/25/26	SIGNATURE BOXES

SLR
99 REALTY DRIVE
CHESHIRE, CONNECTICUT
06410
T: 203.271.1773
www.slrconsulting.com
SLR Engineering, Landscape Architecture, and Land Surveying P.C. Registration No. 083112

RESUBDIVISION MAP
PROPERTY OF:
BOSTON POST ROAD OWNER, LLC
UNITED HOSPITAL REDEVELOPMENT
406 BOSTON POST ROAD & 999 HIGH STREET
VILLAGE OF PORT CHESTER, TOWN OF RYE,
WESTCHESTER COUNTY, NEW YORK

SCALE: 1" = 50'	DATE: MARCH 4, 2026		JOB: 16975.00001
FIELD: N/A	DRAWN: TJP	CHK'D: MFM	SHEET: 1 OF 1

Copyright SLR Engineering, Landscape Architecture, and Land Surveying, P.C. Registration No. 083112 - 2026

CUDDY +FEDER LLP

445 Hamilton Avenue, 14th Floor
White Plains, New York 10601
T 914 761 1300
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cuddyfeder.com

Anthony B. Gioffre III
agioffre@cuddyfeder.com

June 12, 2026

BY EMAIL AND HAND-DELIVERY
Mayor Luis A. Marino
and Members of the Board of Trustees
Village of Port Chester
222 Grace Church Street
Port Chester, NY 10573

Re: Redevelopment of the Westchester Crossing Site
Boston Post Road Owner LLC
406 Boston Post Rd, Port Chester, NY (SBL: 141.52-1- 31 through 31.9)

Dear Mayor Marino and Village Trustees:

We submit this letter on behalf of Boston Post Road Owner LLC (the "Applicant"), the owner of the Westchester Crossing project formerly known as the New York United Hospital Medical Center site ("United Hospital") located at 406 Boston Post Road (SBL: 141.52-1- 31 through 31.9) (together the "Premises") in the Village of Port Chester. This correspondence and its enclosures are submitted in furtherance of the Applicant's May 22, 2026 submission requesting the following actions by the Board of Trustees:

- Adoption of the Petitioned Zoning Text Amendments;
- Approval of the Proposed Amended Site Plan; and
- Acceptance of Dedication of the Internal Roadways.

This correspondence is intended to provide minor changes to the proposed Jewel Box building and to expand on the Applicant's request for the acceptance of dedication of the internal roadways.

Jewel Box Building

The Applicant has identified certain architectural changes to the proposed Jewel Box building which it would like to incorporate into the pending Amended Site Plan Application. As the Applicant has been developing its construction documents for the development of the site, it has identified architectural elements related to the proposed bulkhead of the Jewel Box building which adversely impacted the internal view corridor within the development site. To address this issue, the Applicant proposes to relocate the proposed Jewel Box bulkhead to create a more

welcoming aesthetic. This has resulted in the slight revision to the internal layout of the Jewel Box which results in a slight increase in the 19,003 s/f floor area proposed in the May 22, 2026 submission to a total floor area of 21,416 s/f. While this remains a slight increase from what was submitted on May 22, 2026, this design change still results in a reduction of the Jewel Box building floor area from 24,000 s/f as previously approved. The Jewel Box building is still proposed to be used entirely for residential amenity space.

Dedication of Internal Roadways

The Applicant also wishes to provide a brief summary of its offer related to the dedication of the internal roadways. Similar to the Applicant's dedication of Mallory Way, the Applicant anticipates that any dedication of the internal roadways will be done in a manner and form satisfactory to the Village Attorney. Also similar to the Applicant's offer of dedication for Mallory Way, the Applicant is requesting that the Board of Trustees take favorable action at this time acknowledging its intent to accept the internal roadways, though such acceptance would not occur until a later date. An offer of dedication is proposed to be recorded with the Westchester County Land Records upon approval of such resolution by the Board of Trustees acknowledging its intent to accept the roadways in the future.

The Applicant anticipates such acceptance of dedication by the Village would occur at the time that the final Certificate of Occupancy is issued for the last building within the development. At that time, the roadways will have been designed and constructed to Village standards. Additionally, the Applicant offers to offset potential municipal expenses by performing necessary snow removal operations upon the roadways following the Village's acceptance of the roadways until such time as the Applicant's PILOT agreement expires. Similar to the Mallory Way conveyance, the Applicant anticipates that the Village would assume responsibility for maintenance, repair, safety control and ticketing, insurance and liability associated with the internal roadways upon the Village's acceptance of same.

Materials Enclosed

In support of the Application, please find 3 copies of this letter with 3 full size copies of the following items:

- Architectural Site Plans prepared by Cube 3 Studio LLC last revised June 11, 2026.
- Land Use Map (Sheet IMP) prepared by SLR Engineering, Landscape Architecture, and Land Surveying P.C. last revised June 11, 2026.

Digital copies of the above referenced materials are also being submitted to the Village's consultants.

Should the Board of Trustees or Village staff/consultants have any questions in the interim, please feel free to contact the undersigned.

Thank you in advance for your consideration.

Very truly yours,

Anthony B. Gioffre III

Anthony B. Gioffre III

Enclosures
cc: Stuart L. Rabin, Village Manager
Greg Cutler, AICP, Director of Planning and Economic Development
Mark Chertok, Esq., Sive, Paget & Riesel, PC
Peter Feroe, AICP, AKRF, Inc.
Michael Beattie, P.E., PTOE, AKRF, Inc.
Boston Post Road Owner LLC
Planning & Development Advisors
DTS Provident Design Engineers, PLLC
Cube 3 Studio LLC
SLR Engineering, Landscape Architecture, and Land Surveying P.C.
AMS Acquisitions
Mark Weingarten, Esq., DelBello Donnellan Weingarten Wise & Wiederkehr, LLC
Beinfield Architecture PC
Daniel Patrick, Esq., Cuddy & Feder LLP

406 BOSTON POST RD

SITE PLAN AMENDMENT

11 June 2026

406 BOSTON POST ROAD,
PORT CHESTER, NY 10573

Project Team:

Client:
Boston Post Road Owner LLC
c/o Rose Associates Capital Group LLC
777 Third Avenue, 6th Floor
New York, NY 10017

Architects/Interiors:
CUBE 3
56 High Street
North Andover, MA 01845
(978) 989-9900

Civil & Landscape:
SLR Consulting
231 Main Street
New Paltz, NY 12561
(845) 633-8153

MEP & FP:
Ventrop Engineering Consulting Group, PLLC
369 West 34th Street, 2nd Floor
New York, NY 10001
(212) 244-5060

Structural:
DeSimone Consulting Engineering
55 Church Street, 4th Floor
New Haven, CT 06510
(203) 495-8270

Code:
SOCOTEC Life Safety, LLC
75 Hood Park Drive, Suite 300
Charlestown, MA 02129
(617) 268-8977

DRAWING LIST	
Sheet Number	Sheet Name
A-000	Cover Sheet
A-080	Parking Plans
A A-100	Building A - Lower Garage (P2)
A A-101	Building A - Upper Garage (P1)
A A-102	Building A - First Floor Plan
A A-103	Building A - Second Floor Plan
A A-104	Building A - Third Floor Plan
A A-105	Building A - Fourth Floor Plan
A A-106	Building A - Fifth Floor Plan
A A-107	Building A - Sixth Floor Plan
A A-108	Building A - Roof Plan
A A-200	Building A - Elevations
A A-300	Building A - Building Section
BC A-100	Building B/C - Lower Garage
BC A-101	Building B/C - Upper Garage
BC A-102	Building B/C - First Floor Plan
BC A-103	Building B/C - Second Floor Plan
BC A-104	Building B/C - Third Floor Plan
BC A-105	Building B/C - Fourth Floor Plan
BC A-106	Building B/C - Fifth Floor Plan
BC A-107	Building B/C - Sixth Floor Plan
BC A-108	Building B/C - Roof Plan
BC A-200	Building B/C - Exterior Elevations - Building B
BC A-201	Building B/C - Exterior Elevations - Building C
BC A-300	Building B/C - Building Section - Building B
BC A-301	Building B/C - Building Section - Building C
D A-100	Building D - Lower Garage Plan
D A-101	Building D - Upper Garage Plan
D A-102	Building D - First Floor Plan
D A-103	Building D - Second Floor Plan
D A-104	Building D - Third Floor Plan
D A-105	Building D - Fourth Floor Plan
D A-106	Building D - Fifth Floor Plan
D A-107	Building D - Sixth Floor Plan
D A-108	Building D - Roof Plan
D A-200	Building D - Exterior Elevations
D A-300	Building D - Building Sections
E A-100	Building E - Garage
E A-101	Building E - First Floor Plan
E A-102	Building E - Second Floor Plan
E A-103	Building E - Third Floor Plan
E A-104	Building E - Fourth Floor Plan
E A-105	Building E - Fifth Floor Plan
E A-106	Building E - Sixth Floor Plan
E A-107	Building E - Roof Plan
E A-200	Building E - Exterior Elevations
E A-300	Building E - Building Sections
E A-301	Building E - Building Sections
F A-100	Building F - Garage
F A-101	Building F - First Floor Plan
F A-102	Building F - Second Floor Plan
F A-103	Building F - Third Floor Plan
F A-104	Building F - Fourth Floor Plan
F A-105	Building F - Fifth Floor Plan
F A-106	Building F - Sixth Floor Plan
F A-107	Building F - Seventh Floor Plan
F A-108	Building F - Eighth Floor Plan
F A-109	Building F - Roof Plan
F A-200	Building F - Elevations
F A-201	Building F - Elevations
F A-202	Building F - Elevations
F A-300	Building F - Building Section

AERIAL RENDERING



LOCATION PLAN



PROJECT DESCRIPTION:

406 Boston Post Road is a redevelopment of the Former United Hospital into a Mixed-Use Project including Seven (7) different buildings. The development will include a 120 Key Hotel, Four (4)-Six-Story Multi-Family Residential Buildings with 957 Units, a Eight-Story Assisted Living Building and a Three-Story "Jewel Box" Building that houses Retail and Amenity Space. All of the buildings surround an open "Village Green" Each Building has a mix of below grade parking structure and surface parking.

NOTE:

THE SPECIFICATIONS FOR THIS PROJECT FORM AN INTEGRAL PART OF THE CONSTRUCTION DOCUMENTATION AND ARE TO BE REFERRED TO IN CONJUNCTION WITH THESE DRAWINGS.

PROJECT MATRIX

BUILDING	GROSS SF	STRUCTURED PARKING (SF)	STRUCTURED PARKING (SPACES)	ZFA	RETAIL	AMENITY	RESIDENTIAL	UNITS	0-BR	1-BR	2-BR
Building A - Hotel:	130,681	51,566	140	79,115	0	5,604	73,511	N/A			
Building B - Multifamily:	357,586	191,637	196	159,373	4,165	3,342	151,866	194	2	140	52
Building C - Multifamily:	254,889	0	324	246,266	0	5,223	241,043	323	40	228	55
Building D - Multifamily:	406,425	96,621	264	298,610	0	9,401	289,209	383	119	223	41
Building E - Multifamily:	104,003	16,785	42	83,471	3,007	1,451	79,013	99	51	11	37
Jewel Box:	21,416	0	0	21,416	0	21,416	0	N/A			
Building F - Senior:	260,000	75,000	226	185,000	0	11,931	173,069	150	0	60	90
Project Total:	**1,535,000**	**431,609**	**1,192**	**1,073,251**	**7,172**	**58,368**	**1,007,711**	**1,149**	**212**	**662**	**275**

CUBE 3
architecture | interiors | planning
56 Hight Street North Andover, MA 01845
phone: 978.989.9900 www.cube3.com

project information: *406 BOSTON POST RD*

406 BOSTON POST ROAD,
PORT CHESTER, NY 10573

client information:
BOSTON POST ROAD OWNER LLC c/o ROSE ASSOCIATES CAPITAL GROUP LLC

777 Third Avenue, 6th Floor, New York, New York 10017

issuance: *SITE PLAN AMENDMENT*

NOT FOR CONSTRUCTION

key plan:

drawing information:

drawing by:	BA
drawing checked by:	AB AR
drawing scale:	
drawing date:	11 June 2026
project number:	24040.00.MA

drawing revisions:

No.	Description	Date
1	Site Plan Amendment 2	05.22.2026
2	Site Plan Amendment 3	06.11.2026

registration:

drawing name: Cover Sheet

drawing number: **A-000**

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ZONING COMPLIANCE W. CHAPTER 345.405.A10-F

Design Criteria Zoning Compliance w. Chapter 345.405.A10-F	Project Response	Document Location	Project Compliance...
1. Consolidated Site	The project has been designed to integrate the "one site" approach to the development with contiguous lots creating the Village on the Hill.	SLR Plan - LA	Y
2. Streets	The project has been designed to integrate an interior street grid and eliminate dead end streets	SLR Plan - LA	Y
3. Pedestrian & Bicycle Accomodations	The project has been designed to provide adequate facilities for pedestrians and bicycles. The sidewalks and pathways have also been designed to accommodate accessible routes throughout the site.	SLR Plan - AR	Y
4. Modes of Transportation	The project has been designed to accommodate mass transit, pedestrians and bicycles.	SLR Plan - LA, AR	Y
5. Location of Certain Uses	The project has been designed such that any street level uses along Boston Post Road shall be commercial uses.	SLR Plan - LA	Y
6. Access to Abendroth Park	The project has been designed to provide direct access through our site to Abendroth Park.	SLR Plan - LA	Y
7. Architecture - General	The buildings have been designed to reinforce the importance of pedestrian and public realms. We have located retail and amenity spaces at these areas to activate the street level. The architecture reflects that ribbon windows are discouraged and that certain other window architectural treatments are encouraged.	SLR Plan - OP-2 & CUBE 3 Plans - A A-102, BC A-102, D A-102, E...	Y
8. Architecture - Certain Facades	Facades visible from Boston Post Road and I-287 have been designed to reflect the architectural significance of being the gateway to the Village of Port Chester. Specifically Building B's Street Facing Tower was designed to mimic a marquee sign similar to what is built throughout Port Chester. We have also designed a park at the gateway of the property to invite activity to the area.	CUBE 3 Plans - A A-200, BC A-200, BC A-201, D A-200, E A-200, F A-200	Y
9. Diversity of Building Design	The project has been designed to provide diverse building types and styles to avoid excessive similarity between buildings.	CUBE 3 Plans - A A-200, BC A-200, BC A-201, D A-200, E A-200, F A-200	Y
10. Building Composition	The buildings have been designed to be broken both vertically and horizontally with architectural bays or window placement. The buildings do not have a solid expanse of wall that exceeds 30 feet in length. We are utilizing a selection of different materails to further articulate the facade of the buildings.	CUBE 3 Plans - A A-200, BC A-200, BC A-201, D A-200, E A-200, F A-200	Y
11. Certain Archtiectural Elements	The buildings have been designed to utilize architectural elements such as cornices, molding and changes in material and color to add special interest to the design.	CUBE 3 Plans - A A-200, BC A-200, BC A-201, D A-200, E...	Y
12. Vinyl Siding Prohibited	The buildings have been designed without the use of vinyl siding.	CUBE 3 Plans - A A-200, BC A-200, BC A-201, D A-200, E A-200, F A-200	Y
13. Screening of Parking	The project has been designed to screen all parking structures by utilizing podium construction and burying the parking garages within the grading of the site. No structured parking will be visible from Boston Post Road or any other primary roadway.	CUBE 3 Plans - A A-300, BC A-300, BC A-301, D A-300, E A-300, F A-300	Y
14. Parking Ramps	The project has been designed to eliminate the use of ramps external to the parking structures. All ramping for parking garages occur within the garage footprint. It should also be noted that no parking ramps are visible from Boston Post Road.	CUBE 3 Plans - A A-100, A A-101, BC A-100, BC A-101, D A-100, E...	Y
15. Screening of Rooftop Equipment	The project has been designed to screen all rooftop equipment or locate them to not be visible from the street. The rooftop equipment has been located so that it is over the center of the corridor and away from the edges of the roof. We also utilize parapets in areas where the equipment is in close proximity to the exterior wall to shield them.	CUBE 3 Plans - A A-107, BC A-108, D A-108, E A-107, F A-109	Y
16. Screening of Wireless Antenna	Wireless antennae will be screened, appropriately masked or otherwise be stealthed or located.	CUBE 3 Updated Renderings	Y
17. Streetscape Furnishings	The project has been designed to appropriately furnish to facilitate the goals of the SD-PMU District through the activation of the site for pedestrian use. The open green space and pedestrian access through the entire site provides this.	SLR Plan - LA, AR, OP-2	Y
18. Signs	The project has been designed so that all signage will comply with Article 7 and will be varied in types, sizes and styles.	Civil	Y

ZONING PROGRAM TABLE

BUILDING	GSF OF EACH BUILDING	GSF OF USE WITHIN EACH BUILDING	DWELLING UNITS/PROGRAM WITHIN EACH BUILDING	ZONING REGULATION	REQUIRED BY ZONING (with parking reduction factor)	PARKING SPACES FOR EACH BUILDING	BUILDING HEIGHT	CEILING HEIGHT	SITE COVERAGE (based on Conceptual Subdivision Plan on Sheet SP)	MINIMUM USABLE OPEN SPACE REQUIREMENTS (GSF)
A (Hotel)	79,115	73,511 (Rooms) 5,604 (Amenity Space)	120 Keys (Rooms) 40 Employees	1 per Dwelling Unit 1 per each 2 employees on the premises at (1) time	140 ps **(112 ps)**	140 ps (Structured)	83' -1 1/4" Total Height	11' -0" First Floor 11' -0" Typical Floor	3.60%	12000
B (Residential)	159,373	151,866 (Residential) 4,165 (Retail)	194 DU 4,165 (Retail)	1 per Dwelling Unit 1 per 200 SF of Usable Retail Floor Area	230 ps **(87 ps)**	196 ps (Structured) 28ps (Surface-shared) **224 Total**	75' -5 5/8" Total Height	11' -8" First Floor 9' -0 3/4" Typical Floor	28.43% (Shared Footprint w. Building C)	19400
C (Residential)	246,266	241,043 (Residential) 5,223 (Amenity Space)	323 DU	1 per Dwelling Unit	326 ps **(127 ps)**	324 ps (Structured)	77' -6 3/4" Total Height	11' -8" First Floor 9' -0 3/4" Typical Floor	(Shared Footprint w. Building B)	32300
D (Residential)	298,610	298,610 (Residential) 9,401 (Amenity Space)	383 DU	1 per Dwelling Unit	331 ps **(128 ps)**	264 ps (Structured) 108 ps (Surface) 37 ps (Surface-shared) **409 Total**	86' -1 5/8" Total Height	11' -0" First Floor 9' -0 3/4" Typical Floor	12.54%	38300
E (Residential)	83,471	79,013 (Residential) 1,451 (Amenity Space) 3,007 (Retail)	99 DU 3,007 (Retail)	1 per Dwelling Unit 1 per 200 SF of Usable Retail Floor Area	114 ps **(48ps)**	42 ps (Structured) 57 ps (Surface-shared) **99 Total**	72' -11 1/8" Total Height	11' -0" First Floor 9' -0 3/4" Typical Floor	3.03%	9900
E - Jewel Box (Retail/Amenity)	21,416	21,416 (Amenity Space) 0 (Retail)		1 per 200 SF of Usable Retail Floor Area	40 ps **(27 ps)**	**14 ps (Surface-shared)**	44' -7 1/4" Total Height	14' -6" First Floor 11' -0" Min. Typical Floor	2.01%	
F (Senior)	185,000	173,069 (Senior) 11,931 (Senior Amenity Space/Common Area)*	150 (Senior)	1 per Independent Living Unit (150 spaces req'd)	112 ps **(150 ps)**	226 ps (Structured)	83'-9" Total Height	11' -0" First Floor 9' -0" Typical Floor	50.57% (Lot #4)	15000 0
TOTAL	**1,073,251**				1,293 ps **(619 ps - See Parking Requirement Summary Table - Full Shared Parking Factor)**	**1,394 ps**				126900 **(Provided Open Space: 147,000 GSF - See Sheets OP-1 & OP-2)**
						Lot 1 (SF) Lot 4 (SF)			539154 65650	

PROJECT SUMMARY

BUILDING	GROSS SF	STRUCTURED PARKING (SF)	STRUCTURED PARKING...	ZFA (GSF)	RETAIL (GSF)	AMENITY (GSF)	RESIDENTIAL (GSF)	RESIDENTIAL UNITS	HOTEL UNITS	SENIOR UNITS
Building A - Hotel:	130,681	51,566	140	79,115	0	5,604	73,511	N/A	120	N/A
Building B - Multifamily:	357,586	191,637	196	159,373	4,165	3,342	151,866	194	N/A	N/A
Building C - Multifamily:	254,889	0	324	246,266	0	5,223	241,043	323	N/A	N/A
Building D - Multifamily:	406,425	96,621	264	298,610	0	9,401	289,209	383	N/A	N/A
Building E - Multifamily:	104,003	16,785	42	83,471	3,007	1,451	79,013	99	N/A	N/A
Jewel Box:	21,416	0	0	21,416	0	21,416	0	N/A	N/A	N/A
Building F - Senior:	260,000	75,000	226	185,000	0	11,931	173,069	N/A	N/A	150
Project Total:	**1,535,000**	**431,609**	**1,192**	**1,073,251**	**7,172**	**58,368**	**1,007,711**	**999**	**120**	**150**

FAR SUMMARY

BUILDING	RESIDENTIAL	NON-RESIDENTIAL	TOTAL
Building A	0	79,115	79,115
Building B	155,208	4,165	159,373
Building C	246,266	0	246,266
Building D	298,610	0	298,610
Building E	80,464	3,007	83,471
Building F - Senior	185,000	0	185,000
Jewel Box	21,416	0	21,416
Total GSF	**986,964**	**86,287**	**1,073,251**
Overall Percentage	**91.96%**	**8.04%**	**100.00%**

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project information:
406 BOSTON POST RD

406 BOSTON POST ROAD,
PORT CHESTER, NY 10573

client information:
BOSTON POST ROAD OWNER LLC c/o ROSE ASSOCIATES CAPITAL GROUP LLC

777 Third Avenue, 6th Floor, New York, New York 10017

consultant information:

issuance:
SITE PLAN AMENDMENT

NOT FOR CONSTRUCTION

key plan:

drawing information:
drawing by: BA
drawing checked by: AB AR
drawing scale:
drawing date: 11 June 2026
project number: 24040.00.MA

drawing revisions:

No.	Description	Date
1	Site Plan Amendment 2	05.22.2026
2	Site Plan Amendment 3	06.11.2026

registration:

drawing name:
Zoning Compliance & Building & Unit Matrix

drawing number:
A-001

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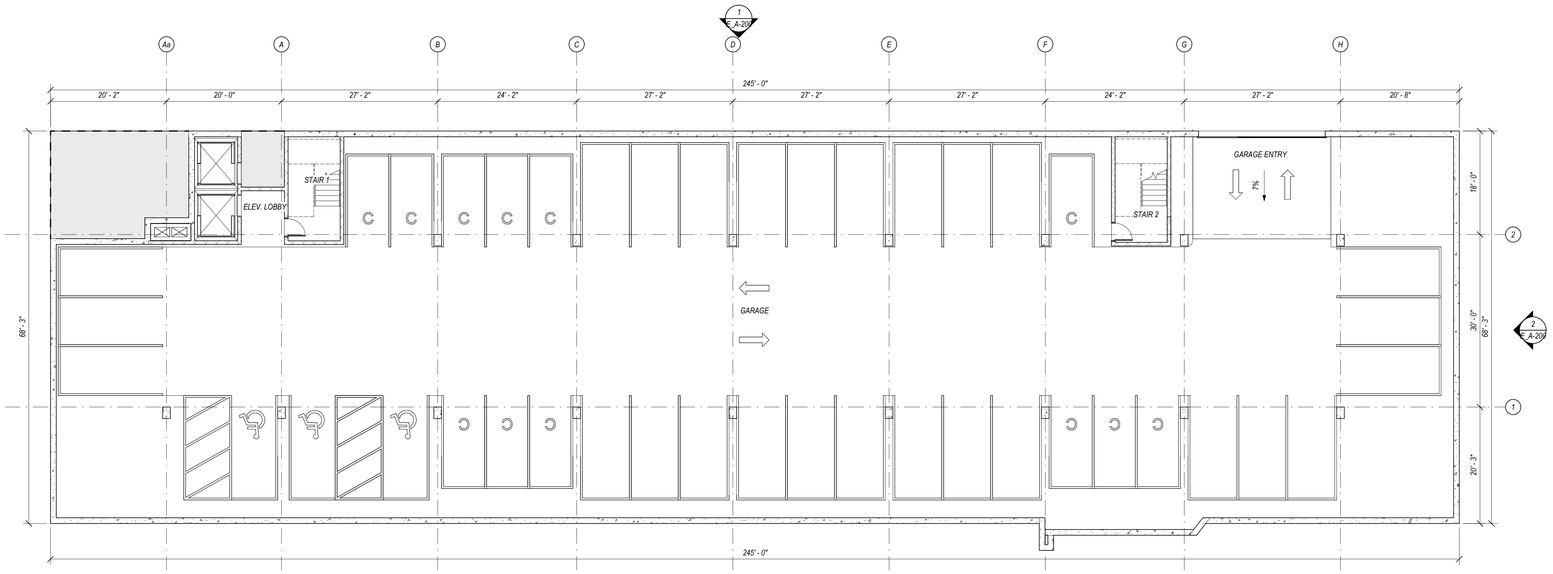

PARKING SCHEDULE - GARAGE

MARK	TYPE	SIZE	QUANTITY
----	STANDARD PARKING STALL	8'-6"x18'-0"	27
	HANDICAP PARKING STALL	8'-0"x18'-0"	2
	VAN HANDICAP PARKING STALL	8'-0"x18'-0"	1
C	COMPACT PARKING STALL	7'-6"x16'-0"	12
TOTAL			42

Building E - Garage Plan
3/32" = 1'-0"
1
E_A-100

project information:
406 BOSTON POST RD - BUILDING E1
406 BOSTON POST ROAD,
PORT CHESTER, NY 10573

client information:
BOSTON POST ROAD OWNER LLC c/o ROSE ASSOCIATES CAPITAL GROUP LLC

777 Third Avenue, 6th Floor New York New York 10017

consultant information:

issuance:
SITE PLAN SUBMISSION
NOT FOR CONSTRUCTION

key plan:

drawing information:

drawing by:	BTA
drawing checked by:	AB
drawing scale:	As indicated
drawing date:	11 June 2026
project number:	24040.00.MA

drawing revisions:

No.	Description	Date
1	Site Plan Amendment	10.24.2024
2	Site Plan Amendment 2	05.22.2026
3	Site Plan Amendment 3	06.11.2026

registration:

drawing name:
Building E - Garage Plan

drawing number:
E_A-100

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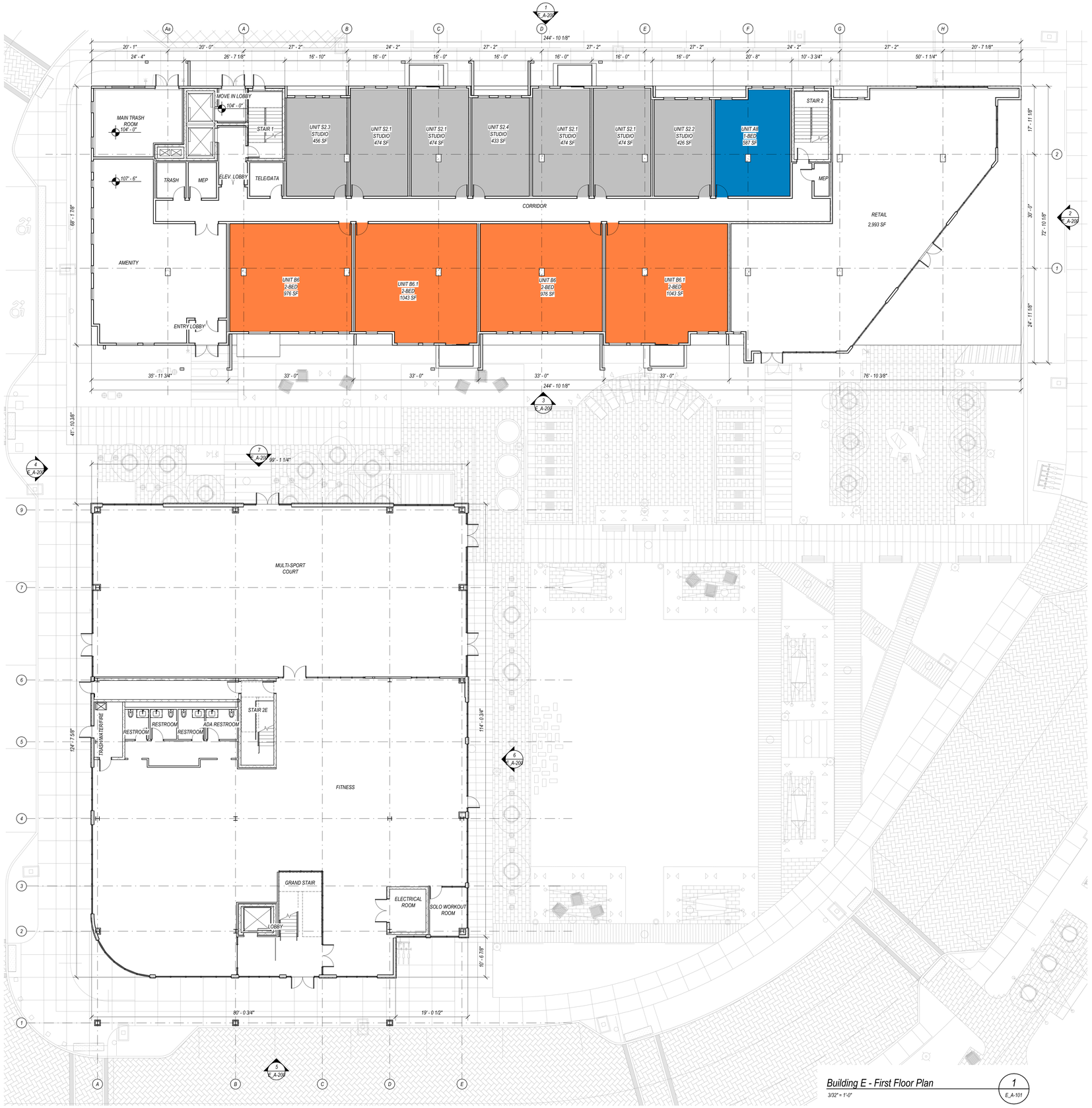

Building E - First Floor Plan
3/32" = 1'-0"

1
E_A-101

project information:
406 BOSTON POST RD - BUILDING E1
406 BOSTON POST ROAD,
PORT CHESTER, NY 10573

client information:
BOSTON POST ROAD OWNER LLC c/o ROSE ASSOCIATES CAPITAL GROUP LLC

777 Third Avenue, 6th Floor New York New York 10017

consultant information:

issuance:
SITE PLAN SUBMISSION
NOT FOR CONSTRUCTION

key plan:

drawing information:

drawing by:	BTA
drawing checked by:	AB
drawing scale:	3/32" = 1'-0"
drawing date:	11 June 2026
project number:	24040 00.MA

drawing revisions:

No.	Description	Date
1	Site Plan Amendment	10.24.2024
2	Site Plan Amendment 2	05.22.2026
3	Site Plan Amendment 3	06.11.2026

registration:

drawing name:
Building E - First Floor Plan

drawing number:
E_A-101

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Building E - Second Floor Plan
3/32" = 1'-0"

1 E_A-102

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phone: 978.989.9900 www.cube3.com

project information:

406 BOSTON POST RD - BUILDING E1

406 BOSTON POST ROAD,
PORT CHESTER, NY 10573

client information:

BOSTON POST ROAD OWNER LLC c/o ROSE ASSOCIATES CAPITAL GROUP LLC

777 Third Avenue, 6th Floor New York New York 10017

consultant information:

issuance:

SITE PLAN SUBMISSION

NOT FOR CONSTRUCTION

key plan:

drawing information:

drawing by:	BTA
drawing checked by:	AB
drawing scale:	3/32" = 1'-0"
drawing date:	11 June 2026
project number:	24040.00.MA

drawing revisions:

No.	Description	Date
1	Site Plan Amendment	10.24.2024
2	Site Plan Amendment 2	05.22.2026
3	Site Plan Amendment 3	06.11.2026

registration:

drawing name:

Building E - Second Floor Plan

drawing number:

E_A-102

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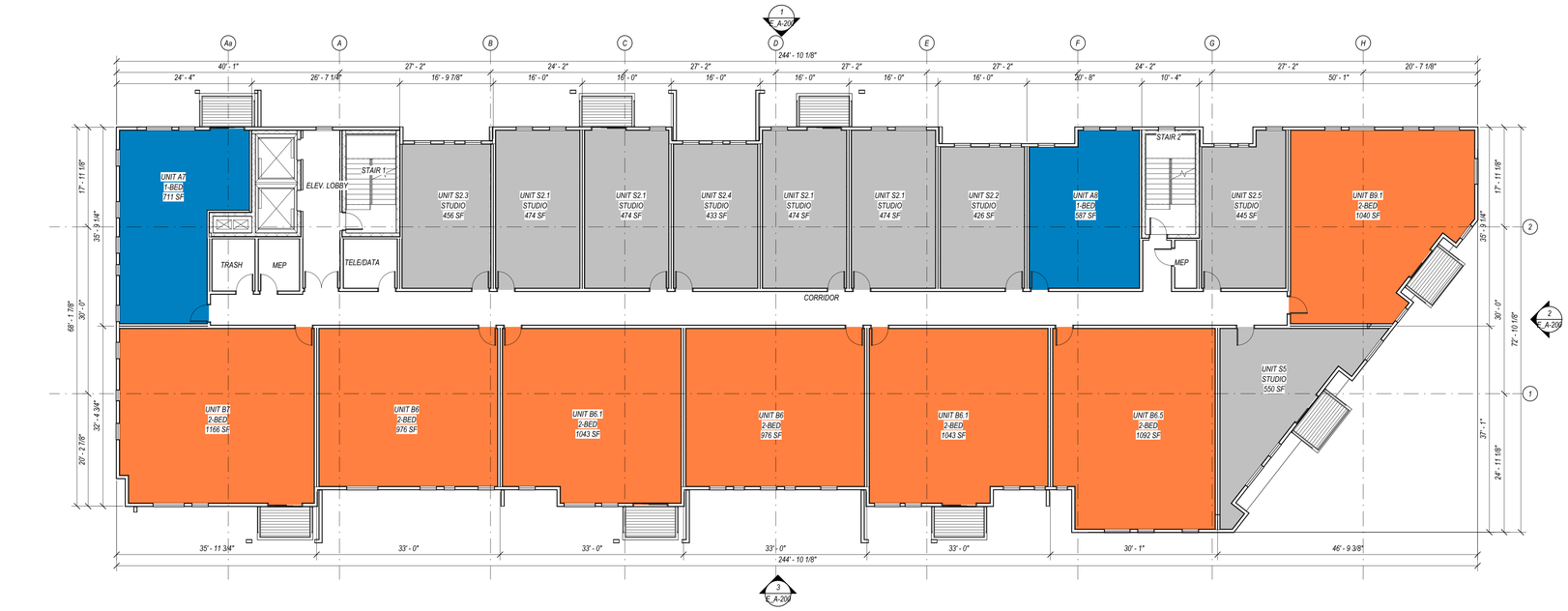



Building E - Third Floor Plan
3/32" = 1'-0"

1
E_A-103

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phone: 978.989.9900 www.cube3.com

project information:
406 BOSTON POST RD - BUILDING E1
406 BOSTON POST ROAD,
PORT CHESTER, NY 10573

client information:
BOSTON POST ROAD OWNER LLC c/o ROSE ASSOCIATES CAPITAL GROUP LLC

777 Third Avenue, 6th Floor New York New York 10017

consultant information:

issuance:
SITE PLAN SUBMISSION
NOT FOR CONSTRUCTION

key plan:

drawing information:

drawing by:	BTA
drawing checked by:	AB
drawing scale:	3/32" = 1'-0"
drawing date:	11 June 2026
project number:	24040.00.MA

drawing revisions:

No.	Description	Date
1	Site Plan Amendment	10.24.2024
2	Site Plan Amendment 2	05.22.2026
3	Site Plan Amendment 3	06.11.2026

registration:

drawing name:
Building E - Third Floor Plan

drawing number:
E_A-103

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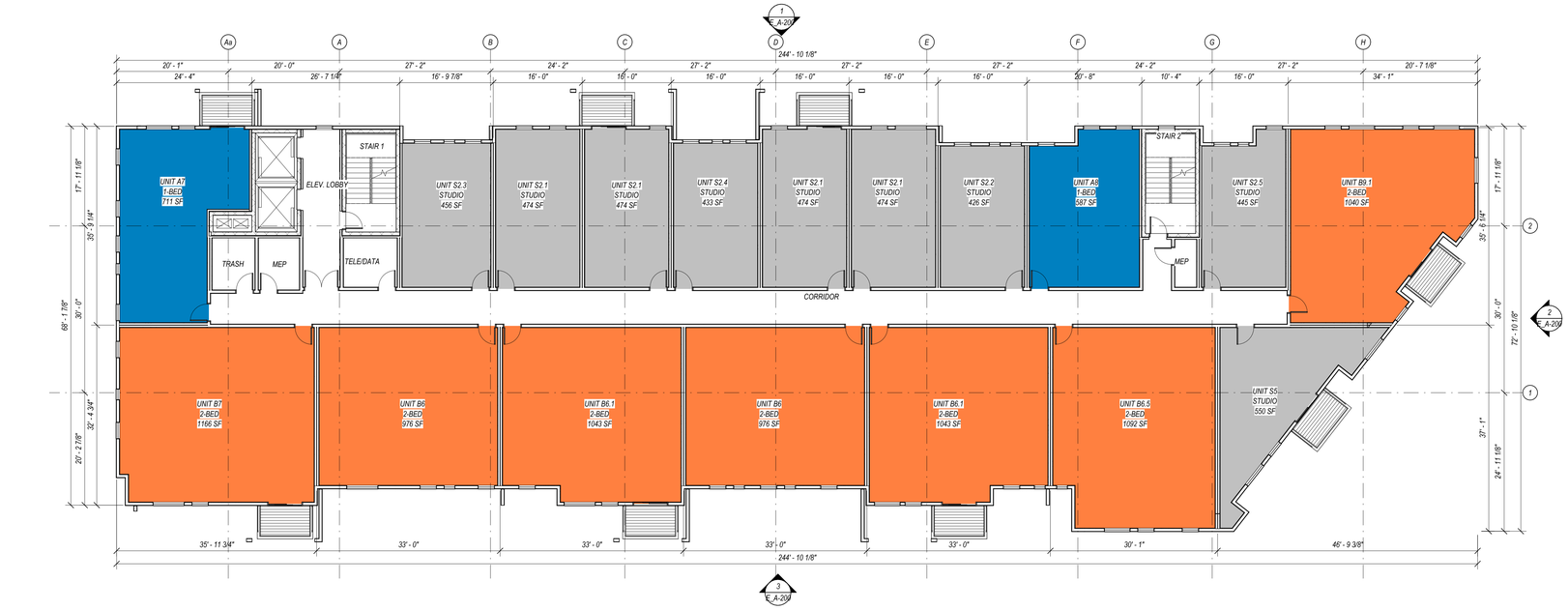

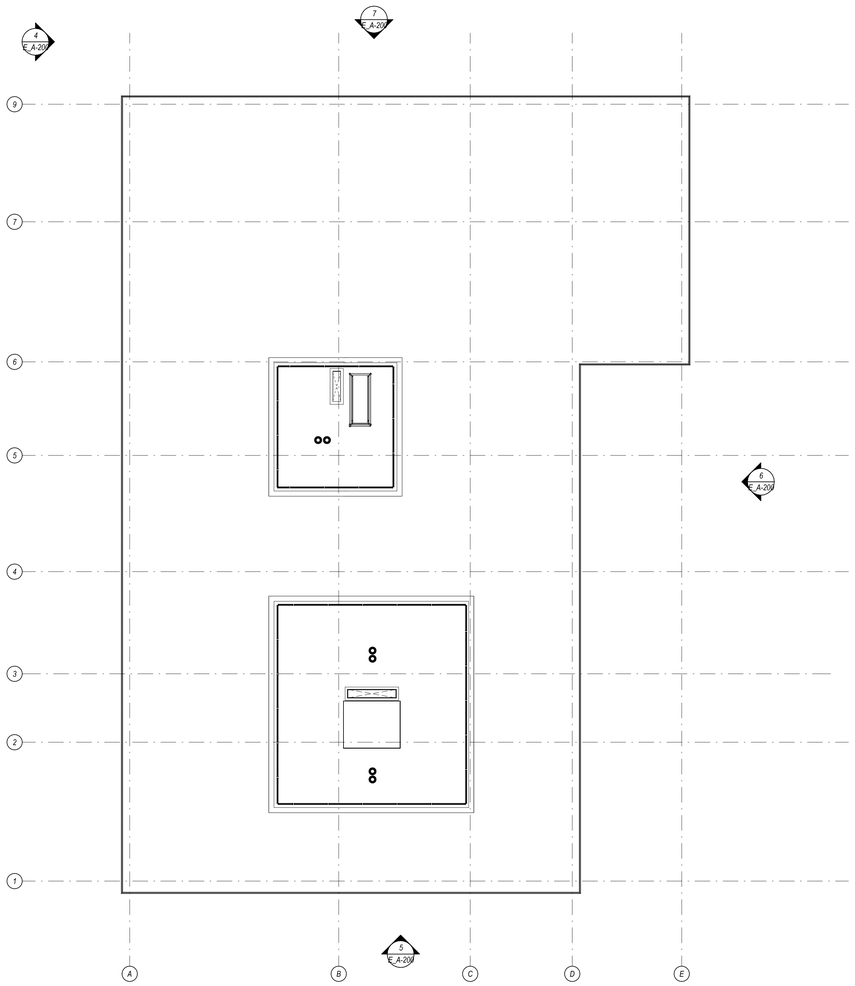

Building E - Fourth Floor Plan
3/32" = 1'-0"

1
E_A-104

406 BOSTON POST RD - BUILDING E1
406 BOSTON POST ROAD,
PORT CHESTER, NY 10573

BOSTON POST ROAD OWNER LLC c/o ROSE ASSOCIATES CAPITAL GROUP LLC

777 Third Avenue, 6th Floor New York New York 10017

SITE PLAN SUBMISSION

NOT FOR CONSTRUCTION

drawing by:	BTA
drawing checked by:	AB
drawing scale:	3/32" = 1'-0"
drawing date:	11 June 2026
project number:	24040.00.MA

drawing revisions:

No.	Description	Date
1	Site Plan Amendment	10.24.2024
2	Site Plan Amendment 2	05.22.2026
3	Site Plan Amendment 3	06.11.2026

Building E - Fourth Floor Plan

E_A-104

project information | client information | consultant information | issuance | key plans | drawing information | registration | drawing name | drawing number

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project information:

406 BOSTON POST RD - BUILDING E1

406 BOSTON POST ROAD.
PORT CHESTER, NY 10573

client information:

BOSTON POST ROAD OWNER LLC c/o ROSE ASSOCIATES CAPITAL GROUP LLC

777 Third Avenue, 6th Floor New York New York 10017

consultant information:

issuance:

SITE PLAN SUBMISSION

NOT FOR CONSTRUCTION

key plan:



drawing information:

drawing by:	BTA
drawing checked by:	AB
drawing scale:	3/32" = 1'-0"
drawing date:	11 June 2026
project number:	24040.00.MA

drawing revisions:

No.	Description	Date
1	Site Plan Amendment	10.24.2024
2	Site Plan Amendment 2	05.22.2026
3	Site Plan Amendment 3	06.11.2026

registration:

drawing name:

Building E - Fifth Floor Plan

drawing number:

E_A-105



Building E - Fifth Floor Plan
3/32" = 1'-0"

1
E_A-105

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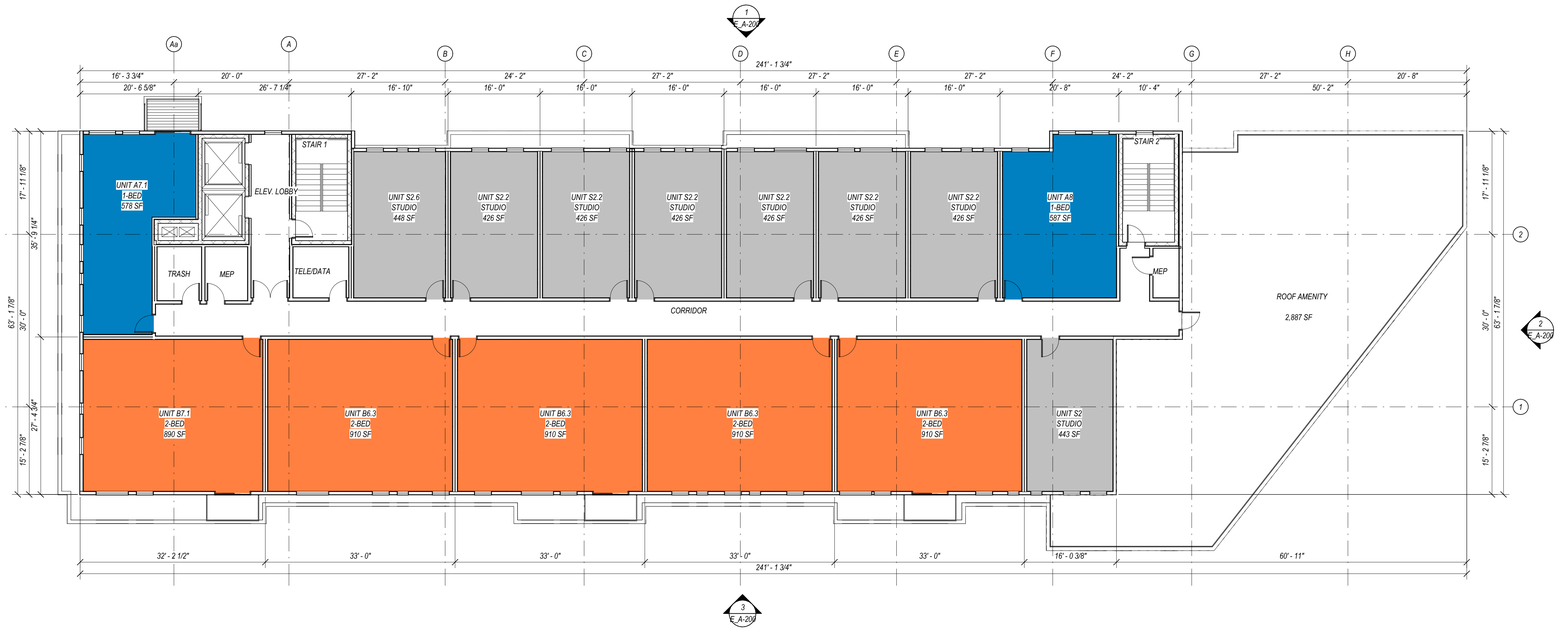

Building E - Sixth Floor Plan
3/32" = 1'-0"
1
E_A-106

406 BOSTON POST RD - BUILDING E1
406 BOSTON POST ROAD.
PORT CHESTER, NY 10573

client information:
BOSTON POST ROAD OWNER LLC c/o ROSE ASSOCIATES CAPITAL GROUP LLC

777 Third Avenue, 6th Floor New York New York 10017

consultant information:

issuance:
SITE PLAN SUBMISSION
NOT FOR CONSTRUCTION

key plan:

drawing information:

drawing by:	BTA
drawing checked by:	AB
drawing scale:	3/32" = 1'-0"
drawing date:	11 June 2026
project number:	24040.00.MA

drawing revisions:

No.	Description	Date
1	Site Plan Amendment	10.24.2024
2	Site Plan Amendment 2	05.22.2026
3	Site Plan Amendment 3	06.11.2026

registration:

drawing name:
Building E - Sixth Floor Plan

drawing number:
E_A-106

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project information:

406 BOSTON POST RD - BUILDING E1

406 BOSTON POST ROAD.
PORT CHESTER, NY 10573

client information:

BOSTON POST ROAD OWNER LLC c/o ROSE ASSOCIATES CAPITAL GROUP LLC

777 Third Avenue, 6th Floor New York New York 10017

consultant information:

issuance:

SITE PLAN SUBMISSION

NOT FOR CONSTRUCTION

key plan:



drawing information:

drawing by:	BTA
drawing checked by:	AB
drawing scale:	3/32" = 1'-0"
drawing date:	11 June 2026
project number:	24040.00.MA

drawing revisions:

No.	Description	Date
1	Site Plan Amendment	10.24.2024
2	Site Plan Amendment 2	05.22.2026
3	Site Plan Amendment 3	06.11.2026

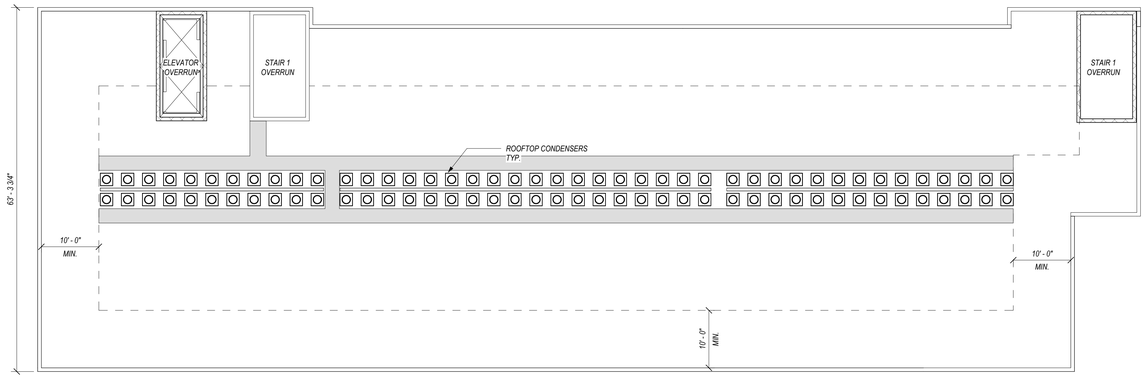
registration:

drawing name:

Building E - Roof Plan

drawing number:

E_A-107



Building E - Roof Plan
3/32" = 1'-0"

1
E_A-107

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Building E2 - North
1/16" = 1'-0"
7
E_A-200

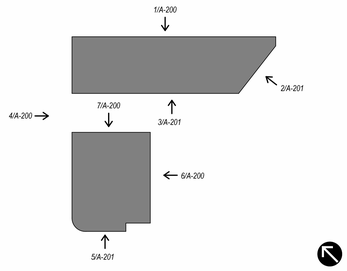


Building E2 - East
1/16" = 1'-0"
6
E_A-200



Building E2 - South
1/16" = 1'-0"
5
E_A-200

BUILDING E - ELEVATION KEY PLAN



EXTERIOR MATERIAL LEGEND

1 GLASS STOREFRONT



2 WOOD RAINSCREEN



3 GLASS NANAWALL



4 STEEL PERGOLA



5 VERTICAL FIBER CEMENT PANEL - DARK GREY



6 WOOD-LIKE FIBER CEMENT SIDING - GREY



7 CORTEN STEEL



8 GLASS BALCONY



9 MESH BALCONY







Building E1 - E2 - West
1/16" = 1'-0"
4
E_A-200



Building E - South
1/16" = 1'-0"
3
E_A-200



Building E - East
1/16" = 1'-0"
2
E_A-200



Building E - North
1/16" = 1'-0"
1
E_A-200

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project information

406 BOSTON POST RD - BUILDING E1

406 BOSTON POST ROAD,
PORT CHESTER, NY 10573

client information

BOSTON POST ROAD OWNER LLC c/o ROSE ASSOCIATES CAPITAL GROUP LLC

777 Third Avenue, 6th Floor New York New York 10017

issuance

SITE PLAN SUBMISSION

NOT FOR CONSTRUCTION

key plan



drawing information

drawing by:	BTA
drawing checked by:	AB
drawing scale:	As indicated
drawing date:	11 June 2026
project number:	24040.00.MA

drawing revisions:

No.	Description	Date
1	Site Plan Amendment	10.24.2024
2	Site Plan Amendment 2	05.22.2026
3	Site Plan Amendment 3	06.11.2026

registration

drawing name

Building E - Exterior Elevations

drawing number

E_A-200

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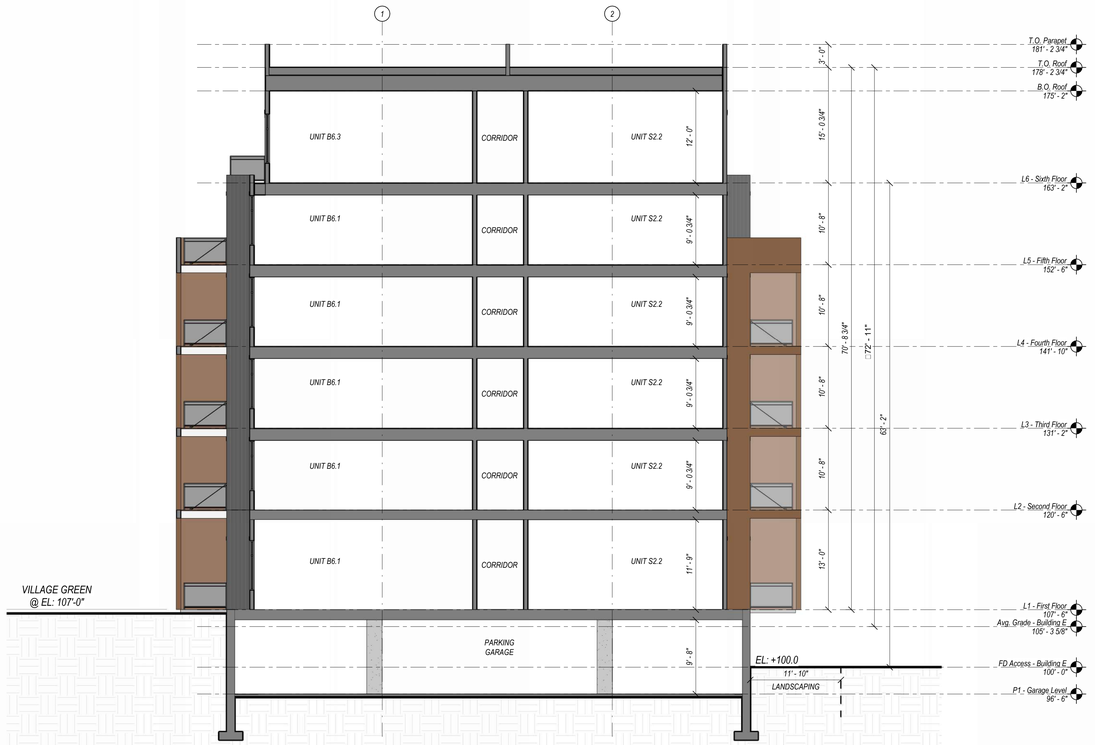
Building E2 - Section
1/8" = 1'-0"
2
E_A-300



Building E1 - Section
1/8" = 1'-0"
1
E_A-300

project information:
406 BOSTON POST RD - BUILDING E1
406 BOSTON POST ROAD,
PORT CHESTER, NY 10573

client information:
BOSTON POST ROAD OWNER LLC c/o ROSE ASSOCIATES CAPITAL GROUP LLC

777 Third Avenue, 6th Floor New York New York 10017

consultant information:

issuance:
SITE PLAN SUBMISSION
NOT FOR CONSTRUCTION

key plan:

drawing information:

drawing by:	BTA
drawing checked by:	AB
drawing scale:	1/8" = 1'-0"
drawing date:	11 June 2026
project number:	24040.00.MA

drawing revisions:

No.	Description	Date
1	Site Plan Amendment	10.24.2024
2	Site Plan Amendment 2	05.22.2026
3	Site Plan Amendment 3	06.11.2026

registration:

drawing name:
Building Sections

drawing number:
E_A-300

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A-1a			
	IMPERVIOUS	PERVIOUS	TOTAL
APPROVED	5.08 AC	6.84 AC	11.92 AC
PROPOSED	5.08 AC	6.84 AC	11.92 AC

A-1b			
	IMPERVIOUS	PERVIOUS	TOTAL
APPROVED	4.54 AC	1.82 AC	6.36 AC
PROPOSED	4.60 AC	1.74 AC	6.34 AC

A-2			
	IMPERVIOUS	PERVIOUS	TOTAL
APPROVED	0.56 AC	0.12 AC	0.68 AC
PROPOSED	0.54 AC	0.14 AC	0.68 AC

A-4a			
	IMPERVIOUS	PERVIOUS	TOTAL
APPROVED	3.97 AC	2.09 AC	6.06 AC
PROPOSED	4.06 AC	1.96 AC	6.02 AC

A-4b			
	IMPERVIOUS	PERVIOUS	TOTAL
APPROVED	2.70 AC	1.46 AC	4.16 AC
PROPOSED	2.70 AC	1.47 AC	4.17 AC

B			
	IMPERVIOUS	PERVIOUS	TOTAL
APPROVED	0.69 AC	0.77 AC	1.46 AC
PROPOSED	0.67 AC	0.83 AC	1.50 AC

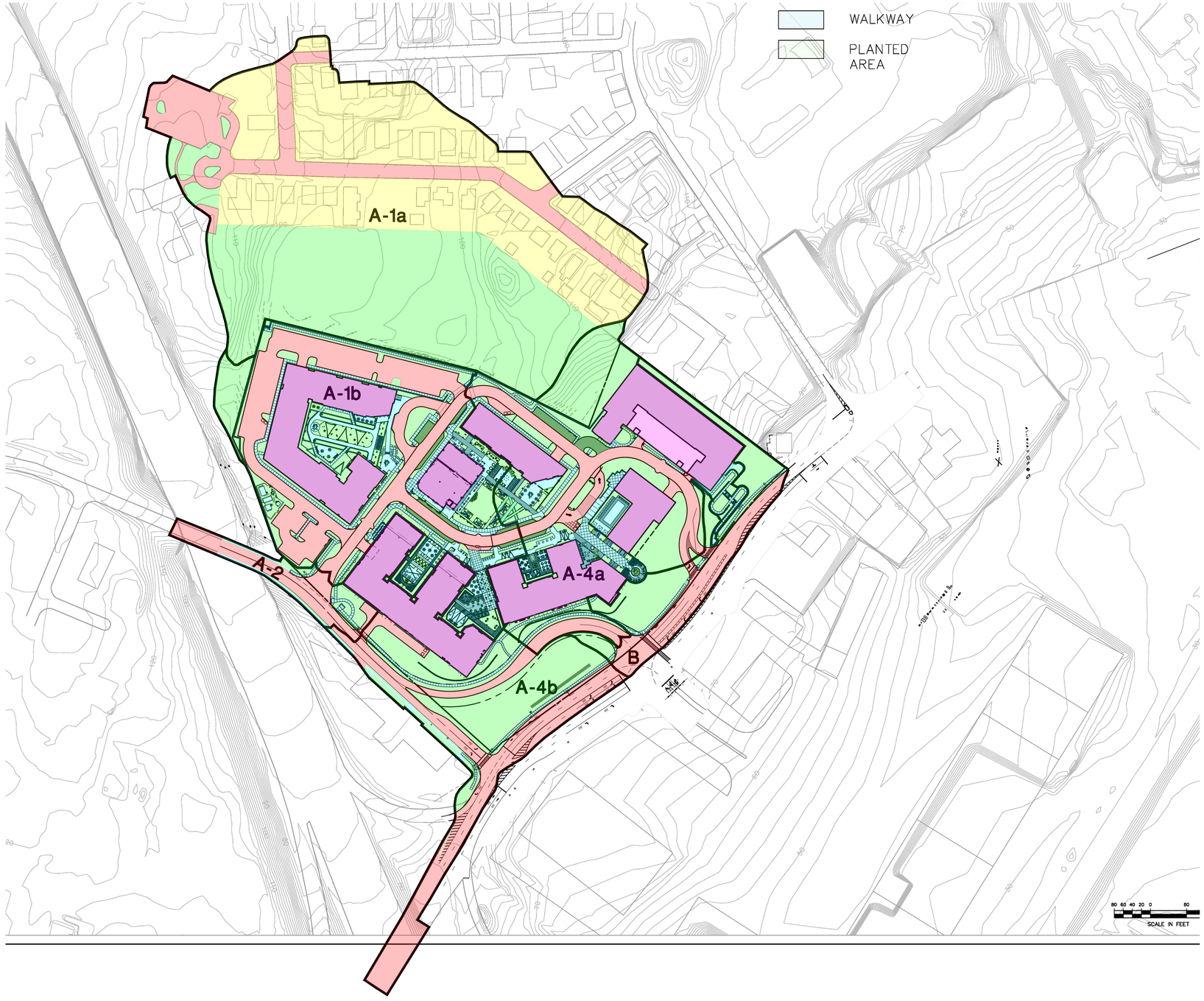
BUILDING (IMP.)

ROADWAY (IMP.)

SIDEWALKS/WALLS (IMP.)

⅛-AC RESIDENTIAL LOTS (65% IMP.)

PERVIOUS



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0 50' 100'
1" = 100'

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SLR Engineering, Landscape Architecture, and Land Surveying P.C.
Registration No. 083112

DESCRIPTION	DATE	BY
JEWEL BOX FOOTPRINT REVISION	6/11/2026	AWG

LAND USE MAP

UNITED HOSPITAL REDEVELOPMENT

406 BOSTON POST ROAD
VILLAGE OF PORT CHESTER, NEW YORK

AWG	AWG	TD
DESIGNED	DRAWN	CHECKED

SCALE: 1"=100'

DATE: MAY 22, 2026

PROJECT NO.: 6975-01/21543.00009

SHEET NO.: 14 OF 16

SHEET NAME: IMP

Village of Port Chester, New York

Local Law No. I-16 of the Year 2026

A LOCAL LAW TO 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)

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 finds that the New York State Legislature has amended § 458-a of the Real Property Tax Law to authorize municipalities to adopt a full exemption from real property taxation for the primary residence of seriously disabled veterans meeting specified eligibility requirements. The Board further finds that the Village has long recognized the sacrifices made by veterans and their families and desires to provide the fullest exemption authorized by law to those veterans whose service-connected disabilities have resulted in permanent and total disability.

The purpose of this Local Law is to amend Article II of Chapter 293 of the Code of the Village of Port Chester to adopt the optional exemption authorized by Real Property Tax Law § 458-a(11), while continuing the Village's existing Alternative Veterans Exemption.

SECTION 2:

Article II, "Alternative Veterans Exemption," of Chapter 293, "Taxation," of the Code of the Village of Port Chester is hereby repealed in its entirety and replaced as follows:

ARTICLE II

Alternative Veterans Exemption

§ 293-6. Purpose.

The purpose of this article is to provide veterans and their families with the real property tax exemptions authorized by § 458-a of the New York State Real Property Tax Law, in recognition of the military service and sacrifice of qualified veterans and their families.

§ 293-7. Exemption granted.

A. Pursuant to § 458-a of the New York State Real Property Tax Law, qualifying residential real property shall be eligible for the Alternative Veterans Exemption to the fullest extent authorized by State law.

B. Maximum exemption amounts. The Village of Port Chester hereby adopts the following maximum exemption amounts authorized by § 458-a of the New York State Real Property Tax Law:

(1) War Veteran Exemption: $54,000
(2) Combat Veteran Exemption: $90,000
(3) Disabled Veteran Exemption: $180,000

C. Seriously Disabled Veterans Exemption. Pursuant to § 458-a(11) of the New York State Real Property Tax Law, the Village of Port Chester hereby adopts the optional full real property tax exemption for seriously disabled veterans authorized therein.

D. Eligibility. Eligibility for the exemptions authorized by this article shall be determined in accordance with § 458-a of the New York State Real Property Tax Law.

E. Administration. Applications for the exemptions authorized by this article shall be filed with the Town of Rye Assessor's Office, which shall determine eligibility and administer such exemptions in accordance with § 458-a of the New York State Real Property Tax Law.

F. Notification**.** Following adoption of this article, the Village Clerk shall notify the New York State Department of Veterans' Services in accordance with § 458-a(11)(d) of the New York State Real Property Tax Law.

SECTION 3: Supersession.

In the event of any conflict or inconsistency between the provisions of this Local Law and any other provisions of the Code of the Village of Port Chester, the provisions of this Local Law shall prevail to the extent necessary to give full force and effect to its provisions.

SECTION 4: Severability.

If any court of competent jurisdiction finds any clause, sentence, paragraph, subdivision, or part of this local law, or its application to any person, firm, corporation, or circumstance, to be invalid or unconstitutional, such determination shall not affect the validity of the remaining provisions of this local law. The court's order or judgment shall apply solely to the specific clause, sentence, paragraph, subdivision, or part of this law or its application to the person, firm, corporation, or circumstance directly involved in the legal matter, and the remainder of this local law shall remain in full force and effect.

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 of the Village of Port Chester, New York, will hold a PUBLIC HEARING on the 29th day of July, 2026, at 7:00 p.m., or 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-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). At such hearing, all interested persons shall be given an opportunity to be heard.

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: July 13, 2026

USA TODAY CO.

LocaliQ

Agency:
Janusz Richards
Village of Port Chester
222 Grace Church ST # 120
Port Chester NY 10573-5168
Acct: 1185203

Client:
Janusz Richards
Village Clerk
Village of Port Chester
222 Grace Church ST # 120
Port Chester NY 10573-5168
Acct: 1185203

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The Journal News

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AFFIDAVIT OF PUBLICATION

State of Wisconsin
County of Brown

linda tutt being duly sworn, deposes and says she is the Principal Clerk of **The Journal News**, Division of Gannett Newspaper Subsidiary, publishers of following newspaper published in Westchester and Rockland Counties, State of New York, of which annexed is a printed copy, out from said newspaper has been published in said newspaper editions dated:

07/13/2026

linda tutt

Subscribed and sworn to before me this 13 day of July, 2026

Amy Kokott

Notary Public
State of Wisconsin, County of Brown

AMY KOKOTT
Notary Public
State of Wisconsin

Exp 6/30/2029

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 the 29th day of July, 2026, at 7:00 p.m., or 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-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). At such hearing, all interested persons shall be given an opportunity to be heard.

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: July 13, 2026
12474162

RESOLUTION

RESOLUTION ADOPTING LOCAL LAW NO. ___ OF 2026 AMENDING 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)

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 New York State Legislature amended § 458-a of the Real Property Tax Law to authorize municipalities to adopt an optional full exemption from real property taxation for the primary residence of qualifying seriously disabled veterans; and

WHEREAS, the Board of Trustees of the Village of Port Chester has long recognized the service and sacrifices made by veterans and their families and desires to provide the fullest exemption authorized by law to those veterans whose service-connected disabilities have resulted in permanent and total disability; and

WHEREAS, the Board of Trustees reviewed Proposed Local Law No. ___ of 2026, entitled "A Local Law to 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);" and

WHEREAS, at a meeting of the Board of Trustees held on the 6th day of July, 2026, the Board adopted a resolution scheduling a public hearing on the proposed Local Law; and

WHEREAS, notice of said public hearing was duly published in accordance with Municipal Home Rule Law and other applicable law; and

WHEREAS, the Board of Trustees conducted a public hearing on the 29th day of July, 2026, at which all interested persons were afforded an opportunity to be heard, and the Board has duly considered the proposed Local Law and all comments received thereon; and

WHEREAS, the Board of Trustees finds that adoption of the proposed Local Law is in the best interests of the Village of Port Chester and will continue the Village's existing Alternative Veterans Exemption while making available the optional exemption authorized by Real Property Tax Law § 458-a(11).

NOW, THEREFORE, BE IT RESOLVED, that Proposed Local Law No. ___ of 2026, entitled:

A LOCAL LAW TO 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)

be and the same hereby is adopted; and be it further

RESOLVED, that the Village Clerk is hereby authorized and directed to file the adopted Local Law with the New York State Department of State in accordance with Municipal Home Rule Law § 27; and be it further

RESOLVED, that the Village Clerk is hereby authorized and directed to notify the New York State Department of Veterans' Services of the adoption of this Local Law in accordance with Real Property Tax Law § 458-a(11)(d).

DATE: July 29, 2026

Approved as to Form:



Calli C. Jones, Village Attorney

May 16, 2024

Dear Mr. Mayor and Village Trustees:

The undersigned were members of the CD5/CD6 committee.

We endorse the spirit of the recently submitted report, which is designed to lessen the impact of larger buildings on the public psyche by setting back buildings and stepping back higher floors. For at least 75 years the Village has had many 6, 7, 8, and even 12 story buildings, but they go unnoticed because they adhere to at least some of these guidelines.

We also underscore our support for the re-establishment of the Architectural Review Board.

Our concerns are that:

- the sum total of changes proposed,
- combined with the higher parking ratios recently passed, and
- the Veolia water fee that is about to be decided and levied will make development financially infeasible under an amended Form Based Code.

A key goal of the new zoning was to sketch a vision the Village could broadly agree on that encouraged as of right building, without the uncertainty of zoning text amendments and changes that were often required to make a project viable, a process that could often take well over a year.

- We believe that the proposed changes in aggregate will return us to such a time.
- This leads to less development and uncertain outcomes, because everything becomes a negotiation either at the Board of Trustees or the Zoning Board of Appeals.
- The vision is often lost in the process (Robert Martin becomes the Waterfront at Port Chester)
- We are also likely to lose the high quality institutional caliber developers that are pursuing projects in the Village that the certainty introduced by the Form Based Code has attracted in the first place.

The Village desperately needs development.

- Its housing stock is badly outdated and older properties are becoming obsolete.
- Even with the Mariner, Castle, and Modern, which together represent about 270 apartments introduced in the 2010's, the number of residences in the Village during the decade increased by only about 60, according to an updated Schoolchild Mitigation study that is in draft form and about to be published by Urbanomics.
- Port Chester is a municipality that largely relies on its property tax and key properties need to be encouraged to higher and better uses so that proper education and services can be afforded its residents.

,,,,continued

As part of the due diligence you will perform before enacting any changes, we urge you to especially focus on the following areas:

Review Mitigation Fees

- Anecdotally it appears fair share fees in the Village are significantly higher than in other municipalities.
- These have been exacerbated by the Veolia water service fees.
- They have also been exacerbated by a significant increase in parking mandates.

Study parking

- Development cannot solve the Village's perceived parking problems unless fees are adjusted lower in other areas
- The new ratio appears high relative to other urban communities.

Study suggestions to increase Affordable Housing

- No municipality in Westchester County does more than Port Chester, because it is simply untenable without much deeper IDA subsidy.
- We urge you to review the City of Yonkers study conducted by HR&A Advisors in 2021 when they were considering increasing affordable housing mandates to 20%. The study found unacceptably deep IDA PILOTs would be required and today the mandate remains at 10%.
- Density bonus options for higher levels of affordable housing are unlikely to be effective without significant downward adjustments in mitigation fees in other areas.

Floodplain issues

- We are pleased that a floodplain management and mitigation study will be conducted. Given the likely loss of below grade construction, we are hopeful that above grade accommodation will be considered to ensure that building in these vital areas is not discouraged.

When studying changes to the code, bear in mind the two most expensive elements in new construction are:

- Affordable Housing mandates and
- structured parking

Thank you for affording us the opportunity to participate in this important work.

Tony Cerreta
Frank Ferrara
Dan Paniccia
Ralph Rossi



FORM-BASED CODE ADVISORY COMMITTEE (CD-5 CD-6 CD-6T)

FINAL REPORT

5/20/2024



- INTRODUCTION
- BUILDING HEIGHTS
- LOT WIDTHS
- BUILDING SETBACKS
- ARCHITECTURAL STEP-BACKS
- ZONING DISTRICT BOUNDARY CHANGES
- DENSITY INCENTIVE BONUSES
- ADDITIONAL CODE RECOMMENDATIONS

INTRODUCTION

Review and recommend proposed changes including, but not limited to CD-5, CD-6 and CD-6T related to:

- Building Heights
- Parking
- Green & Park space
- Fees in Lieu of Parkland
- Lot Lines/ Setbacks
- Design & Appearance

BUILDING HEIGHTS

Existing	Proposed
CD-5: Two (2) to six (6) stories as-of-right	CD-5: Allow two (2) to four (4) stories as-of-right; up to 6 stories with density bonus.
CD-6: Six to twelve (12) stories as-of-right	CD-6: Allow two (2) to six (6) stories as-of-right; up to eight stories (8) stories with first density bonus level; up to ten (10) stories with second density bonus level.
CD-6T: Six (6) to fifteen (15) stories as-of-right	CD-6T: Allow four (4) to eight (8) stories as-of-right; up to ten (10) stories with first density bonus level; up to twelve (12) stories with second density bonus level.

LOT WIDTH

Recommended Changes:

Existing	Proposed
CD-5: 18 feet minimum	CD-5: Minimum lot width 18 feet; buildings four (4) stories or greater shall require a minimum lot width of 36 feet.
CD-6: 18 feet minimum	CD-6: Minimum lot width 18 feet; buildings six (6) stories or greater shall require a minimum lot width of 36 feet.
CD-6T: 18 feet minimum; 250 feet maximum	CD-6T: Minimum lot width 36 feet. 250 feet maximum.

BUILDING SETBACKS

CD-5

Existing	Proposed
Front Setback Principal and Secondary Frontage (Principal Building): 0 feet at corners; 0 feet minimum; 15 feet maximum elsewhere	**Front Setback Principal and Secondary Frontage (Principal Building):** Existing Principal Building(s) w/ common Lot Line, shall be average front setback of Block face; otherwise, in the case of properties where the adjacent average sidewalk width is less than 8 feet, the setback, including corner lots, shall be determined by subtracting the average sidewalk width from 8 feet. In the case of properties secondary or primary frontage on Main Street or Westchester Ave where the adjacent average sidewalk width is less than 10 feet, the setback shall be determined by subtracting the average sidewalk width from 10 feet.
Side Setback (Principal Building): 0 feet minimum; 24 feet maximum per side	**Side Setback (Principal Building):** 0 feet minimum; 24 feet maximum per side.
Rear Setback (Principal Building): 0 feet minimum; 24 feet maximum per side	**Rear Setback (Principal Building):** ten (10) feet minimum, or 15 feet from center line of Rear Alley.

BUILDING SETBACKS

CD-6

Existing	Proposed
Front Setback Principal and Secondary Frontage (Principal Building): 0 feet at corners; 0 feet minimum; 15 feet maximum elsewhere	**Front Setback Principal and Secondary Frontage (Principal Building):** Existing Principal Building(s) w/ common Lot Line, shall be average front setback of Block face; otherwise, in the case of properties where the adjacent average sidewalk width is less than 8 feet, the setback, including corner lots, shall be determined by subtracting the average sidewalk width from 8 feet. In the case of properties secondary or primary frontage on Main Street or Westchester Ave where the adjacent average sidewalk width is less than 10 feet, the setback shall be determined by subtracting the average sidewalk width from 10 feet.
Side Setback (Principal Building): 0 feet minimum; 24 feet maximum per side	**Side Setback (Principal Building):** 0 feet minimum; 24 feet maximum per side.
Not regulated	**Rear Setback (Principal Building):** 10 feet minimum or 15 feet from center line of Rear Alley.

BUILDING SETBACKS

CD-6T

Existing	Proposed
Front Setback Principal and Secondary Frontage (Principal Building): 0 feet at corners; 0 feet minimum; 15 feet maximum elsewhere	**Front Setback Principal and Secondary Frontage (Principal Building):** Existing Principal Building(s) w/ common Lot Line, shall be average front setback of Block face; otherwise, in the case of properties where the adjacent average sidewalk width is less than 8 feet, including corner lots, the setback shall be determined by subtracting the average sidewalk width from 8 feet. In the case of properties secondary or primary frontage on Main Street or Westchester Ave where the adjacent average sidewalk width is less than 10 feet, the setback shall be determined by subtracting the average sidewalk width from 10 feet.
Side Setback (Principal Building): 0 feet minimum; 24 feet maximum per side	**Side Setback (Principal Building):** 0 feet minimum; 24 feet maximum per side.
Not regulated	**Rear Setback (Principal Building):** 10 feet minimum or 15 feet from center line of Rear Alley.

ARCHITECTURAL STEP-BACKS

Recommended Changes:

CD-5: Require a minimum 10-foot step-back for buildings four (4) stories or greater at the fourth floor on primary and/or secondary frontage.

CD-6: Require a minimum 15-foot step-back for buildings four (4) stories or greater starting at a certain floor as determined by the Board of Trustees with input from the Planning Department.

CD-6T: Require a minimum 15-foot step-back for buildings four (4) stories or greater at a certain floor as determined by the Board of Trustees with input from the Planning Department.

ZONING DISTRICT BOUNDARY CHANGES

Recommended Changes:

1. **The Committee recommends a zone change from CD-6 to CD-5 along the west side of King Street (from Pearl Street to Summerfield Place), along both sides of Poningo Street (Irving Avenue to Bush Avenue/Summerfield Place), and along both sides of Palace Place.**
2. **The Committee recommends a zone change from R-2F to CD4-MU for William Street (from Washington Street to Pearl Street).**
3. **The Committee recommends a zone change to CD-4MU for all of Beech Street.**
4. **The Committee recommends a zone change from CD-3.R5 to CD-4 for the lots along the north side of Franklin Street, between S. Regent and Merritt Streets.**

ZONING DISTRICT BOUNDARY CHANGES

Proposed Rezoning CD-6 to CD-5



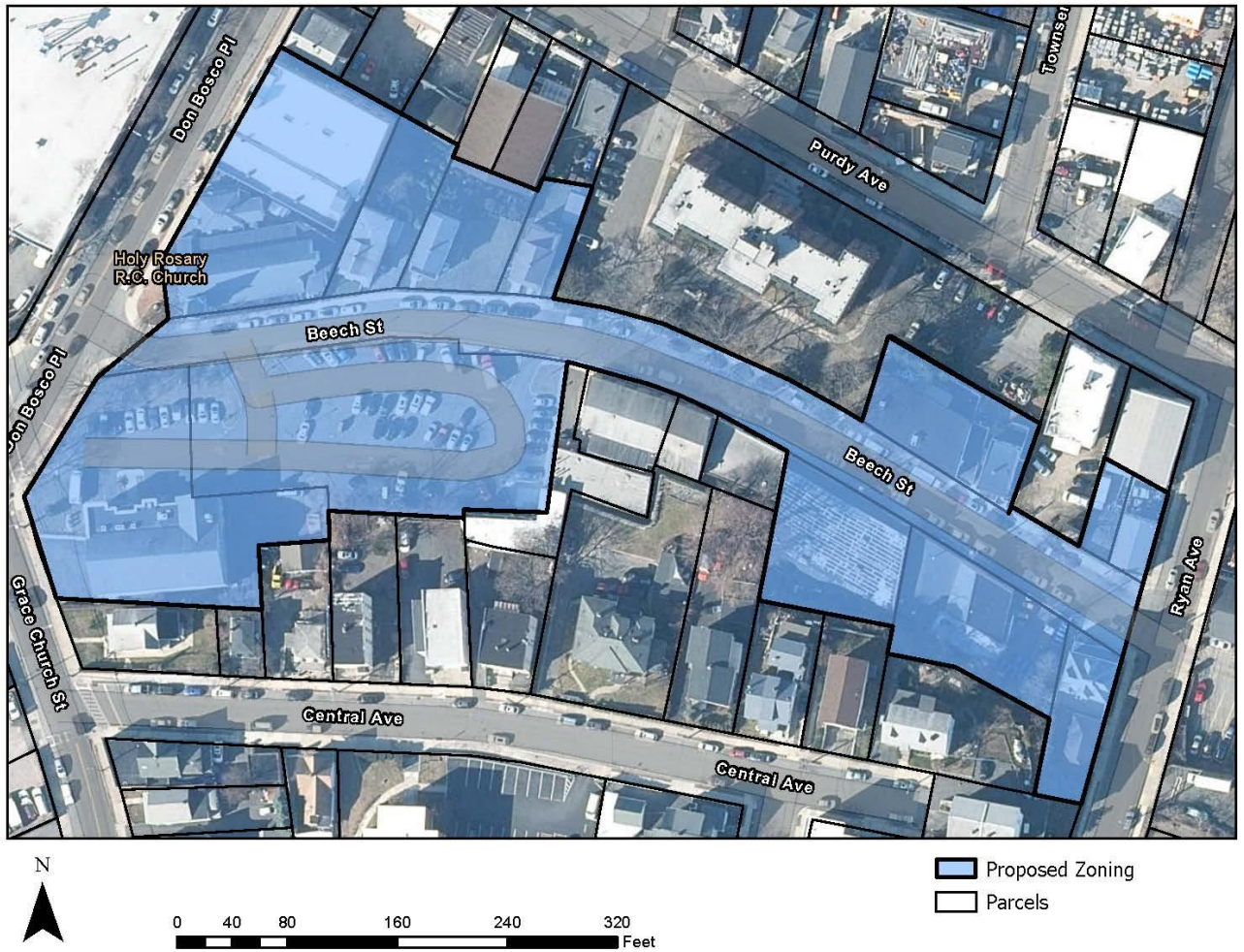
ZONING DISTRICT BOUNDARY CHANGES

Proposed Rezoning R2F to CD-4MU



ZONING DISTRICT BOUNDARY CHANGES

Proposed Rezoning R2F to CD-4MU



ZONING DISTRICT BOUNDARY CHANGES

Proposed Rezoning CD-3.R5 to CD-4



DENSITY INCENTIVE BONUSES

Recommendations:

Affordable Housing

- Option 1
  - **Density Bonus Level 1:** It is recommended that the first level of density bonus grant up to two (2) additional stories, providing 10% of units below market rate at 50% of Area Median Income (AMI) affordability threshold.
  - **Density Bonus Level 2:** An additional two (2) stories – for a total of four (4) potential additional stories – would be granted for projects providing 15% of units at 60% of Area Median Income (AMI) affordability threshold.

***Where only one density bonus would be permitted within the zoning restrictions the option with the maximum public benefit (bonus level 2) must be utilized.

DENSITY INCENTIVE BONUSES

Recommendations:

Affordable Housing

- Option 2
  - **Density Bonus Level 1:** It is recommended that the first level of density bonus would grant up to 2 additional stories for projects providing half (5%) of the required 10% of units below market rate at 50% of Area Median Income (AMI) affordability threshold.
  - **Density Bonus Level 2:** An additional two (2) stories for a total of four (4) potential additional stories would be granted for projects providing 10% of units below market rate at 50% of Area Median Income (AMI) affordability threshold (as opposed to 60% AMI as required by Westchester County law).

DENSITY INCENTIVE BONUSES

Recommendations:

Parkland

- A separate parkland per unit fee of approximately $30,000-$45,000 which could generate additional capital funding for parks and community facilities.
- Alternative option for developer to purchase adjacent or proximate land for use as parkland (TBD by the Board of Trustees in consultation with staff).

Public Parking

- Propose payment in lieu of providing public parking
- Developer could either pay into a trust fund for the creation of public parking, structured or otherwise, or create on-site micro public parking lots, etc.
- TBD by the Board of Trustees in consultation with staff

ADDITIONAL RECOMMENDATIONS

- Spanish translation of the code and all related zoning documents
- Reinstitute Architectural Review Board, adopt clear and concise design guidelines and material selections, special consideration for historic facades.
- Develop incentive-based program for innovative green building concepts, LEED, green roofs with stormwater management
- Codify requirement for 13-system fire sprinklers
- Abolish mass timber construction for buildings more than 6 stories
- Sunset clause on applications:
  - 2 years with a maximum of two 6-month extensions, pending approval
- Adoption of uniform minimum sidewalk width of 8 ft

ADDITIONAL RECOMMENDATIONS

Items requiring further study:

- Village should prioritize completion of residual environmental review analyses not completed at time of adoption of Form-Based Code.
- Village should conduct any appropriate impact studies before adopting any or all of the Committee recommendations. Those studies should include a review of existing mitigation and development fees.
- Village should establish a complete and easily-accessible table of development fees, with periodic review of said fees, and adjustments for inflation.
- An additional committee and/or feasibility study to address redevelopment within the CD-5W district with a focus on revitalizing the waterfront.



THANK YOU

FROM THE FORM BASED CODE
ADVISORY COMMITTEE

Village of Port Chester Housing Task Force (PCHTF)
222 Grace Church Street, Port Chester, NY 10573

April 01, 2026

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

RE: Presentation of Port Chester Housing Task Force: 2026 Final Report and Recommendations

Dear Mr. Richards and Honorable Mayor and Board of Trustees,
I am writing on behalf of the Port Chester Housing Task Force to formally submit the enclosed Port Chester Housing Task Force: 2026 Final Report and Recommendations for distribution to the Port Chester Board of Trustees. The following is a high-level summary of the report.

Overview
Established in 2023, PCHTF was tasked with evaluating Port Chester's housing supply and its ability to meet long-term community needs. Supported by the Housing Action Council (HAC), this report synthesizes two years of census data analysis, resident surveys, and community outreach to address the urgent challenges of housing affordability and displacement.

Key Housing Needs Identified
- Production: Increased volume of affordable units for a growing population.
- Rental Gap: Expanded supply for lower-income residents priced out of new market-rate builds.
- Security: Stronger protections against displacement and rising housing costs.
- Targeted Support: Dedicated housing options for Seniors and Veterans.
- Ownership: Expanded opportunities for affordable homeownership.

Policy Recommendations - The PCHTF proposes five core pillars to guide the Village's housing strategy:
1. Increase Supply: Streamline the production of diverse housing types.
2. Mitigate Displacement: Address the impacts of new development on existing vulnerable residents.
3. Expand Homeownership: Create pathways for long-term residency and wealth building.
4. Support Seniors & Veterans: Prioritize development that meets the accessibility and financial needs of these groups.
5. Community Awareness: Foster transparency and public support for affordable housing initiatives.

Next Steps & Integration - As the Village updates its Comprehensive Plan, PCHTF recommends the following:
- Implementation Detailing: Planners should refine these recommendations into specific regulatory, programmatic, and financial frameworks.
- Case Study Research: Identify peer communities that have successfully implemented zoning incentives and displacement protections. These options may help to balance rapid transit-oriented redevelopment with the preservation of housing affordability and the protection of legacy residents and small businesses.

PCHTF looks forward to formally presenting the full report to the Board of Trustees and collaborating with the Board to ensure a sustainable, inclusive future for all Port Chester residents.

Chester B. Edwards

Chester B. Edwards II
Chairman
Village of Port Chester Housing Task Force

COL, Ret. (NY Guard), ENFN (U.S. Navy) - Vietnam Combat Veteran
914-260-2122 cell / text 914-937-4443 home CBEdwards6@gmail.com



PORT CHESTER HOUSING TASK FORCE

FINDINGS AND REPORT TO

THE BOARD OF TRUSTEES

APRIL 1, 2026

PORT CHESTER HOUSING TASK FORCE FINDINGS AND REPORT TO THE BOARD OF TRUSTEES APRIL 1, 2026

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EXECUTIVE SUMMARY

RECOMMENDATIONS FOR SAFE, AFFORDABLE, AND SECURE HOUSING

MISSION AND MANDATE

The Port Chester Board of Trustees established the Port Chester Housing Task Force (PCHTF) on May 15, 2023. This volunteer advisory body was charged with assessing the Village's housing supply, identifying gaps in access to safe and affordable units, and recommending proactive policy options. Led by Chair Chester Edwards and a diverse nine-member committee, the PCHTF conducted bi-monthly meetings and sub-committee research to address the Village's status as a high-density, majority-rental community chronically facing overcrowding.

CURRENT HOUSING CONDITIONS: A COMMUNITY PROFILE

Port Chester is a vibrant, family-oriented Village characterized by a high foreign-born population (44.3%) and larger-than-average household sizes (3.0 persons). While the median household income has risen to $99,916, the community faces a sharp economic bifurcation:

- Income Gaps: 26% of households earn under $50,000, and Senior poverty stands at 16%.
- Affordability Crisis: Half of rental households are "cost-burdened" (spending >30% of income on housing), with many "severely cost-burdened" (>50%).
- Market Pressure: Median rents average $2,600-$2800, while median home values exceed $640,000—prices unreachable for much of the Village's renter population.
- HUD's Small Area Fair Market Rent is $2,890 for a one-bedroom and $3,170 for a two-bedroom apartment.
- Inventory Decline: Recent years have seen a net decline in total housing units due to redevelopment and code enforcement against substandard or illegal housing. New rental developments are being created but are not meeting the needs identified by PCHTF.

KEY RECOMMENDATIONS AND ACTION ITEMS

INCREASING AFFORDABLE HOUSING SUPPLY

The Village must move beyond standard requirements to incentivize deeper and more permanent affordability:

- Tiered Affordability: Amend zoning codes to require multiple Area Median Income (AMI) thresholds within a single development, ensuring units for lower-income workers.
- Community Land Trust (CLT): Establish a community-controlled 501(c)(3) to acquire land. By leasing the land and selling only the improvements, the Village can ensure perpetual affordability and build resident equity without market speculation.
- Zoning & Density Bonuses: Use floor area ratio (FAR) increases and additional stories as leverage to require developers to provide more affordable units.
- Accessory Dwelling Units (ADUs): Streamline the approval process for homeowners to build safe, code-compliant ADUs to help Seniors "age in place" and provide lower-cost rental stock.

LOCAL PREFERENCE, PREVENTING DISPLACEMENT AND MANAGING GROWTH

New development brings investment but risks pushing out long-time residents and service workers:

- Displacement Impact Reviews: Require major residential projects to evaluate potential displacement and provide relocation plans.
- Preservation Strategy: Prioritize the rehabilitation of existing stock. Renovating an existing unit costs approximately $75,000, compared to $400,000+ for new construction.
- Eviction Early-Warning Dashboard: Implement monthly tracking of eviction filings and rent spikes to allow for preventive social service interventions.
- Local Preference: Consider incorporating a small percentage of affordable units to Port Chester residents without changing the current demographics to avoid Fair Housing litigation.

- Local Preference Ordinance: PCHTF recommends a "full-court press" intergovernmental effort to develop a legally defensible "Local Preference" prototype. Public support for affordable housing increases significantly when residents know units are reserved for Port Chester residents.

EXPANDING AFFORDABLE HOMEOWNERSHIP

Homeownership is the primary vehicle for intergenerational wealth; PCHTF recommends making it attainable for the workforce:

- Downpayment assistance program: utilize federal HOME funds to provide deferred payment, 0% interest loans for income-qualified, first-time buyers (following models in White Plains and New Rochelle).
- Incentivize Condos & Co-ops: Lower the entry-price of ownership by prioritizing the development of condominiums and cooperatives through fee waivers and inclusionary requirements.
- Assist owner-occupied 2- and 3-family homes. Apply recent NYS laws to limit bulk institutional buyers and favor individual resident buyers.

SUPPORTING SENIORS AND VETERANS

With 13% of the population aged 65+ and approximately 570 Veterans, specialized housing is an urgent social and fiscal necessity:

- Dedicated Developments: Support age-restricted and Veteran-focused housing utilizing universal design (step-free access, wide doorways).
- Service Coordination: Partner with the VA and local nonprofits to pair stable housing with mental health and primary care services, reducing long-term public costs for emergency rooms and shelters.
- Develop Supportive Housing Strategies.

ADVOCACY AND AWARENESS,

The Task Force identified a critical psychological and political barrier: the perceived inability to reserve housing for Village residents.

- Housing Coordinator: Designate a dedicated staff member or external entity to monitor needs, manage lotteries, and track state/federal funding opportunities.
- Centralized Information: Create a bilingual (English/Spanish) housing portal on the Village website to guide residents through the complex application, complex application and lottery process, and provide information on housing resources.
- Undertake a study focused on the unique housing needs of the Village’s immigrant population

IMPLEMENTATION ROADMAP

The success of these initiatives requires a coordinated intergovernmental approach including, but not limited to:

1. Legal Review: To ensure anti-displacement and local preference policies comply with Fair Housing laws.
2. Budgetary Allocation: For a Housing Coordinator and potential seed funding for a CLT or Downpayment Assistance.

CONCLUSION

Port Chester is at a breaking point regarding housing stability. By adopting a "Preventive" rather than "Reactive" strategy—focused on preservation, local preference, and innovative models like Land Trusts—the Village can support necessary growth while ensuring that the Seniors, Veterans, and workers who form the backbone of the community are not left behind.

COMMUNITY ENGAGEMENT SUMMARY

PCHTF engaged the public through the following endeavors:

- Bi-monthly public meetings, often with guest speakers sharing their knowledge of Port Chester housing (see attachment 7).
- A public housing survey to gauge the public's housing needs and desires for the future of housing in the Village (see attachments 4 & 5).
- Hosted a well-attended public forum on Oct. 9, 2025, to discuss the public survey results, and housing needs and concerns (see attachment 6).
- Publicly published minutes on PCHTF meetings (available on the Village website).
- Input from stakeholders including nonprofits, developers, employers, Seniors, etc. (see attachments 5,6 &7).

DEMOGRAPHICS

Port Chester's population is in flux; households are diverse and increasingly family oriented. Income levels have risen sharply in recent years, driven by growth in the middle income and upper income brackets. This demographic profile has direct implications for housing demand, affordability, and long-term planning.

TOTAL POPULATION					
	2011	2015	2019	2023	Change 2011 - 2023
Total #	28,772	29,406	29,342	31,162	2,390

HISPANIC POPULATION					
	2011	2015	2019	2023	Change 2011 - 2023
Total #	15,472	18,751	18,755	18,613	3,141
% of Total	54%	64%	64%	60%	6%

BLACK POPULATION					
	2011	2015	2019	2023	Change 2011 - 2023
Total #	2,571	1,959	1,464	3,199	628
% of Total	9%	7%	5%	10%	1%

CHILDREN					
	2011	2015	2019	2023	Change 2011 - 2023
Over 18	22,260	22,863	22,651	25,103	2,843
Under 18	6,512	6,543	6,691	6,059	-453

SENIORS					
	2011	2015	2019	2023	Change 2011 - 2023
Total #	3,352	3,118	3,825	4,038	686
% of Total	12%	11%	13%	13%	1%

HOUSEHOLD TYPES & COMPOSITION

The prevalence of larger, family-based households increases demand for multi-bedroom units, while the sizable non-family segment still requires smaller, flexible housing options. This duality underscores the need for a mixed housing strategy.

HOUSEHOLD TYPES
- Total households: 10,437, growing about 2% yearly
- Average household size: 3.0 persons, larger than NYS and NYC Metro Region averages
- Family households: 69.4%
- Non-family households: 30.6%

HOUSEHOLD COMPOSITION
- Married couple households: 62%
- Single householder households (male/female): significant share

INCOME DISTRIBUTION

Income growth is strong, but over a quarter of households earn under $50,000 and poverty remains significant, especially among Veterans and Seniors. This bifurcation intensifies pressure on affordable housing, including Veteran and Senior supportive housing.

MEDIAN INCOME
- Median household income: $99,916 (2023), an 8.5% increase from the prior year.
- Per capita income: $45,840.

INCOME BRACKETS
- Under $50,000: 26% of households
- $50,000–$100,000: 24% of households
- $100,000–$200,000: 31% of households
- Over $200,000: 19% of households

POVERTY
- Overall poverty rate: 12%
- Child poverty: 14%
- Senior poverty: 16%

FINDINGS AND RECOMMENDATIONS

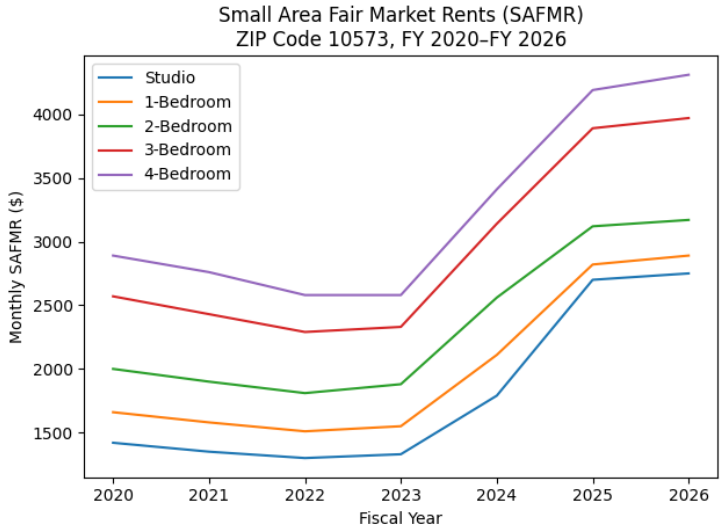
INCREASE AFFORDABLE HOUSING SUPPLY

Housing shortfalls are not unique to Port Chester, but rather a nationwide dilemma. However, with Port Chester's standing as a majority-rental community that has faced historic overcrowding issues, Port Chester is fast approaching a breaking point. Low and middle-income households are being priced out of housing, with half of all rental households are cost-burdened (spending over 30% of income on housing costs) and severely cost- burdened (spending over 50% of income on housing). Homeowners fair somewhat better, yet those that are cost-burdened or severely cost-burdened make up 41% of all homeowners. The lower the income, the more cost-burdened the household, which leaves little left for other necessities, like food, medical costs, transportation, and childcare.

SMALL AREA FAIR MARKET RENTS (SAFMR) FOR PORT CHESTER. THE FINDINGS SHOW THAT "MARKET" RENTS ARE MATHEMATICALLY OUT OF REACH FOR THOSE EARNING 100% OF THE LOCAL AMI.

Unit Size	Monthly Rent	Income Needed	% of Local AMI Required
Studio (1 person)	$2,750	$110,000	**158%**
1-Bedroom (1-2 Persons)	$2,890	$115,600	**145–166%**
2-Bedroom (3-4 Persons)	$3,170	$126,800	**127–141%**
3-Bedroom (4-5 Persons)	$3,970	$158,800	**148–159%**
4-Bedroom (5-6 Persons)	$4,310	$172,400	**150–160%**

Port Chester has experienced a surge in home and rental prices which has only exacerbated the overcrowding issue, with residents having to combine households to afford housing at all. According to the 2022 Port Chester Housing Needs Assessment, Port Chester is rated the 3rd highest municipality in Westchester County for overcrowding. The Village must employ a host of policy changes to incentivize the creation, conversion, and preservation of affordable housing units. The chart below shows large increases in rental prices for varying sized units.



RECOMMENDED ACTIONS:

Require deeper levels of affordability or tiered affordability as part of the village's inclusionary housing requirement

The cost of construction has risen dramatically in the last few years, thereby hindering the creation of more housing. However, there are ways to incentivize affordable projects which allow for deeper levels of affordability, by amending the zoning code to adopt Tiered Affordability models. Tiered affordability offers housing units at multiple levels of Area Median Income (AMI) thresholds. The higher levels of AMI offset the lower-level AMI units. Through policy changes to housing requirements, the Village could aid in the creation of more affordable housing for multiple income levels. New Rochelle has partnered with housing non-profits to help provide funding for affordable housing developers. One of their developments, The Leaf, is a mixed-use luxury building with 477 residential units of which 119 units are designated as affordable for 80%, 60% AMI, and 50% AMI.

Establish a Community Land Trust

Community Land Trusts (CLTs) are nonprofit corporations that steward and develop land on behalf of a community. CLTs remove land from the speculative market and give control of the land to a community-controlled nonprofit corporation. Typically, a CLT acquires the land in perpetuity and leases property to individual homeowners on a long-term, renewable basis. While the land is owned by the CLT, any physical improvements on the land i.e.: houses or individual condominiums in a multifamily building are owned by individual homeowners. The home, not the land, can appreciate in value and be resold, with certain restrictions to ensure affordability.

This arrangement allows homeowners to build up some equity without permitting speculation that drives up housing costs. CLTs are structured as tax-exempt IRS 501c (3) non-profit corporations and are generally controlled by a board that includes equal representation from (a) the surrounding community, (b) 3 residents from within the CLT, and (c) other important stakeholders (such as elected officials, local clergy, etc.). Currently, there are more than 250 community land trusts in the United States. It is important to note that CLTs pay property taxes, so the Village would generate revenue from properties converted to CLTs in Port Chester.

New York State has the 3rd highest number of CLTs in the country. Other than New York City, Kingston, NY is the closest municipality in the Hudson Valley to implement a CLT. The New York State Homes and Community Renewal (HCR) provide a Community Land Trust Support Program, with up to $1.5 million available in 2026 to support CLT operations.

Benefits of a CLT include:

- Perpetual Affordability - Resale restrictions ensure homes remain affordable for subsequent owners.
- Wealth Building - Residents can build equity through shared equity models.
- Community Stability - Protects residents from displacement and speculative real estate pressures.

Establish higher commitments of affordable housing production for any PILOT Award

A pilot award in housing provides funding and resources for experimental projects that tackle affordability and sustainability through community-led design. In Westchester County, this model is seen in initiatives like the Housing Flex Fund, which fast-tracks affordable builds, and Pro-Housing Community grants that help local towns modernize zoning and development. Several Westchester municipalities, including Port Chester, have recently been designated as "Pro-Housing Communities," a pilot program by Governor Hochul to reward towns that actively increase housing supply.

While the Port Chester IDA is a separate entity from the Village legislative body, the Board appoints the members of this body; two of such seats are held by current Village Trustees. Amending qualifications for Pilot Awards that incentivize mixed-income projects with lower AMI's and/or greater percentages of affordable units, is another way to promote more affordable development.

Several municipalities with urban density, like Yonkers and New Rochelle, have employed this method which has led to successful affordable projects. Collaborating with the Westchester County IDA to create more affordable projects is another option to aid in the creation of affordable projects. The Village of Ossining successfully partnered with the County IDA and private developers to convert sites into mixed-income affordable housing like the Station Plaza, boasting 108 affordable units. Several Westchester municipalities, including Port Chester, have recently been designated as Pro-Housing Communities.

Change zoning to enable higher and medium density housing in areas where appropriate and with deeper levels of affordability required

Density bonuses give a developer the ability to opt in on providing a public benefit in exchange for Floor Area Ration (FAR) increases and/or additional stories beyond what the zoning allows. The greatest public benefit is affordable housing. FAR defines the balance between a building's usable floor space and the lot size it occupies, playing a vital role in zoning regulations.

Local authorities use FAR to decide allowable density, impacting urban development and property valuations. Density bonuses give a developer the option to add density to the project if they provide a greater percentage of affordable housing and/or deeper affordability by lowering the AMI to varying amounts below 60% AMI. This allows for affordability that is more aligned with the housing needs in Port Chester. For example, the Village of Ossining offers a 5% density bonus if the developer includes housing for those earning less than 60% AMI.

The Port Chester Form Based Code CD5, CD6, and CD6T Committee outlined this concept in their final report. While that group focused on the downtown area, there are other viable zones that are ripe for smaller projects with density bonuses. The Village could also amend the existing code to lower total stories and allow for additional stories only for those developments that achieve greater affordability goals The Form-Based Code could have allowed for greater affordability options above and beyond what Westchester County recommends as a baseline. It is not too late to capture that for the future. Port Chester can and should review zoning areas to determine which neighborhoods would be appropriate for density bonuses.

Make it easier for homeowners to construct accessory dwelling units (ADUs) on their property.

ADU's are a great tool in the housing arsenal to help with creating affordable rental units and simultaneously helping the homeowner of the ADU with their housing costs. They give elderly homeowners and Veterans the ability to afford to age in place, and struggling families needed help with their growing housing costs. In some cases, ADU's create housing for families by freeing up the main house, so that the homeowner can live in the ADU. The County has developed the ADU Model Ordinance Provisions to guide municipalities, aiming to increase affordability and housing options for homeowners and tenants. The County Model suggests a more streamlined approval process to keep costs and construction timelines down. There is also a state funding incentive program called ADU Plus One through the non-profit Habitat for Humanity, for homeowners in the creation of an ADU. The Village can simply contact the non-profit to pursue their inclusion in the program. The NYS Plus One ADU program, managed through Habitat For Humanity, grants funding up to $125,000 in soft and hard construction costs to homeowners with incomes at or below 120% to create or legalize accessory apartments.

DISPLACEMENT IMPACTS AND RISING HOUSING COSTS

Housing costs in Port Chester have been rising due to strong regional demand, limited land available for development, and increasing property values. While new developments bring investment and growth, they also contribute to higher rents and home prices. Without planning and safeguards, these changes can make it difficult for longtime residents, lower-income households, Seniors, immigrant families, and renters to remain in the community.

PCHTF identified displacement as a key concern because housing instability affects not only individual households but also neighborhood stability and community continuity. Development is important for the Village's future, but it needs to be balanced with policies that help current residents remain in place and benefit from growth rather than being pushed out.

CURRENT MARKET CONDITIONS

- The Small Area Fair Market Rent is currently $2,750-$2890 per month for studios and one-bedroom apartments, while two-bedroom and three-bedroom apartments range from $3,170 to $3,970, making rent unaffordable to many local workers. For context, a one-to two-person household would need to earn between $115,600 per year, with a three to four-person household needing to earn $126,800 per year for their housing costs to be considered affordable (no more than 30 percent of income allocated to housing). However, many service, retail, and entry-level workers in Port Chester earn significantly less than this threshold. According to recent data, over 50% of rental housing households in the Village earn below $75,000 annually, which puts the median rent out of reach for a large share of the population. This highlights the gap between prevailing wages and current housing costs, underscoring the urgency for targeted housing policies.
- Median home value exceeds $640,000, according to the latest real estate data. These prices are not affordable for many residents, particularly those on fixed incomes or working in low-wage jobs.

RISING COSTS IN AREAS EXPERIENCING DEVELOPMENT

Neighborhoods where new development is taking place are also seeing increases in rents and property values. This can place pressure on tenants living in older buildings or small multi-family properties. These rising costs not only threaten the stability of existing residents but also put Port Chester at risk of losing essential workers in the service, creative, and knowledge sectors, precisely the types of talent that new businesses and employers seek to attract. If local workers cannot afford to live in the community, it becomes harder for Port Chester to sustain a diverse workforce, support small businesses, and remain economically competitive in the region. Those most at risk of displacement include:

- Renters who earn below $50,000
- Seniors on fixed incomes
- Veterans on limited and or VA Comp income sources
- Immigrant households and larger families
- Residents living in older housing

These households typically have fewer housing options and less flexibility when costs increase.

POPULATION AND HOUSING TRENDS AND HOUSING NEEDS

Port Chester has both a strong working-age population and a growing number of older residents. Planning efforts, therefore, need to support both workforce housing and housing that allows residents to age in place. As of the last Census data, Port Chester's total number of housing units had declined in recent years.

Redevelopment and code enforcement have eliminated some unsafe or illegal units, improving safety but reducing housing supply unless replacements are built. Port Chester must prioritize affordable housing since few permanently

affordable units exist. Without preservation strategies, lower-cost housing will continue to disappear as prices increase.

RECOMMENDED ACTIONS:

REQUIRE DISPLACEMENT REVIEW FOR LARGER DEVELOPMENT
Major residential projects should evaluate potential displacement impacts and identify ways to address them, such as relocation planning or opportunities for displaced residents to return. The Village could also establish, or amend existing mitigation funds, to dedicate to those displaced from new development.

STRENGTHEN HOUSING STABILITY
The Village should explore measures that help residents remain housed, including notice standards for rent increases, tenant resource information, mediation programs, and exploring current NYS rent stabilization legislation that Port Chester could opt into (Ex. Good Cause Eviction).

TRACK HOUSING TRENDS
Monitoring rent levels, development activity, and eviction filings would help the Village identify early signs of displacement and respond before conditions worsen. To adopt a more proactive approach, the Village could implement a monthly eviction-early warning dashboard. By regularly tracking eviction filings and reporting areas with rent spikes, staff and community partners would gain a clear, up-to-date picture of where residents may be at risk. Timely data shared in this way would enable swift interventions, such as outreach to affected tenants, resource referrals, and policy adjustments helping move the Village from reactive to preventive action.

PRESERVE EXISTING AFFORDABLE HOUSING.
Maintaining current housing is often more cost-effective than building new units. For example, recent rehabilitation projects in Westchester County have averaged around $75,000 per unit to bring existing apartments up to code and keep them affordable, whereas new affordable housing construction in the region frequently exceeds $400,000 per unit. The Port Chester Housing Authority (PCHA), in collaboration with the Community Preservation Corporation (CPC) successfully preserved 60 units at the Washington Avenue Apartments through substantial renovations on a budget that was less than a third of the estimated cost for equivalent new construction. This demonstrates that preservation strategies allow public dollars and housing resources to stretch further, enabling more residents to be served with limited funding. Options include rehabilitation programs, incentives for property owners who keep rents affordable, and partnerships that allow nonprofit organizations to purchase and preserve housing.

EXPLORE LOCAL PREFERENCING FOR NEW AFFORDABLE UNITS
Historically, public opposition to affordable housing initiatives in Port Chester has stemmed largely from NIMBYism ("Not In My Backyard"). However, as community awareness of the need for affordable housing has grown, resistance has noticeably diminished. PCHTF maintains that opposition to new affordable housing developments would be further reduced, or even eliminated, if a portion of affordable units were prioritized for Port Chester residents or individuals employed within the village.

PCHTF also emphasizes that Port Chester is a diverse community. As such, PCHTF believes that fair housing considerations should not preclude the possibility of implementing a local preference option. Affordable housing created within Port Chester should be made available to residents and employees of the community.

Furthermore, providing municipal services to residents of affordable housing developments is likely to receive greater public acceptance if these units are occupied by local Seniors, Veterans, existing residents, or employees of Port Chester businesses. This approach could foster stronger community support for affordable housing and ensure that new units serve those with established ties to the Village.

To advance local preferences for affordable housing, guidelines from County, State, and Federal agencies are needed. This could reduce opposition, lower costs, and speed up affordable housing creation, especially through developer-funded initiatives for smaller projects. While some Westchester communities have implemented local preference policies, they have faced legal challenges for being discriminatory. Port Chester's diverse demographics may lower this risk, but litigation remains a concern. PCHTF recommends a collaborative, intergovernmental effort to develop a prototype ordinance, potentially focusing on Seniors or Veterans, to build support and reduce legal risks before projects are proposed.

The charts below illustrate the present demographic breakdown for both the nine-county region (which includes Westchester, Bronx, Kings, New York, Queens, Richmond, Rockland, Putnam, and Nassau Counties) and Port Chester. These examples demonstrate how small proportions of the 10% affordable housing requirement can be allocated for local preference, while maintaining the overall demographic balance. By implementing this approach, Port Chester can offer local preference without altering the existing demographics, thereby upholding the Fair Housing requirements established by Westchester County and the U.S. Department of Housing and Urban Development (HUD).

DEMOGRAPHIC CHANGE BASED ON A 20% LOCAL PREFERENCE				
Race/Ethnicity	**9 County Region**	**Port Chester**	**20% local Preference**	**Local + Region**
Hispanic or Latino	27%	65%	13	34.6
White Alone	36%	25%	5	33.8
Black or African American Alone	18%	4%	0.8	15.2
American Indian & Alaska Native Alone	0%	0%	0	0
Asian Alone	13%	2%	0.4	10.8
Native Hawaiian or Other Pacific Islander Alone	0%	0%	0	0
Some Other Races Alone	1%	1%	0.4	2.8
Population of two or more races:	3%	2%	0.4	2.8
	100%	100%	19.8	98.2

DEMOGRAPHIC CHANGE BASED ON A 15% LOCAL PREFERENCE				
Race/Ethnicity	**9 County Region**	**Port Chester**	**15% local Preference**	**Local + Region**
Hispanic or Latino	27%	65%	9.75	32.7
White Alone	36%	25%	3.75	34.35
Black or African American Alone	18%	4%	0.60	15.9
American Indian & Alaska Native Alone	0%	0%	0.00	0
Asian Alone	13%	2%	0.30	11.35
Native Hawaiian or Other Pacific Islander Alone	0%	0%	0.00	0
Some Other Races Alone	1%	1%	0.15	1
Population of two or more races:	3%	2%	0.30	2.85
	100%	100%	14.85	98.15

DEMOGRAPHIC CHANGE BASED ON A 15% LOCAL PREFERENCE				
Race/Ethnicity	9 County Region	Port Chester	10% local Preference	Local+ Region
Hispanic or Latino	27%	65%	6.50	30.8
White Alone	36%	25%	2.50	34.9
Black or African American Alone	18%	4%	0.40	16.6
American Indian & Alaska Native Alone	0%.	0%	0.00	0
Asian Alone	13%	2%	0.20	11.9
Native Hawaiian or Other Pacific Islander Alone	0%	0%	0.00	0
Some Other Races Alone	1%	1%	0.01	1
Population of two or more races:	3%	2%	0.20	2.9
	100	100	9.81	98.1

NEIGHBORING COMMUNITIES WITH LOCAL PREFERENCING HOUSING POLICY:

- **Eastchester** - Housing Choice Voucher Program (Section 8) gives residency preference to qualified residents or those employed within the Town of Eastchester and the Villages of Tuckahoe and Bronxville.
- **Mamaroneck** - currently reforming its housing policies through an Affordable Housing Task Force focusing on creating entry points for "essential workers" (teachers, first responders, and municipal staff) and maintaining flood-resilient housing for long-term residents.
- **New Rochelle** - requires certain developments to include affordable units and uses structured selection systems that prioritize residents, workers, and displaced households.
- **Peekskill** - mandates affordable or workforce housing in developments of ten or more units, with preference given to eligible residents.
- **Pound Ridge** -allows limited workforce preferences when demographic data demonstrates compliance with fair housing requirements.
- **Yonkers** - Municipal Housing Authority for the City of Yonkers (MHACY) offers local preferences for specific priority groups, including kinship families (grandparents /relatives raising children), Veterans, and the homeless.
- **White Plains** - Affordable Rental Housing Program (ARHP) provides a 25% local preference for applicants who currently reside in White Plains affordable/subsidized housing, are on a local waiting list, or are full-time employees of the City of White Plains or Westchester County.

PROVIDE FINANCIAL ASSISTANCE TO LOWER-INCOME RESIDENTS AND/OR LANDLORDS OF AFFORDABLE RENTALS FOR REPAIRING OLDER HOMES

There are many different Federal, State, and County programs that help lower-income residents with repairs, from New York State's Restore Grant that gives funding to eligible Seniors for emergency home repairs, to various HUD loans and grants.

Westchester County's Landlord Tenant Assistance Program (LTAP) offers small (8 units of less) property owners up to $25,000 per unit to help cover the costs of repairs, provided that the units remain affordable (between 60%-100% AMI) for tenants. Educating small landlords on these programs through the Village's communication outreach could aid in preserving affordable rentals.

Our local HUD-certified non-profit HDSW (Housing Development Services of Washington) offers counseling on grants and other programs for home repairs. Creating a centralized location for housing programs and opportunities and/or staff to manage it, would benefit residents and landlords alike. Partnering with a local non-profit, like HDSW, would allow for knowledge and experience to help guide the Village on what programs would work for Port Chester.

IMPLEMENTATION CONSIDERATIONS

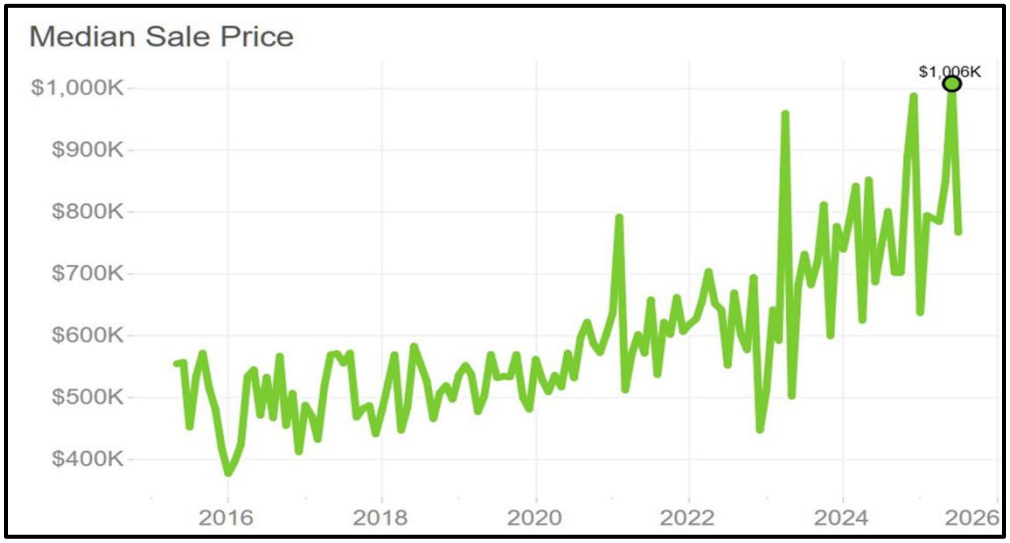
Any policies adopted must comply with Federal, State, And County Fair Housing Laws, which prohibit discrimination and policies that may have disproportionate impacts on protected groups. A legal review is recommended before adoption. Implementation will also require coordination between the Village, County, State agencies, nonprofit organizations, and private developers. Funding may come from government programs, grants, partnerships, or developer contributions.

Managing growth while addressing displacement is essential for maintaining Port Chester's diversity, stability, and long-term strength as a community. With thoughtful planning and coordinated policies, the Village can support new development while helping current residents remain part of its future.

EXPAND OPPORTUNITIES FOR AFFORDABLE HOMEOWNERSHIP

Homeownership remains one of the most important pathways to household stability and intergenerational wealth creation. Yet for many families in the Village of Port Chester, it is increasingly out of reach. Rising home costs limited entry-level inventory, higher interest rates, and persistent mortgage barriers disproportionately affect low- and moderate-income households.

Since 2020, median sale prices in Port Chester and across Westchester County have increased significantly, outpacing household income growth. Entry-level one to three-family homes are increasingly scarce, and the income required to purchase even modest properties now exceeds what many working households earn.



Mortgage access further compounds the challenge. First-time buyers often face difficulties accumulating downpayments, meeting credit requirements, and navigating underwriting standards. Even households capable of sustaining monthly payments comparable to local rents are blocked by upfront costs and financing constraints. Home ownership is out of reach for so many in Port Chester, take for example the following:

2025 Median sale price for a single-family home in Port Chester $870,000. **Annual Income needed for 28% lender front end ratio approximately $312,000**		
Expense Item	**Monthly Cost**	**Notes**
Principal & Interest	**$5,065**	Based on a $826,500 loan at 6.21% interest.
Property Taxes	**$1,667**	Based on a $20,000 annual tax bill.
PMI (Insurance)	**$551**	Required because the down payment is less than 20%. (0.80 % x $26,500 = $6,612.00 / Year)
Total Payment (PITI)	**$7,283**	This is your total monthly housing costs.

Expanding affordable homeownership is not only a housing strategy, but also an economic development and anti-displacement strategy that promotes neighborhood stability and long-term community investment.

RECOMMENDED ACTIONS

LAUNCH A DOWNPAYMENT ASSISTANCE PROGRAM

Downpayment assistance is one of the most direct and effective tools for increasing access to homeownership. Rising home prices have dramatically increased the upfront cash required to purchase a home, or even a modest condominium. The downpayment and closing costs are well beyond the savings capacity of many renter households.

Neighboring municipalities have had success with creating such programs. White Plains has utilized federal HOME funds to provide deferred-payment loans to income-qualified buyers, helping residents purchase condominiums and small homes within the city. The City of New Rochelle offers a First-Time Home Buyer DPAP (Down Payment Assistance Program) utilizing Federal Home Funds to provide up to 19% of the purchase price for eligible, income-qualified, first-time homebuyers. This 0% interest, deferred-payment loan is forgiven after 5 years and applies to owner-occupied, single-family homes. These models illustrate that even in high-cost Westchester markets, local programs can meaningfully close affordability gaps.

EXPAND FIRST-TIME HOMEBUYER EDUCATION AND COUNSELING

Education is foundational for sustainable homeownership. Mortgage access challenges often stem from limited information rather than a lack of long-term financial capacity. Many households that could sustain homeownership are deterred by unfamiliarity with the purchase process, credit repair strategies, or lender requirements.

Several Westchester municipalities have strengthened homeownership access by investing in structured financial capability programming. For example, New Rochelle offers a multi-session Financial Capability Academy to improve budgeting and credit readiness, while Mount Vernon operates a Financial Empowerment Center providing free one-on-one counseling. These efforts demonstrate that sustained, visible education initiatives help residents move from “interested” to “mortgage ready.”

Port Chester already has a strong foundation. Human Development Services of Westchester (HDSW), the Village’s designated Neighborhood Preservation Company since 1978, provides housing counseling services, including first-time homebuyer support.

The opportunity is to expand programming and increase visibility. The Village should partner with HDSW to:

- Increase outreach through Village communications and community partners
- Expand workshop frequency and language accessibility
- Integrate counseling with downpayment assistance eligibility
- Track outcomes such as credit improvement and successful closing

By elevating and coordinating existing services, Port Chester can better prepare residents to compete in today’s housing market while protecting long-term public investment.

INCENTIVIZE AFFORDABLE CONDOMINIUM AND COOPERATIVE DEVELOPMENT

As single-family home prices rise, condominiums and cooperatives represent one of the most attainable ownership options for moderate-income households in Westchester County. Condominiums provide individual unit ownership, while co-ops offer share ownership in a corporation that owns the building. Both models typically have lower entry prices than detached homes and can include resale restrictions to preserve long-term affordability.

Regional precedent demonstrates feasibility. The City of White Plains operates an AHOP (Affordable Home Ownership Program) requiring set-aside units for income-qualified buyers, while New Rochelle has integrated affordable condominiums into mixed-income downtown redevelopment through inclusionary policies and public-private partnerships.

Port Chester can build on these models by incentivizing affordable condo and co-op development through inclusionary ownership requirements, density bonuses, fee waivers, and strategic use of Uniform Tax Exemption Policy (UTEP) which expands affordable homeownership by reducing the cost of living and increasing affordability, particularly for vulnerable populations. In a high-cost market, targeted incentives can close financing gaps while ensuring lasting affordability and expanding entry-level homeownership opportunities.

ESTABLISH A COMMUNITY LAND TRUST

As discussed in our previous recommendation, community land trusts can afford renters an opportunity to become homeowners. CLTs are structured to reduce the upfront costs of home ownership, allowing qualified homeowners to build equity, while ensuring homes remain affordable for future income-qualified households. (pg. 7)

SUPPORT OWNER-OCCUPIED TWO- AND THREE-FAMILY HOMES

Promoting small-scale multi-family homeownership allows residents to build equity while generating rental income from additional units. Owner-occupied duplexes and triplexes reduce net housing costs, improve mortgage qualification capacity, and strengthen neighborhood stability. Federal loan products, including FHA financing, permit buyers to purchase 2 to 4 family properties with modest down payments provided they occupy one unit, making this a realistic pathway for moderate-income households.

New York State has recently acted to curb institutional investor activity in this segment. Legislation adopted as part of the FY2025–26 State Budget and effective July 1, 2025 (Assembly Bill A3009C), establishes a 90-day waiting period before certain large institutional investors may acquire one- or two-family homes and restricts certain state tax benefits tied to bulk acquisitions. These measures are intended to level the playing field for individual buyers.

Port Chester can build on this framework by prioritizing owner-occupants in local subsidy programs, offering targeted downpayment or rehabilitation assistance for 2 and 3 family properties, and tying financial incentives to occupancy requirements and affordability covenants. Supporting owner-occupied small multi-family homes expands attainable ownership opportunities while preserving neighborhood character and long-term community stability.

Expanding affordable homeownership is not simply a housing strategy, it is an economic mobility strategy. By establishing a downpayment assistance program, leveraging UTEP to incentivize affordable condominium and cooperative development, supporting owner-occupied small multi-family homes, and expanding homebuyer education, the Village can create a durable and equitable pathway to ownership.

DEVELOPMENT OF AFFORDABLE HOUSING FOR SENIORS AND VETERANS

The Village faces a growing and well-documented need for affordable housing targeted specifically to Seniors and Veterans. Increasing housing costs, limited developable land, and a high proportion of cost-burdened households have created housing instability for residents living on fixed or limited incomes. Seniors and Veterans—many of whom are long-term Port Chester residents—are disproportionately affected.

Port Chester is home to approximately 31,000 residents, with 13% aged 65 and older and an estimated 570 military Veterans. Median gross rent in the Village is approximately $2,600-$2,800 per month, while median home values exceed $640,000. These costs far outpace the incomes of Seniors relying on Social Security and Veterans dependent on Department of Veterans Affairs disability compensation, Social Security, or modest retirement savings. As a result, a significant share of households are housing cost-burdened, paying more than 30% of their income toward housing, with many severely cost-burdened at levels exceeding 50%.

Affordable housing for Seniors and Veterans enables aging in place, improves physical and mental health outcomes, reduces reliance on emergency healthcare and institutional care, and strengthens community stability. Veteran-focused housing further supports individuals with service-connected disabilities or chronic conditions through accessible design and coordinated services.

SENIOR HOUSING NEEDS AND IMPACTS

Seniors face unique housing challenges that intensify with age. Fixed incomes tied to Social Security or small pensions do not adjust at the same pace as housing costs. Mobility limitations, chronic health conditions, and the need for proximity to healthcare and transit further narrow viable housing options.

Affordable Senior housing enables older adults to live independently and maintain connections with family and community. Studies show stable housing for Seniors leads to fewer hospital visits and less need for assisted living, resulting in substantial public savings on healthcare. In Port Chester, affordable Senior housing located near transit, retail, and healthcare services would directly address the needs of a growing population while reinforcing community continuity.

VETERAN-SPECIFIC HOUSING NEEDS

Many Veterans in Port Chester struggle with affordability, especially those with disabilities, chronic health issues, or post-traumatic stress. Older Veterans are at greater risk because they often depend on fixed incomes and receive limited benefits after service.

Veteran-focused affordable housing can incorporate universal design and accessibility features, such as step-free access, wider doorways, and adaptable bathrooms. When paired with coordination through the U.S. Department of Veterans Affairs and local Veteran service organizations, housing stability improves access to primary care, behavioral health services, and benefits counseling.

Communities that invest in Veteran housing consistently report reductions in homelessness risk, emergency shelter use, and crisis interventions. Such investments also represent a tangible expression of gratitude and responsibility toward those who served our country and may have incurred service-related physical, mental, or moral injuries.

SUPPORTIVE HOUSING FOR SENIORS AND VETERANS

The "Supportive" Model: Beyond a Roof is a shift toward Supportive Housing, which pairs affordable rent with on-site or coordinated social services. This model is essential for:

- Aging in Place: Providing Seniors with stable housing prevents premature placement in nursing homes, yielding significant public cost savings for the healthcare system.

- Service-Connected Needs: Veteran-specific housing addresses service-connected disabilities, chronic health conditions, and PTSD by incorporating Universal Design (step-free access, wider doorways, and adaptable bathrooms).

RECOMMENDED ACTIONS

- Provide developers with density bonuses for housing projects that include a set percentage of units reserved as affordable Senior and Veteran housing.
- Solicit development proposals for Senior and Veteran housing on any publicly owned sites deemed appropriate for the development of multifamily housing.
- Dedicated Zoning Incentives: Implement overlay districts or special permits that streamline approvals for age-restricted and veteran-accessible housing.
- Service Coordination: Formalize partnerships between the Village, the U.S. Department of Veterans Affairs (VA), and local non-profits to integrate primary care and benefits counseling into housing developments.
- Prioritizing Public-Private Partnerships: Leverage federal HOME funds and Veteran-Supportive Housing (VASH) vouchers to incentivize non-profit developers to build dedicated units on underutilized Village parcels.
- Work with private property owners to apply for Restore NY grant to adaptively reuse vacant buildings for affordable Senior and Veteran housing. The Residential Emergency Services to Offer (Home) Repairs to the Elderly (RESTORE) program provides funding to homeowners age 60 and older, for urgent home repairs that affect their health, safety, or ability to live comfortably in their home. The program supports Seniors to age in place in a safer environment. The funding grants local government and nonprofit organizations the ability to manage and disperse funding to eligible residents with a household income at or below 100% of the AMI. The funds may be used for emergency repairs and serious code violations.

Strategic investment in Senior and Veteran housing is not only a moral obligation to those who have served and built our community; it is a fiscal necessity. Providing stable, supportive environments reduces the Village's reliance on emergency medical services and crisis interventions, ensuring Port Chester remains a resilient and multigenerational community.

ECONOMIC, FISCAL, AND COMMUNITY BENEFITS

Affordable housing for Seniors and Veterans yields measurable benefits beyond individual households. Stable housing reduces demand for emergency medical services, shelters, and institutional care systems. It supports local economic stability by allowing residents to remain in the community, contribute to civic life, and maintain informal caregiving and volunteer roles. Development of affordable housing also generates local economic activity through construction, property management, and service provision. Purpose-built developments often revitalize underutilized sites and can be designed to complement neighborhood character.

ZONING, PLANNING, AND POLICY JUSTIFICATION

Addressing the need for Senior and Veteran affordable housing in Port Chester requires proactive land use and policy strategies. Zoning tools such as inclusionary housing requirements, density bonuses, and reduced parking minimums can incentivize the creation of affordable units. Overlay districts or special permits for age-friendly and Veteran-accessible housing can streamline approvals while maintaining design standards. Such actions are consistent with Westchester County housing needs assessments and fair housing objectives, which emphasize the shortage of units affordable to extremely low- and low-income households, Seniors, and people with disabilities.

FUNDING ALIGNMENT AND IMPLEMENTATION

Port Chester is well-positioned to leverage multiple funding sources to support Senior and Veteran affordable housing, including federal Community Development Block Grants (CDBG), HOME Investment Partnerships, New York State Homes and Community Renewal programs, and Veteran-supportive housing initiatives. Public-private partnerships with nonprofit developers and service providers can further enhance feasibility and long-term sustainability.

The need for affordable housing for Seniors and Veterans in Port Chester is clear, data-driven, and urgent. Rising housing costs, demographic trends, and limited supply threaten the ability of long-term residents to remain in the community. Strategic investment, supportive zoning, and targeted development will preserve housing stability, honor Veterans' service, support healthy aging, and strengthen the social and economic resilience of Port Chester for generations to come.

INCREASE SUPPORT AND AWARENESS OF AFFORDABLE HOUSING NEEDS

PCHTF explored the current need for affordable housing options within the Village. It has reviewed numerous initiatives in Westchester County, New York State and across the United States, extensively studying successful developments. It has explored, with experts, the impediments to the creation of affordable housing.

There is no one size that fits all – no single type of development can solve the range of current acute housing needs. Real estate trends are national while the real estate market is regional. The creation of affordable housing options is local, utilizing resources made available with funding from the Federal, State and County governments.

FAIR HOUSING REQUIREMENTS AND ADMINISTRATIVE CHALLENGES

When government funding sources are utilized for the development of affordable housing, there is a critical obligation placed on developers: the affordable units created must be offered to individuals across the nine-county region encompassing Westchester, Rockland, Bronx, Queens, Brooklyn, Staten Island, Manhattan, Putnam, and Dutchess counties. This stipulation originates from fair housing laws designed to prevent discrimination and ensure that access to newly created affordable housing is available to all those in need within the broader region.

The process of making these housing opportunities accessible is complex and costly. A significant aspect of this process is the administration of a Lottery System, which is typically required to allocate housing fairly among eligible applicants. The cost of managing this system is substantial and is often covered by grant funding awarded to non-profit organizations with expertise in this area or, at times, by the developers themselves.

Once the Lottery has been completed all selected applicants must undergo thorough screening to confirm their eligibility and to determine if they are both interested in and able to utilize the available housing. Despite these efforts, many applicants are found ineligible due to factors such as exceeding income limits. This results in wasted resources—both time and financial—during the vetting process. While non-profits often handle these administrative responsibilities, they require adequate funding to do so effectively.

Funding for these efforts partially comes from the developers, which further increases the overall cost of creating affordable housing. The financial burden is significant: the cost to construct a single one-bedroom affordable housing unit can exceed $800,000. This figure is far above what most individuals targeted by affordable housing can afford in the free market, and it surpasses the typical return on investment required in standard market-rate housing development. Creation of such housing must often be subsidized by government funding (grants or future tax credits). Affordable housing development returns smaller property tax payments than unrestricted free market housing but yields substantial benefits, both financial and others, to the community.

Recommended Actions

DESIGNATE A HOUSING COORDINATOR OR OUTSIDE ENTITY

Access to available funding programs for affordable housing requires knowledge and experience, and cooperation but with careful scrutiny by government administrators. To further this, PCHTF believes that the Board should consider elevating the importance of affordable housing in Port Chester by the designation of a Housing Coordinator and the assignment of appropriate resources to support the designation. Again, an intergovernmental approach should be considered to maximize the effectiveness of a designation.

INCREASE AWARENESS OF HOUSING RESOURCES

PCHTF recommends that the Village of Port Chester and Town of Rye establish dedicated bilingual (English/Spanish) housing sections on their official websites. These portals should centralize information on lottery qualifications, deadlines, and application resources. By improving the visibility of local opportunities, the municipalities can ensure that support resources are more effectively allocated to those in need.

UNDERTAKE A HOUSING STUDY OF THE VILLAGE'S IMMIGRANT POPULATION

Port Chester has always been an immigrant working-class community, and that immigrant population represents an integral fabric of the Village. Focusing on how immigrant working families with children can afford housing in the Village requires an intergovernmental coordinated approach which includes the Port Chester School District for education needs, the Town of Rye for parks and recreation resources, and Westchester County for transportation, social services, and recreation needs.

ENCOURAGE STEPS TO STREAMLINE THE APPROVAL PROCESS

The Village should update the GEIS in a timely fashion and support other initiatives to expedite all development that includes affordable housing. Reviewing and amending the approval process for affordable projects will aid in alleviating the shortage of affordable units. The current pacing of approvals is a negative for developers and renovation construction.

ATTACHMENTS

Attachment 1

1) RESOLUTION - APPOINTING MEMBERS OF PCHTF

It should be noted that original Appointees Adamson, Cordasco, Lippmann, Shivers and Yumbla resigned due to personal issues prior to the completion of the term of the PCHTF. Former Port Chester Village Trustee Joan Grangenois-Thomas joined PCHTF midway through the term and assisted in the completion of the report.

PCHTF Members who completed the entire process were Chester Edwards (Chair), Aldo V. Vitagliano (Vice Chair), Kathy Pandekakes (2nd Vice Chair), Monica Fonseca (Secretary), Arley Arno (Assistant Secretary, Joan Grangenois-Thomas, Andrew Weiss, Ursula Winchell

RESOLUTION

APPOINTING MEMBERS OF THE PORT CHESTER HOUSING TASK FORCE

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, by resolution adopted on May 15, 2023, the Board of Trustees established a Port Chester Housing Task Force comprised of seven to eleven members whose mission is to provide an understanding of the existing housing supply, identify housing needs and trends to support the current and future populations of the village, define opportunities within the existing housing stock, in future developments and with the tools available through land use planning and zoning to incentivize and preserve integrated and affordable workforce and middle-income housing for the long-term benefit of the community; and

WHEREAS, the Board solicited prospective members for the Task Force by an extensive public outreach, including advertisement in the Westmore News and Westchester Hispano and posting on the village's web-page and social media; and

WHEREAS, the Board wishes to constitute the Task Force so that it may timely implement the desire of the Board to address the vital issue of housing. Now, therefore, be it

RESOLVED, that the following persons be appointed as members of the Port Chester Housing Task Force:

Margaret (Mahogany) Adamson
Arley Arno
Lisa A. Cordasco
Chester Edwards
Monica Fonseca
June Lippman
Kathy Pandekakes
Catrina R. Shivers, Esq.
Aldo V. Vitagliano, Esq.
Andrew Weiss
Ursula Winchell
Luis Yumbla

Approved as to Form:

Anthony M. Cerreto

Anthony M. Cerreto, Village Attorney

ROLL CALL

AYES: Trustees Didden, Dorazio, Carvin, Allen, Alzate and Deputy Mayor Grangenois-Thomas
NOES: None.
RECUSE: None.
ABSENT: Mayor Marino.

DATE: August 7, 2023.

CERTIFICATION OF RECORDS

STATE OF NEW YORK)
SS:
COUNTY OF WESTCHESTER)

I, Janusz R. Richards, the undersigned Village Clerk of the Village of Port Chester, New York, DO HEREBY CERTIFY.

That I have compared the annexed copy of a resolution adopted by the Board of Trustees of the Village of Port Chester, New York on August 7, 2023, and that the same is a true and correct copy therefrom.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Port Chester, New York this 25, day of August 2023.

(Seal)

Janusz R. Richards
Village Clerk,
Village of Port Chester, New York

Attachment **2**

2) ADD-ON RESOLUTION ESTABLISHING THE PCHTF

Add-on Resolution

Following the Discussion of Port Chester Housing Task Force, Mayor Marino, asked for a motion to add-on a resolution to establish a Port Chester Housing Task Force.

There being no objection TRUSTEE GRANGENOIS-THOMAS, made a motion to add-on a resolution to establish a Port Chester Housing Task Force, seconded by TRUSTEE DORAZIO, the motion was approved for such a resolution, which received the unanimous vote of all those present.

ROLL CALL

AYES: Trustees Dorazio, Grangenois-Thomas, Carvin and Mayor Marino.
NOES: None.
RECUSE: None.
ABSENT: Trustees Didden, Allen and Alzate.

DATE: May 15, 2023.

RESOLUTION (ADD-ON)

ESTABLISHING A PORT CHESTER HOUSING TASK FORCE

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:

WHEREAS, the availability of safe, affordable and secure housing is a vital issue that warrants urgent attention; and

WHEREAS, although such issue requires all levels of government to share the responsibility in providing an effective remedy, the village cannot disregard its duty to take action to protect the public safety, health and welfare for all residents; and

WHEREAS, any village effort should involve a publicly-inclusive process with community-wide engagement; and

WHEREAS, in furtherance of same, the Board desires to utilize a volunteer, dedicated and goal-directed task force to provide guidance. Now, therefore, be it

RESOLVED, that the Board of Trustees hereby establishes a Port Chester Housing Task Force whose mission shall be to provide an understanding of the existing housing supply, identify housing needs and trends to support the current and future populations of the village, define opportunities within the existing housing stock, in future developments and with the tools available through land use planning and zoning to incentivize and preserve integrated and affordable workforce and middle-income housing for the long-term benefit of the community; and be it further

RESOLVED, that the duties and responsibilities of the Housing Task Force shall be the following:

- identify gaps that exist in finding safe, affordable and secure housing in the Village of Port Chester;
- serve as liaison to the community;
- sponsor education and training programs;
- interface with community and neighborhood organizations;
- conduct public forums, and
- recommend actions to the Board on housing matters; and
- such other duties and responsibilities as may be required.

and be it further

RESOLVED, that the Task Force shall consist of seven to eleven members appointed by the Board to serve at its pleasure who shall be residents or stakeholders in the village, comprising a diverse body and cross-section of the community. Members shall receive no compensation and must evidence demonstrated interest and a commitment to impartially serve in the public interest. In addition, the Mayor or his/her designee shall serve as an ex-officio, non-voting member of the Task Force; and be it further

RESOLVED, that members shall designate a chair, vice-chair and secretary from their own membership; and be it further

RESOLVED, that the Task Force shall meet at least once a month and on the call of the Chair or two members. Meetings shall be held at the Village Hall or Senior/Community Center. Regardless of its advisory capacity, the Task Force shall comply with the requirements of the New York Open Meetings Law; and be it further

RESOLVED, on request, outside resources may be utilized by the Task Force subject to Board authorization and approval; and be it further

RESOLVED, that the Task Force shall provide progress reports and be available for a public presentation to the Board at least every quarter; and be it further

RESOLVED, that the Task Force shall provide a final report to the Board two years from the date of adoption of this resolution.

Approved as to Form:

Anthony M. Cerreto

Anthony M. Cerreto, Village Attorney

ROLL CALL

AYES: Trustees Dorazio, Grangenois-Thomas, Carvin and Mayor Marino.
NOES: None.
RECUSE: None.
ABSENT: Trustees Didden, Allen and Alzate.
DATE: May 15, 2023.

Attachment 3

3) RESOLUTION EXTENDING THE TERM OF THE PCHTF

RESOLUTION

EXTENDING THE TERM OF THE PORT CHESTER HOUSING TASK FORCE

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:

WHEREAS, ON May 15, 2023, the Board of Trustees of the Village of Port Chester (the "Board") adopted a resolution (the "Resolution") establishing the Housing Task Force (the "HTF"), a temporary, volunteer, dedicated and goal-directed task force to provide guidance to the Board regarding the availability of safe, affordable and secure housing in the Village; and

WHEREAS, pursuant to the Resolution, the HTF is to provide a final report to the Board two years from the date of adoption of the Resolution, May 15, 2025; and

WHEREAS, the HTF has been meeting twice per month since its inception and working diligently to fulfill its mission; and

WHEREAS, the HTF has requested an extension to December 31, 2025 to complete its duties and submit the final report to the Board.

Now, therefore, be it

RESOLVED, that the Board of Trustees hereby extends the date by which the Housing Task Force must submit its final report to the Board of Trustees to December 31, 2025; and be it further

RESOLVED, that the Task Force shall continue to provide progress reports and be available for a public presentation to the Board at least every quarter during the extended period.

Approved as to Form:

James R. Carpiniello, Village Attorney

ROLL CALL

Attachment 4

4) NO PLACE LIKE HOME: PORT CHESTER HOUSING TASK FORCE SURVEY

In August 2025, the Village of Port Chester launched the PCHTF Housing Survey (English / Spanish) to obtain a snapshot of public need and sentiment regarding housing. There were in excess of 400 responses to the survey and a very well attended Public Forum with a Spanish translator present to discuss the results following that. Below are the survey questions.

1. DO YOU LIVE IN THE VILLAGE OF PORT CHESTER?

a. Yes	**b.** No

2. DO YOU EXPECT TO STILL LIVE IN THE VILLAGE OF PORT CHESTER IN FIVE YEARS?

a. Yes	**b.** No

3. DO YOU WORK IN THE VILLAGE OF PORT CHESTER?

a. Yes	**b.** No

1. DO YOU RENT YOUR HOME OR OWN IT?

a. Yes	b. No

4. DO YOU LIVE IN A:

a. Rental apartment/building	d. Townhouse
b. Multi-family house	e. Condominium
c. Single-family home	f. Cooperative apartment

5. IS THE COST OF YOUR HOME AFFORDABLE (AFFORDABLE MEANS YOUR MONTHLY HOUSING COST IS NO MORE THAN 30% OF YOUR ANNUAL HOUSEHOLD INCOME)?

a. Yes	**b.** No

6. HOW MANY PEOPLE LIVE IN YOUR HOME, INCLUDING CHILDREN?

a. 1	c. 3-6
b. 2	d. 7+

7. WHAT IS THE RANGE OF YOUR HOUSEHOLD INCOME?

a. 0-$15,000	e. $90,001-$125,000
b. $15,001-$35,000	f. $125,001-$160,000
c. $35,001-$60,000	g. $160,001-$200,000
d. $60,001-$90,000	h. $200,000 +

8. IN YOUR VISION OF PORT CHESTER, WHAT TYPE OF HOUSING IS NEEDED?

a. More affordable rentals	e. More multi-family homes
b. More market rate rentals	f. More single-family homes
c. More condominiums	g. Designated homes for specific groups (ex. Seniors)
d. More cooperatives	

9. WHAT WOULD YOU LIKE TO SEE FOR THE FUTURE OF PORT CHESTER HOUSING?

a. More buildings/Affordable rentals	d. More green space
b. More home ownership options	a. Lower property taxes
c. Beautification of existing homes	

Attachment 5

5) NO PLACE LIKE HOME: PCHTF SURVEY RESULTS SUMMARY

This survey provides a snapshot of the housing challenges and priorities of Port Chester residents.

KEY INSIGHTS INCLUDE:

- High Community Engagement: 96% of respondents live in Port Chester and 86% plan to stay for 5+ years.
- Affordability Concerns: 46% of households report spending more than 30% of their income on housing.
- Housing Mix Needs: Residents prioritize more affordable rentals, designated housing for Seniors/Veterans, and single-family homeownership opportunities.
- Quality of Life Priorities: Lower property taxes (75%), beautification, and green space improvements are key desires.
- Diverse Income Levels: Almost one-quarter earn under $35K, while 18% earn $200K+, requiring balanced housing policies

OVERALL TAKEAWAYS

- Affordability & Property Taxes: Nearly half are cost-burdened, and the majority want lower property taxes—suggesting economic pressures on residents.
- Housing Mix: There is demand for both affordable rentals and homeownership opportunities (single-family homes, condos, co-ops).
- Quality of Life: Beautification and green space improvements are seen as priorities, reflecting a desire to enhance community aesthetics and livability.
- Diverse Demographics: Port Chester has both low-income and high-income households, meaning future housing policies will need to balance affordability with maintaining market-rate options.

KEY FINDINGS

1. RESIDENCY & STABILITY

- 96.0% of respondents live in Port Chester (388 out of 404).
- 86.1% expect to still live there in five years (347 out of 403).

  ➤ *Interpretation:* Port Chester residents are highly rooted, suggesting stability in the community and long-term commitment.

2. EMPLOYMENT

- 30.8% work within the Village (125 out of 406), while 69.2% work outside.

  ➤ *Interpretation:* The majority of residents commute out of Port Chester for work, which could impact transportation needs and housing affordability.

3. HOUSING TENURE

- 34.5% rent (139 out of 403), while 65.5% own (264 out of 403).

  ➤ *Interpretation:* Homeownership is relatively strong, but over one-third of residents are renters—an important consideration for housing policy.

4. HOUSING TYPE

- Largest share live in single-family homes (47.4%), followed by multi-family houses (22.6%) and rental apartment buildings (10.5%).

  ➤ Interpretation: Port Chester remains largely a single-family residential community, but multifamily options still play a significant role.

5. HOUSING AFFORDABILITY

- 54.1% report their housing is affordable, 45.9% say it is not.

  ➤ Interpretation: Nearly half of households are cost-burdened by housing (>30% of income spent on housing), which is a significant pressure point.

6. HOUSEHOLD SIZE

- 51.0% have 3–6 people in their home, 30.3% have 2, and 16.3% live alone.

  ➤ Interpretation: Most households are family-sized, indicating a need for multi-bedroom housing stock.

7. HOUSEHOLD INCOME

- Top 3 income brackets:
  - $60,001–$90,000: 19.0%
  - $200,000+: 18.0%
  - $90,001–$125,000: 16.9%

  ➤ Interpretation: There is a wide income range—some high-income earners but also 24.7% earning under $35,000, reinforcing the need for affordable housing.

8. HOUSING NEEDS (Q9)

- Top choices for new housing:
  - More affordable rentals – 55.1%
  - Designated housing for specific groups (Seniors, Veterans, assisted living) – 44.7%
  - More single-family homes for ownership – 44.2%

  ➤ Interpretation: Affordability is the top concern, followed by inclusive housing solutions and maintaining homeownership opportunities.

9. HOUSING PRIORITIES FOR THE FUTURE (Q10) TOP PRIORITIES ARE:

- Lower property taxes – 75.4%
- More green space – 53.0%
- Beautification of existing homes – 57.4%
- Affordable ownership options – 52.2%
- Affordable rental options – 30.8%

  ➤ Interpretation*:* Residents are focused not only on affordability but also on quality-of-life issues such as beautification and green space. Property taxes are the single most common concern.

Attachment 6

6) MINUTES OF PUBLIC SESSION

Port Chester Housing Task Force Public Forum Meeting # 40 Minutes

Date: Thursday, October 9, 2025 @7:00 pm
Location: Port Chester Senior Center 222 Grace Church St Port Chester NY
Attendees: Chester Edwards**,** Monica Fonseca, Joan Grangenois-Thomas, Jane Lippman, Andrew Weiss, Ursula Winchell, Arley Arno, Jane Lippman, Catrina Shivers.
Absent: Kathy Pandekakes, Aldo Vitagliano

Meeting Overview:
Public Forum to hear from residents and stakeholders regarding housing needs in the Village of Port Chester.

Meeting opened at 7:15pm with a brief overview from Chairman Edwards and intro by Secretary Monica Fonseca. Chairman Edwards introduced the Housing Task Force members, discussed the rules of engagement for the event, and explained that the meeting was designed to hear directly from the public on their housing needs.

Speakers discussed the following:

Stacey Harris (renter and Sustainable Port Chester Alliance Co-Executive Director) discussed the Village opting into Good Cause Eviction to help secure protections against unfair evictions/lease renewals and excessive rental increases.
Trustee Nancy Naulaguari spoke on overcrowding for the Under-housed, or those middle- and low-income residents, that are living in overcrowded apartments in order to collectively afford high rents.

An unnamed resident (P.C. renter for 25 years) asked for assistance for eviction protection and was referred for follow up from Housing Task Force member Arley Arno, who is also a HUD certified Housing Counselor.

An unnamed resident (P.C. homeowner of 10 years) spoke about the history of affordable housing and that it is and will always be a perpetual issue no matter how much housing is built.
Paval, a three-year resident, expressed that new buildings with high rents will only increase future rent prices and cost of living expenses.

Luz Cabral, a 30-year P.C. business owner, expressed the need to address housing for the immigrant community. New buildings with high rents will bring in wealthy people, but we leave the immigrant community behind. Many are living in overcrowded apartments just to be able to afford the rent. She asked who can afford $3000 a month rent for a 1br apartment? She also spoke of lack of adequate senior housing, and low-income seniors can only apply for studio apartments. Village homeowners are straddled with high property taxes, which can force them to rent rooms in order to afford the taxes. There needs to be programs, funding and other ways to help middle- and lower-income families become homeowners. She suggested the Village reach out to the community, people with families, find out their income levels, and create ways to offer homeowner opportunities, whether apartments or housing, for those income levels.
Westchester County Planning Commissioner Blanca Lopez (a lifelong Port Chester resident) shared housing resource information:

1. If someone is behind on rent, they can dial 211 for the United Way helpline. They will direct you to nearest assistance locations 2. Westchester County Office of Housing Counsel offers free legal assistance regardless of income.

2. Home seekers program is located on Westchester Planning's website. There you can identify upcoming affordable housing opportunities and apply for units that are coming up to rent, and also includes homeownership units and resales.
3. Westchester County will be providing property improvement funds for older affordable housing stock.
4. During the 2019 Housing Needs Assessment, the County asked municipalities to identify vacant or abandoned property they owned so that County could see how they could fund new development of affordable housing.
5. The County has asked religious institutions, schools and office buildings to identify abandoned property for the development of affordable housing.
6. The 10% inclusionary zoning should be the start of the conversation. If the powers that be don't ask for more, it will never be built.
7. The County Funding for affordable housing would go towards additional affordable housing over and above the 10% inclusionary zoning baseline.
8. New York State required that municipalities compile a list of all their ETPA units (rent controlled units in buildings of 12 or apartments built before 1974).

Trustee John Allen discussed how the 10% set aside is not enough for Port Chester and that the Village missed an opportunity to require more affordable housing when the new high density zoning code was adopted. He stated that it's possible to amend the code to require more affordable housing, but there needs to be a will of the majority of the Board of Trustees for that to happen. The Village is doing what they can to encourage affordable housing, adequate parking, infrastructure improvements, and all that goes along with it. There are benefits built into the zoning code that require new developments to improve infrastructure, as well as large payments for permitting and mitigation fees used to improve roads and parks.
The Task Force discussed ADU incentive programs funded by New York State and administered through Habitat for Humanity. They are also looking into first-time buyer opportunities. They discussed that creating more senior housing not only helps struggling Seniors, but it also frees up housing for families. They are also looking into creating recommendations for veterans' housing.

PCHTF expressed thanks to the public for attending and commenting and invited the public to view the Village website for more information on future meetings and past meeting minutes. The Public Forum meeting closed at 8:45pm.

Attachment 7

7) SUBJECT MATTER EXPERTS WHO ASSISTED THE PCHTF

THE HOUSING ACTION COUNCIL
The HAC team has extensive experience working and supporting municipalities, not-for-profits, and developers across the region to meet housing needs through developing and implementing smart and effective housing policies and plans, regulations, and strategies. Using a Memorandum of Understanding between Village of Port Chester Housing Task Force & Housing Action Council (Attachment 1) HAC provided ongoing assistance and guidance throughout the process with the expertise of Rose Noonan (RIP)

LAND USE LAW CENTER
Land Use Law Center of Pace University offers municipalities, land use leaders, citizens, advocates, planners, attorneys, real estate industry leaders, and other land use professionals assistance that enables them to achieve their development and conservation goals. Its activities provide opportunities for students of the Elisabeth Haub School of Law at Pace University to gain in-depth, practical experience that allows them to become practice-ready attorneys serving private, public, and non-governmental clients. Tiffany Zazula partnered with PCHTF and THE Housing Action Council to provide insights and guidance throughout the process.

NORMA DRUMMOND
Presented to PCHTF on February 22, 2024 – Norma Drummond is a former Commissioner of the Westchester County Department of Planning, Adjunct Professor, Mercy College, and Chair of the East Fishkill Zoning Board of Appeals and Planning Board.

HOWIE RAVIKOFF
Presented to PCHTF on March 28, 2024 – Howie Ravikoff is the proprietor of Ravikoff Property Management Company. His portfolio consists of multi-family and single-family residential rentals, street level retail, medical office suites, light industrial and warehouse or flex space. Mr. Ravikoff sits on the Board of the Building and Realty Institute, Vice-Chair of the Apartment Owner's Advisory Council. He speaks before the Westchester County Rent Guidelines Board each year and has held numerous meetings with local politicians to help them better understand the value of the rental housing that exists today in opposition to the 2019 HSTPA laws. To enhance the safety and efficiency of residential buildings, the 2019 HSTPA law introduced several key provisions:

- Strengthened tenant protections against eviction and harassment
- Limited rent increases for stabilized units to a set percentage
- Required landlords to provide essential services and maintain building conditions.
- Expanded the definition of harassment to include more tenant protections
- Mandated that landlords register all rent-stabilized units with the state
- Increased penalties for non-compliance with housing regulations

LOUIS LARIZZA
Presented to PCHTF on Thursday, April 11, 2024 – Louis Larizza is the Founder, President & Chief Executive Officer at Lazz Development based in Port Chester, New York. Lazz Development LLC is a company that operates in the construction industry, headquartered in Port Chester, New York. Louis was a Board Member of the Port Chester Housing Authority and held positions in Westchester County, NY. With the Grant Street Senior Housing L P, American Sports Entertainment Companies, LLC, and 211 South Ridge Street Corporation.

BLANCA LOPEZ and LEONARD GRUENFELD
Presented to PCHTF on Thursday, July 11, 2024 – Blanca Lopez is the Westchester County Commissioner of Planning, while Leonard Gruenfeld is Westchester County Program Administrator of Housing and Community Development.

GREG CUTLER and CURT LAVALLA
Presented to PCHTF on Thursday, August 08, 2024 – Greg Cutler is the Planning Director for the Village of Port Chester. Curt Lavalla is the Assistant Director of Planning for the Village of Port Chester. Greg also provided insights and information during the process

TIFFANY ZEZULA AND ROSE NOONAN
Presented to PCHTF on September 12, 2024 – Tiffany Zezula is the Deputy Director of the Pace University Land Use Law Center. Rose Noonan is the Executive Director of the Housing Action Council, Inc.

TIM FOLEY
Presented to PCHTF on Thursday, October 10, 2024 – Tim Foley is the CEO and Executive Vice President of the Building and Realty Institute of Westchester (BRI)

TIFFANY ZEZULA, ROSE NOONAN & MYLES MONAGHAN
Presented to PCHTF on Thursday, November 14, 2024 – Myles Monaghan is the Director of Affordable Development, Mega Development.

Rose Noonan, Tiffany Zezula and Jake Borden
Presented to PCHTF on January 9, 2025 – Jake Borden, Co-founder & Principal of SixAcreCapital.com Developer of 28 Pearl Street Property. At Six Acre, Jake spearheads entitlement, design, construction, project management, and asset management efforts.

Attachment 8

8) MEMORANDUM OF UNDERSTANDING (PCHTF / HAC)

October 9, 2024

Chester B. Edwards II
Chair
Housing Task Force
Village of Port Chester, NY

RE: Affordable Housing Technical Assistance

This memorandum of understanding is between the Housing Action Council (HAC) and the Village of Port Chester Housing Task Force for work under HAC's Technical Assistance Program. The period of performance shall be from October 15, 2024 – December 30, 2024.

The terms of the work are as follows:
Whereas, the Village of Port Chester Housing Task Force and the Housing Action Council have agreed to formally work together through HAC's Technical Assistance Program to further affordable housing development.

Whereas, the Technical Assistance Program will provide support and guidance to the Task Force.

Whereas, Westchester County provides funds to the HAC to assist and advise not-for-profit organizations, municipalities, affordable housing committees, and affordable housing coalitions. The funding covers HAC staff services.

Now, therefore it is agreed that HAC will provide the following services, to the Task Force:

- Research whether local preferencing is permissible under the Federal Fair Housing Act and New York State Human Rights Act.
- Conduct a two-hour workshop for Task Force members on "From the Developer's Perspective: What do they need to create Affordable Rental Housing"? HAC will guide Task Force members through development pro-formas for an all-affordable housing development and an inclusionary housing development. HAC will also arrange for a developer to participate in the workshop.
- Explore and assess the Village's Housing Needs report to provide recommendations to the Task Force in the next steps to further their mission.
- Participate in monthly meetings of the Task Force to help guide the Task Force to make recommendations to the Village to increase housing affordability. This will include HAC's review and assessment of the Village's Housing Needs Report, making recommendations of one or more implementation techniques for further exploration, and assistance in preparing a mid-point report to the Village.

We look forward to working with the Task Force as these services are further defined through discussions, research, etc. with the goal of increasing the affordable housing stock in the Village. Please indicate your acceptance by signing below and returning it by October 13, 2024.

~~Rebecca Senn~~
Rosemarie Noonan
Co-Executive Director
Housing Action Council

Chester B. Edwards II
Chair
Village of Port Chester Housing Task Force

cc: Tiffany Zezula, Land Use Law Center, Staff Consultant to Housing Action Council
Rose Noonan, Co-Executive Director, Housing Action Council

Attachment 9

9) HAC MEMORANDUM ON HOUSING PREFERENCES LAW AND EXAMPLES

The federal Fair Housing Act, New York State Human Rights Law, and parallel county laws forbid intentionally discriminatory housing practices and policies, as well as those that have a disparate negative impact based on protected classes. Some local affordable housing programs include housing preferences that prioritize certain applicants based on their residency or employment status. Housing preferences that favor municipal residents, certain types of workers, or applicants who live in particular neighborhoods can have the effect of discriminating based on race in violation of fair housing law if the preference's target population is not diverse. Preferences that target larger, more diverse populations or that apply to a smaller proportion of available affordable housing **may** avoid such violations.

Below, this document summarizes federal, state and county fair housing law and reviews case law showing how local housing preferences can violate fair housing law by disproportionately impacting applicants who are members of protected classes. The document then suggests how municipalities could craft lawful housing preferences and presents steps localities should take to adopt preferences. The document concludes by presenting example housing preference programs, as well as helpful resources.

Please note that this document is not legal advice and for informational purposes only. Users should consult with counsel before adopting a local housing preference.

The Federal Fair Housing Act

Enacted as Title VIII of the Civil Rights Act of 1968 and amended in 1988, the Fair Housing Act (FHA), available at 42 U.S.C. §§ 3601-31, aims to provide for fair and affordable housing throughout the United States. FHA Section 3608(d) requires federal agencies to manage their housing and urban development programs and activities in ways that "affirmatively furthers" fair housing, and FHA Section 3604(a) forbids discriminatory practices that deny people access to housing because of their race, color, religion, familial status, or national origin (the FHA protected classes). This prohibition extends to housing policies that intentionally discriminate, as well as housing policies that seem neutral but that have "a discriminatory effect" resulting in a "disparate impact" on FHA protected classes or that create, increase, reinforce, or perpetuate segregated housing patterns. 24 C.F.R. § 100.500(a).

In *Texas Department of Housing and Community Affairs v. Inclusive Communities Project, Inc.*, 135 S. Ct. 2507 (2015), the U.S. Supreme Court affirmed that the FHA prohibits housing practices and policies that have a discriminatory effect under a disparate impact standard but limited this liability to prevent disparate impact claims from displacing valid governmental policies. The Court determined that plaintiffs must show a robust causal connection between a challenged housing practice or policy and the disparate impact on members of an FHA protected class. Additionally, the Court found that the FHA only requires governments to remove artificial, arbitrary, and unnecessary barriers, not "necessary" governmental policies that achieve a valid governmental interest. However, if the plaintiff can show that the government could have achieved its valid interest in a way that did not create a disparate impact on an FHA protected class, the plaintiff will prevail.

New York State Human Rights Law

The New York State Human Rights Law (NYSHRL) also forbids housing discrimination. Under Section 296, 2a (a) of Article 15 of New York Executive Law, it is unlawful "to refuse to sell, rent or lease or otherwise to deny to or withhold" housing accommodations from a person or to represent to a person that any housing accommodation is not available for sale, rental or lease because of that person's "race, creed, color, disability, national origin, sexual orientation, gender identity or expression, military status, age, sex, marital status, lawful source of income or familial status" (the NYSHRL protected classes).

Like the FHA, the NYSHRL forbids both intentional discriminatory housing practices, as well as neutral housing policies that have discriminatory effects, resulting in a disparate impact on NYSHRL protected classes. Plaintiffs that claim NYSHRL violations under a disparate impact theory must show substantial evidence that the facially neutral housing policy or practice resulted in a higher level of adverse effects on an NYSHRL protected class compared to other groups and if established, then the government must demonstrate that it is impossible to achieve the policy's goal without such a discriminatory effect.

Westchester County Fair Housing Law

Similar to the FHA and NYSHRL, Section 700.21 of the Westchester County Fair Housing Law (WCFHL) forbids discrimination in rental, sale, and lending practices based on 17 protected classes, including race, color, ethnicity, national origin, alienage/citizenship, disability, source of income/Section 8 voucher status, religion, marital and familial status including pregnancy or child custody, military status, age, gender, gender identity, gender expression, sexual orientation, or domestic violence/sexual abuse/stalking victim status.

Housing Preferences Case Law

Courts have found that housing preferences in local affordable housing programs can violate the FHA, NYSHRL, and WCFHL by having a disparate impact based on race. This section presents case law in which local residential, employment-based and neighborhood-based housing preferences were challenged for violating fair housing law.

Residential and Employment-Based Housing Preferences

The cases summarized below show that if a municipality's population is not racially diverse, a housing preference that favors only municipal residents can easily have a discriminatory effect on a racial basis in violation of the FHA. Similarly, employment-based preferences that are combined with residential housing preferences likely will violate the FHA if the locality is not demographically diverse.

The Town of Smithtown on Long Island implemented a housing voucher program with a housing preference that awarded available Section 8 (of the Housing Act of 1937) housing vouchers only to town residents and workers, even if non-residents had been waiting for a voucher for a longer period of time. In 1997, the U.S. Department of Housing and Urban Development (HUD) instructed Smithtown to eliminate this residency preference because the program had the effect of excluding applicants on the basis of their race. The racial makeup of the town was 95.5% White, 0.65% Black or African American, and 3.3% Hispanic or Latino. Smithtown declined to remove the residential housing preference. In 2007, several African American and Hispanic applicants, who did not live or work in Smithtown, filed a class action lawsuit against the Town in U.S. District Court, Eastern District of New York, alleging that the Smithtown's residency preference violated the FHA and other civil rights laws because it made housing opportunities unavailable to applicants based on race, color and national origin. *See* the 2007 Complaint filed in *Vargas v. Town of Smithtown*, 2:07-cv-05202, slip op. (E.D.N.Y. Aug. 28, 2009). The plaintiffs argued that the Town's residency preference amounted to a residency requirement that violated HUD's rule that housing voucher programs must be available to applicants, not just people who live and work in a locality. In 2009, the court entered an order and final judgment approving a settlement agreement between the parties.

The Town of Oyster Bay adopted two bonus zoning programs that prioritized local residents and their children as eligible applicants for below-market housing units. The Town's "Next Generation" program incentivized housing development for first time homebuyers, especially young families, and the "Golden Age" program incentivized the development of affordable housing for Senior citizens. These programs offered additional building density in exchange for the construction of affordable housing units and included housing preferences for current Oyster Bay residents or their children. The U.S. Department of Justice sued Oyster Bay in 2014, alleging that the Town's Next Generation and Golden Age programs had a discriminatory effect on African American applicants in violation of the FHA because African Americans represented less than one percent of eligible applicants for the programs. The NYS Division of Human Rights also filed a similar lawsuit under the NYSHRL. Litigation for these cases is still pending, but under current U.S. Supreme Court precedent in the *Inclusive Communities* case, the Town's contention that the FHA does not cover disparate impact is unlikely to succeed. Additionally, the Town's motions to dismiss for failure to state claims for intentional and disparate discrimination have failed.

Similarly, the Town of Bedford adopted an affordable, middle-income housing program with housing preferences for existing Town residents and workers. Because the Town was 86 percent White at the time, the Fair Housing Justice Center (FHJC) and Westchester Residential Opportunities (WRO) sued the Town of Bedford, alleging that the Town's preferences for Town residents and workers in its affordable housing program had a disparate impact on African Americans in violation of the FHA. *See* Westchester Residential Opportunities, Preferences in Westchester Town's Zoning Code Discriminate Against African Americans and Fair Housing Justice Center, Inc., et al v Town of Bedford et al Index No. 17 CIV.05664 (KMK)(PED).

The Fair Housing Justice Center (FHJC) sued the Town of Eastchester, alleging the Town's Housing Choice Voucher (HCV) program and zoning code also violated the FHA because they included racially discriminatory residency preferences. An undercover testing investigation showed that non-residents waited up to a 10 to 15 years for a voucher while applicants who were residents waited only eight months to a year. The Town warned non-residents, who were more likely to be African American or Latino, about the wait, discouraging them from applying. As a result, 73 percent of the applicants on the wait list were African American and Latino, while 75 percent of the Town's voucher holders were White, 15 percent were African American, and nine percent were Latino. In Westchester County, voucher holders were 18 percent White, 48 percent African American, and 33 percent Latino. The federal court ordered a settlement in the case in 2021. *See* Press Release, Fair Housing Justice Center, FHJC Resolves Racial Discrimination Lawsuit Against Westchester Community (May 28, 2021) and Fair Housing Justice Center, Inc., et al v Town of Eastchester et al Index No. 16 – 9038 (VB)(JCM).

In 2014, the Long Island Housing Services (LHS) and Fair Housing Justice Center (FHJC) sued the Village of Great Neck Plaza in the U.S. District Court for the Eastern District of New York, alleging that the Village's housing preference program violated the Fair Housing Act, the New York State Human Rights Law, and the Nassau County Open Housing Law by intentionally discriminating against middle-aged people and minorities. The Village's affordable housing law mandated certain development projects to include a minimum amount of affordable housing with a housing preference for certain workers, including fire department volunteers who had served for at least five years and Village employees who had worked for the Village for at least five consecutive years. However, the housing preference also prioritized certain Village residents, including combat Veterans, young adults aged 30 or under who had lived in the Village for at least 10 years, and Seniors who had lived in the Village for at least 15 years, and the Village of Great Neck

Plaza was demographically majority-White. In a subsequent settlement agreement, the Village agreed to abolish the housing preferences tied to age and residency. The settlement did not address the Village's employment housing preferences, but the Village's current

Affordable Housing Law includes no housing preferences. *See* *LHS and FHJC v. Village of Great Neck Plaza*, No. 2:14-cv-03307-ADS-AKT, slip op. (E.D.N.Y.) and Village of Great Neck Zoning Code, Section 225-83.7.

In 1998 the Massachusetts Coalition for the Homeless (MCH) and individual plaintiffs brought a class action in federal district court against eight Massachusetts public housing authorities (PHAs) located in the Massachusetts Towns of Abington, Avon, Bridgewater, Halifax, Holbrook, Middleborough, Pembroke, and Rockland, all majority-White municipalities. The PHAs held lotteries for Section 8 vouchers with a preference to "local residents" who lived or worked in the PHA and who would be listed ahead of non-residents. The individual plaintiffs were African American and Hispanic, did not reside within any of the PHAs, and would not have qualified for the residency preferences. The plaintiffs argued that the housing preferences for residents had a discriminatory effect on minorities because they favored local, predominantly White applicants. The court found that the residency preferences violated the FHA, noting an "overarching intuitive principle" that ". . . where a community has a smaller proportion of minority residents than does the larger geographical area from which it draws applicants to its Section 8 program, a selection process that favors its residents cannot but work a disparate impact on minorities." *See* *Langlois v. Abington Hous. Auth*., 234 F. Supp. 2d 33, 62 (D. Mass. 2002).

Neighborhood-Specific Housing Preferences

Like residency preferences, case law shows that neighborhood-specific housing preferences likely will violate the FHA and related laws if the targeted population is not sufficiently diverse.

New York City implements a "community preference policy" that prioritizes applicants who reside in a community board district for available affordable housing units in that same district. Developers must assign 50 percent of new affordable units in accordance with this preference and must prioritize NYC applicants over non-NYC residents. In 2015, three women sued NYC, alleging that the City's community preference policy violated the FHA and the NYC Human Rights Code by intentionally discriminating against and having a disparate impact on racial and ethnic minorities who live outside of these districts, or "neighborhoods of opportunity," and by perpetuating existing segregation. The plaintiffs were African Americans who resided within NYC but outside of the Manhattan community board districts in which they applied for affordable housing units. These Manhattan districts are predominately White neighborhoods. *See* *Winfield v. City of New York*, No. 15-CV-05236-LTS (S.D.N.Y. Sept. 1, 2015), 2015 WL 10853937.

In 2015, San Francisco adopted a resident housing preference that prioritized 40 percent of new affordable housing units for residents within a project's supervisorial district or within one-half mile of the project. The City adopted this policy specifically to prevent displacement of existing African American residents. HUD prevented San Francisco from implementing this policy but later approved the housing preference when the City broadened the preference to include any San Francisco resident at extreme risk of displacement. *See* SF.GOV, Get Priority in the Housing Lottery and Jeffery D. Jones, *Workforce Housing and Housing Preference Policies Under the Fair Housing Act*, 24 Lewis & Clark. L.R. 1413, 1432-33 (2020).

Developing a Legal Housing Preference Program
As outlined above, Westchester municipalities that adopt housing preferences must comply with the FHA, NYSHRL and WCFHL and must avoid both intentional and disparate impacts on protected classes. In most cases, housing preferences based on residency within a municipal jurisdiction will violate these laws if that jurisdiction's population is predominately White and not diverse. Neighborhood-based housing preferences face a similar challenge; if the targeted neighborhood is not sufficiently diverse, the preference likely will violate the FHA, NYSHRL and WCFHL.

Housing preferences with broader target areas may avoid this problem, since larger geographical areas may have a more diverse population. For example, a settlement between the parties in *Comer v. Cisneros*, 37 F.3d 775, 795 (2d Cir. 1994) expanded residency preferences for Section 8 housing subsidies from that of a suburban area to countywide to include all residents in Buffalo, New York. *See* Zachary C. Freund, *Perpetuating Segregation or Turning Discrimination on its Head? Affordable Housing Residency Preferences as Anti-Displacement Measures*, 118 Colum. L. Rev. 833, 870 (2018).

Municipalities that take this approach should bear in mind that broadening the housing preference's target area:

would require a race-conscious design . . . , which could invite controversy and legal challenges. Additionally, larger preference areas diminish the preference's ability to protect against displacement at the hyperlocal level and to promote community preservation in individual neighborhoods. Residents of low-income, predominantly minority communities would compete for affordable housing in their neighborhoods on equal footing with residents of certain nearby—and potentially majority-white— neighborhoods, though they would also have equal access to affordable units in those other neighborhoods. *Id*.

Another way residency housing preferences may avoid legal challenge is to apply these preferences to a smaller proportion of available affordable housing. However, "[a] reduced preference will serve fewer residents and protect a more limited subset of the existing population against displacement. The proposed adjustment, therefore, is not one that would strengthen residency preferences so much as strike a compromise." *Id*. at 869.

Like residential and neighborhood-based preferences, housing preferences based on employment or some other non-residential characteristic status may comply with fair housing law if the municipality can show that the preference's target population is sufficiently demographically diverse and the targeted workforce is more diverse than the municipality's population as a whole.

The NYS Division of Housing and Community Renewal (NYSHCR) developed the Affirmative Fair Housing Marketing Plan Guide for Managing Agents, Owners, and Developers, which outlines the following steps that municipalities should follow to create housing preferences for residents, municipal workers, and other types of preferences that do not violate fair housing law.

To develop a housing preference for local residents:

- Indicate if the project requests a community residency preference.
- Describe the preference's geographic scope.
- Explain the reason for the residential preference and provide a documented need for the preference.
- Describe the extent of the preference. At what stage will the preference be effective and to what percentage of units will the preference apply?
- Provide demographic evidence showing that the residential preference will not have discriminatory effect on protected classes in violation of the FHA and NYSHRL..

To develop a housing preference for municipal workers:

- Explain the preference's scope.
- Describe why a preference for municipal workers is needed.
- Describe the extent of the preference. At what stage will the preference be effective and to what percentage of units will the preference apply?
- Do not include durational conditions that require applicants to be a resident for a certain amount of time prior to applying.
- Provide demographic evidence showing that the municipal worker preference will not have discriminatory effect on protected classes in violation of the FHA and NYSHRL. Appropriate documentation includes the most recent American Community Survey 5-Year Estimates for the geographic area to which the preference applies and the surrounding geographic areas where anticipated applicants likely reside.

To develop other types of housing preferences:

- Describe the type and scope of the preference.
- Explain the reason for the requested preference.
- Describe the extent of the preference. At what stage will the preference be effective and to what percentage of units will the preference apply?
- Provide demographic evidence showing that the proposed preference will not have discriminatory effect on protected classes in violation of the FHA and NYSHRL.

To provide demographic evidence, localities should collect and examine demographic data for the affected populations to determine the likely impacts of any housing preference program. *See* Jeffery D. Jones, *Workforce Housing and Housing Preference Policies Under the Fair Housing Act*, 24 Lewis & Clark. L.R. 1413, 1432 (2020).

Housing Preference Examples

Below, this section presents example residency, workforce, Veteran-based, artist-based, and other housing preference programs.

Veteran-Based Housing Preferences

New York Private Housing Finance Law Section 31 allows housing preferences for Veterans (or their surviving spouses) who reside in NYS and who served on active duty during a time of war as defined in NYS Civil Service Law Section 85.

Artist-Based Housing Preferences

The NYSHCR Fair and Equitable Housing Office (FEHO) adopted an Artist Preference Policy in 2022, recognizing that housing preferences for artists are good for communities and are permissible under federal law and are allowed in NYSHCR-financed federal Low-Income Housing Tax Credit housing if the artist-based preference applies only to a small proportion of available affordable housing, a market demand analysis is conducted, FEHO approves the proposed preference, designated units are spread equally across all income bands, associated marketing is directed at diverse populations, and the preference complies with any additional affordability requirements. For more information about this policy, see NYSHCR, Fair Housing and Equitable Office, NYSHCR Artist Preference Policy (2022).

Local Residency & Workforce Preferences
Below are sample local residency and workforce preferences, however, this memo does not analyze whether these laws are consistent with fair housing requirements.

Westchester County Model Ordinance
Westchester County's "Affordable Affirmatively Furthering Fair Housing Units Model Ordinance Provisions" specifically provide that "zoning provisions may address a process to target non-resident workforce of a municipality for occupancy of not more than 25% of the affordable AFFH units in a particular development if a legal and feasible means is identified to show such targeted nonresident workforce

is more diverse than the existing resident population." *See* WESTCHESTER COUNTY FAIR AND AFFORDABLE HOUSING IMPLEMENTATION PLAN, Appendix D-1(i): Model Ordinance Provisions.

Town of Pound Ridge Application
Pound Ridge's affordable housing law includes marketing criteria stating that "not more than 25% of the affordable fair housing units in a particular development may be marketed to the Town's nonresident workforce if it can be shown that such targeted nonresident workforce is more diverse than the existing resident population in the Town." *See* Town of Pound Ridge Code Section 113-100(H)(2).

New Rochelle
New Rochelle's Affordable Housing Law requires new residential and mixed-use developments with more than two new dwelling units to include a minimum number of affordable units. The law includes a housing preference for affordable units created outside of the Downtown Overlay Zone (DOZ) that prioritizes, in this order, (1) eligible members of New Rochelle's workforce (e.g., uniformed City workers, teachers, etc.) who are existing residents, (2) eligible New Rochelle residents, (3) other eligible members of the workforce of New Rochelle, and (4) other eligible individuals. The law also includes a housing preference for units inside the DOZ that prioritizes, in this order, (1) existing eligible residents living on sites that have opted into the DOZ, (2) existing eligible residents of the DOZ, (3) eligible members of the workforce of New Rochelle (e.g., uniformed City workers, teachers, etc.), (4) Eligible New Rochelle residents, and other eligible individuals. *See* City of New Rochelle Code Section 331-152(C)(6).

Peekskill
Peekskill's Affordable and Workforce Housing law requires a minimum number of affordable units and workforce units within all new residential or mixed-use developments of ten or more dwelling units created by subdivision or site development plan approval. The law includes a housing preference for "income-eligible residents who have resided within the City of Peekskill for the immediately preceding five years." *See* City of Peekskill Code Section 155-3.

Town of Pawling
The Town of Pawling's Affordable Housing Units law allows affordable housing development in any residential district via special permit and grants density bonuses in exchange for affordable housing construction. The law's occupant selection standards determine occupancy via a tiered housing preference system. Preference is given to applicants who are income-eligible and a member of one of four tiers. Tier 1 prioritizes municipal employees, school district employees who reside in the Town, and volunteer fire company and ambulance corp members who live and/or serve the Town. Applicants must have held a Tier 1 position for at least two years. Tier 2 prioritizes Town residents who are 62 years old or older, Town residents who are 30 years old or younger, residents who are U.S. Armed Forces Veterans, and those who work in Pawling. Applicants prioritized under Tier 2 must have resided or worked in Pawling for at least two years. If Tier 1 or Tier 2 applicants are exhausted or do not exist, a lottery is held to select from Tier 3, which includes any Town resident or worker who meets income eligibility requirements. If Tier 3 applicants are exhausted or do not exist, a lottery is held to select from Tier 4, which includes any income eligible resident of the Town's housing region.
See Town of Pawling Code Section 55-6.

Resources

Zachary C. Freund, *Perpetuating Segregation or Turning Discrimination on its Head? Affordable Housing Residency Preferences as Anti-Displacement Measures*, 118 Colum. L. Rev. 833, 870 (2018), *available at* https://columbialawreview.org/content/perpetuating-segregation-or-turning-discrimination-on-its-head-affordable-housing-residency-preferences-as-anti-displacement-measures/.

Jeffery D. Jones, *Workforce Housing and Housing Preference Policies Under the Fair Housing Act*, 24 Lewis & Clark. L.R. 1413, 1432 (2020), *available at* https://papers.ssrn.com/sol3/papers.cfm?abstract_id=3717939.
NYSHCR, Affirmative Fair Housing Marketing Plan Guide for Managing Agents, Owners, and Developers (2022), *available at* https://hcr.ny.gov/system/files/documents/2022/09/doc-c-hcr-afhmp-guidance-20220912.pdf

NYSHCR, Fair Housing and Equitable Office, NYSHCR Artist Preference Policy (2022), *available at* https://hcr.ny.gov/system/files/documents/2022/02/20220122-artist-preference-policy_0.pdf.

Email sent to Rose/ Tiffany with full list of Current Task Force Topics Hi Rose / Tiffany,
Just wanted to check in to see if you would have the local preference information available for our next meeting on February 13, 2025. If yes, would you be available to meet with the Task Force to present it?

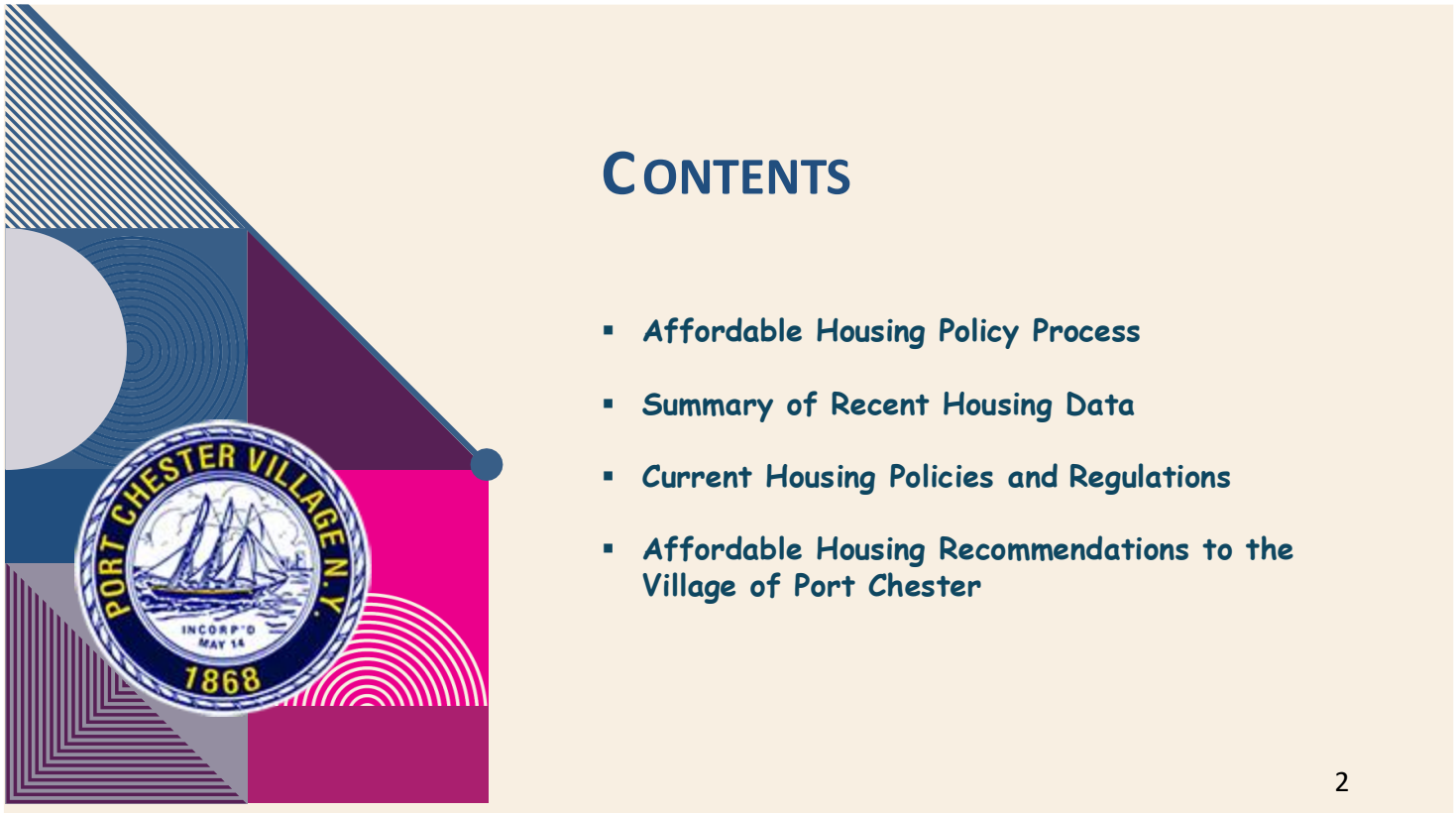
Additional FYI - The Task Force identified our initial listing of Task Force topics that we want to focus on for the remainder of our tenure. I would appreciate your additions and or removals from this list. Your thoughts and comments, if any, that would assist us in drafting our "Interim Status Report". The topics we plan to work on are:
· Good Cause Eviction (explore recommending the Village opt in or remain opted out): This is something that we don't have expertise in.

· ADU/ Boarding Room (explore recommending zoning changes to allow): Happy to assist with ADU legislation. It would be helpful, if someone from the Task Force can find out where the Village is in their process and whether there is current legislation that they are reviewing. If so, would they be willing to share with the Committee and would they be interested in receiving comments from the Task Force.
· Affordable Ownership Opportunities and Funding (what funding is out there and will it work for Port Chester): Rose will send you some guidance regarding types of projects and the funding that they receive. One of the first steps of the Task Force might be to start to consider sites in the Village that may be ripe for development.
· Density Bonuses/Overlay Zones (explore recommending zoning changes to encourage more affordable units): We can assist, but the first step in such a review would be for the Task Force to think about and maybe let us know potential areas in the Village that such a zoning recommendation would be applicable. Areas for consideration might include: infrastructure, transportation access, buildout potential, site availability, connection to services, etc.
· County, State and Federal Funding for purchasing land to develop affordable housing (explores sites and programs to sell back land to developers to build all affordable buildings with varying levels of affordability) It would be great if the Task Force can begin to think of 5-10 sites that they would be interested in pursuing building affordable housing on
· Local Preference (can we do it or not and how will it work, including displaced person preferences): Rose to send memo next week
· ETPA expansion/replacement (explore options of whether to expand or replace ETPA with another option): This isn't something we typically work on
· Village Administration of affordable housing (who will manage all our housing and how will it be funded) Good to put into list of recommendations and if Village wants to explore further, we are happy to provide advice
· Converting existing properties to affordable units via incentives for landlords/developers (explore funding sources and programs, including renovation programs) There isn't much funding to do this. Village would need to find ways to incentivize.
· Rent Subsidy opportunities to increase affordability (explore what programs and funding exist)
· Explore recommending the Building and Realty Institution's education program for municipal planners: We have a local legislator 101 Housing training program coming up on April 3rd. We can share this with the Village and see if they would like to attend along with their municipal planner.
· Explore ways to fast-track development timelines/approvals for affordable housing This is great to put within the list of recommendations and if the Village would like to explore this further, we can assist in collaborating more formally

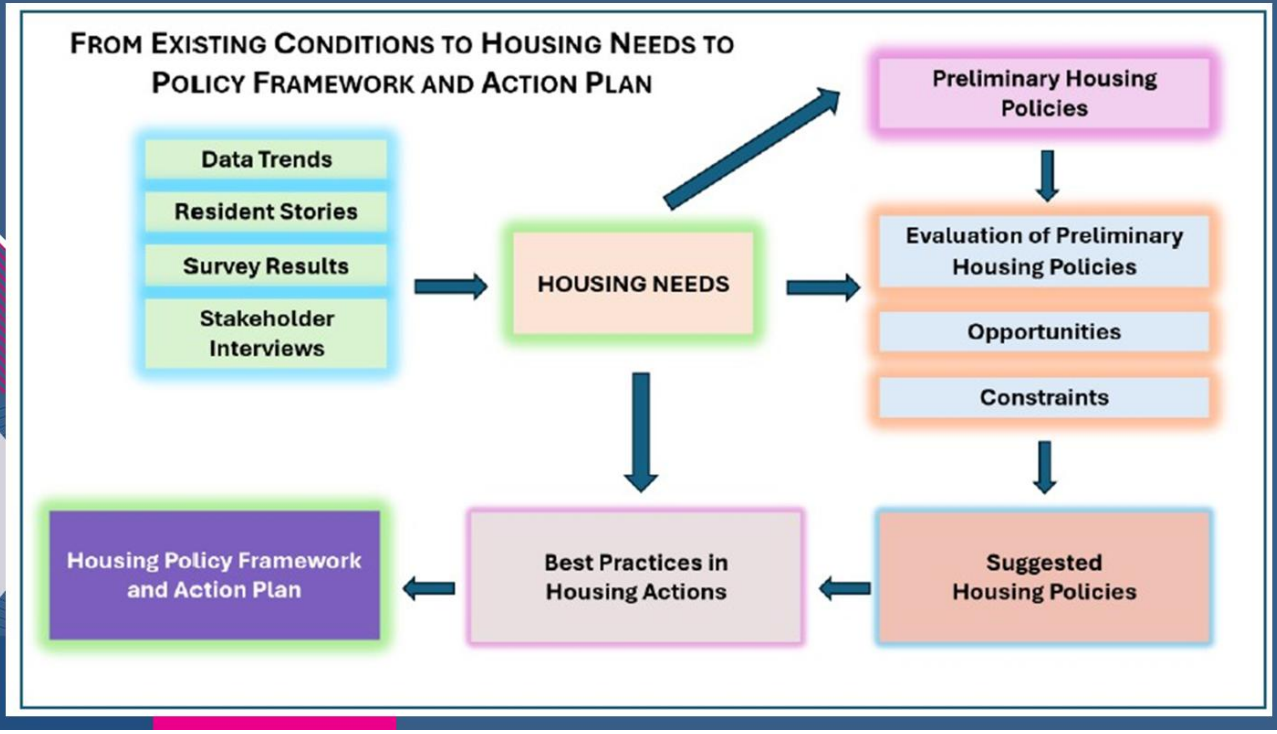
Attachment 10

10) POWER POINT PRESENTATION OF REPORT TO THE BOARD OF TRUSTEES

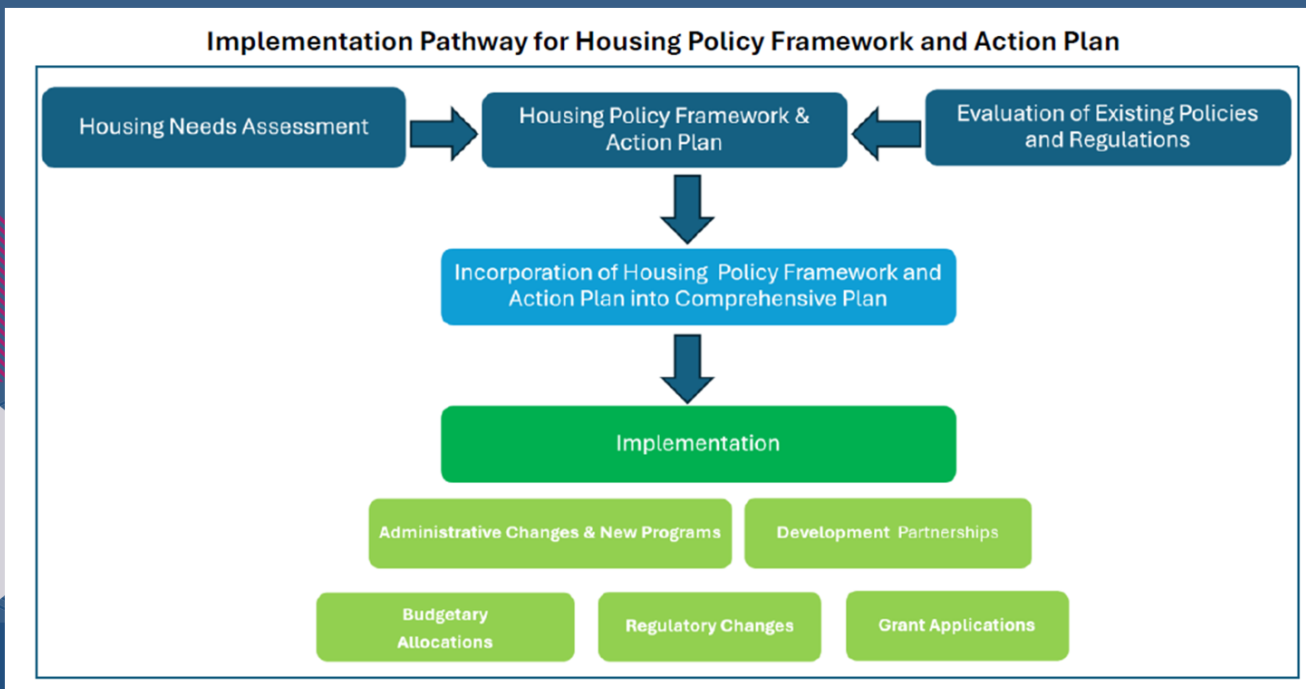




HOUSING POLICY PROCESS I



HOUSING POLICY PROCESS II



DATA TRENDS: DEMOGRAPHIC SHIFTS

Total Population					
	2011	2015	2019	2023	Change 2011 - 2023
Total #	28,772	29,406	29,342	31,162	2,390

Hispanic Population					
	2011	2015	2019	2023	Change 2011 - 2023
Total #	15,472	18,751	18,755	18,613	3,141
% of Total	54%	64%	64%	60%	6%

Black Population					
	2011	2015	2019	2023	Change 2011 - 2023
Total #	2,571	1,959	1,464	3,199	628
% of Total	9%	7%	5%	10%	1%

Children					
	2011	2015	2019	2023	Change 2011 - 2023
Over 18	22,260	22,863	22,651	25,103	2,843
Under 18	6,512	6,543	6,691	6,059	-453

Seniors					
	2011	2015	2019	2023	Change 2011 - 2023
Total #	3,352	3,118	3,825	4,038	686
% of Total	12%	11%	13%	13%	1%

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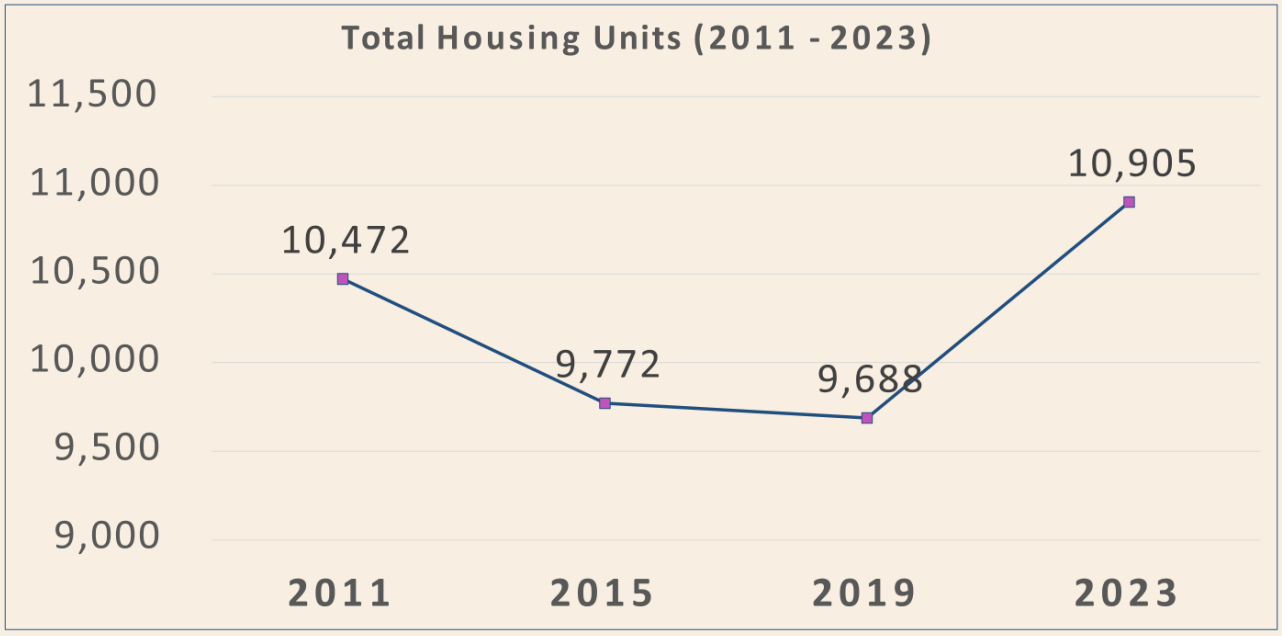
DATA TRENDS: HOUSING SUPPLY



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DATA TRENDS: HOUSING SUPPLY

Distribution of Occupied Housing Units		
	#	%
1, detached	2,504	24
1, attached	1,143	11
2 apartments	2,002	19.2
3 or 4 apartments	876	8.4
5 to 9 apartments	660	6.3
10 or more apartments	3,214	30.8
Mobile home or other type of housing	38	0.4
Total	10,437	

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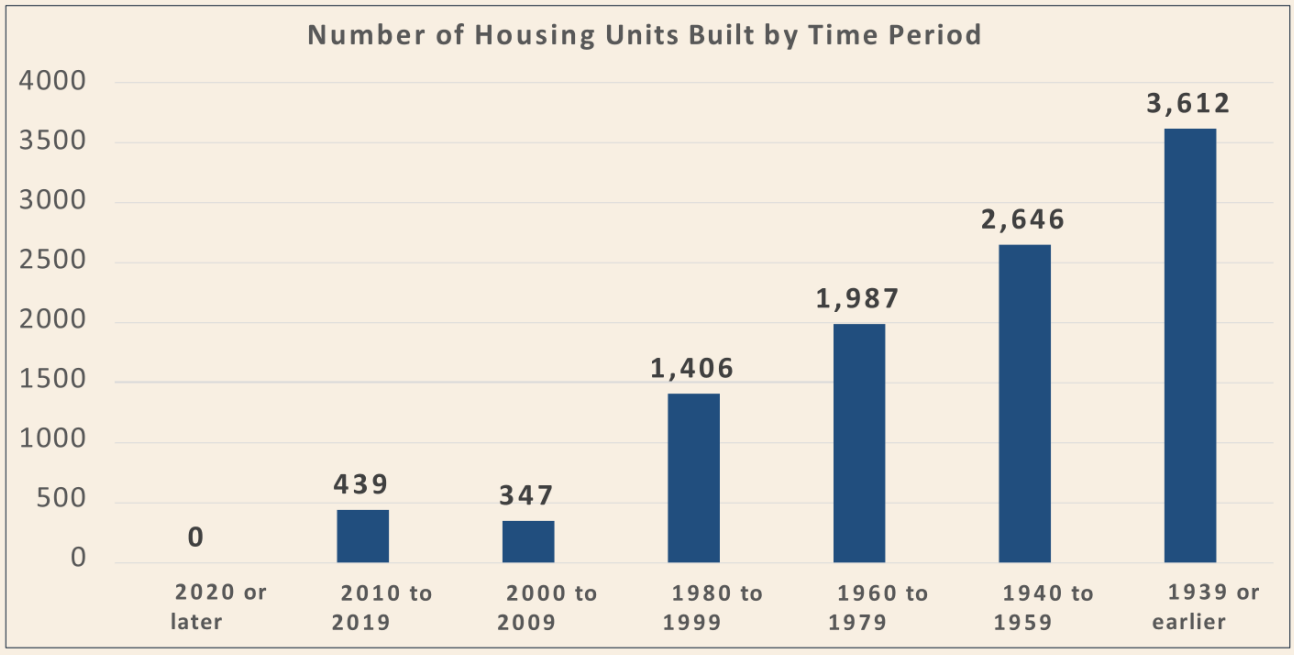
DATA TRENDS: HOUSING SUPPLY



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DATA TRENDS: HOMEOWNERSHIP RATE

Homeownership (2011 - 2023)				
	2011	2015	2019	2023
Renters	5,501	5,206	5,122	5,569
Homeowners	4,507	3,876	3,950	4,868
Total Occupied Unit	10,008	9,082	9,072	10,437
Homeownership Rate	45%	43%	44%	47%

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DATA TRENDS: HOUSING COST BURDEN

Percentage of Households Paying more than 30% of Income Toward Housing Costs		
	2013	2023
Village of Port Chester		
Renters	62.8%	50.3%
Homeowners with a Mortgage	60.9%	47.3%
Westchester County		
Renters	56.3%	53.0%
Homeowners with a Mortgage	44.2%	34.3%

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FACTORS IMPACTING COST BURDEN

Change in Median Household Income (2011 - 2023)					
	2011	2015	2019	2023	Change (2011 - 2023)
Unadjusted for Inflation	$ 56,127	$ 55,437	$ 77,845	$ 99,916	78%
Adjusted to 2023 Dollars	$ 76,078	$ 71,262	$ 92,866	$ 99,916	31%

Year Householder Moved Into the Unit		
	#	%
Moved in 2021 or later	450	4.3
Moved in 2018 to 2020	2023	19.4
Moved in 2010 to 2017	3197	30.6
Moved in 2000 to 2009	2321	22.2
Moved in 1990 to 1999	1328	12.7
Moved in 1989 and earlier	1118	10.7

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MARKET TRENDS: RENTALS

Asking Rents for Apartments Listed September 11th, 2025					
Unit Type	Address	Baths	Rent	Square Footage	Notes
Studio	108 S Main St #504	1	$2,440 – $3,040		The Magellan, pet-friendly
Studio	201 Willett Ave	1	$2,467 – $4,511		The Castle, pet-friendly
Studio	169 N Main St #103	1-2	$2,065 – $5,114		The Abendroth, pet-friendly
Studio	1 N Main St #310	1-2	$2,399 – $3,474		Port & Main, pet-friendly
Studio	120 N Pearl St #401	1-2	$2,355 – $3,695		The Modern Port Chester, pet-friendly
Studio	N/A	1	$2,350		Home Sweet Home Properties, pet-friendly
Studio	1 Landmark Sq #527	1	$2,200	727 sqft	Pet-friendly
Studio	N/A	1	$1,900		Home Sweet Home Properties, pet-friendly
1 Bedroom	411 Westchester Ave	1	$2,495		Anthos Property Management
1 Bedroom	N/A	1	$1,950 – $2,450		Various
1 Bedroom	1 Landmark Sq #628	1	$3,150	1,200 sqft	Oxford Property Group
1 Bedroom	N/A	2	$2,495		Harborview Properties
2 Bedroom	14 University Pl	1	$2,895		Amber Property Management, pet-friendly
2 Bedroom	N/A	2	$2,800	1,000 sqft	Ntrust Realty LLC
2 Bedroom	N/A	1	$3,000		Home Sweet Home Properties
2 Bedroom	N/A	1	$2,400	750 sqft	Home Sweet Home Properties
2 Bedroom	1 Avon Cir	1	$3,150	1,000 sqft	Pet-friendly
2 Bedroom	N/A	2	$3,999	1,500 sqft	Final Destination Homes
3 Bedroom	N/A	1	$3,700		Home Sweet Home Properties, pet-friendly
3 Bedroom	N/A	1	$2,900 – $3,800		Home Sweet Home Properties, pet-friendly
3 Bedroom	450 Ellendale Ave #2	1	$3,200	1,200 sqft	Rye Port International Real Estate
3 Bedroom	15 Bent Ave #1R	1	$3,247	950 sqft	Pet-friendly
4 Bedroom	7 Bush Ave #2	2	$4,000	1,129 sqft	RE/MAX Prestige Properties, pet-friendly

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MARKET TRENDS: RENTALS

Typical Rent Ranges

- Studios: $1,900 – $2,440/mo
- 1-Bedroom: $1,950 – $3,150/mo
- 2-Bedroom: $2,350 – $3,850/mo
- 3-Bedroom: $2,900 – $3,800/mo
- 4-Bedroom: Around $4,000 – $5,000/mo

Notable Properties:

- The Magellan: Studio-1 Bed, $2,440 – $3,040
- The Castle: Studio-2 Beds, $2,467 – $4,511
- The Abendroth: Studio-2 Beds, $2,065 – $5,114
- Port & Main: Studio-2 Beds, $2,399 – $3,474
- The Mariner: 1-2 Beds, $2,895 – $4,595

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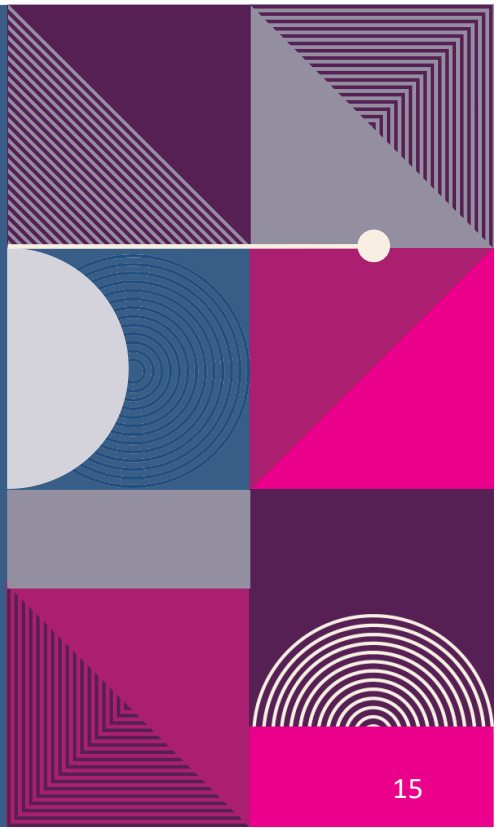
MARKET TRENDS: SINGLE FAMILY HOME SALES



14

SYNTHESIS: PRELIMINARY LIST OF HOUSING NEEDS

- Increased production of affordable housing units to support a growing population
- Expanded supply of affordable rental units to meet the needs of lower-income residents priced out of most of the newer housing units
- Protections against displacement
- Financial support to rehabilitate older homes
- Increased housing options for seniors and veterans
- Expanded opportunities for affordable homeownership
- More support, awareness, and information on affordable housing needs



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LOOKING BACKWARDS...

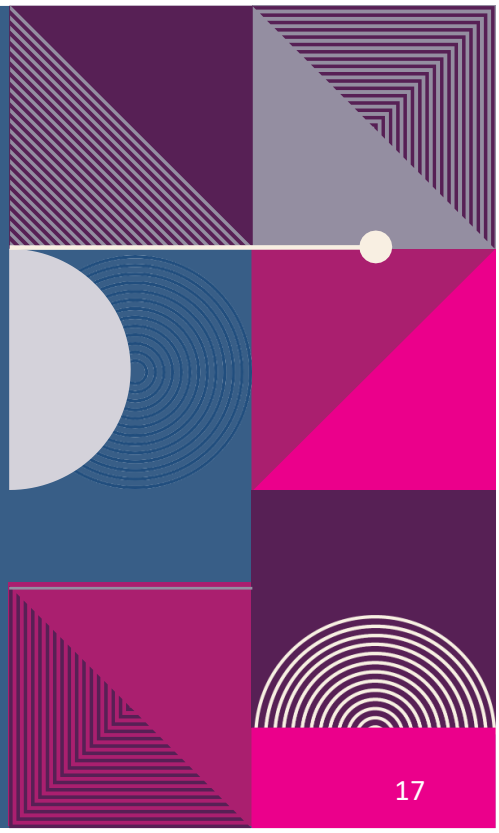
The 2012 Comprehensive Plan addressed a variety of housing issues, one of which was housing affordability.

Port Chester Comprehensive Plan Housing Policies (2012)	
Housing Policy	**Proposed Implementation Actions**
Increase Housing Density in Target Areas	▪ Focus higher-density residential development near transit hubs and commercial corridors.
	▪ Implement Form-Based Code to encourage mixed-use development.
Promote Affordable Housing	▪ Require that a percentage of new residential units be affordable to households earning 60% of the Area Median Income (AMI).
	▪ Utilize tools like the Affordable Housing Fund to support the development of affordable units.
Enhance Housing Quality and Livability	▪ Establish design guidelines to ensure new housing complements the character of existing neighborhoods.
	▪ Implement building and lot standards to maintain aesthetic and functional quality.
Encourage Sustainable Housing Practices	▪ Promote energy-efficient building standards and sustainable construction practices.
	▪ Incentivize the use of renewable energy sources in new housing developments.
Support Housing for Diverse Populations	▪ Ensure housing options are available for various demographics, including seniors, families, and individuals with disabilities.
	▪ Implement Universal Design principles to accommodate diverse needs.
Coordinate Housing Development with Infrastructure Capacity	▪ Conduct infrastructure capacity assessments to ensure that utilities and services can support new housing. ▪ Plan for phased development to align housing growth with infrastructure improvements.

MOVING FORWARD.....

PCHTF reviewed the housing policies and actions in the 2012 Comprehensive Plan as well as the 2022 Housing Needs Assessment conducted by Pattern for Progress.

Based on these documents along with the preliminary set of housing needs (see Slide 15), the following slides present a set of affordable housing policies and actions that the Task Force recommends to the Village of Port Chester as meriting further evaluation during the forthcoming update to the Comprehensive Plan.

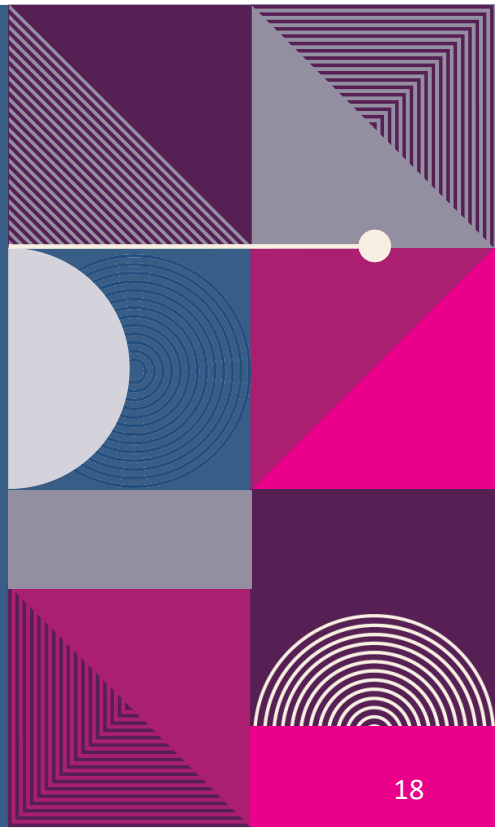


17

MOVING FORWARD.....

FINDINGS AND RECOMMENDATIONS
INCREASE AFFORDABLE HOUSING SUPPLY

- Require deeper levels of affordability or tiered affordability as part of the Village's Inclusionary Housing requirements
- Establish a community land trust
- Require higher commitments of affordable housing production for any PILOT award
- Change zoning to enable higher and medium density housing in areas where appropriate and with deeper levels of affordability required
  - Evaluate potential for higher affordability requirements in zones currently allowing for high densities (i.e. CD-6, CD-6T)
  - Identify other areas / zoning districts suitable for density bonuses in exchange for affordable housing production
- Make it easier for homeowners to construct accessory dwelling units on their property
  - Identify funding programs (such as Habitat for Humanity's Plus One ADU Program) that could provide financial assistance for ADU construction to low and middle-income households



18

MOVING FORWARD….

FINDINGS AND RECOMMENDATIONS
ADDRESS DISPLACEMENT IMPACTS OF NEW DEVELOPMENT AND RISING HOUSING COSTS

- Require developers to mitigate displacement Impacts through monetary compensation, relocation referrals, advertise new units to former residents, and contribute to the Fair MitigationFund
  - Establish entity or staff to monitor receipt and disbursement of displacement relief funds
  - Evaluate legal viability of prioritizing displaced persons for affordable units
- Prioritize affordable units for Local Preference: Consider incorporating a small percentage of affordable units for Port Chester residents without changing the current demographics to avoid Fair Housing litigation.
- Provide financial assistance to lower-income residents for repairing older homes

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MOVING FORWARD…

FINDINGS AND RECOMMENDATIONS
EXPAND OPPORTUNITIES FOR AFFORDABLE HOMEOWNERSHIP

- Support the creation of a Community Land Trust
- Solicit developers to create multi-family cooperative ownership or condo model housing with the inclusion of some affordable homeownership units
- Promote the construction of 2 or 3 family owner-occupied homes
- Work with a non-profit partner to provide homeownership educational classes that cover purchasing and maintaining a home

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MOVING FORWARD…

FINDINGS AND RECOMMENDATIONS
EXPAND OPPORTUNITIES FOR AFFORDABLE HOMEOWNERSHIP

- Support the creation of a Community Land Trust
- Solicit developers to create multi-family cooperative ownership or condo model housing with the inclusion of some affordable homeownership units
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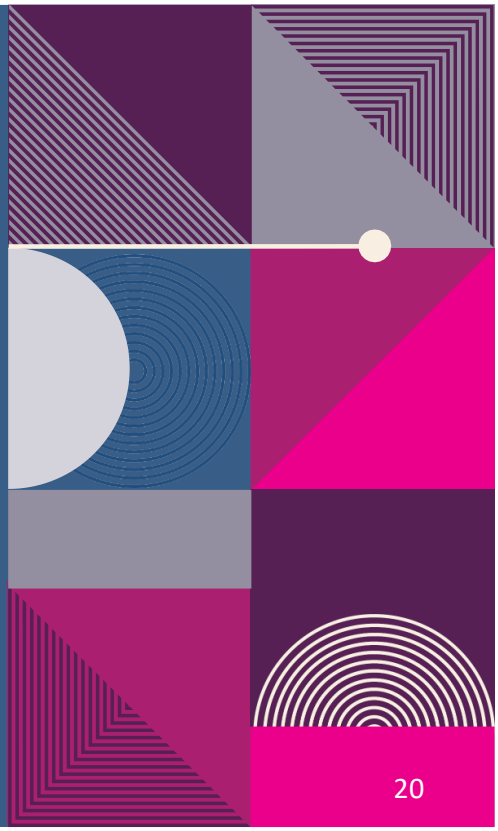
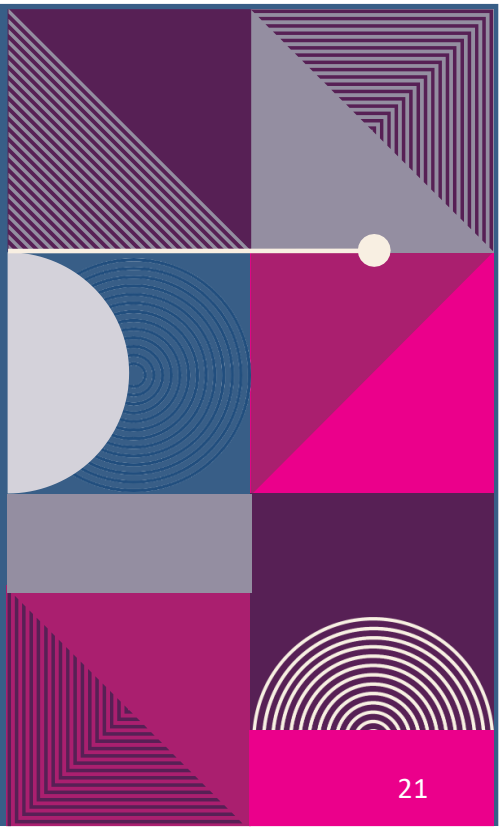


MOVING FORWARD…

FINDINGS AND RECOMMENDATIONS
SUPPORT THE DEVELOPMENT OF AFFORDABLE HOUSING FOR SENIORS AND VETERANS

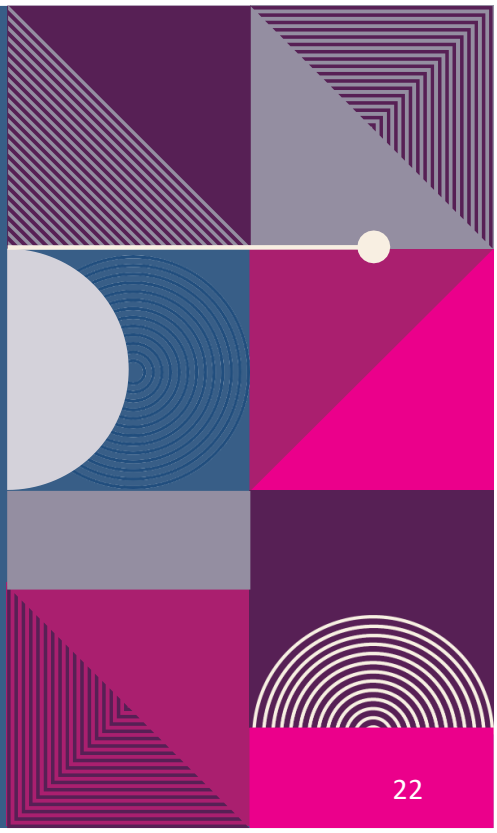
- Provide developers with density bonuses for housing projects that include a set percentage of units reserved as affordable Senior and Veteran housing and Supportive Housing.
- Solicit development proposals for Senior and Veteran housing on any publicly owned sites deemed appropriate for the development of multi-family housing
- Streamline development approval process for adaptive reuse of existing buildings for affordable Senior and Veteran housing
- Work with private property owners to apply for a Restore NY grant to adaptively reuse vacant buildings for affordable Senior and Veteran housing



MOVING FORWARD…

FINDINGS AND RECOMMENDATIONS
INCREASE SUPPORT AND AWARENESS OF AFFORDABLE HOUSING NEEDS

- Assign a housing coordinator (or engage an external entity) to monitor housing needs, manage affordable housing units, and track affordable housing financing opportunities.
- Provide a dedicated page on the Village website that includes information on housing resources in both English and Spanish
- Undertake a study focused on the unique housing needs of the Village's immigrant population



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MINUTES
BOARD OF TRUSTEES
AGENDA WORK SESSION
VILLAGE HALL CONFERENCE ROOM
222 GRACE CHURCH STREET
VILLAGE OF PORT CHESTER, NEW YORK
MEETING HELD ON JULY 1, 2026 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	Philip Dorazio
Trustee	John Allen
Trustee	Nancy F. Naulaguari
Trustee	Sylvia Dundon
Trustee	Richard Abel
Trustee	George Ford

ALSO PRESENT:

Village Clerk, Janusz R. Richards
Village Manager, Stuart Rabin
Corporation Counsel, Attorney Anthony Provenzano
Village Treasurer, Anthony Siligato
Village Attorney, James Carpiniello
Director of Planning and Economic Development, Greg Cutler
Deputy Village Attorney, Calli Jones
Chief of Police, Christopher M. Rosabella
Police Captain, Charles J. Nielsen

On motion of TRUSTEE DORAZIO, seconded by TRUSTEE DUNDON the meeting was declared open at 07:22 p.m.

ROLL CALL

AYES: Trustees Dorazio, Allen, Dundon, Ford, Abel, Naulaguari and Mayor Marino.
NOES: None.
ABSTAIN: None.
RECUSE: None.
ABSENT: None.

DATE: July 1, 2026.

Add-on Resolution

Following the Executive Session at the start of the meeting, Mayor Marino asked for a motion to add-on a resolution approving Settlement with the City of Rye.

There being no objection TRUSTEE DORAZIO, made a motion, seconded by TRUSTEE ALLEN, for such a resolution, the motion was approved for such a resolution, which received the unanimous vote of all those present.

ROLL CALL

AYES: Trustees Dorazio, Allen, Dundon, Ford, Abel, Naulaguari and Mayor Marino.
NOES: None.
ABSTAIN: None.
RECUSE: None.
ABSENT: None.

DATE: July 1, 2026.

RESOLUTION 01

APPROVING A SETTLEMENT AGREEMENT WITH THE CITY OF RYE REGARDING ARTICLE 78 LITIGATION CHALLENGING THE VILLAGE'S FORM-BASED ZONING CODE

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

WHEREAS, the City of Rye commenced an Article 78 proceeding in the Supreme Court of the State of New York, County of Westchester, captioned *City of Rye v. Village of Port Chester and Board of Trustees of the Village of Port Chester*, Index No. 52444/2021, challenging the Board of Trustees' adoption of the Form-Based Zoning Code; and

WHEREAS, the Village and the City of Rye have negotiated a proposed Settlement Agreement to resolve the pending litigation without the expense, uncertainty, and delay associated with continued litigation; and

WHEREAS, the Board of Trustees has reviewed the proposed Settlement Agreement, which provides, among other things, that: (i) the developer of the former United Hospital site shall make a payment of $107,000 to the City of Rye for traffic improvement measures within twenty (20) business days following the effective date of the Settlement Agreement; (ii) upon receipt of such payment, the Village may file a Stipulation of Discontinuance with Prejudice of the pending Article 78 proceeding; (iii) the Board of Trustees shall continue to implement its Fair Share Fund with respect to reasonably required improvements and mitigation measures to address traffic impacts of developments proposed under the Form-Based Zoning Code; and (iv) subject to receipt of the payment, the City of Rye agrees not to institute, commence, or maintain any legal or equitable action or proceeding against the Village, including the Board of Trustees, or the developer of the former United

Hospital site with respect to the developer's proposed amendment of the Form-Based Zoning Code and site plan for the Fourth Revised Project; and

WHEREAS, the Board of Trustees has determined that entering into the Settlement Agreement is in the best interests of the Village because it resolves the pending litigation, avoids the expense and uncertainty of continued litigation, and advances the timely implementation of traffic improvement measures.

NOW, THEREFORE, BE IT

RESOLVED, that the Board of Trustees hereby approves the Settlement Agreement between the Village of Port Chester and the City of Rye substantially in the form presented to the Board; and be it further

RESOLVED, that the Mayor is hereby authorized to execute the Settlement Agreement on behalf of the Village, together with such non-material modifications as the Village Attorney deems necessary or appropriate, provided that such modifications do not materially alter the intent or substance of the Settlement Agreement; and be it further

RESOLVED, that the Village Attorney, Village Manager, and such other Village officials as may be necessary are hereby authorized to execute any additional documents and take any further actions necessary or appropriate to implement the Settlement Agreement and effectuate the intent of this Resolution.

Approved as to Form:



James R. Carpiniello, Village Attorney

ROLL CALL

AYES: Trustees Dorazio, Allen, Dundon, Ford, Abel, Naulaguari and Mayor Marino.
NOES: None.
ABSTAIN: None.
RECUSE: None.
ABSENT: None.

DATE: July 1, 2026.

SETTLEMENT AGREEMENT

1. This Settlement Agreement is between the Village of Port Chester and the Board of Trustees of the Village of Port Chester (individually, the "Board of Trustees," and collectively, the "Village") and the City of Rye, referred collectively to as the "Parties."

Background

2. In 2018, the Village proposed to adopt an Amended Zoning Code and Official Zoning Map, together called the Form-Based Zoning Code (the "Form-Based Code"), to replace the existing zoning code and map. Pursuant to the State Environmental Quality Review Act ("SEQRA"), the Board of Trustees on September 20, 2018, designated itself as lead agency for the proposed action (the adoption of a new zoning code), issued a positive declaration requiring preparation of a Generic Environmental Impact Statement ("GEIS"), and on December 17, 2018, adopted a Scoping Document for the Draft GEIS.

3. The Board of Trustees issued for public review and comment a Draft GEIS on November 4, 2019, and held a public hearing for the document on November 18, 2019. The public comment period for the Draft GEIS remained open until December 23, 2019. On March 25, 2020, the Board of Trustees issued a Final GEIS for public review and comment and held a public hearing on that document on April 20, 2020 (the hearing was virtual due to the COVID-19 pandemic); the public comment period extended until April 30, 2020. On May 20, 2020, the Board of Trustees issued a SEQRA Findings Statement for the Form-Based Code and adopted the Amended Zoning Code and Official Zoning Map (*i.e.*, the Form-Based Code).

4. The Findings Statement for the Form-Based Code detailed, among other things, the results of a traffic analysis undertaken for key intersections along Boston Post Road based on a projected 20-year build-out under the Form-Based Code. The Findings Statement concluded that, with the implementation of mitigation measures, overall traffic conditions would generally improve compared to the existing baseline. However, it also

concluded that several intersections currently experiencing congestion would continue to operate at unacceptable levels. To address the interplay of these factors, the Findings Statement provided that future developments affecting these intersections must make a "fair share" contribution to a fund that would be used to mitigate cumulative impacts on the transportation network (the "Fair Share Fund"). A given project's required contribution to the Fair Share Fund depends on its anticipated traffic generation during peak traffic hours, and may be as high as $5,000 per peak hour trip. Developers must make an initial payment into the Fair Share Fund when they obtain a building permit for vertical construction; the remaining amount is due upon receipt of a certificate of occupancy.

5. To ensure the Fair Share Fund would adequately mitigate traffic impacts, the Village undertook a Master Transportation Study. The study sought to identify impacts associated with varying build-out timelines and the implementation of mitigation measures. The first stage of this study, the Midland Avenue Corridor Study, was crafted specifically to address concerns raised by the City of Rye. It was completed in late 2021 and determined that mitigation was required—specifically, the installation of traffic signals at the intersection of Midland Avenue and the I-95 southbound ramps. In accordance with the Findings Statement and the Final GEIS, the costs of this improvement will be funded through the Fair Share Fund.

6. In 2024, the Village's consultants prepared the Area Traffic and Transportation Study—the second stage of the Master Transportation Study—to build on the Midland Avenue Corridor Study. It sets forth a number of additional recommended improvements and mitigation measures that may be needed to address potential traffic impacts from the build-out under the Form-Based Code, all of which will be financed by the Fair Share Fund.

7. On March 3, 2021, the City of Rye filed an Article 78 proceeding in the New York State Supreme Court in the County of Westchester, challenging the adoption of the Form-Based Code (the "Article 78 Proceeding"). The City of Rye's petition asserted that neither the Draft GEIS nor the Final GEIS contained an adequate traffic impact study and that, due to this alleged inadequacy, the Village's referral of the Form-Based Code to the County of Westchester Planning Board under General Municipal Law § 239 was insufficient. The Article 78 Proceeding was repeatedly adjourned until May 11, 2026, when the Supreme Court directed the Village to submit a motion to dismiss or answer by June 8, 2026. On June 8, 2026, the Village moved to dismiss the Article 78 Proceeding. The City filed opposition to the Village's motion to dismiss on June 18, 2026, and the Village filed reply papers in support of its motion on June 23, 2026. The matter was returnable on June 24, 2026.

8. Since the Village's adoption of the Form-Based Code, twenty-one developments have proceeded under it, four of which have been completed, with the remainder at various stages of review, demolition, or construction.

The United Hospital Project

9. On March 6, 2017, the Board of Trustees, after issuance of a Draft EIS and Final EIS and public review and comment thereon, adopted a Findings Statement pursuant to SEQRA with respect to the petition of PC 406 BPR, L.L.C. and PC 999 High Street Corp. (the "Initial Developer") to amend the former Planned Mixed Use ("PMU") Zoning District for the approximately 15.5-acre former United Hospital site (the "UH Site"). The Findings Statement authorized, among other things, a mixed-use development of up to a Floor Area Ratio of 1.6.

10. Also on March 6, 2017, the Board of Trustees issued a conceptual site plan approval for mixed-use development of the UH Site, anticipated to include 230 age-

restricted residential dwelling units and 500 non-age restricted residential dwelling units; approximately 90,000 square feet ("sf") for retail restaurants uses and 217,000 sf for medical offices and wellness uses; and a 135-key limited-service hotel, along with structured and surface parking and open space (the "Initial Project").

11. The March 6, 2017 Findings Statement identified several improvements and mitigation measures to address potential traffic impacts of the Initial Project, including impacts within the City of Rye. It provided that any site plan approval for the Initial Project by the Board of Trustees would be subject to these requirements.

12. It also specifically required that the Initial Developer make the following payments to the City of Rye upon the Village's issuance of the first certificate of occupancy for the development to address potential traffic impacts to the municipality:

a. $22,500 payable towards the installation of a roundabout at the intersection of Purchase Street and Ridge Street/Hillside Road/Wappanocca Avenue.

b. $34,500 payable towards the installation of intersection improvements at the intersection of Midland Avenue and Peck Avenue.

c. $50,000 payable towards the installation of traffic-calming measures in the Rye Park neighborhood.

13. After the 2017 Findings Statement was issued, the UH Site was sold to Boston Road Owner, LLC (the "Developer"), which in 2021 applied for a zoning text amendment as well as site plan and subdivision approvals for redevelopment of the UH Site. The Developer's revised plan envisioned 775 multi-family dwelling units, approximately 18,000 sf of retail/restaurant use, a 120-key limited-service hotel, an independent and assisted living facility with 90 senior (over 55 years of age) independent living units and 110 assisted living units, as well as structural and surface parking, and

open space (the "Revised Project"). The requested zoning amendment, as relevant here, related to the classification of the assisted living facility and locating commercial uses on the UH Site. It did not increase allowable density.

14. On March 21, 2022, the Board of Trustees adopted an Amended Findings Statement for the Revised Project and approved the zoning text amendment.

15. On October 17, 2022, the Board of Trustees adopted a Second Amended Findings Statement for a more refined site plan (the "Second Revised Project"). On the same day, the Board of Trustees also issued site plan approval for the Second Revised Project.

16. On December 16, 2024, the Board of Trustees adopted a Third Amended Findings Statement and issued site plan approval for the Developer's proposal to add 182 multi-family residential units, parking, and several other minor refinements to the UH Site development (the "Third Revised Project").

17. Each of the four Findings Statements for the proposed redevelopment of the UH Site contains the requirement that the Developer (including the Initial Developer) make payments to the City of Rye for traffic improvement measures, as set forth in Paragraph 12, above. The amended site plan approvals also retain this requirement, even though the Third Revised Project is projected to generate materially fewer vehicular trips during the morning, evening, midday and Saturday peak hours than the Initial Project.

18. On May 22, 2026, the Developer submitted to the Village an application for an amendment to the Form-Based Code and the 2024 site plan approval that would allow it to eliminate the assisted living component of the proposed development; add additional senior independent units and a limited number of market-rate units; and reduce on-site retail (the "Fourth Revised Project"). Per the materials submitted by the Developer, the

Fourth Revised Project is anticipated to produce slightly less traffic than the Third Revised Project.

Reason for this Settlement

19. The City of Rye prefers to avoid protracted litigation over the Form-Based Code. With this Settlement Agreement, the City of Rye will receive a one-time payment from the Developer shortly after the execution of this Settlement Agreement in the amount of $107,000, which constitutes the amount set forth in each of the SEQRA Findings Statements and site plan approvals for the UH Site redevelopment. This arrangement will expedite the City of Rye's receipt of such funds and the implementation of traffic improvement measures, which otherwise would not have been paid until the Developer received a certificate of occupancy for the redevelopment, which will not occur before 2027. The Village, while disagreeing with the City of Rye's position in its Article 78 Proceeding, also prefers to avoid extended litigation and any risk to the Form-Based Code, given that both the Village and developers have relied extensively on its continuation. Accordingly, the Parties have agreed to the following terms.

Specific Terms and Conditions

20. The Specific Terms and Conditions of this Settlement Agreement are as follows:

a. The Developer of the UH Site will pay the City of Rye $107,000 for traffic improvement measures within twenty (20) business days of the effective date of this Agreement (*i.e.*, when approved by both the City Council of the City of Rye and the Board of Trustees of the Village of Port Chester).

b. The City of Rye agrees that, upon such payment, the Village may file the annexed Stipulation of Discontinuance with Prejudice of the Article 78

Proceeding. Pending such payment, the Stipulation shall be held in escrow by counsel for the Village.

21. Consistent with the Findings Statement for the Form-Based Code, the Board of Trustees shall continue to implement its Fair Share Fund with respect to reasonably required improvements and mitigation measures to address traffic impacts of developments proposed under the Form-Based Code.

22. Subject to receipt of the payment set forth in Paragraph 20, above, the City of Rye specifically agrees not to institute, commence or maintain any legal or equitable action or proceeding of any character whatsoever against the Village of Port Chester, including the Board of Trustees, or the Developer, with respect to the Developer's May 2026 proposed amendment of the Form-Based Code and site plan for the Fourth Revised Project.

23. Any notice, information, document, or request required or desired to be given pursuant to this Agreement shall be made in writing and shall be given electronically and by first class mail addressed to the Party who is to receive same as follows, or to such address as either Party shall notify the other Parties of by notice given in accordance with this provision:

As to the Village of Port Chester:

Stuart L Rabin
Village Manager
Village Hall
222 Grace Church Road
Port Chester, NY 10573
csteers@portchesterny.com

Village Attorney
Village Hall
222 Grace Church Road
Port Chester, NY 10573

Gregory Cutler
Director of Planning and Economic Development

Village Hall
222 Grace Church Road
Port Chester, NY 10573
gcutler@portchesterny.com

As to the City of Rye:

Rye City Hall
1051 Boston Post Road
Rye, NY 10580

Kristen K. Wilson
Corporation Counsel
Rye City Hall
1051 Boston Post Road
Rye, NY 10580

Christian K. Miller
Planner
Rye City Hall
1051 Boston Post Road
Rye, NY 10580

24. Neither this Agreement nor any term set forth herein may be changed, waived, amended, discharged, or terminated except by in writing and signed by the Parties.

25. This Agreement has been negotiated at arm's length between and among persons sophisticated and knowledgeable in the matters dealt with in this Agreement. In addition, this Agreement was drafted by experienced and knowledgeable legal counsel for each of the Parties. Accordingly, none of the Parties shall be presumptively entitled to have any provisions of the Agreement construed against the other Parties in accordance with any rule of law, legal decision or doctrine.

26. The waiver by any Party of a breach by any other Party of any provision of this Agreement shall not operate or be construed as a waiver of any subsequent breach. Any waiver by a Party of a breach shall be effective only if made in writing and duly executed by the Party alleged to have waived the breach.

27. This Agreement is intended by the Parties as a final expression of their agreement and is intended to be a complete and exclusive statement of the agreement and

understanding of the Parties with respect to the subject matters contained herein. This Agreement supersedes all prior promises, representations, warranties, agreements, understandings, and undertakings between the Parties with respect to such subject matters and there are no promises, representations, warranties, agreements, understandings, or undertakings with respect to such subject matters other than those set forth or referred to herein.

28. If any provision of this Agreement, or the application thereof, shall for any reason or to any extent be construed by a court of competent jurisdiction to be invalid or unenforceable, then the remainder of this Agreement (and application of the remaining provisions to other circumstances), shall remain in full force and effect and be interpreted so as best to reasonably accomplish the intent of the Parties.

29. The Parties agree that this Agreement is the result of a compromise of disputed issues and that the execution and delivery of this Agreement by the Parties shall not constitute or be construed as an admission of any liability, a course of performance, or wrongdoing on the part of any party.

30. This Agreement is executed voluntarily by each of the Parties without any duress or undue influence on the part, or on behalf, of any of them. The Parties represent and warrant to each other that they have read and fully understand each of the provisions of this Agreement and have relied on the advice and representations of competent legal counsel of their own choosing in connection with the negotiation and execution of this Agreement.

31. This Agreement shall be interpreted and enforced pursuant to the laws of the State of New York.

32. Any action pertaining to this Agreement shall be commenced and prosecuted in the New York State Supreme Court in the County of Westchester.

33. This Agreement may be signed in multiple counterparts and the separate signature pages executed by the Parties may be combined to create a document binding on all of the Parties and together shall constitute one and the same instrument.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date set forth opposite the respective signatures below.

THE BOARD OF TRUSTEES OF THE VILLAGE OF PORT CHESTER

By: _____

Name: _____

Title: _____

Dated: _____

THE CITY COUNCIL OF THE CITY OF RYE

By: _____

Name: _____

Title: _____

Dated: _____

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF WESTCHESTER

---------- x

CITY OF RYE,

Petitioner, Index No.: 52444/2021

For Judgment Pursuant to Article 78 of the New York Civil Practice Law and Rules, (Loehr, J.)

STIPULATION DISCONTINUING ACTION WITH PREJUDICE

-against -

VILLAGE OF PORT CHESTER and BOARD OF TRUSTEES OF THE VILLAGE OF PORT CHESTER,

Respondents
.

---------- x

IT IS HEREBY STIPULATED AND AGREED, by and between the undersigned counsel for Petitioner, CITY OF RYE, and Respondents, VILLAGE OF PORT CHESTER and BOARD OF TRUSTEES OF THE VILLAEGE OF PORT CHESTER, that whereas no party is an infant or incompetent person for whom a committee has been appointed or conservatee and no person not a party has an interest in the subject matter of the action, this action, together with any and all cross-claims and counterclaims, is hereby discontinued with prejudice and without costs or fees to any party; and

IT IS FURTHER STIPULATED AND AGREED that electronic and/or facsimile signatures shall be deemed originals for purposes hereof. This Stipulation may be executed in counterparts and may be filed without further notice with the Clerk of the Court.

Dated: July __, 2026

By: _____
Kristen K. Wilson
Attorney for Petitioner
1051 Boston Post Road
Rye, New York 10580
(914) 967-7074
kwilson@ryeny.gov

By: _____
Mark A. Chertok
Claire McNulty
Attorneys for Respondents
SIVE, PAGET & RIESEL, P.C.
560 Lexington Avenue, 15th Floor
New York, New York 10022
(646) 378-7228
mchertok@sprlaw.com

DISCUSSIONS

The Board discussed the following items:

Customer Experience Survey

Initial survey rollout will focus on two departments the Village Clerk and the Senior Community Center. The Village Manager will work on refining the survey before broader implementation in about three to four weeks. The Board emphasized the importance of improving service based on community feedback.

Housing Task Force

The Board will review the report received in April regarding affordable housing and determine next steps. The Mayor will come back with a date for the Work Session.

N. Main Street & Comly Avenue Pump Station Engineering Report and Bond Resolution

The Board will have a Bond Resolution on the July 6, 2026 agenda to fund the repair of the N. Main Street and Comly Avenue Pump Station.

Discussion to consider free parking on Juneteenth

The Deputy Village Attorney will draft a Local Law for review and future action.

Adoption of the new property tax exemption for Veterans who are 100% disabled due to military service. FY 2026-27 budget amended NYS RPTL §458-a(11) (chapter 59 part EE) giving local municipalities the "opt in" option.

Trustee Dorazio and Village Attorney will provide additional information for July 29, 2026 Agenda as a discussion item.

Protocol for Trustee meetings with staff & Policy regarding notification when individual board members meet with staff and other board member attendance

Following a brief discussion with the Village Corporation Counsel, Attorney Anthony Provenzano stated that the Board should follow the Village Code.

REPORT OF THE VILLAGE MANAGER

The Village Manager started by announcing the July 4th Celebrations will begin at 6:00pm at the High School, with a great program to take place. The Manager reported that the Recreation Park Ballfield Project will cost anywhere between $100,000 to $200,000, and he asks for additional guidance from the Board.

RESOLUTIONS

RESOLUTION #2

AWARDING BID 2026-10 – COMPREHENSIVE LOCKSMITH SERVICES TO EAST COAST LOCK AND ALARM LLC

On motion of TRUSTEE DORAZIO, seconded by TRUSTEE FORD, 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 No. 2026-10 – Comprehensive Locksmith Services; and

WHEREAS, the Village received two (2) bids; and

WHEREAS, Village staff has reviewed the bids and recommends that the Board award the bid to East Coast Lock and Alarm, LLC, the bidder with the lowest rates and the only bid which meets all the specifications as set forth in the bid documents; and

Now, therefore, be it

RESOLVED, that the Board of Trustees hereby awards Bid No. 2026-10 – Comprehensive Locksmith Services to East Coast Lock and Alarm, LLC, 551 Horsepound Road, Carmel, New York 10512 (the "Contractor"); and be further

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

Approved as to Form:



James R. Carpiniello, Village Attorney

ROLL CALL

AYES: Trustees Dorazio, Allen, Dundon, Ford, Abel, Naulaguari and Mayor Marino.
NOES: None.
ABSTAIN: None.
RECUSE: None.
ABSENT: None.

DATE: July 1, 2026.

RESOLUTION #3

ESTABLISH CAPITAL PROJECT & BUDGET – #2026-301
VILLAGE HALL HVAC SERVER ROOM

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

WHEREAS, to facilitate the replacement of an existing air conditioning unit in the Village Hall 2nd floor server room including electrical and incidental improvements and related costs, Capital Project #2026-301 will be established with funding in the amount not to exceed of $35,000 appropriated unassigned general fund balance as a transfer to capital projects fund. 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 #2026-301 (Village Hall HVAC Server Room) as follows:

GENERAL FUND

Revenues:		
A.4995	Appropriated Fund Balance	$35,000
Appropriations:		
A.9900.900	Transfer to Capital	$35,000

CAPITAL FUND

Revenues:

H.5031.2026.301	Transfer from General	$35,000

Appropriations:

H.1621.400.2026.301	Vlg Hall-HVAC Server Room	$35,000

Approved as to Form:



James R. Carpiniello, Village Attorney

ROLL CALL

AYES: Trustees Dorazio, Allen, Dundon, Ford, Abel, Naulaguari and Mayor Marino.
NOES: None.
ABSTAIN: None.
RECUSE: None.
ABSENT: None.

DATE: July 1, 2026.

CORRESPONDENCES

From Don Bosco requesting host a Community Health Fair and Family Wellness Walk on September 19, 2026

The Board referred the correspondence to staff without objection.

From Rev. Franco Pinto, SDB Inviting Mayor & BOT to annual family celebration - The Festa Junina

The Board referred the correspondence to staff without objection.

Add-on Correspondence

Following the Correspondence Session of the meeting, Mayor Marino asked for a motion to add-on one correspondence from Attorney Daniel Patrick of Cuddy & Feder, LLP on behalf of 28 Pearl Street Development LLC.

There being no objection TRUSTEE DORAZIO, made a motion, seconded by TRUSTEE FORD, for such a motion, the motion failed, as it did not receive the unanimous vote of all those present.

ROLL CALL

AYES: Trustees Dorazio, Allen, Dundon, Ford, Naulaguari and Mayor Marino.
NOES: Trustee Abel.
ABSTAIN: None.

RECUSE: None.
ABSENT: None.

DATE: July 1, 2026.

From Attorney Daniel Patrick of Cuddy & Feder, LLP on behalf of 28 Pearl Street Development LLC, requesting a waiver of the time limitations for construction noise at 28 Pearl Street

After failing the Add-On motion, the correspondence was moved to the July 6, 2026 Agenda.

AGENDA – WORK SESSION

The Board had an opportunity to review the agenda items presented for the July 7, 2026 Board Meetings.

TRUSTEE DORAZIO, made a motion to approve the following agendas for July 7, 2026 as presented below, seconded by TRUSTEE FORD. The motion was adopted by the Board of Trustees of the Village of Port Chester, New York:

ROLL CALL

AYES: Trustees Dorazio, Allen, Dundon, Ford, Abel, Naulaguari and Mayor Marino.
NOES: None.
ABSTAIN: None.
RECUSE: None.
ABSENT: None.

DATE: July 1, 2026.

VILLAGE OF PORT CHESTER
BOARD OF TRUSTEES
Regular Meeting
Monday, July 6, 2026 at 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

I	**CALL TO ORDER / PLEDGE OF ALLEGIANCE**
II	**PRESENTATION**
1	Susan-Anne Cosgrove on behalf of the Port Chester Girl Scouts regarding the installation of a Clay Mural on the side of the Girl Scout House facing Putnam Avenue
2	By Taxi Commission Chair, Paul Gerardi
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 345, “Zoning,” adding a new subsection to 345-805 G (4) Requiring Fair Share Mitigation Payments.
IV	**MINUTES**
1	Approval of June 9, 2026 and June 15, 2026 minutes
V	**PUBLIC COMMENTS**
VI	**REPORT OF THE VILLAGE MANAGER**
VII	**RESOLUTIONS**
1	From Harry Howard Hook and Ladder Co. No. 1 on the Election of Karim Washington to active membership
2	From Fire Patrol and Rescue Co. No. 1 on the Election of Ryan Morgan to active membership
3	From Brooksville Engine and Hose Co. No. 5 on the Election of Zachary Santoro to active membership
4	Awarding RFP 2026-04 For Desktop, Network and Server Administration and Support to DCC, Inc., DBA. Delzotto Consulting
5	Establish Capital Project #2026-302 (2026 STREET PAVING PROGRAM) in the amount of $1,760,000.
6	Awarding BID No. 2026 -07 - 2026 Paving Program – To Laura Li Industries, LLC in the amount of $1,643,130
7	Awarding BID No. 2026 -09 - Bulkhead Railing Repair to Giacorp Contracting, Inc. in the amount of $59,600.00
8	Establish Capital Project #2026-303 (IMPROVING DOWNTOWN AESTHETICS) in the amount of $35,000.
9	Budget Amendment – Fiscal Year 2026-27 General Fund – DPW Equipment (Street Paint Machine Melter & 40 yards Rolloff Containers) in the amount of $50,000.
10	Bond Resolution – Reconstruction of the Sanitary Sewer System – Phase 3 in the amount of $16,100,000.
11	Bond Resolution – N Main St & Comly Ave Sewer Pump Station Improvements in the amount of $5,250,000.
12	Authorizing Agreement with the Port Chester-Rye Brook-Rye Town Chamber of Commerce for the Chamber to promote local economic development and public benefit services in consideration of $10,000 from the Village
13	Appointing members of the Port Chester Veterans Advisory Commission

14	Authorizing Amendment No. 1 to the agreement with the Research Foundation for Mental Hygiene, Inc., previously approved by Resolution No. 02 Adopted March 2, 2026, for additional NY Cares Up grant funding to the Port Chester Police Department
VIII	**CORRESPONDENCE**
1	Request from Mayor Marino to raise the Peruvian flag at the flagpole in Liberty Square, Port Chester on Tuesday, July 28, 2026 at 6:00pm
2	From Mellor Engine and Hose, Co. No. 3 on the expulsion of Alejandro Leyva
3	From Attorney Daniel Patrick of Cuddy & Feder, LLP on behalf of 28 Pearl Street Development LLC, requesting a waiver of the time limitations for construction noise at 28 Pearl St.
IX	**PUBLIC COMMENTS AND BOARD COMMENTS**
X	**PROPOSED EXECUTIVE/CLOSED SESSION**
1	

MOTION FOR EXECUTIVE SESSION

At 09:02 p.m., on motion of TRUSTEE DORAZIO, seconded by TRUSTEE FORD the Board adjourned into an executive session to;

- Consult with Village Manager regarding the employment of a particular person

ROLL CALL

AYES: Trustees Dorazio, Allen, Dundon, Ford, Abel, Naulaguari and Mayor Marino.
NOES: None.
ABSTAIN: None.
RECUSE: None.
ABSENT: None.

DATE: July 1, 2026.

ALSO PRESENT:
Village Manager,
Corporation Counsel, Attorney Anthony Provenzano
Village Attorney, James Carpiniello

No action was taken in executive session.

At 09:52 p.m., a motion to come out of executive session was made by TRUSTEE DORAZIO, seconded by TRUSTEE FORD, the Board of Trustees closed the executive session.

ROLL CALL

AYES: Trustees Dorazio, Allen, Dundon, Ford, Abel, Naulaguari and Mayor Marino.
NOES: None.
ABSTAIN: None.
RECUSE: None.
ABSENT: None.

DATE: July 1, 2026.

Mayor Marino asked for a motion to adjourn the meeting.

On a motion of TRUSTEE DORAZIO, seconded by TRUSTEE FORD, the meeting was adjourned at 09:07 p.m.

ROLL CALL

AYES: Trustees Dorazio, Allen, Dundon, Ford, Abel, Naulaguari and Mayor Marino.
NOES: None.
ABSTAIN: None.
RECUSE: None.
ABSENT: None.

DATE: July 1, 2026.

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 JULY 6, 2026 AT 7:00 PM

The 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	Philip Dorazio	
Trustee	John Allen	(Arrived at 07:10 p.m.)
Trustee	Nancy F. Naulaguari	
Trustee	Sylvia Dundon	
Trustee	Richard Abel	
Trustee	George Ford	

ALSO PRESENT:

Village Clerk, Janusz R. Richards
Village Manager, Stuart Rabin
Corporation Counsel, Attorney Anthony Provenzano
Village Treasurer, Anthony Siligato
Village Attorney, James Carpiniello Via Videoconference
Director of Planning and Economic Development, Greg Cutler
Deputy Village Attorney, Calli Jones

On motion of TRUSTEE DORAZIO, seconded by TRUSTEE DUNDON the meeting was declared open at 07:00 p.m.

ROLL CALL

AYES: Trustees Dorazio, Dundon, Ford, Abel, Naulaguari and Mayor Marino.
NOES: None.
ABSTAIN: None.
RECUSE: None.
ABSENT: Trustee Allen.

DATE: July 6, 2026.

At the start of the meeting, Mayor Marino asked for a moment of silence in memory of Louis Larizza who passed away peacefully on July 1, 2026.

While his professional accomplishments were remarkable, Lou measured success not by the buildings he constructed, but by the lives he was able to impact. A lifelong champion of Port Chester, Lou believed deeply in giving back to the community he loved, and his generosity and unwavering commitment enriched the lives of countless individuals. He believed every child deserved an opportunity to succeed and was especially passionate about supporting local youth through athletics, education, mentorship, and community programs. Seeing young people thrive brought Lou and his family immeasurable joy and remained one of his proudest accomplishments.

PRESENTATION

Susan-Anne Cosgrove on behalf of the Port Chester Girl Scouts regarding the installation of a Clay Mural on the side of the Girl Scout House facing Putnam Avenue

The Port Chester Girl Scouts gave the following presentation.



Why a Clay Mural?

- Creating a clay mural will provide a unique, multifaceted opportunity to strengthen our community by recruiting new Girl Scouts, engaging current members, reconnecting with alumnae, and building relationships with local residents. Through the collaborative creation of a lasting piece of public art, we will raise awareness of Port Chester/Rye Brook Girl Scouts while fostering community pride and connection for years to come..



Clay Art Center - Mosaics
Additional examples

Clay Mural Details

- Located on the left side exterior facing Putnam Ave. the mural will attract interest from pedestrians & motorists alike and remind everyone of Girl Scouts commitment to our community.
- The approximate size will be *4'H X 10'W*- located between the 2 exterior boarded up windows
- The themes of the mural will include: Girl Scout activities, GS Participation levels and "Brand Awareness" for Girl Scouts







By Taxi Commission Chair, Paul Gerardi

This presentation was moved to the July 29, 2026 meeting.

AFFIDAVIT OF PUBLICATION AND NOTICE OF PUBLICATION RE:

PUBLIC HEARING # 1

The following Public Notices were duly published in the Journal News on June 5, 2026, certified by Linda Tutt, Principal Clerk of The Journal News

PUBLIC NOTICE

PUBLIC NOTICE is hereby given that the Board of Trustees hereby sets a public hearing for July 6, 2026 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," adding a new subsection to 345-805 G (4) requiring Fair Share Mitigation Payments, and refers the proposed local law to the Westchester County Planning Board and the Village of Port Chester Planning Commission.

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: GCutler@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: June 5, 2026

AVISO PUBLICO

POR LA PRESENTE SE DA AVISO PÚBLICO que la Junta de Síndicos establece una audiencia pública para el 6 de julio de 2026 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, considerar la conveniencia de adoptar una ley local que enmiende el Código del Pueblo de Port Chester, Capítulo 345, "Zonificación," agregando un nuevo subapartado a 345-805 G (4) que requiera Pagos de Mitigación de Participación Equitativa, y remite la propuesta de ley local a la Junta de Planificación del Condado de Westchester y a la Comisión de Planificación del Pueblo de Port Chester.

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

Sitio web: https://www.portchesterny.gov/205/Planning-Economic-Development.
Número de teléfono: (914) 937-6780
Correo electrónico: GCutler@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: 5 de junio de 2026

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

ROLL CALL

AYES: Trustees Dorazio, Allen, Dundon, Ford, Abel, Naulaguari and Mayor Marino.
NOES: None.
ABSTAIN: None.
RECUSE: None.
ABSENT: None.

DATE: July 6, 2026.

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 at this public hearing.

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

ROLL CALL

AYES: Trustees Dorazio, Allen, Dundon, Ford, Abel, Naulaguari and Mayor Marino.
NOES: None.
ABSTAIN: None.
RECUSE: None.
ABSENT: None.

DATE: July 6, 2026.

Following the public hearing Mayor Marino asked for a motion to adopt Negative Declaration and approve the Local Law.

RESOLUTION

ADOPTING A NEGATIVE DECLARATION, LOCAL LAW NO. I-16 of 2026 AMENDING THE CODE OF THE VILLAGE OF PORT CHESTER, CHAPTER 345, "ZONING," ADDING A NEW SUBSECTION TO 345-805 G (4) REQUIRING

FAIR SHARE MITIGATION PAYMENTS

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

WHEREA, the Village adopted its Form-Based Code (“FBC”) and associated zoning framework following the preparation and completion of a comprehensive Generic Environmental Impact Statement ("GEIS") pursuant to the New York State Environmental Quality Review Act ("SEQRA"); and

WHEREAS, the GEIS evaluated the potential cumulative impacts of the development capacity that would be created by the Village's proposed zoning regulations and identified mitigation measures that would address those impacts; and

WHEREAS, the findings statement and subsequent implementing resolutions established a framework whereby development benefiting from the increased density and development opportunities authorized by the FBC and attendant zoning regulations would contribute fair-share mitigation payments toward identified mitigation measures; and

WHEREAS, the Village Board finds that the zoning districts, development standards, density allowances, and development rights established pursuant to the FBC were adopted in reliance upon the mitigation program identified in the GEIS; and

WHEREAS, the development capacity authorized by such regulations was determined to be appropriate only in conjunction with the implementation of the mitigation measures and funding mechanisms identified through the GEIS process; and

WHEREAS, subsequent amendments to State law and regulations may exempt certain categories of development from project-specific environmental review or otherwise alter the applicability of SEQRA to individual development applications; and

WHEREAS, the Village Board finds that such changes neither negate, supersede, or eliminate the impacts previously identified and analyzed in the GEIS nor the need for the mitigation measures those impacts, upon which the Village's zoning framework was based; 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 if classified as an Unlisted Action under SEQRA; and

WHEREAS, the applicant and village staff have 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.

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; be it further

RESOLVED, the Board of Trustees hereby adopts local law __ of 2026; and be it further

Approved as to Form:



James R. Carpiniello, Village Attorney

ROLL CALL

AYES: Trustees Dorazio, Allen, Dundon, Ford, Abel, Naulaguari and Mayor Marino.
NOES: None.
ABSTAIN: None.
RECUSE: None.
ABSENT: None.

DATE: July 6, 2026.

Adoption of Local Law No. I-15 of 2026

(Filed with the New York State Department of State as Local Law No. 15 of 2026)

A LOCAL LAW AMENDING THE CODE OF THE VILLAGE OF PORT CHESTER, CHAPTER 345, "ZONING," ADDING A NEW SUBSECTION TO 345-805 G (4) REQUIRING FAIR SHARE MITIGATION PAYMENTS

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 of this Local Law is to codify fair-share mitigation requirements associated with development authorized under the Village's Form-Based Code and related zoning regulations. These mitigation requirements are intended to ensure that new development contributes its proportionate share toward the infrastructure, traffic improvements, and community facilities necessary to accommodate growth and to mitigate impacts identified through prior environmental review.

The Village adopted its Form-Based Code (“FBC”) and associated zoning framework following the preparation and completion of a comprehensive Generic Environmental Impact Statement ("GEIS") pursuant to the New York State Environmental Quality Review Act ("SEQRA"). The GEIS evaluated the potential cumulative impacts of the development capacity that would be created by the Village's proposed zoning regulations and identified mitigation measures that would address those impacts. The findings statement and subsequent implementing resolutions established a framework whereby development benefiting from the increased density and development opportunities authorized by the FBC and attendant zoning regulations would contribute fair-share mitigation payments toward identified mitigation measures.

The Village Board finds that the zoning districts, development standards, density allowances, and development rights established pursuant to the FBC were adopted in reliance upon the mitigation program identified in the GEIS. The development capacity authorized by such regulations was determined to be appropriate only in conjunction with the implementation of the mitigation measures and funding mechanisms identified through the GEIS process.

Subsequent amendments to State law and regulations may exempt certain categories of development from project-specific environmental review or otherwise alter the applicability of SEQRA to individual development applications. The Village Board finds that such changes neither negate, supersede, or eliminate the impacts previously identified and analyzed in the GEIS nor the need for the mitigation measures those impacts, upon which the Village's zoning framework was based.

Accordingly, the Village hereby codifies the fair-share mitigation requirements as an independent exercise of its zoning, land use, police power, and home rule authority. The mitigation requirements established herein are intended to preserve the nexus between the development capacity authorized by the Village's zoning regulations and the infrastructure, public improvements, and mitigation measures necessary to support such development. These requirements shall apply regardless of whether a particular development application is subject to environmental review under SEQRA, exempt from such review, or otherwise classified under State law, unless expressly provided otherwise by this chapter.

SECTION 2: The Code of the Village of Port Chester, Chapter 345, "Zoning," Article 8, "Applications and development review procedures" Section 345-805.G (4) is amended to add a new section follows:

(d) Fair Share Mitigation Payments.

[1] Any site plan application within the CD-4, CD-4MU, CD-5, CD-5W, CD-5T, CD-6, CD-6T zoning districts must submit fair share mitigation payments in accordance with GEIS and the rates listed below, with the first payment due prior to issuance of a building permit for vertical construction and the second payment due prior to issuance of the first Temporary Certificate of Occupancy. These payments shall not apply to applications submitted after the market build-out capacity identified in the GEIS prepared in support of the FBC has been reached. For purposes of this chapter, market build-out capacity shall mean 2,900 multifamily dwelling units, 157,000 square feet of general retail space, 412,000 square feet of general office space, and 459,000 square feet of general industrial space, as measured cumulatively across all approved developments.

[2] Fair Share Mitigation Schedule

Category	*Rate*
Traffic	$5,000 per trip[1]
Public School	$36,396 per Public School Age Child[2]
Community Facility	$2.35 per square foot of multifamilyresidential[3] $1.66 per square foot of general retail[3] $1.57 per square foot of general office[3] $1.11 per square foot of general industrial[3]
Inflow and Infiltration	$3 per gallons per day

1. Shall be calculated on peak trips, regardless of when they occur. Shall not include trips related to existing buildings that are preserved as part of the site plan.
2. Applicants must use school enrollment worksheet attached to the Port Chester School Enrollment Mitigation Analysis 2024 update to determine anticipated public school child generation.
3. Common areas serving a building will be distributed by the percentage of each individual use. For example: a mixed-use building containing 50% residential use and 50% office will apply half of the common area square footage to the multifamily residential fair share payment, and half of the common area square footage the office mitigation payment. Parking areas shall not be included.

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: Applicability

The provisions of this chapter shall apply to all development projects that are accounted for within the market build-out capacity identified in the GEIS prepared in support of the FBC, including projects approved before and after the effective date of this chapter.

For projects approved prior to the effective date of this chapter, the requirements of this chapter shall apply to any development for which a building permit has not been issued and the initial fair-share mitigation payment has not been made, and to any development for which a temporary certificate of occupancy has not been issued and the final fair-share mitigation payment has not been made, as of the effective date of this chapter.

These payments shall not apply to applications submitted after the market build-out capacity identified in the GEIS prepared in support of the FBC has been reached. For purposes of this chapter, market build-out capacity shall mean 2,900 multifamily dwelling units, 157,000 square feet of general retail space, 412,000 square feet of general office space, and 459,000 square feet of general industrial space, as measured cumulatively across all approved developments.

SECTION 6: Effective Date

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

MINUTES

Approval of minutes for June 9 and 15, 2026

Mayor Marino asked for a motion to accept the minutes of June 9 and 15 2026.

On motion of TRUSTEE DORAZIO, seconded by TRUSTEE FORD, The Board of Trustees accepted the minutes of June 9 and 15 2026.

ROLL CALL

AYES: Trustees Dorazio, Dundon, Ford, Abel, Naulaguari and Mayor Marino.
NOES: None.
ABSTAIN: None.
RECUSE: None.
ABSENT: Trustee Allen.

DATE: July 6, 2026.

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 at the end of the meeting.

Comments were made by member of the public.

REPORT OF THE VILLAGE MANAGER

1) Boston Post Road Construction Advisory

2) Summer Camp has begun- be mindful of parents dropping kids off and bus lines at pick up too

3) Village of Port Chester Settlement Terms adopted on Wednesday July 1st re: City of Rye

4) Friday July 10th at 7:30 PM is St. Vincent & The Delinquents in Lyon Park (Concerts In The Park)

5) I would like to take a moment to acknowledge the passing of one of Lou Larizza.

   Like so many in our community, I had the privilege of knowing Lou—not simply for his generosity or his many contributions to Port Chester, but for the kind of person he was. He had a remarkable way of making people feel welcome, valued, and appreciated. His kindness was genuine, his friendship was steadfast, and his love for this community was evident in everything he did and apparent from day 1- a day that we actually learned that we shared a very broad friend group, 10 miles apart from each other.

On behalf of our entire Village staff, I extend our heartfelt condolences to the Larizza family, and all those who mourn this loss with us. We are grateful for the privilege of having known Lou and for the lasting imprint he leaves on the Village of Port Chester.

6) This evening, I would like to take a moment to recognize the retirement of our Village Attorney, Jim Carpiniello, whose service to the Village of Port Chester will conclude at the close of business on July 17.

   Jim joined the Village at a pivotal moment. After nearly 30 years of being supported village attorney Anthony Cerreto, we found ourselves entering uncharted territory, and there was understandable uncertainty about what that transition would mean for our operations. It did not take long for Jim to erase those concerns.

   From the very beginning, Jim became a trusted advisor—not only to me as Village Manager, but to our department heads and staff throughout Village Hall. He consistently provided thoughtful legal guidance, practical solutions, and a steady hand during some very challenging matters. He also stepped in to support our Board of Trustees whenever additional legal guidance was needed, demonstrating a commitment to this organization that extended well beyond the scope of his responsibilities.

   Jim has been an integral member of our leadership team, and his professionalism, mentorship, and collaborative approach have helped build a strong foundation for the future. Because of his leadership and his willingness to invest in those around him, I have every confidence that Calli Jones is well prepared to assume the role of Village Attorney. I want to congratulate Calli as we welcome her into this important position. I look forward to continuing the excellent working relationship we have established and building upon the progress that Jim helped create.

   On behalf of all of our department heads and the employees of the Village of Port Chester, I want to extend our sincere gratitude to Jim for his dedicated service. We wish Jim and his wife, Lisa, every happiness as they begin this exciting new chapter together. May your retirement be filled with good health, new adventures, and the opportunity to enjoy the many years ahead. Thank you, Jim, for everything you have done for this Village. You leave behind an organization that is stronger because of your service.

7) Before moving on to other business this evening, I would like to take a moment to recognize the tremendous efforts of the many Village employees and emergency service personnel who dedicated their Independence Day holiday to serving our community.

While many residents understandably experienced the evening through the lens of a postponed fireworks display, there was an extraordinary amount of work taking place behind the scenes—much of it under rapidly changing and challenging conditions.

As everyone knows, the Village's fireworks celebration ultimately had to be postponed due to a combination of severe weather and an operational failure of the fireworks vendor's firing system. While disappointing, that outcome represented only one part of what became an exceptionally demanding evening for our personnel.

As an extreme thunderstorm moved through our area, our Department of Public Works immediately transitioned from event support to emergency response. Crews worked well into the early morning hours—clearing approximately a dozen fallen trees, removing debris from roadways, and restoring safe travel conditions throughout the Village. On Sunday, and even today, those efforts continued as crews completed cleanup operations in affected areas.

Our Police Department remained on scene throughout the evening and Sunday, not only assisting with the planned event but also securing the fireworks launch site and maintaining a safety perimeter around unexploded pyrotechnics until the vendor could safely recover and remove them. Their responsibility extended well beyond what anyone in attendance could see.

Our Fire Department responded to multiple emergency incidents generated by the storm while simultaneously supporting the event and ensuring public safety as weather conditions rapidly deteriorated.

Our EMS personnel were already providing critical care at Port Chester High School before the sun went down, transporting an individual who required medical attention and continuing to stand ready throughout the evening despite the changing circumstances.

I also want to recognize our Recreation Supervisor, school staff, and Village staff, whose months of planning, coordination, vendor management, volunteer organization, and event logistics culminated in an evening that, despite everyone's best efforts, was overtaken by circumstances beyond anyone's control- at least at the end. Before the weather turned the event provided an open invitation for our residents to join together and celebrate America’s birthday in a safe and managed environment- and so many rsvp’d to be a part of it- Municipal events of this scale do not simply happen. They require countless hours of preparation involving public safety planning, permits, insurance coordination, traffic management, vendor oversight, and interdepartmental collaboration. When unforeseen circumstances arise, our employees do not simply go home—they adapt, respond, and continue serving this community.

That is the part of public service that is rarely visible. Public programming isn't fired from the hip.

Many of our employees missed time with their own families on a national holiday so others could safely enjoy theirs. When the celebration could not proceed as planned, they did not stop working. Instead, they shifted immediately into emergency operations, protecting lives, clearing roads, in an effort to secure normalcy for our residents.

It is important that we recognize these efforts publicly because dedication of this magnitude should never be taken for granted. These individuals serve quietly, professionally, and without expectation of recognition, but they deserve our gratitude, nonetheless.

I extend my sincere appreciation to every member of our Department of Public Works, Police Department, Fire Department, EMS, Recreation Department, and administrative staff and our school district colleagues for their professionalism, resilience, and unwavering commitment to the residents of Port Chester. Their actions throughout the holiday weekend exemplify what public service truly means, and our community is safer and stronger because of them.

I ask that everyone join us in thanking these dedicated men and women for everything they continue to do for the Village of Port Chester.

Lastly, I spent part of the day corresponding and coordinating with Fireworks by Grucci on next steps. Pursuant to their availability and logistics of permitting timelines, insurances, and other terms of agreement, the fireworks show will be scheduled for Friday, July 24th at Port Chester high School with another rain date confirmed and available, should it be necessary for July 31st. Port Chester Recreation, DPW, Police, and my office will coordinate the event. We will make a formal announcement of this rescheduling this week.

RESOLUTIONS Continue

RESOLUTION #2

ACCEPTANCE AND APPROVAL OF KARIM WASHINGTON AS A MEMBER TO THE HARRY HOWARD HOOK & LADDER CO. NO. 1

On motion of TRUSTEE DORAZIO, seconded by TRUSTEE ALLEN, the Board of Trustees accepted the election of KARIM WASHINGTON as a member to the HARRY HOWARD HOOK & LADDER CO. NO. 1 with the Port Chester Fire Department, subject to the Village selected physician's evaluation indicating that he/she

is physically able to perform the duties of an interior or exterior firefighter, and subject to clearance by the New York State Division of Homeland Security and Emergency Services Office of Fire Prevention and Control.

Approved as to Form:



James R. Carpiniello, Village Attorney

ROLL CALL

AYES: Trustees Dorazio, Allen, Dundon, Ford, Abel, Naulaguari and Mayor Marino.
NOES: None.
ABSTAIN: None.
RECUSE: None.
ABSENT: None.

DATE: July 6, 2026.

RESOLUTION #3

ACCEPTANCE AND APPROVAL OF RYAN MORGAN AS A MEMBER TO THE FIRE PATROL AND RESCUE CO. NO. 1

On motion of TRUSTEE DORAZIO, seconded by TRUSTEE ALLEN, the Board of Trustees accepted the election of RYAN MORGAN as a member to the FIRE PATROL AND RESCUE CO. NO. 1 with the Port Chester Fire Department, subject to the Village selected physician's evaluation indicating that he/she is physically able to perform the duties of an interior or exterior firefighter, and subject to clearance by the New York State Division of Homeland Security and Emergency Services Office of Fire Prevention and Control.

Approved as to Form:



James R. Carpiniello, Village Attorney

ROLL CALL

AYES: Trustees Dorazio, Allen, Dundon, Ford, Abel, Naulaguari and Mayor Marino.
NOES: None.
ABSTAIN: None.
RECUSE: None.
ABSENT: None.

DATE: July 6, 2026.

RESOLUTION #4

ACCEPTANCE AND APPROVAL OF ZACHARY SANTORO AS A MEMBER TO THE BROOKSVILLE ENGINE AND HOSE CO. NO. 5

On motion of TRUSTEE DORAZIO, seconded by TRUSTEE ALLEN, the Board of Trustees accepted the election of ZACHARY SANTORO as a member to the BROOKSVILLE ENGINE AND HOSE CO. NO. 5 with the Port Chester Fire Department, subject to the Village selected physician's evaluation indicating that he/she is physically able to perform the duties of an interior or exterior firefighter, and subject to clearance by the New York State Division of Homeland Security and Emergency Services Office of Fire Prevention and Control.

Approved as to Form:



James R. Carpiniello, Village Attorney

ROLL CALL

AYES: Trustees Dorazio, Allen, Dundon, Ford, Abel, Naulaguari and Mayor Marino.
NOES: None.
ABSTAIN: None.
RECUSE: None.
ABSENT: None.

DATE: July 6, 2026.

RESOLUTION #5

AWARDING RFP 2026-04 FOR DESKTOP, NETWORK AND SERVER ADMINISTRATION AND SUPPORT TO DCC, INC., DBA DELZOTTO CONSULTING

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

WHEREAS, the Village of Port Chester advertised for a Request for Proposals (RFP) for Desktop, Network and Server Administration and Support (RFP No. 2026-04); and

WHEREAS, six (6) proposals were received which have been reviewed by village staff; and

WHEREAS, staff recommend that the proposal of DCC, Inc., dba Delzotto Consulting, which is the only proposal that meets all the specifications set forth in the RFP documents, be selected for award.

Now, therefore, be it

RESOLVED, that DCC, Inc., dba Delzotto Consulting be awarded the contract for Desktop, Network and Server Administration and Support (RFP No. 2026-04); and be it further

RESOLVED, the Village Manager is hereby authorized to enter into an agreement with DCC, Inc., dba Delzotto Consulting, 212 E. 48TH Street, Unit 6A, New York, New York 10017, to perform the services as detailed in RFP 2026-04 for an initial period of three years with the Village having the sole option to extend the agreement for up to two one-year periods.

Approved as to Form:



James R. Carpiniello, Village Attorney

ROLL CALL

AYES: Trustees Dorazio, Allen, Dundon, Ford, Abel, Naulaguari and Mayor Marino.
NOES: None.
ABSTAIN: None.
RECUSE: None.
ABSENT: None.

DATE: July 6, 2026.

RESOLUTION #6

ESTABLISH CAPITAL PROJECT & BUDGET – #2026-302
(2026 STREET PAVING PROGRAM – BID#2026-07)

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

WHEREAS, in order to facilitate the 2026 street paving program capital improvement project including design/bid, construction administration and incidental improvements and related costs, Capital Project #2026-302 will be established with funding provided through reimbursement from New York State Department of Transportation Consolidated Local Street and Highway Improvement Program (CHIPS), PAVE-NY, Extreme Winter Recovery (EWR), State Touring Route (STR) and Pave Our Potholes (POP) to support the repair, rehabilitation, and modernization of village/local roads in the amount not to exceed of $1,760,000. Now therefore be it,

RESOLVED, that the Board of Trustees of the Village of Port Chester, New York hereby authorizes the Village Treasurer to establish Capital Project #2026-302 (2026 Street Paving Program) as follows:

CAPITAL FUND

Revenues:		
H.3501.2026.302	NYS-DOT – CHIPS/PAVENY/EWR/STR/POP	$1,760,000
Appropriations:		
H.5110.400.2026.302	2026 Street Paving Program	$1,760,000

Approved as to Form:

James R. Carpiniello, Village Attorney

ROLL CALL

AYES: Trustees Dorazio, Allen, Dundon, Ford, Abel, Naulaguari and Mayor Marino.
NOES: None.
ABSTAIN: None.

RECUSE: None.
ABSENT: None.

DATE: July 6, 2026.

RESOLUTION #7

AWARDING BID 2026-07 – 2026 PAVING PROGRAM TO LAURA LI INDUSTRIES, LLC IN THE AMOUNT OF $1,643,130.00

On motion of TRUSTEE DORAZIO, seconded by TRUSTEE ALLEN, 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 No. 2026-07 – 2026 Paving Program; and

WHEREAS, the Village received three (3) bids; and

WHEREAS, the Village's consulting engineer, Delaware Engineering, D.P.C., recommends that the Board accept the lowest qualified bid of Laura Li Industries, LLC in the total amount of $1,643,130.00, which meets all the specifications as set forth in the bid documents; and

WHEREAS, funding for this project has been appropriated in Capital Fund expenditure line-item H. 5110.400.2026.302 (Capital Project #2026-302).

Now, therefore, be it

RESOLVED, that the Board of Trustees hereby awards Bid No. 2026-07 – 2026 Paving Program to Laura Li Industries, LLC (the "Contractor") in the total amount of $1,643,130.00; and be further

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

Approved as to Form:



James R. Carpiniello, Village Attorney

ROLL CALL

AYES: Trustees Dorazio, Allen, Dundon, Ford, Abel, Naulaguari and Mayor Marino.
NOES: None.
ABSTAIN: None.
RECUSE: None.
ABSENT: None.

DATE: July 6, 2026.

RESOLUTION #8

AWARDING BID 2026-09 – BULKHEAD RAILING REPAIR TO GIACORP CONTRACTING, INC. IN THE AMOUNT OF $59,600.00

On motion of TRUSTEE DORAZIO, seconded by TRUSTEE ALLEN, 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 No. 2026-09 – Bulkhead Railing Repairs; and

WHEREAS, the Village received five (5) bids; and

WHEREAS, the Village's consulting engineer, Delaware Engineering, D.P.C., recommends that the Board accept the lowest qualified bid of Giacorp Contracting, Inc. in the total amount of $59,600.00, which meets all the specifications as set forth in the bid documents; and

WHEREAS, funding for this project has been appropriated in Capital Fund expenditure line item H.7230.400.2017.193 (Capital Project #2017-193).

Now, therefore, be it

RESOLVED, that the Board of Trustees hereby awards Bid No. 2026-09 – Bulkhead Railing Repairs to Giacorp Contracting, Inc. (the "Contractor") in the total amount of $59,600.00; and be further

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

Approved as to Form:



James R. Carpiniello, Village Attorney

ROLL CALL

AYES: Trustees Dorazio, Allen, Dundon, Ford, Abel, Naulaguari and Mayor Marino.
NOES: None.
ABSTAIN: None.
RECUSE: None.
ABSENT: None.

DATE: July 6, 2026.

RESOLUTION #9

ESTABLISH CAPITAL PROJECT & BUDGET #2026-303
(IMPROVING DOWNTOWN AESTHETICS)

On motion of TRUSTEE ALLEN, 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 of Port Chester in partnership with the County of Westchester through a Downtown Improvement Grant Program (DIG) anticipates a project cost of $35,000 to facilitate improving aesthetics in the Beech Street Parking Lot and other similar public locations in the downtown area; and

WHEREAS, the County of Westchester has committed to funding one hundred percent of the estimated total project cost up to $35,000 for said project. 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 #2026-303 (Improving Downtown Aesthetics) as follows:

GENERAL FUND:
Balance Sheet:

A.698	Deferred Revenues – West County DIG	($ 35,000)

Revenues:

A.2798	West County - DIG	$ 35,000
Appropriations:		
A.9900.900	Transfer to Capital	$ 35,000

CAPITAL FUND:

Revenues:		
H.5031.2026.303	Transfer from General Fund	$ 35,000
Appropriations:		
H.8510.400.2026.303	Improving Downtown Aesthetics	$ 35,000

Approved as to form:



James R. Carpiniello, Village Attorney

ROLL CALL

AYES: Trustees Dorazio, Allen, Dundon, Ford, Abel, Naulaguari and Mayor Marino.
NOES: None.
ABSTAIN: None.
RECUSE: None.
ABSENT: None.

DATE: July 6, 2026.

RESOLUTION #10

BUDGET AMENDMENT - FISCAL YEAR 2026-27 GENERAL FUND DEPARTMENT OF PUBLIC WORKS STREET MAINTENANCE & SANITATION EQUIPMENT

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

WHEREAS, the General Foreman has recommended the purchase of additional equipment not anticipated in the adopted fiscal year 2026/27 general fund operating budget; and

WHEREAS, to properly fund the unanticipated expenditure for the purchase of a thermal plastic paint melter for the street painting machine in the amount not to exceed $25,000 and three 40 cubic yard roll off containers in the amount not to exceed $25,000 a budget amendment appropriating unassigned fund balance to increase the Department of Public Works Street Maintenance budget line-item A.5110.200 (Equipment) and Sanitation budget line-item A.8160.250 (Other Equipment) requires Board of Trustees approval. 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 FY2026-27 General Fund Budget as follows:

GENERAL FUND – BUDGET AMENDMENT:

Revenues:

A.4995	Appropriated Fund Balance	$ 50,000.00

Appropriations:

A.5110.0200	Equipment	$ 25,000.00
A.8160.0250	Other Equipment	$ 25,000.00

Approved as to form:

James R. Carpiniello, Village Attorney

ROLL CALL

AYES: Trustees Dorazio, Allen, Dundon, Ford, Abel, Naulaguari and Mayor Marino.
NOES: None.
ABSTAIN: None.
RECUSE: None.
ABSENT: None.

DATE: July 6, 2026.

RESOLUTION #11

BOND RESOLUTION

(SUBJECT TO PERMISSIVE REFERENDUM)

At a regular meeting of the Board of Trustees of the Village of Port Chester, Westchester County, New York, held at the Village Hall, in Port Chester, New York, in said Village, on July 6, 2026, at 07:00 o'clock P.M., Prevailing Time.

The meeting was called to order by Mayor Marino, and upon roll being called, the following were

PRESENT:

Luis A. Marino
Richard Abel
John Allen, Jr.
Philip Dorazio
Sylvia Dundon
George P. Ford, Jr.
Nancy F. Naulaguari

ALSO PRESENT:

Village Clerk, Janusz R. Richards
Village Manager, Stuart Rabin
Corporation Counsel, Attorney Anthony Provenzano
Village Treasurer, Anthony Siligato
Village Attorney, James Carpiniello - Via Videoconference
Director of Planning and Economic Development, Greg Cutler
Deputy Village Attorney, Calli Jones

ABSENT:

NONE

The following resolution was offered by Trustee Dorazio, who moved its adoption, seconded by Trustee Allen, to-wit:

BOND RESOLUTION DATED JULY 6, 2026.

A RESOLUTION AUTHORIZING THE ISSUANCE OF $16,100,000 BONDS OF THE VILLAGE OF PORT CHESTER, WESTCHESTER COUNTY, NEW YORK, TO PAY THE COST OF THE RECONSTRUCTION OF THE SANITARY SEWER SYSTEM (PHASE III), IN AND FOR SAID VILLAGE.

WHEREAS, the capital project hereinafter described has been determined to be a Type II Action pursuant to the regulations of the New York State Department of Environmental Conservation promulgated pursuant to the State Environmental Quality Review Act, the implementation of which as proposed, will not result in any significant environmental effects; and

WHEREAS, it is now desired to authorize such capital project and its financing; NOW, THEREFORE, BE IT

BE IT RESOLVED, by the affirmative vote of not less than two-thirds of the total voting strength of the Board of Trustees of the Village of Port Chester, Westchester County, New York, as follows:

Section 1. For the class of objects or purposes of paying the cost of the reconstruction of the sanitary sewer system (Phase III), in and for the Village of Port Chester, Westchester County, New York, including sewer main replacement, original furnishings, equipment, machinery, apparatus, appurtenances, and incidental improvements and expenses in connection therewith, there are hereby authorized to be issued $16,100,000 bonds of said Village pursuant to the provisions of the Local Finance Law.

Section 2. It is hereby determined that the maximum estimated cost of the aforesaid class of objects or purposes is $16,100,000, which class of objects or purposes is hereby authorized at said maximum estimated cost, and that the plan of financing thereof is by the issuance of the $16,100,000 bonds of said Village authorized to be issued pursuant to this bond resolution.

Section 3. It is hereby determined that the period of probable usefulness of the aforesaid class of objects or purposes is forty years, pursuant to subdivision 4 of paragraph a of Section 11.00 of the Local Finance Law. It is hereby further determined that the maximum maturity of the serial bonds herein authorized will exceed five years.

Section 4. The faith and credit of said Village of Port Chester, Westchester County, New York, are hereby irrevocably pledged for the payment of the principal of and interest on such bonds as the same respectively become due and payable. An annual appropriation shall be made in each year sufficient to pay the principal of and interest on such bonds becoming due and payable in such year. There shall annually be levied on all the taxable real property of said Village, a tax sufficient to pay the principal of and interest on such bonds as the same become due and payable.

Section 5. Subject to the provisions of the Local Finance Law, the power to authorize the issuance of and to sell bond anticipation notes in anticipation of the issuance and sale of the serial bonds herein authorized, including renewals of such notes, is hereby delegated to the Village Treasurer, the chief fiscal officer. Such notes shall be of such terms, form and contents, and shall be sold in such manner, as may be prescribed by said Village Treasurer, consistent with the provisions of the Local Finance Law.

Section 6. The powers and duties of advertising such bonds for sale, conducting the sale and awarding the bonds, are hereby delegated to the Village Treasurer, who shall advertise such bonds for sale, conduct the sale, and award the bonds in such manner as the Village Treasurer shall deem best for the interests of said Village, including, but not limited to, the power to sell said bonds to the New York State Environmental Facilities Corporation; provided, however, that in the exercise of these delegated powers, the Village Treasurer shall comply fully with the provisions of the Local Finance Law and any order or rule of the State Comptroller applicable to the sale of

municipal bonds. The receipt of the Village Treasurer shall be a full acquittance to the purchaser of such bonds, who shall not be obliged to see to the application of the purchase money.

Section 7. All other matters except as provided herein relating to the serial bonds herein authorized including the date, denominations, maturities and interest payment dates, within the limitations prescribed herein and the manner of execution of the same, including the consolidation with other issues, and also the ability to issue serial bonds with substantially level or declining annual debt service, shall be determined by the Village Treasurer, the chief fiscal officer of such Village. Such bonds shall contain substantially the recital of validity clause provided for in Section 52.00 of the Local Finance Law, and shall otherwise be in such form and contain such recitals, in addition to those required by Section 51.00 of the Local Finance Law, as the Village Treasurer shall determine consistent with the provisions of the Local Finance Law.

Section 8. The Village Treasurer is hereby further authorized, at the Village Treasurer's sole discretion, to execute a project finance agreement, and any other agreements with the New York State Department of Environmental Conservation and/or the New York State Environmental Facilities Corporation, including amendments thereto, and including any instruments (or amendments thereto) in the effectuation thereof, in order to effect the financing or refinancing of the class of objects or purposes described in Section 1 hereof, or a portion thereof, by a bond, and/or note issue of said Village in the event of the sale of same to the New York State Environmental Facilities Corporation.

Section 9. The power to issue and sell notes to the New York State Environmental Facilities Corporation pursuant to Section 169.00 of the Local Finance Law is hereby delegated to the Village Treasurer. Such notes shall be of such terms, form and contents as may be prescribed by said Village Treasurer consistent with the provisions of the Local Finance Law.

Section 10. The validity of such bonds and bond anticipation notes may be contested only if:

1) Such obligations are authorized for an object or purpose for which said Village is not authorized to expend money, or

2) The provisions of law which should be complied with at the date of publication of this resolution are not substantially complied with,

and an action, suit or proceeding contesting such validity is commenced within twenty days after the date of such publication, or

3) Such obligations are authorized in violation of the provisions of the Constitution.

Section 11. This resolution shall constitute a statement of official intent for purposes of Treasury Regulations Section 1.150-2. Other than as specified in this resolution, no monies are, or are reasonably expected to be, reserved, allocated on a long-term basis, or otherwise set aside with respect to the permanent funding of the object or purpose described herein.

Section 12. Upon this resolution taking effect, the same shall be published in full or summary form in the official newspaper of said Village for such purpose, together with a notice of the Village Clerk in substantially the form provided in Section 81.00 of the Local Finance Law.

Section 13. Pursuant to the provisions of Section 36.00 of the Local Finance Law, this resolution is adopted subject to permissive referendum.

The question of the adoption of the foregoing resolution was duly put to a vote on roll call, which resulted as follows:

Trustee Philip Dorazio	VOTING	Aye
Trustee John Allen, Jr.	VOTING	Aye
Trustee Sylvia Dundon	VOTING	Aye
Trustee George P. Ford, Jr.	VOTING	Aye

Trustee Richard Abel	VOTING	Aye
Trustee Nancy F. Naulaguari	VOTING	Aye
Mayor Luis A. Marino	VOTING	Aye

The resolution was thereupon declared duly adopted.

RESOLUTION #12

BOND RESOLUTION
(SUBJECT TO PERMISSIVE REFERENDUM)

At a regular meeting of the Board of Trustees of the Village of Port Chester, Westchester County, New York, held at the Village Hall, in Port Chester, New York, in said Village, on July 6, 2026, at 07:00o'clock P.M., Prevailing Time.

The meeting was called to order by Mayor Marino, and upon roll being called, the following were

PRESENT:

Luis A. Marino
Richard Abel
John Allen, Jr.
Philip Dorazio
Sylvia Dundon
George P. Ford, Jr.
Nancy F. Naulaguari

ALSO PRESENT:

Village Clerk, Janusz R. Richards
Village Manager, Stuart Rabin
Corporation Counsel, Attorney Anthony Provenzano
Village Treasurer, Anthony Siligato
Village Attorney, James Carpiniello - Via Videoconference
Director of Planning and Economic Development, Greg Cutler
Deputy Village Attorney, Calli Jones

ABSENT:

NONE

The following resolution was offered by Trustee Dorazio, who moved its adoption, seconded by Trustee Allen, to-wit:

BOND RESOLUTION DATED JULY 6, 2026.

A RESOLUTION AUTHORIZING THE ISSUANCE OF $5,250,000 BONDS OF THE VILLAGE OF PORT CHESTER, WESTCHESTER COUNTY, NEW YORK, TO PAY THE COST OF PUMP STATION UPGRADES, IN AND FOR SAID VILLAGE.

WHEREAS, the capital project hereinafter described has been determined to be a Type II Action pursuant to the regulations of the New York State Department of Environmental Conservation promulgated pursuant to the State Environmental Quality Review Act, the implementation of which as proposed, will not result in any significant environmental effects; and

WHEREAS, it is now desired to authorize such capital project and its financing; NOW, THEREFORE, BE IT

BE IT RESOLVED, by the affirmative vote of not less than two-thirds of the total voting strength of the Board of Trustees of the Village of Port Chester, Westchester County, New York, as follows:

Section 1. For the class of objects or purposes of paying the cost of upgrades to pump stations, in and for the Village of Port Chester, Westchester County, New York, including original furnishings, equipment, machinery, apparatus, appurtenances, and incidental improvements and expenses in connection therewith, there are hereby authorized to be issued $5,250,000 bonds of said Village pursuant to the provisions of the Local Finance Law.

Section 2. It is hereby determined that the maximum estimated cost of the aforesaid class of objects or purposes is $5,250,000, which class of objects or purposes is hereby authorized at said maximum estimated cost, and that the plan of financing thereof is by the issuance of the $5,250,000 bonds of said Village authorized to be issued pursuant to this bond resolution; **PROVIDED, HOWEVER**, that to the extent that any Federal or

State grants-in-aid are received for such class of objects or purposes, the amount of bonds to be issued pursuant to this resolution shall be reduced dollar for dollar.

Section 3. It is hereby determined that the period of probable usefulness of the aforesaid class of objects or purposes is forty years, pursuant to subdivision 4 of paragraph a of Section 11.00 of the Local Finance Law. It is hereby further determined that the maximum maturity of the serial bonds herein authorized will exceed five years.

Section 4. The faith and credit of said Village of Port Chester, Westchester County, New York, are hereby irrevocably pledged for the payment of the principal of and interest on such bonds as the same respectively become due and payable. An annual appropriation shall be made in each year sufficient to pay the principal of and interest on such bonds becoming due and payable in such year. There shall annually be levied on all the taxable real property of said Village, a tax sufficient to pay the principal of and interest on such bonds as the same become due and payable.

Section 5. Subject to the provisions of the Local Finance Law, the power to authorize the issuance of and to sell bond anticipation notes in anticipation of the issuance and sale of the serial bonds herein authorized, including renewals of such notes, is hereby delegated to the Village Treasurer, the chief fiscal officer. Such notes shall be of such terms, form and contents, and shall be sold in such manner, as may be prescribed by said Village Treasurer, consistent with the provisions of the Local Finance Law.

Section 6. The powers and duties of advertising such bonds for sale, conducting the sale and awarding the bonds, are hereby delegated to the Village Treasurer, who shall advertise such bonds for sale, conduct the sale, and award the bonds in such manner as the Village Treasurer shall deem best for the interests of said Village, including, but not limited to, the power to sell said bonds to the New York State Environmental Facilities Corporation; provided, however, that in the exercise of these delegated powers,

the Village Treasurer shall comply fully with the provisions of the Local Finance Law and any order or rule of the State Comptroller applicable to the sale of municipal bonds. The receipt of the Village Treasurer shall be a full acquittance to the purchaser of such bonds, who shall not be obliged to see to the application of the purchase money.

Section 7. All other matters except as provided herein relating to the serial bonds herein authorized including the date, denominations, maturities and interest payment dates, within the limitations prescribed herein and the manner of execution of the same, including the consolidation with other issues, and also the ability to issue serial bonds with substantially level or declining annual debt service, shall be determined by the Village Treasurer, the chief fiscal officer of such Village. Such bonds shall contain substantially the recital of validity clause provided for in Section 52.00 of the Local Finance Law, and shall otherwise be in such form and contain such recitals, in addition to those required by Section 51.00 of the Local Finance Law, as the Village Treasurer shall determine consistent with the provisions of the Local Finance Law.

Section 8. The Village Treasurer is hereby further authorized, at the Village Treasurer's sole discretion, to execute a project finance agreement, and any other agreements with the New York State Department of Environmental Conservation and/or the New York State Environmental Facilities Corporation, including amendments thereto, and including any instruments (or amendments thereto) in the effectuation thereof, in order to effect the financing or refinancing of the class of objects or purposes described in Section 1 hereof, or a portion thereof, by a bond, and/or note issue of said Village in the event of the sale of same to the New York State Environmental Facilities Corporation.

Section 9. The power to issue and sell notes to the New York State Environmental Facilities Corporation pursuant to Section 169.00 of the Local Finance Law is hereby delegated to the Village Treasurer. Such notes shall be of such terms, form and

contents as may be prescribed by said Village Treasurer consistent with the provisions of the Local Finance Law.

Section 10. The validity of such bonds and bond anticipation notes may be contested only if:

1) Such obligations are authorized for an object or purpose for which said Village is not authorized to expend money, or

2) The provisions of law which should be complied with at the date of publication of this resolution are not substantially complied with,

and an action, suit or proceeding contesting such validity is commenced within twenty days after the date of such publication, or

3) Such obligations are authorized in violation of the provisions of the Constitution.

Section 11. This resolution shall constitute a statement of official intent for purposes of Treasury Regulations Section 1.150-2. Other than as specified in this resolution, no monies are, or are reasonably expected to be, reserved, allocated on a long-term basis, or otherwise set aside with respect to the permanent funding of the object or purpose described herein.

Section 12. Upon this resolution taking effect, the same shall be published in full or summary form in the official newspaper of said Village for such purpose, together with a notice of the Village Clerk in substantially the form provided in Section 81.00 of the Local Finance Law.

Section 13. Pursuant to the provisions of Section 36.00 of the Local Finance Law, this resolution is adopted subject to permissive referendum.

The question of the adoption of the foregoing resolution was duly put to a vote on roll call, which resulted as follows:

Trustee Philip Dorazio	VOTING	Aye
Trustee John Allen, Jr.	VOTING	Aye
Trustee Sylvia Dundon	VOTING	Aye
Trustee George P. Ford, Jr.	VOTING	Aye
Trustee Richard Abel	VOTING	Aye
Trustee Nancy F. Naulaguari	VOTING	Aye
Mayor Luis A. Marino	VOTING	Aye

The resolution was thereupon declared duly adopted.

RESOLUTION #13

AUTHORIZING AGREEMENT WITH THE PORT CHESTER-RYE BROOK-RYE TOWN CHAMBER OF COMMERCE FOR THE CHAMBER TO PROMOTE LOCAL ECONOMIC DEVELOPMENT AND PUBLIC BENEFIT SERVICES IN CONSIDERATION OF $10,000 FROM THE VILLAGE

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

WHEREAS, the Village of Port Chester recognizes the importance of supporting a vibrant local business community to promote economic development, job creation, and a strong commercial tax base; and

WHEREAS, the Port Chester-Rye Brook-Town of Rye Chamber of Commerce is a not-for-profit organization that supports local businesses, organizes events, facilitates networking opportunities, and promotes the general economic welfare of the community; and

WHEREAS, the Village desires to support the Chamber's efforts through a financial contribution to be used for specific programs and services that promote local economic development and public benefit; and

WHEREAS, the Village Board has determined that such support serves a valid public purpose and is in the best interest of the community.

NOW, THEREFORE, BE IT RESOLVED, that the Village Manager is authorized to enter into an agreement with the Port Chester-Rye Brook-Rye Town Chamber of Commerce whereby the Village will provide $10,000 from the FY2026-2027 Village Budget (Line-item A.1920.400 – Municipal Association Dues) to the Chamber for

the provision of services that support the local business community and promote economic development.

Approved as to form:



James R. Carpiniello, Village Attorney

ROLL CALL

AYES: Trustees Dorazio, Allen, Dundon, Naulaguari and Mayor Marino.
NOES: Trustees Ford and Abel.
ABSTAIN: None.
RECUSE: None.
ABSENT: None.

DATE: July 6, 2026.

RESOLUTION #14

APPOINTMENTS TO THE
PORT CHESTER VETERANS ADVISORY COMMISSION

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

RESOLVED, the Board of Trustees hereby appoint the following as members of the Veterans Advisory Commission:

Frederick H. Griffin, effective immediately with said term to expire April 20, 2029.

Mayor Luis A. Marino, effective immediately with said term to expire April 5, 2027.

Trustees Philip Dorazio, effective immediately with said term to expire April 3, 2028.

Trustees George P. Ford, Jr., effective immediately with said term to expire April 3, 2028.

Approved as to form:



James R. Carpiniello, Village Attorney

ROLL CALL

AYES: Trustees Dorazio, Allen, Dundon, Ford, Abel and Naulaguari.
NOES: Mayor Marino.
ABSTAIN: None.
RECUSE: None.
ABSENT: None.

DATE: July 6, 2026.

RESOLUTION #15

AUTHORIZING AMENDMENT NO. 1 TO THE AGREEMENT WITH THE RESEARCH FOUNDATION FOR MENTAL HYGIENE, INC., PREVIOUSLY APPROVED BY RESOLUTION NO. 02 ADOPTED MARCH 2, 2026, FOR ADDITIONAL NY CARES UP GRANT FUNDING TO THE PORT CHESTER POLICE DEPARTMENT

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

WHEREAS, pursuant to Resolution No. 02 adopted on March 2, 2026, the Board of Trustees authorized the Village Manager to enter into an agreement with the Research Foundation for Mental Hygiene, Inc. ("**RFMH**"), pursuant to which the Port Chester Police Department was awarded grant funding in the amount of Fifteen Thousand Dollars ($15,000.00) through the New York State Office of Mental Health's ("**OMH**") NY CARES UP Initiative to support resiliency, wellness programming, and training; and

WHEREAS, RFMH has offered Amendment No. 1 to the agreement, providing an additional Two Thousand Dollars ($2,000.00) in grant funding to support additional scope of work under the NY CARES UP Initiative, thereby increasing the total grant award from Fifteen Thousand Dollars ($15,000.00) to Seventeen Thousand Dollars ($17,000.00); and

WHEREAS, the additional funding will support the CARES UP Family Inclusive Initiative by funding a wellness initiative centered on new recruits, members approaching retirement, or retired personnel, thereby further strengthening resiliency, wellness, and organizational support within the Port Chester Police Department; and

WHEREAS, Amendment No. 1 does not change the term of the agreement, which remains January 1, 2026, through December 31, 2026, and all other terms, conditions, obligations, and deliverables of the original agreement shall remain in full force and effect; and

WHEREAS, the Chief of Police, through the Village Manager, recommends approval of Amendment No. 1.

NOW, THEREFORE, BE IT

RESOLVED, that the Village Manager be and is hereby authorized to **execute and deliver** Amendment No. 1 to the agreement with RFMH, 150 Broadway, Suite 301, Menands, New York 12204, increasing the grant funding available to the Port Chester Police Department under the NY CARES UP Initiative by Two Thousand Dollars ($2,000.00), for a total grant award **not to exceed** Seventeen Thousand Dollars ($17,000.00); and be it further

RESOLVED, that the Village Manager is further authorized to execute such additional documents and take such actions as may be necessary to effectuate Amendment No. 1 and administer the amended grant agreement.

Approved as to Form:



James R. Carpiniello, Village Attorney

ROLL CALL

AYES: Trustees Dorazio, Allen, Dundon, Ford, Abel, Naulaguari and Mayor Marino.
NOES: None.
ABSTAIN: None.
RECUSE: None.
ABSENT: None.

DATE: July 6, 2026.

REQUESTS FOR ADD-ON RESOLUTIONS

Following the Resolution section of the meeting, Trustee Dorazio, asked for a motion to add-on a resolution setting a Public Hearing to consider the advisability of adopting a Local Law amending 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).

There being no objection TRUSTEE DORAZIO, made a motion, seconded by TRUSTEE ALLEN, for such a resolution, which received the unanimous vote of all those present.

ROLL CALL

AYES: Trustees Dorazio, Allen, Dundon, Ford, Abel, Naulaguari and Mayor Marino.
NOES: None.
ABSTAIN: None.
RECUSE: None.
ABSENT: None.

DATE: July 6, 2026.

RESOLUTION #16

RESOLUTION SETTING A PUBLIC HEARING TO CONSIDER THE ADVISABILITY OF ADOPTING A LOCAL LAW AMENDING 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)

On motion of TRUSTEE DORAZIO, seconded by TRUSTEE ALLEN, 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 shall publish a Notice of Public Hearing in accordance with the provisions of Municipal Home Rule Law § 20. The public hearing shall be held on the 29th day of July, 2026, at 7:00 p.m. in the Justice Court of the Town of Rye, 350 North Main Street, 2nd Floor, Port Chester, New York, 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). At such hearing, all interested persons shall be given an opportunity to be heard.

DATE: July 6, 2026

Approved as to Form:



James R. Carpiniello, Village Attorney

ROLL CALL

AYES: Trustees Dorazio, Allen, Dundon, Ford, Abel, Naulaguari and Mayor Marino.
NOES: None.
ABSTAIN: None.
RECUSE: None.
ABSENT: None.

DATE: July 6, 2026.

A LOCAL LAW TO 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)

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 finds that the New York State Legislature has amended § 458-a of the Real Property Tax Law to authorize municipalities to adopt a full exemption from real property taxation for the primary residence of seriously disabled veterans meeting specified eligibility requirements. The Board further finds that the Village has long recognized the sacrifices made by veterans and their families and desires to provide the fullest exemption authorized by law to those veterans whose service-connected disabilities have resulted in permanent and total disability.

The purpose of this Local Law is to amend Article II of Chapter 293 of the Code of the Village of Port Chester to adopt the optional exemption authorized by Real Property Tax Law § 458-a(11), while continuing the Village's existing Alternative Veterans Exemption.

SECTION 2:

Article II, "Alternative Veterans Exemption," of Chapter 293, "Taxation," of the Code of the Village of Port Chester is hereby repealed in its entirety and replaced as follows:

ARTICLE II

Alternative Veterans Exemption

§ 293-6. Purpose.

The purpose of this article is to provide veterans and their families with the real property tax exemptions authorized by § 458-a of the New York State Real Property Tax Law, in recognition of the military service and sacrifice of qualified veterans and their families.

§ 293-7. Exemption granted.

A. Pursuant to § 458-a of the New York State Real Property Tax Law, qualifying residential real property shall be eligible for the Alternative Veterans Exemption to the fullest extent authorized by State law.

B. Maximum exemption amounts. The Village of Port Chester hereby adopts the following maximum exemption amounts authorized by § 458-a of the New York State Real Property Tax Law:

(1) War Veteran Exemption: $54,000
(2) Combat Veteran Exemption: $90,000
(3) Disabled Veteran Exemption: $180,000

C. Seriously Disabled Veterans Exemption. Pursuant to § 458-a(11) of the New York State Real Property Tax Law, the Village of Port Chester hereby adopts the optional full real property tax exemption for seriously disabled veterans authorized therein.

D. Eligibility. Eligibility for the exemptions authorized by this article shall be determined in accordance with § 458-a of the New York State Real Property Tax Law.

E. Administration. Applications for the exemptions authorized by this article shall be filed with the Town of Rye Assessor's Office, which shall determine eligibility and administer such exemptions in accordance with § 458-a of the New York State Real Property Tax Law.

F. Notification**.** Following adoption of this article, the Village Clerk shall notify the New York State Department of Veterans' Services in accordance with § 458-a(11)(d) of the New York State Real Property Tax Law.

SECTION 3: Supersession.

In the event of any conflict or inconsistency between the provisions of this Local Law and any other provisions of the Code of the Village of Port Chester, the provisions of this Local Law shall prevail to the extent necessary to give full force and effect to its provisions.

SECTION 4: Severability.

If any court of competent jurisdiction finds any clause, sentence, paragraph, subdivision, or part of this local law, or its application to any person, firm, corporation, or circumstance, to be invalid or unconstitutional, such determination shall not affect the validity of the remaining provisions of this local law. The court's order or judgment shall apply solely to the specific clause, sentence, paragraph, subdivision, or part of this law or its application to the person, firm, corporation, or circumstance directly involved in the legal matter, and the remainder of this local law shall remain in full force and effect.

SECTION 5: Effective Date.

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

Mayor Marino, asked for a motion to add two additional resolutions:

RESOLUTION 16 - ***AUTHORIZING THE SUBMISSION OF AN APPLICATION TO THE NEW YORK STATE DEPARTMENT OF STATE LOCAL WATERFRONT REVITALIZATION PROGRAM FOR THE REHABILITATION OF THE VILLAGE'S BYRAM RIVER STEEL SHEET PILE BULKHEAD***

RESOLUTION 17 - ***AUTHORIZING THE SUBMISSION OF AN APPLICATION TO THE NEW YORK STATE DEPARTMENT OF STATE LOCAL WATERFRONT REVITALIZATION PROGRAM FOR THE REHABILITATION OF THE VILLAGE'S BYRAM RIVER STEEL SHEET PILE BULKHEAD***

to the Agenda.

There being no objection TRUSTEE FORD, made a motion, seconded by TRUSTEE ALLEN, for such a resolutions, which received the unanimous vote of all those present.

ROLL CALL

AYES: Trustees Dorazio, Allen, Dundon, Ford, Abel, Naulaguari and Mayor Marino.
NOES: None.
ABSTAIN: None.
RECUSE: None.
ABSENT: None.

DATE: July 6, 2026.

RESOLUTION #17

AUTHORIZING THE SUBMISSION OF AN APPLICATION TO THE NEW YORK STATE DEPARTMENT OF STATE LOCAL WATERFRONT REVITALIZATION PROGRAM FOR THE REHABILITATION OF THE VILLAGE'S BYRAM RIVER STEEL SHEET PILE BULKHEAD

On motion of **TRUSTEE ALLEN**, 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 of Port Chester is a historic waterfront community whose identity, economy, and quality of life are intrinsically tied to the continued preservation, enhancement, and public accessibility of the Byram River waterfront; and

WHEREAS, the Village has made substantial investments over the past several years to restore public access to its waterfront through the implementation of the Waterfront Promenade, waterfront resiliency initiatives, sanitary sewer infrastructure improvements, and the Port Chester LOOP! pedestrian network, all of which are intended to reconnect residents and visitors with the Village's waterfront while strengthening economic activity and environmental stewardship; and

WHEREAS, the Village owns and maintains a steel sheet pile bulkhead located along the Byram River between Colony Grill and Bartaco, which serves as critical public infrastructure supporting the Waterfront Promenade, pedestrian circulation, shoreline stabilization, and public safety; and

WHEREAS, the rehabilitation of the existing steel sheet pile bulkhead has been identified in the Village's Capital Plan as a priority infrastructure project, and the Village intends to utilize the remaining balance of previously appropriated bulkhead reconstruction funds toward the required local share of the project; and

WHEREAS, the existing steel sheet pile bulkhead has experienced decades of exposure to marine conditions and requires rehabilitation to address corrosion, preserve its structural integrity, prevent future deterioration, protect adjacent public infrastructure, and extend the useful life of this important public asset; and

WHEREAS, **t**he proposed project includes the installation of a temporary cofferdam and the cleaning, repair, coating, painting, and sealing of the existing steel sheet piling to preserve its structural integrity, extend its useful life, and protect adjacent public infrastructure; and

WHEREAS, rehabilitation of the bulkhead represents a critical investment in waterfront resiliency by safeguarding public infrastructure against future environmental conditions, protecting the shoreline from continued degradation, and supporting the long-term sustainability of the Village's publicly accessible waterfront; and

WHEREAS, the proposed project will further enhance public access to the Byram River by preserving and improving the infrastructure supporting the Village's waterfront promenade and shoreline; and

WHEREAS, the project directly supports the Village's adopted Local Waterfront Revitalization Program, Comprehensive Plan, Capital Plan, and broader economic development initiatives by promoting waterfront revitalization, multimodal transportation, environmental sustainability, and continued reinvestment within the Village's downtown waterfront district; and

WHEREAS, the project will benefit Village residents, businesses, employees, and visitors by providing enhanced waterfront access, improved recreational opportunities, strengthened public infrastructure, and expanded economic activity; and

WHEREAS, the Village has demonstrated a consistent record of successfully administering and completing complex local, state, and federally funded

infrastructure projects through effective project management, sound fiscal oversight, and interdepartmental coordination; and

WHEREAS, the Village has conducted extensive public outreach in support of its waterfront planning efforts through stakeholder meetings, public workshops, Board of Trustees presentations, surveys, participatory planning exercises, and coordination with community organizations and local businesses; and

WHEREAS, the New York State Department of State has made funding available through the Local Waterfront Revitalization Program to assist municipalities in implementing projects that revitalize waterfront communities, strengthen public access, improve resiliency, and support sustainable economic development; and

WHEREAS, the Village desires to submit an application to the New York State Department of State Local Waterfront Revitalization Program requesting financial assistance for the rehabilitation of the Village-owned steel sheet pile bulkhead and associated waterfront improvements; and

WHEREAS, the Village Board of Trustees recognizes that the Local Waterfront Revitalization Program requires a local financial commitment toward eligible project costs and desires to formally document its commitment to provide the required local share.

NOW, THEREFORE, BE IT

RESOLVED, that the Board of Trustees of the Village of Port Chester hereby authorizes the submission of an application to the New York State Department of State Local Waterfront Revitalization Program seeking grant funding for the rehabilitation of the Village-owned steel sheet pile bulkhead located along the Byram River, together with any associated waterfront improvements eligible for funding under the Local Waterfront Revitalization Program; and be it further

RESOLVED, that the Village of Port Chester hereby commits to providing the required twenty-five percent (25%) local match for the project through the remaining balance of previously appropriated bulkhead reconstruction capital funds, together with any other eligible local funding sources, subject to appropriation in accordance with applicable law; and be it further

RESOLVED, that the Village Manager is hereby designated as the Village's authorized representative and is authorized to execute all applications, certifications, assurances, agreements, and other documents necessary to submit the grant application, accept grant funding if awarded, execute grant agreements, and undertake all actions necessary to implement the project in accordance with the requirements of the New York State Department of State; and be it further

RESOLVED, that the Board of Trustees reaffirms its commitment to preserving and revitalizing Port Chester's waterfront through investments that enhance public access, strengthen environmental resiliency, protect and preserve critical public infrastructure, support economic development, and improve the quality of life for residents and visitors.

Approved as to Form:



James R. Carpiniello, Village Attorney

ROLL CALL

AYES: Trustees Dorazio, Allen, Dundon, Ford, Abel, Naulaguari and Mayor Marino.
NOES: None.
ABSTAIN: None.
RECUSE: None.
ABSENT: None.

DATE: July 6, 2026.

CORRESPONDENCES

Request from Mayor Marino to raise the Peruvian flag at the flagpole in Liberty Square, Port Chester on Tuesday, July 28, 2026 at 6:00pm

The Board referred the correspondence to staff without objection.

From Mellor Engine and Hose, Co. No. 3 on the expulsion of Alejandro Leyva

Mayor Marino asked for a motion to accept the action taken by MELLOR ENGINE & HOSE CO. NO. 3.

RESOLUTION #18

ACCEPTANCE AND APPROVAL OF THE EXPULSION OF ALEJANDRO LEYVA FROM MELLOR ENGINE & HOSE CO. NO. 3

On motion of TRUSTEE DORAZIO, seconded by TRUSTEE ALLEN, the Board of Trustees accepted the action taken by MELLOR ENGINE & HOSE CO. NO. 3 with the Village of Port Chester Fire Department, expelling ALEJANDRO LEYVA from membership in the Company.

Approved as to Form:



James R. Carpiniello, Village Attorney

ROLL CALL

AYES: Trustees Dorazio, Allen, Dundon, Ford, Abel, Naulaguari and Mayor Marino.
NOES: None.
ABSTAIN: None.
RECUSE: None.
ABSENT: None.

DATE: July 6, 2026.

From Attorney Daniel Patrick of Cuddy & Feder, LLP on behalf of 28 Pearl Street Development LLC, requesting a waiver of the time limitations for construction noise at 28 Pearl St.

Following a brief discussion, the Board asked for a resolution to be added to the July 29, 2026 waiving the time limitations for construction noise at 28 Pearl Street.

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 DORAZIO, seconded by TRUSTEE DUNDON, the meeting was adjourned at 08:46 p.m.

ROLL CALL

AYES: Trustees Dorazio, Allen, Dundon, Ford, Abel, Naulaguari and Mayor Marino.
NOES: None.
ABSTAIN: None.
RECUSE: None.
ABSENT: None.

DATE: July 6, 2026.

Respectfully submitted,



Janusz R. Richards
Village Clerk

RESOLUTION

RES 01
07-29-2026

ESTABLISHING CAPITAL PROJECT AND BUDGET
CAPITAL PROJECT #2026-304
(2026 SIDEWALK PROGRAM – BID #2026-08)

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, to facilitate the 2026 Sidewalk Program capital improvement project, including design and bidding, construction administration, incidental improvements, and related costs, Capital Project #2026-304 will be established in an amount not to exceed $950,000; and

WHEREAS, funding for the project will be provided through reimbursements from the New York State Department of Transportation under the Consolidated Local Street and Highway Improvement Program (CHIPS), PAVE-NY, Extreme Winter Recovery (EWR), State Touring Route (STR), and Pave Our Potholes (POP) programs to support the repair, rehabilitation, and modernization of Village/local sidewalks and related curbing; 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 #2026-304 (2026 Sidewalk Program) as follows:

CAPITAL FUND

Revenues:		
H.3501.2026.304	NYS-DOT – CHIPS/PAVENY/EWR/STR/POP	$950,000
Appropriations:		
H.5110.400.2026.304	2026 Sidewalk Program	$950,000

Approved as to Form:

Calli C. Jones, Village Attorney

RES 02
07-29-2026

RESOLUTION

AWARDING BID NO. 2026-08
2026 SIDEWALK PROGRAM

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

WHEREAS, the Village of Port Chester advertised for bids for Bid No. 2026-08, 2026 Sidewalk Program; and

WHEREAS, sealed bids were received and publicly opened on July 2, 2026, at 3:00 p.m.; and

WHEREAS, Woodland Manor, LLC submitted a base bid in the amount of $760,250.00, together with a general contingency allowance of $100,000.00, and also submitted optional pricing of $65,000.00 for Bid Alternate 1, Crawford Mansion Garden Path, and $292,000.00 for Bid Alternate 2, Rye Town Forest Avenue; and

WHEREAS, the Bid Documents provide that the Village may select the bid alternates in any order or combination and that the price of each selected alternate shall be added to the base bid; and

WHEREAS, Village staff has reviewed the bids and recommends that the Board of Trustees award Bid No. 2026-08 to Woodland Manor, LLC as the lowest responsive and responsible bidder, whose bid meets the requirements and specifications set forth in the Bid Documents; and

WHEREAS, funding for the Project has been appropriated in Capital Fund expenditure line item H.5110.400.2026.304; now, therefore, be it

RESOLVED, that the Board of Trustees hereby awards Bid No. 2026-08, 2026 Sidewalk Program, to Woodland Manor, LLC, 188 Haviland Drive, Patterson, New York 12563 (the "Contractor"), in the total amount of $860,250.00, consisting of the base bid in the amount of $760,250.00 and the general contingency allowance of $100,000.00, as set forth in the Contractor's bid; and be it further

RESOLVED, that Bid Alternate 1, Crawford Mansion Garden Path, and Bid Alternate 2, Rye Town Forest Avenue, are not included in this award; and be it further

RESOLVED, that the general contingency allowance shall be used only for work authorized in accordance with the Contract Documents; and be it further

RESOLVED, that the Work shall be substantially complete and operational within 360 calendar days after the date established in the Notice to Proceed and shall be completed and ready for final payment within 40 days after Substantial Completion, as required by the Contract Documents; and be it further

RESOLVED, that the award and execution of the agreement shall be conditioned upon the Contractor furnishing all required bonds, insurance, and other documentation required by the Bid Documents; and be it further

RESOLVED, that the Village Manager is hereby authorized to execute an agreement with the Contractor and any other documents necessary to effectuate the purposes of this resolution, subject to review and approval by the Village Attorney; and be it further

RESOLVED, that all expenditures under the agreement shall be charged to Capital Fund expenditure line item H.5110.400.2026.304 and shall remain subject to the availability of appropriated funds and the Village's purchasing and payment procedures.

Approved as to Form:



Calli C. Jones, Village Attorney

RES 03
07-29-2026

RESOLUTION

ESTABLISHING CAPITAL PROJECT AND BUDGET
CAPITAL PROJECT #2026-305
(LYON PARK 9-11 MEMORIAL IMPROVEMENTS)

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, to facilitate the Lyon Park 9-11 Memorial capital improvement project, including incidental improvements, and related costs, Capital Project #2026-305 will be established in an amount not to exceed $8,000; and

WHEREAS, funding for the project will be provided through $3,000 of community facilities deposits held in the village special purpose fund and $5,000 of appropriated general fund balance as a transfer to capital fund; 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 #2026-305 (Lyon Park 9-11 Memorial Improvements) as follows:

GENERAL FUND

Revenues:

A.4995	Appropriated Fund Balance	$5,000

Appropriations:

A.9900.0900	Transfer to Capital	$5,000

SPECIAL PURPOSE FUND:

Restricted Fund Balance:

CM-TA.0060	Mitigation Fee-Community Facilities-Vlg	($3,000)

CAPITAL FUND

Revenues:

H.2774.2026.305	Use of Mitigation Fee-Comm Fac-Vlg	$3,000
H.5031.2026.305	Transfer from General Fund	$5,000

Appropriations:

H.7110.400.2026.305	Lyon Pk 9-11 Memorial Improvements	$8,000

Approved as to Form:

Calli C. Jones, Village Attorney
July 29, 2026

VILLAGE MANAGER MEMORANDUM

Stuart L. Rabin

Meeting Date: July 29, 2026

Re: Board of Trustees Regular Meeting

Capital Project: 9-11 Memorial

Requested Board Action

To establish a capital project and fund the improvements to the Village of Port Chester's 9-11 Memorial located in John Lyon Park

Manager's Recommendation

To establish a capital project of $8,000 in support of the refurbishment and enhancement of the 9-11 memorial with the assistance of Clay Art Center. The scope of Clay Art Center's role is detailed in the attached proposal.

Background

2026 marks the 25th anniversary of the events of September 11, 2001.

Recently, staff evaluated the village's 9-11 memorial, and it exhibited a significant need for refurbishment; for years the monument was only managed by the department of public works as a yearly beautification project endeavored in advance of public ceremonies. Unlike other monuments in John Lyon Park and those integrated around the village, the village's 9-11 memorial was not noticeable for the reasons monuments are endeavored in the first place- overgrown trees and other landscaping growth as well as layers of old mulch all but buried the inscription and stone in the center.

In July we formulated a plan to make improvements and demolished the surrounding area.

While preserving the original stone and plaque dedicated by the village in the aftermath of the 2001 terror attacks, we have worked with Clary Art Center to help enhance this space while paying tribute to those we lost. For the 25th anniversary of 9-11, the new memorial will integrate twenty-five (25) stones (steppingstones) honoring 25 years. Each stone is to be designed by artists taking the gravity of the memorial and what it represents in mind.

The following are examples of steppingstones Clay Art Center created for Edison School:





To be clear, the steppingstone examples demonstrate general shape and materials- not subject matter.

As stated in the attached Clay Art Center proposal and in accordance with our guidance:

The ceramic tiles will be individually formed, fired, glazed, and assembled to create a durable outdoor installation designed to withstand the local climate ***while honoring the significance of the memorial****. All fabrication and firing will take place at Clay Art Center using high-fired stoneware and professional installation materials suitable for permanent exterior public art.*

The overall design of the memorial will be a hybrid of what was there previously, with this art integration. The steppingstones will be placed in a radial pattern emanating from the preexisting center stone and flagpole outward. The radial pattern will be determined to be spiral in nature or circular once the steppingstones are completed and laid at the site. Within the spaces between radials, new landscaping will be introduced. Again, landscaping selections and artistic interpretations with option for colors and context appropriate for this memorial.

With regards to funding, the capital project will be established and funded using $3,000 of community benefit money received from the 28 Pearl Street Development with the remaining funding appropriated from the village's general fund balance. $5,000 was returned to the village this month through the New York State Comptroller's Unclaimed Funds program which staff applied for several months ago.

Leveraging these unclaimed funds alongside community benefit contributions will enable the village to deliver a professionally designed public art installation in John Lyon Park through a partnership with a local business organization and local artists. This collaborative approach maximizes alternative funding sources while transforming the park into a meaningful civic space that not only enriches the public realm but will also further honor the memory of those who lost their lives in the terrorist attacks, recognize the courage and sacrifice of the first responders who answered the call, and create a lasting place for reflection, remembrance, and community gathering without relying on additional taxpayer resources.

Your support will ensure that we complete this project before September 11, 2026.

9/11 Scope of Work and Cost Proposal
Village of Port Chester
Site: Lyon Park Memorial

Project Overview

Clay Art Center is honored to propose the creation of a permanent mosaic installation commemorating the 25th anniversary of September 11, 2001. The installation will enhance the Village's existing memorial in Lyon Park through a series of handcrafted mosaic stepping stones designed specifically for the site.

The proposed artwork will consist of **25 mosaic stepping stones** arranged in a radial pattern surrounding the memorial. Each stepping stone will feature handmade ceramic mosaic tiles created in Clay Art Center's studios. The additional stepping stones purchased will serve as replacements in the event of breakage during fabrication, ensuring the final installation includes 25 finished pieces.

The ceramic tiles will be individually formed, fired, glazed, and assembled to create a durable outdoor installation designed to withstand the local climate while honoring the significance of the memorial. All fabrication and firing will take place at Clay Art Center using high-fired stoneware and professional installation materials suitable for permanent exterior public art.

Project Process

The project includes:

- Design development and preparation of the mosaic layout
- Fabrication of handmade ceramic mosaic tiles
- Multiple kiln firings for durability and weather resistance
- Glazing and finishing of all tiles
- Assembly of the mosaic designs onto concrete stepping stones
- Installation using professional-grade thin-set mortar and grout
- Project management, quality control, and coordination throughout fabrication and installation

Every stepping stone will be handcrafted, making each one unique while contributing to a cohesive overall design that complements the existing memorial.

Budget Summary

Category	Cost
Materials	$2764.61
Labor (design, fabrication, firing, assembly, installation, and project management)	$6,620.50
Total Project Cost	$9,385.11
20% Discount for the Village of Port Chester	$1,877.02
Total Project Cost with 20% Discount	$7,500.00

The total project cost includes all materials, fabrication, kiln firings, labor, and installation.This proposal represents a complete turnkey project from design through installation. Should any modifications to the scope or design be requested after approval, Clay Art Center will work collaboratively with the Village to develop any necessary adjustments.

Brian Barry
Program Manager--Community Arts and Offsite Programs
Clay Art Center
40 Beech Street
Port Chester, NY 10573
914-937-2047, ext. 226
clayartcenter.org

RES 04
07-29-2026

RESOLUTION

AWARDING BID NO. 2026-11
PREVENTATIVE MAINTENANCE AND ON-CALL HVAC SERVICES

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

WHEREAS, the Village of Port Chester advertised for bids for Bid No. 2026-11, Preventative Maintenance and On-Call HVAC Services; and

WHEREAS, sealed bids were received and publicly opened on July 27, 2026, at 3:00 p.m.; and

WHEREAS, the Village received two bids, one of which was determined to be nonresponsive to the requirements of the bid specifications; and

WHEREAS, F&F Mechanical Service, LLC submitted the only responsive bid, which included an annual lump-sum amount of $14,444.00 for the preventative maintenance program to be performed once per year, together with specified hourly rates for on-call services and a percentage markup for parts and materials; and

WHEREAS, Village staff has reviewed the bid submitted by F&F Mechanical Service, LLC and recommends that the Board of Trustees award Bid No. 2026-11 to F&F Mechanical Service, LLC as the sole responsive and responsible bidder; and

WHEREAS, funding for these services has been appropriated in General Fund expenditure line items A.1620.417, A.1621.417, A.1640.417, A.3410.417, and A.7110.417; now, therefore, be it

RESOLVED, that the Board of Trustees hereby awards Bid No. 2026-11, Preventative Maintenance and On-Call HVAC Services, to F&F Mechanical Service, LLC, 2 Dwight Street, North Haven, Connecticut 06472 (the "**Contractor**"), for the once-per-year preventative maintenance program 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; and be it further

RESOLVED, that the term of the agreement shall commence upon execution and expire on May 31, 2029, with the Village retaining the sole option to extend the agreement by written amendment for up to two additional one-year terms; and be it further

RESOLVED, that the Village Manager is hereby authorized to execute an agreement with the Contractor and any other documents necessary to effectuate the purposes of this resolution, subject to review and approval by the Village Attorney; and be it further

RESOLVED, that all expenditures under the agreement shall be charged to the appropriate budgeted account and shall remain subject to the availability of appropriated funds and the Village's purchasing and payment procedures.

Approved as to Form:



Calli C. Jones, Village Attorney

RESOLUTION

RES 05
07-29-2026

ESTABLISHING CAPITAL PROJECT AND BUDGET
CAPITAL PROJECT #2026-306
(VILLAGE HALL HVAC 3RD FLOOR)

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, to facilitate the replacement of an existing air conditioning unit located on the 3rd floor of Village Hall including electrical and incidental improvements and related costs, Capital Project #2026-306 will be established in an amount not to exceed $20,000; and

WHEREAS, funding for the project will be provided through the appropriation of $20,000 unassigned general fund balance and transfer to capital fund. 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 #2026-306 (Village Hall HVAC 3rd Floor) as follows:

GENERAL FUND

Revenues:		
A.4995	Appropriated Fund Balance	$20,000
Appropriations:		
A.9900.900	Transfer to Capital	$20,000

CAPITAL FUND

Revenues:		
H.5031.2026.306	Transfer from General	$20,000
Appropriations:		
H.1621.400.2026.306	Vlg Hall-HVAC 3rd Floor	$20,000

Approved as to Form:

Calli C. Jones, Village Attorney

RESOLUTION

RES 06
07-29-2026

ESTABLISHING CAPITAL PROJECT AND BUDGET
CAPITAL PROJECT #2026-307
(FIRE DEPT. – STATION ALERTING SYSTEM – BID #2026-12)

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, to facilitate the replacement of a station alerting system located in all four firehouses including electrical and incidental improvements and related costs, Capital Project #2026-307 will be established in an amount not to exceed $165,000; and

WHEREAS, funding for the project will be provided through the appropriation of $165,000 unassigned general fund balance and transfer to capital fund. 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 #2026-307 (Fire Dept. – Station Alerting System) as follows:

GENERAL FUND

Revenues:		
A.4995	Appropriated Fund Balance	$165,000
Appropriations:		
A.9900.900	Transfer to Capital	$165,000

CAPITAL FUND

Revenues:		
H.5031.2026.307	Transfer from General	$165,000
Appropriations:		
H.3410.200.2026.307	Fire Dept – Station Alerting System	$165,000

Approved as to Form:

Calli C. Jones, Village Attorney

RES 07
07-29-2026

RESOLUTION

AWARDING BID NO. 2026-12
FIRE DEPARTMENT STATION ALERTING SYSTEM
REPLACEMENT PROJECT

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

WHEREAS, the Village of Port Chester advertised for bids for Bid No. 2026-12, Fire Department Station Alerting System Replacement Project; and

WHEREAS, sealed bids were received and publicly opened on July 27, 2026, at 3:00 p.m.; and

WHEREAS, the Village received two responsive bids; and

WHEREAS, Electronic Systems Solutions, Inc. submitted the lowest bid in the total lump-sum amount of $160,890.27; and

WHEREAS, Village staff has reviewed the bids and recommends that the Board of Trustees award Bid No. 2026-12 to Electronic Systems Solutions, Inc. as the lowest responsive and responsible bidder, whose bid meets the requirements and specifications set forth in the Bid Documents; and

WHEREAS, funding for the Project has been appropriated in Capital Fund expenditure line item H.3410.200.2026.307; now, therefore, be it

RESOLVED, that the Board of Trustees hereby awards Bid No. 2026-12, Fire Department Station Alerting System Replacement Project, to Electronic Systems Solutions, Inc., 250 Clearbrook Road, Elmsford, New York 10523 (the "**Contractor**"), in the total lump-sum amount of $160,890.27; and be it further

RESOLVED, that the Village Manager is hereby authorized to execute an agreement with the Contractor and any other documents necessary to effectuate the purposes of this resolution, subject to review and approval by the Village Attorney; and be it further

RESOLVED, that all expenditures under the agreement shall be charged to the appropriate budgeted account and shall remain subject to the availability of appropriated funds and the Village's purchasing and payment procedures.

Approved as to Form:



Calli C. Jones, Village Attorney

RES 08
07-29-2026

RESOLUTION

ACCEPTANCE OF DONATIONS
2026 SUMMER YOUTH EMPLOYMENT PROGRAM (SYEP)

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, through its Youth Bureau, administers the Summer Youth Employment Program, which provides meaningful paid work experience, workforce readiness training, mentorship, and career exploration opportunities for local youth; and

WHEREAS, the Summer Youth Employment Program serves students by providing opportunities to develop professional skills, establish career pathways, and gain valuable experience within local government, small businesses, and nonprofit organizations; and

WHEREAS, the Village was notified that previously anticipated reimbursement funding for the 2026 Summer Youth Employment Program would be reduced, creating an unexpected funding shortfall that threatened the Village's ability to honor employment commitments already made to participating students; and

WHEREAS, the Village sought the support of community stakeholders, businesses, and organizations to ensure that these commitments could be fulfilled without interruption; and

WHEREAS, through the generosity and civic commitment of numerous community stakeholders, donations totaling Eighteen Thousand Two Hundred Fifty Dollars ($18,250.00) have been pledged or already received towards purpose of funding the 2026 Port Chester Youth Bureau Summer Youth Employment Program; and

WHEREAS, these contributions not only preserve employment opportunities for participating students but also demonstrate the community's shared commitment to workforce development, education, mentorship, and the continued investment in Port Chester's future leaders; now, therefore, be it

RESOLVED, the Board of Trustees of the Village of Port Chester, New York, hereby wishes to formally accept these donations on behalf of the Village and express its sincere appreciation to the following donors whose generosity made the continuation of the program possible:

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

Approved as to Form:



Calli C. Jones, Village Attorney

RES 09
07-29-2026

RESOLUTION

CONSENT TO THE PROPOSED REAPPOINTMENT OF DR. JANUSZ R. RICHARDS TO THE TOWN OF RYE BOARD OF ASSESSMENT REVIEW

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 Intermunicipal Agreement dated December 31, 2004, by and among the Town of Rye, the Village of Port Chester, and the Village of Rye Brook establishes the procedure for appointments to the Town of Rye Board of Assessment Review, including the appointment of the Rye Town Designated PC Member; and

WHEREAS, by correspondence dated July 10, 2026, Town of Rye Supervisor Gary J. Zuckerman referred the proposed reappointment of Dr. Janusz R. Richards as the Rye Town Designated PC Member to the Town of Rye Board of Assessment Review and requested the consent of the Board of Trustees of the Village of Port Chester pursuant to the Intermunicipal Agreement; and

WHEREAS, with the expiration of Dr. Janusz R. Richards' term on September 30, 2026, the Town has proposed his reappointment for an additional five-year term; and

WHEREAS, the Board of Trustees has duly considered the proposed reappointment.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Trustees of the Village of Port Chester hereby consents, pursuant to the Intermunicipal Agreement, to the proposed reappointment of Dr. Janusz R. Richards to the Town of Rye Board of Assessment Review for a term to expire on September 30, 2031.

Approved as to Form:



Calli C. Jones, Village Attorney

RECEIVED
JUL 10 2026
VILLAGE CLERK'S OFFICE
VILAGE OF PORT CHESTER

TOWN OF RYE
222 Grace Church Street
Port Chester, NY 10573
Tel: 914.939.3075 • Fax: 914.939.1465
www.ryetownny.gov

Gary J. Zuckerman, Esq.
Supervisor

Deborah A. Reisner
Town Administrator

Town Council
Thomas F. Nardi
Deputy Supervisor
Randy Sellier
Pamela Jaffee
Debra Friedman

July 10, 2026

To: Mayor Luis Marino, Village of Port Chester and Members of the Board of Trustees

From: Supervisor Gary J. Zuckerman, Town of Rye

Re: Re-Appointment to the Board of Assessment Review

Pursuant to the IMA between and among the Town of Rye and the Villages of Rye Brook and Port Chester, I hereby refer the re-appointment of Dr. Janusz Richards to the Town of Rye Board of Assessment Review as the "Rye Town Designated Member."

Upon receipt of consent of such proposed appointment by Resolution of the Port Chester Board of Trustees, the re-appointment of Dr. Richards will be placed on the agenda for "Final Appointment" by Resolution of the Rye Town Council meeting to be held August 20, 2026.

Gary J Zuckerman

INTERMUNICIPAL AGREEMENT BY AND AMONG THE TOWN OF RYE, NEW YORK, THE VILLAGE OF PORT CHESTER, NEW YORK, AND THE VILLAGE OF RYE BROOK, NEW YORK RELATIVE TO THE TOWN OF RYE BOARD OF ASSESSMENT REVIEW

THIS AGREEMENT made and entered this 31 day of December 2004, by and among the **Town of Rye** a municipal subdivision of the State of New York, situate in the County of Westchester, with offices at 10 Pearl Street Port Chester New York (hereinafter referred to as the "Town "), the **Village of Port Chester**, a municipal subdivision of the State of New York, situate in County of Westchester and Town of Rye with offices at 10 Pearl Street Port Chester, New York (hereinafter referred to as "Port Chester"), and the **Village of Rye Brook**, a municipal subdivision of the State of New York, situate in the County of Westchester and Town of Rye with offices at 938 King Street, Rye Brook New York (hereinafter referred to as "Rye Brook") Port Chester and Rye Brook are hereinafter sometimes individually referred to as a "Village" and collectively as the "Villages "

WITNESSETH

WHEREAS, the Town recently completed a real property reassessment of the Town Tax Assessment Roll for the 2004 tax year, and

WHEREAS, Port Chester and Rye Brook are separate tax assessing units but in the past each has used the Town roll and each has appointed the Town Assessor to act as Village Assessor for Village assessing purposes and

WHEREAS, each Village has appointed its own Board of Assessment Review for purposes of hearing grievances against each respective Village roll and

WHEREAS, due to the differences in valuation dates and taxable status dates between the Villages and Town the Villages have determined that continuing to adopt the Town roll as the Village roll and establish and maintain its own separate tax assessment office and administration would be costly and inefficient, and

WHEREAS, in the interests of economy and tax savings to the residents of the Villages, Port Chester and Rye Brook have resolved to relinquish their respective Assessing Unit status by adoption of local law as required by New York Real Property Tax Law (RPTL) §1402 (3), and

WHEREAS in the interests of fairness and inter municipal cooperation, the Town of Rye has resolved to work with the Villages to insure that in the future, each separate Village has consistent adequate and fair representation on the Town of Rye Board of Assessment and Review (" BAR")

NOW, THEREFORE, IT IS HEREBY AGREED, by the Town of Rye, the Village of Port Chester and the Village of Rye Brook as follows

1 Composition of the BAR Throughout the term of this Agreement, the Town hereby agrees

A That the BAR which is currently constituted at five (5) members, shall remain at five (5) members,

B That of the current BAR members, two (2) are Port Chester residents, two (2) are Rye Brook residents The names of the foregoing BAR members, together with their respective term of office and residence address are set forth on Schedule "A' attached hereto,

C That, in addition to the criteria and requirements for BAR members set forth in §523 of the RPTL, the Town shall appoint members to the BAR so that two (2) members shall be residents of Port Chester (the "Port Chester Members ') and two (2) members shall be residents of Rye Brook (the "Rye Brook Members") Next to each current member s name listed on Schedule A is designation as to whether such member is a Port Chester Member or a Rye Brook Member,

D That one (1) of the two (2) Port Chester Members shall hereinafter be a ' Port Chester Designated Member" and the other Port Chester Member shall be a "Rye Town Designated PC Member ' One (1) of the two (2) Rye Brook Members shall hereinafter be a ' Rye Brook Designated Member" and the other Rye Brook Member shall be a ' Rye Town Designated RB Member," and

E That in addition to the foregoing, the Town shall make BAR appointments in accordance with the additional requirements of this Agreement

2 Method of Appointment of BAR Members

A Commencing with the next vacancy of a Port Chester Member, whether by expiration of said member's term or otherwise, the Town Board shall appoint a replacement for such member from recommendation submitted by resolution from the Port Chester Board of Trustees, provided that such recommended member satisfies the requirements of §523 of the RPTL This member shall be the Port Chester Designated Member and the parties to this Agreement shall amend Schedule A to reflect this appointment Thereafter, so long as (i) this Agreement remains in effect, and (ii) Port Chester remains a party to this Agreement, replacements of the Port Chester Designated Member shall be appointed by the Town Board in the manner set forth herein

B Commencing with the next vacancy of a Rye Brook Member, whether by expiration of said member's term or otherwise the Town Board shall appoint a replacement for such member from ~~recommended member~~ recommendation submitted by resolution from the Rye Brook Board of Trustees provided that such ~~recommendation~~ recommended member satisfies the requirements of §523 of the RPTL This member shall be the Rye Brook Designated Member and the parties to this Agreement shall amend Schedule A to reflect this appointment Thereafter so long as (i) this

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Agreement remains in effect, and (ii) Rye Brook remains a party to this Agreement, replacements of the Rye Brook Designated Member shall be appointed by the Town Board in the manner set forth herein

C After appointment of the first Port Chester Designated Member, the remaining Port Chester Member shall thereafter be the Rye Town Designated PC Member Vacancies of the Rye Town Designated PC Member's seat, whether by expiration of said member's term or otherwise, shall be filled by appointment by the Town Board after (i) referral of such proposed appointment to the Port Chester Board of Trustees, and (ii) receipt of consent of such proposed appointment by resolution adopted by a majority of the Port Chester Board In the event that a majority of the Port Chester Board fails or refuses by resolution to consent to such referral Rye Town shall make another referral or referrals to the Port Chester Board, until a majority of such Board consents to a referral by majority vote Notwithstanding the foregoing if the Village Board fails or refuses to consent to three (3) referrals from the Town Board, the matter of the appointment of the Rye Town Designated PC Member shall be submitted for determination to a panel consisting of the Mayor of the Village of Port Chester the Mayor of the Village of Rye Brook and the Supervisor of the Town of Rye (the "Panel") The Panel is hereby authorized to consider for appointment as the Rye Town Designated PC Member any of the three (3) referrals previously made by the Town Board or any other qualified Port Chester resident The person selected by majority vote of the Panel shall be appointed as the Rye Town Designated PC Member

D After appointment of the first Rye Brook Designated Member, the remaining Rye Brook Member shall thereafter be the Rye Town Designated RB Member Vacancies of the Rye Town Designated RB Member's seat, whether by expiration of said member's term or otherwise shall be filled by appointment by the Town Board after (i) referral of such proposed appointment to the Rye Brook Board of Trustees, and (ii) receipt of consent of such proposed appointment by resolution adopted by a majority of the Rye Brook Board In the event that a majority of the Rye Brook Board fails or refuses by resolution to consent to such referral, Rye Town shall make another referral or referrals to the Rye Brook Board, until a majority of such Board consents to a referral by majority vote Notwithstanding the foregoing if the Village Board fails or refuses to consent to three (3) referrals from the Town Board, the matter of the appointment of the Rye Town Designated RB Member shall be submitted for determination to a panel consisting of the Mayor of the Village of Port Chester, the Mayor of the Village of Rye Brook and the Supervisor of the Town of Rye (the Panel') The Panel is hereby authorized to consider for appointment as the Rye Town Designated RB Member any of the three (3) referrals previously made by the Town Board or any other qualified Rye Brook resident The person selected by majority vote of the Panel shall be appointed as the Rye Town Designated RB Member

3 Term This Agreement shall be for a term of ten (10) years, said term to commence on December 31, 2004 and to end on December 31, 2014 and shall continue from year to year thereafter until terminated by any party hereto on sixty (60) days prior written

days prior written notice to all other parties hereto Notwithstanding the foregoing, the Villages reserve the right to cancel their participation in this Agreement by adopting a local law in accordance with §1402 (3)(b) rescinding the local law which discontinued their existence as an independent assessing unit

4 Arbitration Should any dispute arise between the Town and either of the Villages respecting any of the terms of this Agreement, the disputed matter shall be settled by arbitration, in accordance with the laws of the State of New York, by three arbitrators, one of whom shall be selected by each party to the dispute, and the third by the two arbitrators so selected If the selection of any arbitrator shall not be made within fifteen (15) days of the time that either party to the dispute shall notify the other of the name of the arbitrator selected by the notifying party, then the arbitrator or arbitrators not selected shall be appointed in the manner provided by the laws of the State of New York

5 Authority for Execution on Behalf of the Town of Rye The Supervisor has executed this Agreement pursuant to a resolution adopted by the Town Council of the Town of Rye, at a meeting thereof held on December 16 2004 Robert M Morabito, Supervisor of the Town of Rye whose signature appears hereafter, is duly authorized and empowered to execute this instrument and to enter into such an Agreement on behalf of the Town of Rye This instrument shall be executed in quadruplicate At least one copy shall be permanently filed, after execution thereof in the office of the Clerk of the Town of Rye

6 Authority for Execution on Behalf of the Village of Port Chester The Village Manager has executed this Agreement pursuant to a resolution adopted by the Board of Trustees of the Village of Port Chester, at a meeting thereof held on Nov 15, 2004 Richard A Falanka, Village Manager of the Village of Port Chester, whose signature appears hereafter, is duly authorized and empowered to execute this instrument, and to enter into such an Agreement on behalf of the Village of Port Chester This instrument shall be executed in quadruplicate At least one copy shall be permanently filed, after execution thereof in the office of the Clerk of the Village of Port Chester

7 Authority for Execution on Behalf of the Village of Rye Brook The Mayor has executed this Agreement pursuant to a resolution adopted by the Board of Trustees of the Village of Rye Brook, at a meeting thereof held on November 23, 2004 Lawrence Rand Mayor of the Village of Rye Brook whose signature appears hereafter, is duly authorized and empowered to execute this instrument, and to enter into such an Agreement on behalf of the Village of Rye Brook This instrument shall be executed in quadruplicate At least one copy shall be permanently filed, after execution thereof in the office of the Clerk of the Village of Rye Brook

8 Modification This agreement constitutes to complete understanding of the parties A modification of any terms thereof shall be valid unless in writing and signed by all parties

9 Waiver No waiver of any breach of any condition of this Agreement shall be binding unless in writing signed by the party waiving such breach No such waiver shall in any way affect any other term or condition of this Agreement or constitute a cause or excuse for repetition of such or any other breach unless the waiver shall include the same

IN WITNESS WHEREOF the Town of Rye, the Village of Port Chester and the Village of Rye Brook have each by order of their respective Town and Village Board, caused these presents to be subscribed by the Chief Executive Officer and the seal of the Town and such Village to be affixed and attested by the Clerk thereof, this _____ day of _____, 2004

(Seal of the Town of Rye)

TOWN OF RYE

Attest _____
Linda A Lyons Deputy Town Clerk

By _____
Robert M Morabito, Supervisor

(Seal of the Village of Port Chester)

VILLAGE OF PORT CHESTER

Attest _____
Anthony Silrgato, Village Clerk

By _____
Richard A Falanka, Village Manager

(Seal of the Village of Rye Brook)

VILLAGE OF RYE BROOK

Attest _____
Christopher J Bradbury, Village Clerk

By _____
Lawrence Rand, Mayor

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SCHEDULE A

Town of Rye Board of Assessment Review as of 2004

NAME	ADDRESS	TERM EXPIRATION	RYE BROOK MEMBER	PORT CHESTER MEMBER	VILLAGE DESIGNATE	TOWN DESIGNATE
Milton Meiskin	53 Country Ridge Cir Rye Brook	09/30/07	X			
Brian Niles	70 Rock Ridge Dr Rye Brook	09/30/05	X			
Domenick Patafio	9 Sycamore La Port Chester	09/30/06		X		
Beth Hofstetter	921 Shore Acres Dr Mamaroneck	09/30/08				
Dennis Pilla	26 Lafayette Dr Port Chester	09/30/07		X		

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RESOLUTION

RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF RYE AUTHORIZING EXECUTION OF AN INTERMUNICIPAL AGREEMENT BETWEEN THE TOWN OF RYE, THE VILLAGE OF PORT CHESTER AND THE VILLAGE OF RYE BROOK FOR THE PURPOSES OF REAL PROPERTY ASSESSMENT

On motion of Councilperson Borrelli seconded by Councilperson Lagana, the following Resolution was adopted

WHEREAS, the Town recently completed a real property reassessment of the Town Tax Assessment Roll for the 2004 tax year, and

WHEREAS, Port Chester and Rye Brook are separate tax assessing units but in the past each has used the Town roll and each has appointed the Town Assessor to act as Village Assessor for Village assessing purposes, and

WHEREAS, each Village has appointed its own Board of Assessment Review for purposes of hearing grievances against each respective Village roll and

WHEREAS, due to the differences in valuation dates and taxable status dates between the Villages and Town, the Villages have determined that continuing to adopt the Town roll as the Village roll and establish and maintain its own separate tax assessment office and administration would be costly and inefficient, and

WHEREAS, in the interests of economy and tax savings to the residents of the Villages Port Chester and Rye Brook have resolved to relinquish their respective Assessing Unit status by adoption of local law as required by New York Real Property Tax Law (RPTL) 1402(3) and

WHEREAS, the Villages of Port Chester and Rye Brook have passed resolutions abolishing their Board of Assessment Review and Village Assessor's and

WHEREAS, in the interest of fairness and inter-municipal cooperation, the Town of Rye has resolved to work with the Villages to insure that in the future each separate Village has consistent, adequate and fair representation on the Town of Rye Board of Assessment and Review (BAR"), and

WHEREAS, the Villages of Port Chester and Rye Brook have reviewed and approved the form and substance of the Intermunicipal Agreement, and

WHEREAS, the Town Council has received and reviewed the form and substance of the Intermunicipal Agreement and

WHEREAS, counsel to the Town has been presented with the Intermunicipal Agreement and has reviewed and approved the form and substance of the Intermunicipal Agreement,

NOW THEREFORE BE IT RESOLVED, that the town Council hereby authorizes the Town Supervisor to execute the Intermunicipal Agreement on behalf of the Town of Rye

ROLL CALL

AYES	Councilpersons Lagana, Borrelli and Supervisor Morabito
NOES	None
ABSENT	Councilpersons Mendicino Daly and Walter

Dated December 16 2004

RES 10
07-29-2026

RESOLUTION

APPROVING A WAIVER OF CONSTRUCTION NOISE TIME LIMITATIONS FOR THE REDEVELOPMENT PROJECT LOCATED AT 28 PEARL STREET

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, 28 PEARL STREET DEVELOPMENT LLC (hereinafter referred to as "**the Applicant**") has requested, pursuant to Village of Port Chester Code § 224-3.1, a waiver of the construction noise time limitations set forth in Village of Port Chester Code § 224-2(C)(5) for the approved mixed-use redevelopment project located at 28 Pearl Street, Port Chester, New York (SBL: 142.30-1-84); and

WHEREAS, the Board of Trustees has received and reviewed proof of notice and posting submitted by the Applicant, including an Affidavit of Mailing, Affidavit of Sign Posting, copies of notices provided to property owners within 150 feet of the Property, and supporting documentation demonstrating compliance with Village of Port Chester Code § 224-3.1(C); and

WHEREAS, the Applicant has requested authorization to commence construction activities at 7:00 a.m. on weekdays and 9:00 a.m. on Saturdays for a period of twenty-four (24) months; and

WHEREAS, the Board of Trustees has reviewed the Applicant's letter request dated June 30, 2026, together with the supporting materials submitted in support thereof, and has considered the application in accordance with Village of Port Chester Code § 224-3.1; and

NOW, THEREFORE, BE IT

RESOLVED, that the Board of Trustees hereby finds that:

1. The Applicant will suffer a hardship unless the waiver is granted;
2. The granting of the waiver will not cause a substantial or undue adverse impact upon adjacent property or upon the public health, safety and welfare;
3. The activity, operation, or noise will be temporary in duration; and
4. There are no reasonable alternatives available to the Applicant; and be it further

RESOLVED, that the Board of Trustees further finds that the notice and posting requirements of Village of Port Chester Code § 224-3.1(C) have been satisfied and that the application is properly before the Board; and be it further

RESOLVED, that the Board of Trustees hereby determines that exceptional circumstances exist and that the standards set forth in Village of Port Chester Code § 224-3.1 have been satisfied; and be it further

RESOLVED, that the Board of Trustees hereby grants the Applicant's request for a waiver of the construction noise time limitations set forth in Village of Port Chester Code § 224-2(C)(5), thereby permitting construction activities at 28 Pearl Street to commence at 7:00 a.m. on weekdays and 9:00 a.m. on Saturdays; and be it further

RESOLVED, that this waiver shall remain in effect from July 29, 2026, through July 29, 2028; and be it further

RESOLVED, that this waiver is granted subject to compliance with all applicable Village approvals, permits, laws, regulations, and conditions governing the redevelopment; and be it further

RESOLVED, that the Board of Trustees reserves the right to revoke this waiver upon a determination that the Applicant has failed to comply with any applicable law, regulation, permit condition, or condition of approval applicable to the redevelopment; and be it further

RESOLVED, that except as expressly modified herein, all applicable provisions of the Village of Port Chester Code and all permits, approvals, and conditions applicable to the redevelopment shall remain in full force and effect.

Approved as to Form:



Calli C. Jones, Village Attorney

CUDDY +FEDER LLP

445 Hamilton Avenue, 14th Floor
White Plains, New York 10601
T 914 761 1300
F 914 761 5372
cuddyfeder.com

Anthony B. Gioffre III
agioffre@cuddyfeder.com

June 30, 2026

BY EMAIL
Mayor Luis A. Marino and the Board of Trustees
Village of Port Chester
222 Grace Church Street
Port Chester, NY 10573

Re: 28 Pearl Street Redevelopment
28 Pearl Street Development LLC
Premises: 28 Pearl Street, Port Chester, NY (SBL: 142.30-1-88)

Dear Mayor Marino and Members of the Board of Trustees:

On behalf of 28 Pearl Street Development LLC (hereinafter referred to as the "Applicant"), we respectfully submit this letter requesting a waiver of the time limitations for construction noise for the mixed-use development located at 28 Pearl Street (SBL 142.30-1-88) (the "Premises") in the Village of Port Chester. This letter is submitted pursuant to the Village of Port Chester Code Section 224-3.1 titled "Waiver for Construction Noise." Accordingly, the Applicant is requesting authorization to commence daily construction activities for this project as follows:

- Weekday Start Time: 7:00 AM
- Saturday Start Time: 9:00 AM

The Village of Port Chester Code Section 224-3.1 provides that the Board of Trustees may waive the time limitation of Section 224-2C(5) upon a finding that an exceptional circumstance exists based on the following:

1. The party seeking the waiver will suffer a hardship unless the waiver is granted;

   Response: The hardship suffered by the Applicant will result in an extended construction time period and costs associated therewith. The Applicant expects to reduce the total construction time if the waiver is granted. Allowing an early start time for construction will also mitigate the need to continue construction into the evening hours[1], thus avoiding dark working conditions and reducing the need to use flood lighting.

   A hardship also exists due to the Premises' location near the Village's train station. The area experiences significant vehicular and pedestrian foot traffic at and around 8:00 AM due to a heavy presence of commuters, creating the potential for conflicts with construction related activities. By authorizing construction to commence earlier by only one hour at 7:00 AM on weekdays and 9:00 AM on Saturdays, the Applicant can minimize conflicts and disruptions to commuters.

   *Included as **Exhibit B** is a Construction Start Time Request Letter prepared by Katherine Acre dated June 30, 2026 which provides additional details supporting the requested waiver.*

2. The granting of a waiver will not cause a substantial or undue adverse impact upon adjacent property or upon the public health, safety and welfare;

   Response: The granting of the waiver will not cause a substantial or undue adverse impact upon adjacent properties or upon the public health, safety, and welfare. In fact, the granting of the requested waiver will allow the Applicant to complete construction earlier than otherwise permitted without the waiver. This reduced construction time will mitigate construction-related disruptions, including roadway/sidewalk encroachments and construction related traffic and pedestrian conflicts. The reduced construction time will also limit the disruptions to nearby businesses and parking area in the downtown.

   Additionally, there will not be any noise-related impacts to the immediately surrounding area, which is comprised largely of commercial uses.

[1] Village of Port Chester Code Section 224-2C(5) permits construction noises until 8:00 PM on weeknights and 7:00 PM on weekdays. While the Applicant intends to limit construction after 6:00 PM, it reserves the rights to continue work as permitted under Village of Port Chester Code Section 224-2C(5) as necessary to complete construction in a timely manner.

3. The activity, operation, or noise will be temporary in duration; and

   Response: The construction activity for which the waiver is sought is temporary in nature. The waiver request is sought for a 24-month period requested to begin in July 2026 and end in July 2028, at which time the wavier will lapse and the Applicant will be subject to the time limitations of Section 224-2C(5).

4. There are no reasonable alternatives available to the party.

   Response: There are no reasonable alternatives to the requested waiver. The only alternative would be to proceed subject to the time limitations of Village of Port Chester Code Section 224-2C(5) which would result in an extended length of construction.

The Applicant looks forward to expeditiously completing construction and delivering a successful, timely project to this area of the Village. We kindly ask that this matter be considered by the Board of Trustees at its July 29, 2026 meeting. Included as **Exhibit B** are the draft notices. Upon placement on a Board of Trustees agenda, the Applicant will coordinate written notices to property owners within 150' of the Premises and post signs along the property frontages, both in accordance with Village Code § 224-3.1(C).

Thank you in advance for your consideration.

Very truly yours,

Anthony B. Gioffre III

Anthony B. Gioffre III

cc: Stuart L. Rabin, Village Manager
Greg Cutler, AICP
Client
Daniel Patrick, Esq., Cuddy & Feder LLP

Exhibit A

28 Pearl Street Work Hours Request

6/30/26

TO: Mayor Marino and Members of the Board of Trustees

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

FROM: 28 Pearl Street Development LLC

SUBJECT: Request for Modified Construction Start Times – 28 Pearl Street

Dear Mayor Marino and Members of the Board of Trustees,

28 Pearl Street Development LLC submits this request for permission to begin daily construction at 7:00 AM on weekdays and 9:00 AM on Saturdays at 28 Pearl Street throughout the project's 24-month construction period, in place of the 8:00 AM and 10:00 AM start times that would otherwise apply. We recognize that an earlier start has to be weighed against public safety and the quality of life of the surrounding neighborhood, and for the reasons set out below we are confident that the modified hours will, on the whole, ease the burden this project places on the surrounding streets rather than add to it.

Keeping Pearl Street Clear During the Morning Peak

Pearl Street is not a minor side street. It serves as a connector between Westchester Avenue and Boston Post Road — two of the Village's principal thoroughfares — and as a result it carries a steady stream of through-traffic moving between those corridors. That volume is at its heaviest during the morning rush.

The construction activities most likely to interfere with that traffic are deliveries, the loading and unloading of trucks, and the staging of materials and equipment, each of which can temporarily occupy curb and lane space along the site frontage. The most effective way to keep Pearl Street open and flowing is to carry out those activities before the morning peak rather than during it. A 7:00 AM start allows trucks to arrive, unload, and clear the roadway, and allows crews to position materials and set up, before traffic between Westchester Avenue and Boston Post Road builds to its height. An 8:00 AM start does the opposite: it forces mobilization and deliveries into the busiest part of the morning, exactly when a staged truck or an active loading operation is most likely to slow or back up movement along the connector.

Authorizing the earlier start is therefore not merely a convenience to the Applicant. It is the schedule that best protects traffic flow on Pearl Street and on the two arteries it links, by shifting the most road-occupying work into the quieter early-morning window and off the roadway before peak demand arrives.

On Saturdays, moving the start from 10:00 AM to 9:00 AM lets the louder phases of the day's work finish sooner, leaving the later morning and afternoon — when neighbors are most likely to be home or out in the area for errands and weekend activities — comparatively quiet.

Shortening How Long the Disruption Lasts

The single hour at issue carries more weight than it first appears. Across a 24-month schedule, one additional hour each weekday accumulates to 13 weeks of construction that would otherwise be deferred. Factoring in the reduced Saturday window as well, the standard hours could push completion meaningfully later and lengthen the overall period during which the neighborhood lives with active construction. Recovering that time would let the Applicant run a tighter, more productive schedule and

bring the project, and its disruption, to a close sooner — an interest we believe the Village shares with the Applicant.

Throughout the project, the Applicant will continue to perform all work in accordance with applicable safety requirements, site-management protocols, and community-protection measures. We are grateful for the Village's consideration of this request and would welcome the opportunity to discuss any additional conditions or safeguards the Board considers appropriate.

Thank you for your time and consideration of this request.

Sincerely,

28 Pearl Street Development LLC

By: Jacob Borden

Name: Jacob Borden
Title: Authorized Signatory

Date: 6/30/2026

Exhibit B

CUDDY +FEDER LLP

445 Hamilton Avenue, 14th Floor
White Plains, New York 10601
T 914 761 1300
F 914 761 5372
cuddyfeder.com

Anthony B. Gioffre III
agioffre@cuddyfeder.com

[DATE]

BY CERTIFIED MAIL, RETURN RECEIPT
[PROPERTY OWNER]

Re: 28 Pearl Street Redevelopment
28 Pearl Street Development LLC
Premises: 28 Pearl Street, Port Chester, NY (SBL: 142.30-1-88

Dear Property Owner:

On behalf of 28 Pearl Street Development LLC (the "Applicant"), we hereby notify you that the Applicant will be requesting a waiver of the time limitations for construction noise for the development of the approved mixed-use at 28 Pearl Street (SBL 142.30-1-88) (the "Premises"). Specifically, the Applicant is requesting authorization to commence daily construction activities for this project as follows:

- Weekday Start Time: 7:00 AM
- Saturday Start Time: 9:00 AM

The requested waiver is sought beginning July 2026 and ending in July 2028, unless a subsequent waiver is requested at a later date.

A meeting will be held by the Village of Port Chester Board of Trustees on July 29, 2026 to consider this waiver request.

Thank you in advance for your consideration.

Very truly yours,

Anthony B. Gioffre III

Anthony B. Gioffre III

CUDDY +FEDER LLP

445 Hamilton Avenue, 14th Floor
White Plains, New York 10601
T 914 761 1300
F 914 761 5372
cuddyfeder.com

Anthony B. Gioffre III
agioffre@cuddyfeder.com

[FECHA]

POR CORREO CERTIFICADO CON ACUSE DE RECIBO
[PROPIETARIA]

Re: 28 Pearl Street Redevelopment
28 Pearl Street Development LLC
Premises: 28 Pearl Street, Port Chester, NY (SBL: 142.30-1-88

Estimado propietario:

En nombre de 28 Pearl Street Development LLC (el «Solicitante»), por la presente le notificamos que el Solicitante solicitará una exención de los límites de tiempo aplicables al ruido de construcción para el desarrollo del proyecto de uso mixto aprobado en 28 Pearl Street (SBL 142.30-1-88) (las «Instalaciones»). Específicamente, el Solicitante solicita autorización para iniciar las actividades diarias de construcción de este proyecto de la siguiente manera:

- Hora de inicio entre semana: 7:00 a. m.
- Hora de inicio del sábado: 9:00 a. m.

La exención solicitada abarca desde julio de 2026 hasta julio de 2028, a menos que se solicite una exención posterior en una fecha posterior.

La Junta de Fideicomisarios de la Villa de Port Chester celebrará una reunión el 29 de julio de 2026 para considerar esta solicitud de exención.

Gracias de antemano por su consideración.

Muy atentamente,

Anthony B. Gioffre III

Anthony B. Gioffre III

June 30, 2026

Re: Request for Support – Construction Working Hours
28 Pearl Street, Port Chester, New York

Dear Neighbor,

We hope this letter finds you well.

As the developer and owner of the new residential project at 28 Pearl Street, we are writing to request your support for an application to the Village of Port Chester seeking approval to begin construction at **7:00 AM on weekdays** and **9:00 AM on Saturdays** for a period of **24 months**, in lieu of the currently permitted start times of **8:00 AM on weekdays** and **10:00 AM on Saturdays**.

This request is intended to improve the efficiency of construction operations and, most importantly, help shorten the overall construction schedule. By allowing crews to begin work one hour earlier, we can better coordinate subcontractors, take advantage of daylight hours, and reduce delays caused by scheduling constraints. We believe this will ultimately lessen the duration of construction and the associated impacts on the surrounding neighborhood.

We recognize that construction activity can be disruptive, and we are committed to being a respectful neighbor throughout the process. We will continue to work closely with the Village and our contractors to minimize noise, maintain a clean and safe job site, coordinate deliveries responsibly, and promptly address any concerns that arise.

If you are comfortable supporting this request, we would greatly appreciate your signature below. Your support will be submitted to the Village as part of our application. Signing this letter simply indicates your support for the requested construction start times and does not waive any rights or create any obligations on your part.

Thank you for your time, consideration, and support. We appreciate your partnership as we work to deliver a project that will contribute positively to the Village of Port Chester.

Sincerely,

28 Pearl Street Development LLC

c/o Katherine Acre Partners
Jake Borden, Managing Member



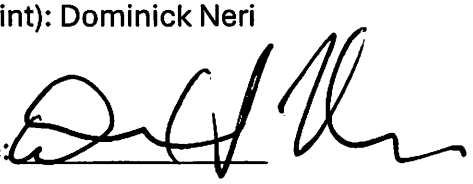
Neighbor Acknowledgment of Support

I/we support 28 Pearl Street Development LLC's request to the Village of Port Chester for permission to commence construction activities at **7:00 AM on weekdays** and **9:00 AM on Saturdays** at 28 Pearl Street for a period of **24 months**.

Property Addresses:

(1) 10 Pearl St
(2) 43 Smith St
(3) 45 Smith St
(4) 38 Pearl St
(5) Neri's Bakery (11, 15, 31, 41, 61, 67 Pearl St)

Name (Print): Dominick Neri

Signature: 

Date: July 23, 2026

Docusign Envelope ID: E24F0CD5-42BE-8489-82BC-9BD09A132BF4

June 30, 2026

Re: Request for Support – Construction Working Hours
28 Pearl Street, Port Chester, New York

Dear Neighbor,

We hope this letter finds you well.

As the developer and owner of the new residential project at 28 Pearl Street, we are writing to request your support for an application to the Village of Port Chester seeking approval to begin construction at **7:00 AM on weekdays** and **9:00 AM on Saturdays** for a period of **24 months**, in lieu of the currently permitted start times of **8:00 AM on weekdays** and **10:00 AM on Saturdays**.

This request is intended to improve the efficiency of construction operations and, most importantly, help shorten the overall construction schedule. By allowing crews to begin work one hour earlier, we can better coordinate subcontractors, take advantage of daylight hours, and reduce delays caused by scheduling constraints. We believe this will ultimately lessen the duration of construction and the associated impacts on the surrounding neighborhood.

We recognize that construction activity can be disruptive, and we are committed to being a respectful neighbor throughout the process. We will continue to work closely with the Village and our contractors to minimize noise, maintain a clean and safe job site, coordinate deliveries responsibly, and promptly address any concerns that arise.

If you are comfortable supporting this request, we would greatly appreciate your signature below. Your support will be submitted to the Village as part of our application. Signing this letter simply indicates your support for the requested construction start times and does not waive any rights or create any obligations on your part.

Thank you for your time, consideration, and support. We appreciate your partnership as we work to deliver a project that will contribute positively to the Village of Port Chester.

Sincerely,

28 Pearl Street Development LLC

c/o Katherine Acre Partners
Jake Borden, Managing Member



Docusign Envelope ID: E24F0CD5-42BE-8489-82BC-9BD09A132BF4

Neighbor Acknowledgment of Support

I/we support 28 Pearl Street Development LLC's request to the Village of Port Chester for permission to commence construction activities at **7:00 AM on weekdays** and **9:00 AM on Saturdays** at 28 Pearl Street for a period of **24 months**.

Property Address: 27 Smith St

Name (Print): Jorge Pajares

Signature: Signed by: BF07C62E5443468...

Date: 6/30/2026

Docusign Envelope ID: 7273ECC2-9768-8025-83B9-0511988BED7D

June 30, 2026

Re: Request for Support – Construction Working Hours
28 Pearl Street, Port Chester, New York

Dear Neighbor,

We hope this letter finds you well.

As the developer and owner of the new residential project at 28 Pearl Street, we are writing to request your support for an application to the Village of Port Chester seeking approval to begin construction at **7:00 AM on weekdays** and **9:00 AM on Saturdays** for a period of **24 months**, in lieu of the currently permitted start times of **8:00 AM on weekdays** and **10:00 AM on Saturdays**.

This request is intended to improve the efficiency of construction operations and, most importantly, help shorten the overall construction schedule. By allowing crews to begin work one hour earlier, we can better coordinate subcontractors, take advantage of daylight hours, and reduce delays caused by scheduling constraints. We believe this will ultimately lessen the duration of construction and the associated impacts on the surrounding neighborhood.

We recognize that construction activity can be disruptive, and we are committed to being a respectful neighbor throughout the process. We will continue to work closely with the Village and our contractors to minimize noise, maintain a clean and safe job site, coordinate deliveries responsibly, and promptly address any concerns that arise.

If you are comfortable supporting this request, we would greatly appreciate your signature below. Your support will be submitted to the Village as part of our application. Signing this letter simply indicates your support for the requested construction start times and does not waive any rights or create any obligations on your part.

Thank you for your time, consideration, and support. We appreciate your partnership as we work to deliver a project that will contribute positively to the Village of Port Chester.

Sincerely,

28 Pearl Street Development LLC

c/o Katherine Acre Partners
Jake Borden, Managing Member



Docusign Envelope ID: 7273ECC2-9768-8025-83B9-0511988BED7D

Neighbor Acknowledgment of Support

I/we support 28 Pearl Street Development LLC's request to the Village of Port Chester for permission to commence construction activities at **7:00 AM on weekdays** and **9:00 AM on Saturdays** at 28 Pearl Street for a period of **24 months**.

Property Address: 37 Smith Street

Name (Print): Lillian Gonzalez

Signature: Signed by: 9AD834311D574C4...

Date: June 30, 2026

RES 11
07-29-2026

RESOLUTION

ESTABLISHMENT OF AND APPOINTMENTS TO THE RESIDENTIAL ON-STREET PARKING COMMITTEE

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, Village residents have expressed concerns regarding residential on-street parking conditions, including the availability and use of on-street parking within residential neighborhoods; and

WHEREAS, several Village residents have expressed an interest in serving on a committee to review options for improving the residential on-street parking experience within the Village; and

WHEREAS, Village Law § 4-412(1)(a) authorizes the Board of Trustees to create boards, agencies, and commissions by resolution and to delegate such powers, duties, and functions as the Board deems necessary to assist in effectuating or administering its duties and functions; and

WHEREAS, the Board of Trustees has determined that the establishment of an advisory committee will assist the Village in reviewing residential on-street parking conditions and evaluating potential options for improvement.

NOW, THEREFORE, BE IT

RESOLVED, that the Board of Trustees of the Village of Port Chester hereby establishes the Residential On-Street Parking Committee to review residential on-street parking conditions and potential options for improving the residential parking experience within the Village and to make recommendations to the Board of Trustees; and be it further

RESOLVED, that the following individuals are hereby appointed to serve as members of the Residential On-Street Parking Committee:

Peter Coperine
Ang Rubino
Francis Vita
Jerry Federici
Linda Turturino
Michael Scarola
Charles Hoge, Jr.
Brian Harris

Trustee Philip Dorazio
Trustee George P. Ford, Jr.
Mayor Luis A. Marino

and be it further

RESOLVED, that the foregoing appointments shall be for a term of one year, commencing on July 29, 2026 and expiring on July 29, 2027; and be it further

RESOLVED, that the Residential On-Street Parking Committee shall submit its findings and recommendations to the Board of Trustees on or before July 29, 2027; and be it further

RESOLVED, that the Residential On-Street Parking Committee shall serve solely in an advisory capacity, and any recommendation requiring legislative, regulatory, budgetary, contractual, or other official Village action shall be referred to the Board of Trustees for consideration and appropriate action; and be it further

RESOLVED, that one of the members shall be designated as Chairman by the Board of Trustees to serve as Chairman at its pleasure; and be it further

RESOLVED, that the Village Manager and other appropriate Village officers and employees are hereby authorized to provide reasonable administrative assistance to the Residential On-Street Parking Committee and to take such actions as may be necessary to effectuate the purposes of this resolution.

Approved as to Form:



Calli C. Jones, Village Attorney

RES 12
07-29-2026

RESOLUTION

AUTHORIZING THE SECOND AMENDMENT TO THE INTER-MUNICIPAL AGREEMENT WITH THE COUNTY OF WESTCHESTER FOR SOLID WASTE AND RECYCLABLES DISPOSAL

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 (the "**Village**") is a participant in an Inter-Municipal Agreement (the "**IMA**") with the County of Westchester (the "**County**"), acting by and through Refuse Disposal District No. 1, for the processing and disposal of solid waste and recyclables; and

WHEREAS, the parties previously amended the IMA to extend the agreement through October 21, 2024; and

WHEREAS, the County has approved a Second Amendment to the IMA and has requested that the Village execute the Second Amendment, which extends the agreement retroactively from October 22, 2024 through October 21, 2029; and

WHEREAS, the Second Amendment also provides for adjustments to the solid waste tipping fee in accordance with the terms of the IMA and requires participating municipalities to provide updated insurance documentation; and

WHEREAS, the Board of Trustees has duly considered the proposed Second Amendment.

NOW, THEREFORE, BE IT

RESOLVED, that the Village Manager be and is hereby authorized to execute the Second Amendment to the Inter-Municipal Agreement with the County of Westchester, acting by and through Refuse Disposal District No. 1, for the processing and disposal of solid waste and recyclables.

Approved as to Form:



Calli C. Jones, Village Attorney

THIS SECOND AMENDMENT made this _____ day of _____, 20____, by and between:

THE COUNTY OF WESTCHESTER, ACTING BY AND THROUGH REFUSE DISPOSAL DISTRICT NO. 1, a district created pursuant to Article 5-A of the New York State County Law by Act No. 32-1982 of the Westchester County Board of Legislators, having an office and place of business at 270 North Avenue, New Rochelle, New York 10801,
(hereinafter referred to as the "District"),

and

_____, a municipal Corporation of the State of New York, having an office and place of business _____
_____
(hereinafter referred to as "Participant").

W I T N E S S E T H:

WHEREAS, County Act. No. 32-1982 established the District in 1982 and intermunicipal agreements ("IMAs") were thereafter entered into by the municipalities that comprise the District (collectively the "Participants") to accept and process solid waste of the Participants; and

WHEREAS, the current IMAs are for the processing of solid waste and recyclables between the District and the Participants and has a base term of October 22, 2009, through October 21, 2019 ("Initial Term"), with the District having the sole option to extend the Initial Term for one (1) five (5) year renewal period upon the same terms and conditions (the "First Renewal Term"), and thereafter, should the District elect to extend the Initial Term, the District and the Participants may, upon mutual written agreement, further extend the First Renewal Term not more than two (2) times each for an additional five (5) year term; and

WHEREAS, the District duly exercised its option to extend the Initial

Term, and other certain terms of the IMAs were amended, therefore, the First Amendment to the IMAs was executed; and

WHEREAS, the First Renewal Term expired on October 21, 2024; and

WHEREAS, the District and the Participants agree that the current IMA between the parties is mutually beneficial; and

WHEREAS, the District and the Participants seek to continue the efficient operation of the District's solid waste and recyclables management and disposal system; and

WHEREAS, the District and the Participants all wish to further extend the First Renewal Term an additional five (5) years commencing retroactively on October 22, 2024 and continuing through October 21, 2029; and

WHEREAS, effective June 1, 2025, the Solid Waste Tipping Fee was reset to $45.00/ton and thereafter shall be adjusted upward or downward in accordance with the terms of Article III of the IMA.

WHEREAS, the parties have agreed to act in good faith and to take all necessary and appropriate actions, in cooperation with one another, to effect the purposes of the IMAs, as amended, and to enter into this Second Amendment pursuant to their respective lawful authorities.

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein set forth, and of the undertakings of each party to the other, the parties do hereby promise and agree as follows:

1. All defined terms shall have the meanings ascribed to them in the IMA, as amended.

2. The IMA is hereby further amended to effectuate the mutual option of the District and the Participant to extend the Term of the IMA for the period of October 22, 2024 through October 21, 2029, unless terminated sooner.

3. Participant shall provide the District with updated insurance certificates covering the term of this Second Amendment in accordance with the Standard Insurance Provisions contained in Schedule "C-2" which is attached hereto and made a part hereof.

4. Except as otherwise provided herein, all other terms and conditions of the IMA, as amended by the First Amendment, shall remain in full force and effect.

5. This Second Amendment shall not be enforceable until signed by both parties and approved by the Office of the Westchester County Attorney.

[NO FURTHER TEXT ON THIS PAGE. SIGNATURE PAGE FOLLOWS.]

IN WITNESS WHEREOF, the Parties hereto have duly executed this Second Amendment the day and year first above mentioned.

THE COUNTY OF WESTCHESTER, ACTING BY AND THROUGH REFUSE DISPOSAL DISTRICT NO. 1

By: _____
Name:
Title:

MUNICIPALITY: _____

By: _____
Name:
Title:

Approved by the Board of Legislators of the County of Westchester by Act No. ACT-2026-30 at a meeting duly held on the 2nd of March, 2026.

Approved:

_____
Associate County Attorney
The County of Westchester

S/Iannace/DXF/IMA.Second.Amendment.Solid.Waste.11.21.25

MUNICIPALITY'S ACKNOWLEDGEMENT

STATE OF NEW YORK)

)

ss.: COUNTY OF WESTCHESTER

)

On this _____ day of _____ 20___, before me personally came _____,

to me known, and known to me to be the _____ of

_____, the municipal corporation described in and which executed the within

instrument, who being by me duly sworn did depose and say that he/she, resides at

_____

and that he/she is the _____

of said municipal corporation.

_____

Notary Public County

CERTIFICATE OF AUTHORITY
(Municipality)

I, _____, certify that I am the
(Officer other than officer signing contract)

_____ of the _____
(Title) (*Name of Municipality*)

(the "Municipality") a corporation duly organized in good standing under the _____

_____
(*Law under which organized, e.g., the New York Village Law, Town Law, General Municipal Law*)

named in the foregoing agreement that _____ who signed said
(*Person executing agreement*)

agreement on behalf of the Municipality was, at the time of execution

_____
of
(Title of such person),

the Municipality, that said agreement was duly signed for on behalf of said Municipality by

authority of its _____thereunto duly
authorized, (*Town Board, Village Board, City Council*)

and that such authority is in full force and effect at the date hereof.

_____
(Signature)

STATE OF NEW YORK)
ss.:
COUNTY OF WESTCHESTER)

On this ___ day of _____ 20___, before me personally came _____
_____ whose signature appears above, to me known, and
know to be the
_____ of
_____, (*Title*)
the municipal corporation described in and which executed the above certificate, who being by me duly sworn did depose and say that he, the said _____ resides at _____, and that he/she is the _____ of said municipal corporation.
(*Title*)

_____
Notary Public County

SCHEDULE "C-2"

STANDARD INSURANCE PROVISIONS

(DEF IMA)

1. Prior to commencing work, and throughout the term of the Agreement, the Municipality (and its sub-contractor if applicable) shall obtain at its own cost and expense the required insurance as delineated below from insurance companies licensed in the State of New York, carrying a Best's financial rating of A or better. Municipality (and its sub-contractor if applicable) shall provide evidence of such insurance to the County of Westchester ("County"), either by providing a copy of policies and/or certificates as may be required and approved by the Director of Risk Management of the County ("Director"). The policies or certificates thereof shall provide that ten (10) days prior to cancellation or material change in the policy, notices of same shall be given to the Director either by overnight mail or personal delivery for all of the following stated insurance policies. All notices shall name the Municipality (and its sub-contractor if applicable) and identify the Agreement.

If at any time any of the policies required herein shall be or become unsatisfactory to the Director, as to form or substance, or if a company issuing any such policy shall be or become unsatisfactory to the Director, the Municipality (and its sub-contractor if applicable) shall upon notice to that effect from the County, promptly obtain a new policy, and submit the policy or the certificate as requested by the Director to the Office of Risk Management of the County for approval by the Director. Upon failure of the Municipality (and its sub-contractor if applicable) to furnish, deliver and maintain such insurance, the Agreement, at the election of the County, may be declared suspended, discontinued or terminated.

Failure of the Municipality (and its sub-contractor if applicable) to take out, maintain, or the taking out or maintenance of any required insurance, shall not relieve the Municipality (and its sub-contractor if applicable) from any liability under the Agreement, nor shall the insurance requirements be construed to conflict with or otherwise limit the contractual obligations of the Municipality (and its sub-contractor if applicable) concerning indemnification.

All property losses shall be made payable to the "County of Westchester" and adjusted with the appropriate County personnel.

In the event that claims, for which the County may be liable, in excess of the insured amounts provided herein are filed by reason of Municipality (and its sub-contractor if applicable)'s negligent acts or omissions under the Agreement or by virtue of the provisions of the labor law or other statute or any other reason, the amount of excess of such claims or any portion thereof, may be withheld from payment due or to become due the Municipality (and its sub-contractor if applicable) until such time as the Municipality (and its sub-contractor if applicable) shall furnish such additional security covering such claims in form satisfactory to the Director.

In the event of any loss, if the Municipality (and its sub-contractor if applicable) maintains broader coverage and/or higher limits than the minimums identified herein, the County shall be entitled to the broader coverage and/or higher limits maintained by the Municipality (and its sub-contractor if applicable). Any available insurance proceeds in

excess of the specified minimum limits of insurance and coverage shall be available to the County.

2 The Municipality (and its sub-contractor if applicable) shall provide proof of the following coverage (if additional coverage is required for a specific agreement, those requirements will be described in the Agreement):

a) Workers' Compensation and Employer's Liability. Certificate form C-105.2 or State Fund Insurance Company form U-26.3 is required for proof of compliance with the New York State Workers' Compensation Law. State Workers' Compensation Board form DB-120.1 is required for proof of compliance with the New York State Disability Benefits Law. Location of operation shall be "All locations in Westchester County, New York."

Where an applicant claims to not be required to carry either a Workers' Compensation Policy or Disability Benefits Policy, or both, the employer must complete NYS form CE-200, available to download at: http://www.wcb.ny.gov.

If the employer is self-insured for Workers' Compensation, he/she should present a certificate from the New York State Worker's Compensation Board evidencing that fact (Either SI-12, Certificate of Workers' Compensation Self-Insurance, or GSI-105.2, Certificate of Participation in Workers' Compensation Group Self-Insurance).

b) Commercial General Liability Insurance with a combined single limit of $1,000,000 (c.s.1) per occurrence and a $2,000,000 aggregate limit naming the "County of Westchester" as an additional insured on a primary and non-contributory basis. This insurance shall include the following coverages:

i. Premises - Operations.
ii. Broad Form Contractual.
iii. Independent Municipality (and its sub-contractor if applicable) and Sub-Municipality (and its sub-contractor if applicable).
iv. Products and Completed Operations.

c) Commercial Umbrella/Excess Insurance: $2,000,000 each Occurrence and Aggregate naming the "County of Westchester" as additional insured, written on a "follow the form" basis.

NOTE: Additional insured status shall be provided by standard or other endorsement that extends coverage to the County of Westchester for both on-going and completed operations.

All Contracts involving the use of explosives, demolition and/or underground work shall provide proof that XCU is covered.

d) Automobile Liability Insurance with a minimum limit of liability per occurrence of $1,000,000 for bodily injury and a minimum limit of $100,000 per occurrence for property damage or a combined single limit of $1,000,000 unless otherwise indicated in the contract specifications. This insurance shall include for bodily injury and property damage the following coverages and name the "County of Westchester" as additional insured:

(i) Owned automobiles.
(ii) Hired automobiles.
(iii) Non-owned automobiles.

e) Pollution Liability, either by separate policy of insurance or through endorsement to the General Liability Policy. Minimum Limit: $1,000,000.00. This insurance shall indicate the following coverages:

(i) Transit
(ii) Sudden and Accidental
(iii) Clean-up

3. All policies of the Municipality (and its sub-contractor if applicable) shall be endorsed to contain the following clauses:

(a) Insurers shall have no right to recovery or subrogation against the County (including its employees and other agents and agencies), it being the intention of the parties that the insurance policies so effected shall protect both parties and be primary coverage for any and all losses covered by the above-described insurance.

(b) The clause "other insurance provisions" in a policy in which the County is named as an insured, shall not apply to the County.

(c) The insurance companies issuing the policy or policies shall have no recourse against the County (including its agents and agencies as aforesaid) for payment of any premiums or for assessments under any form of policy.

(d) Any and all deductibles in the above described insurance policies shall be assumed by and be for the account of, and at the sole risk of, the Municipality (and its sub-contractor if applicable).

WESTCHESTER COUNTY

Kenneth Jenkins
County Executive

Department of Environmental Facilities

Vincent F. Kopicki, P.E.
Commissioner

July 10, 2026

Stuart L. Rabin
Village Manager
Village of Port Chester
222 Grace Church Street
Port Chester, NY 10573

Dear Mr. Rabin:

The Westchester County Board of Legislators has approved a second amendment ("Second Amendment") to the Inter-Municipal Agreement ("IMA") for Solid Waste and Recyclables Disposal for Refuse Disposal District #1.

Under the Second Amendment, the current tip-fee for solid waste is $46.36 per ton. This rate shall be subject to an annual Adjustment Factor equal to the Consumer Price Index ("CPI") each year that the IMA remains in effect, to wit: the current rate is $46.36 per ton, which will be adjusted on October 21, 2026, October 21, 2027, and October 21, 2028.

As soon as possible, please return the following:

1. three (3) signed copies of the IMA;
2. the completed Certificate of Authority;
3. duly executed acknowledgement;
4. a certified copy of your authorized resolution; and
5. proof of insurance in compliance with Schedule C-2 of the IMA, making sure to include the County of Westchester as "additional insured"

Should you have any questions regarding the IMA or its implementation, please contact Stephen Abenavoli at 914-813-5438. Thank you.

Sincerely,

Louis J. Vetrone
First Deputy Commissioner

Enclosures:
IMA Form

Division of Solid Waste
270 North Avenue
New Rochelle, New York 10801

Telephone: (914) 813-5400

Website: WestchesterCountyNY.gov

Westchester County Department of Environmental Facilities
WCDEF
Refuse & Recycling Division

RES 13
07-29-2026

RESOLUTION

SETTING A PUBLIC HEARING TO CONSIDER THE ADVISABILITY OF ADOPTING A LOCAL LAW AMENDING CHAPTER 345, "ZONING," OF THE CODE OF THE VILLAGE OF PORT CHESTER TO AMEND § 345-805G(4) TO REMOVE THE BUILD-OUT LIMIT FROM FAIR SHARE MITIGATION PAYMENTS, AND REFERRING THE PROPOSED LOCAL LAW TO THE WESTCHESTER COUNTY PLANNING BOARD AND THE VILLAGE OF PORT CHESTER PLANNING COMMISSION

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:

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, Second Floor, Port Chester, New York, on September 8, 2026, at 7:00 p.m., or as soon thereafter as the matter may be heard, to consider the advisability of adopting a local law amending § 345-805G(4) of Chapter 345, "Zoning," of the Code of the Village of Port Chester to remove language indicating that Fair Share Mitigation Payments are tied to a specific build-out; and be it further

RESOLVED that the Board of Trustees hereby refers the proposed local law to the Westchester County Planning Board and the Village of Port Chester Planning Commission.

Approved as to Form:



Calli C. Jones, Village Attorney

Local Law Filing

Village of Port Chester, New York

Local Law No. I-17 of the Year 2026

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

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

(Language in strike-through ~~abcdefhijk~~ to be deleted; language in **bold** is to be added)

SECTION 1: Purpose and intent

The purpose of this Local Law is to codify fair-share mitigation requirements associated with development authorized under the Village's Form-Based Code and related zoning regulations. These mitigation requirements are intended to ensure that new development contributes its proportionate share toward the infrastructure, traffic improvements, and community facilities necessary to accommodate growth and to mitigate impacts identified through prior environmental review.

The Village adopted its Form-Based Code ("FBC") and associated zoning framework following the preparation and completion of a comprehensive Generic Environmental Impact Statement ("GEIS") pursuant to the New York State Environmental Quality Review Act ("SEQRA"). The GEIS evaluated the potential cumulative impacts of the development capacity that would be created by the Village's proposed zoning regulations and identified mitigation measures that would address those impacts. The findings statement and subsequent implementing resolutions established a framework whereby development benefiting from the increased density and development opportunities authorized by the FBC and attendant zoning regulations would contribute fair-share mitigation payments toward identified mitigation measures.

The Village Board finds that the zoning districts, development standards, density allowances, and development rights established pursuant to the FBC were adopted in reliance upon the mitigation program identified in the GEIS and set forth in the SEQRA Findings Statement ("SEQRA Findings") for the FBC. The development capacity authorized by the FEIS and SEQRA Findings was determined to be appropriate only in conjunction with the implementation of the mitigation measures and funding mechanisms identified through the GEIS process.

Subsequent amendments to State law and regulations may exempt certain categories of development from project-specific environmental review or otherwise alter the applicability of SEQRA to individual development applications. The Village Board finds that such changes

neither negate, supersede, or eliminate the impacts previously identified and analyzed in the GEIS nor the need for the mitigation measures those impacts, upon which the Village's SEQRA Findings and zoning framework were based.

Accordingly, the Village hereby codifies the fair-share mitigation requirements as an independent exercise of its zoning, land use, police power, and home rule authority. The mitigation requirements established herein are intended to preserve the nexus between the development capacity authorized by the Village's zoning regulations and the infrastructure, public improvements, and mitigation measures necessary to support such development. These requirements shall apply regardless of whether a particular development application is subject to environmental review under SEQRA, exempt from such review, or otherwise classified under State law, unless expressly provided otherwise by this chapter.

A 2,900-unit market build-out over twenty years was the development scenario upon which the GEIS, SEQRA Findings, and Master Transportation Study were based but, in some contexts, may have been viewed as establishing the outer limit of development for purposes of calculating fair share mitigation payments. However, the methodology employed by the Village demonstrates that the significance of the 2,900-unit figure lies not in the number of dwelling units itself, but rather in its use as a means of estimating cumulative trip generation and identifying the transportation improvements necessary to accommodate those trips.

The market build-out analysis generated a projected number of cumulative vehicular trips. Those trips, in turn, informed the specific transportation improvements required to mitigate development impacts. The total cost of those identified improvements was then divided by the projected trips to establish a per-trip mitigation cost. As a result, the fee structure is fundamentally based on the relationship between trips and infrastructure needs, not on a fixed cap of 2,900 dwelling units.

To the extent actual development exceeds the original market build-out assumptions, additional development will continue to generate additional vehicular trips that incrementally burden the Village's transportation network. Those additional trips remain proportionally related to the same category of transportation improvements identified by the Master Transportation Study. The fact that development exceeds the original assumptions does not eliminate the nexus between new trips and transportation impacts; rather, it reinforces the need for continued proportional mitigation.

Accordingly, the Village may reasonably conclude that the original market build-out should be viewed as an order-of-magnitude planning assumption used to derive a per-trip mitigation methodology, rather than as an absolute ceiling on the collection of traffic fair share payments. Because the fee is assessed on a per-trip basis and all revenues are dedicated exclusively to transportation improvements, requiring developments beyond the original build-out assumptions to continue contributing their proportionate share remains rational, equitable, and consistent with the underlying methodology of the GEIS and Master Transportation Study and the SEQRA Findings.

Similarly, the Village's community facility mitigation program was developed using the projected full build-out and the associated demand for municipal facilities and services. The anticipated growth in population and development informed the Village's capital planning documents and the identification of necessary community facility improvements and investments.

The capital improvements identified in those planning documents were not intended to serve only the project full build out of 6,178 dwelling units of development. Rather, they were identified to accommodate the order of magnitude of growth anticipated by the Village and to ensure that municipal facilities and services would remain adequate as development occurred. The cost of those capital improvements was then allocated among the projected development in order to establish a proportionate mitigation methodology.

To the extent actual development exceeds the original assumptions, additional residents and development continue to place incremental demands on community facilities and continue to derive benefit from the capital investments identified by the Village's planning documents. The relationship between new development and the need for community facility improvements therefore remains valid even if the amount of development ultimately exceeds the original projections.

SECTION 2: The Code of the Village of Port Chester, Chapter 345, “Zoning,” Article 8, “Applications and development review procedures” Section 345-805.G (4) is amended to add a new section follows:

(d) Fair Share Mitigation Payments.

[1] Any site plan application within the CD-4, CD-4MU, CD-5, CD-5W, CD-5T, CD-6, CD-6T zoning districts must submit fair share mitigation payments in accordance with the GEIS, **the SEQRA Findings**, and the rates listed below, with the first payment due prior to issuance of a building permit for vertical construction and the second payment due prior to issuance of the first Temporary Certificate of Occupancy. ~~These payments shall not apply to applications submitted after the market build-out capacity identified in the GEIS prepared in support of the FBC has been reached. For purposes of this chapter, market build-out capacity shall mean 2,900 multifamily dwelling units, 157,000 square feet of general retail space, 412,000 square feet of general office space, and 459,000 square feet of general industrial space, as measured cumulatively across all approved developments.~~

[2] Fair Share Mitigation Schedule

Category	*Rate*
Traffic	$5,000 per trip[1]
Public School	$36,396 per Public School Age Child[2]

Community Facility	$2.35 per square foot of multifamilyresidential[3] $1.66 per square foot of general retail[3] $1.57 per square foot of general office[3] $1.11 per square foot of general industrial[3]
Inflow and Infiltration	$3 per gallons per day

1. Shall be calculated on peak trips, regardless of when they occur. Shall not include trips related to existing buildings that are preserved as part of the site plan.
2. Applicants must use school enrollment worksheet attached to the Port Chester School Enrollment Mitigation Analysis 2024, **or any subsequent update**, to determine anticipated public school child generation.
3. Common areas serving a building will be distributed by the percentage of each individual use. For example: a mixed-use building containing 50% residential use and 50% office will apply half of the common area square footage to the multifamily residential fair share payment, and half of the common area square footage the office mitigation payment. Parking areas shall not be included.

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: Applicability

The provisions of this chapter shall apply to all development projects, including projects approved before and after the effective date of this chapter.

For projects approved prior to the effective date of this chapter, the requirements of this chapter shall apply to any development for which a building permit has not been issued and the initial fair-share mitigation payment has not been made, and to any development for which a temporary certificate of occupancy has not been issued and the final fair-share mitigation payment has not been made, as of the effective date of this chapter.

SECTION 6: Effective Date

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

RES 14
07-29-2026

RESOLUTION

SETTING A PUBLIC HEARING TO CONSIDER THE ADVISABILITY OF ADOPTING A LOCAL LAW AMENDING CHAPTER 345, "ZONING," OF THE CODE OF THE VILLAGE OF PORT CHESTER TO AMEND § 345-805G(7) TO PROVIDE THE 223-227 WESTCHESTER AVENUE AND 204-220 IRVING AVENUE PROJECT WITH ADDITIONAL TIME TO SECURE A BUILDING PERMIT UNDER ITS SITE PLAN APPROVAL, AND REFERRING THE PROPOSED LOCAL LAW TO THE WESTCHESTER COUNTY PLANNING BOARD AND THE VILLAGE OF PORT CHESTER PLANNING COMMISSION

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:

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, Second Floor, Port Chester, New York, on September 8, 2026, at 7:00 p.m., or as soon thereafter as the matter may be heard, to consider the advisability of adopting a local law amending § 345-805G(7) of Chapter 345, "Zoning," of the Code of the Village of Port Chester to provide the 223-227 Westchester Avenue and 204-220 Irving Avenue project with additional time to secure a building permit under its site plan approval; and be it further

RESOLVED that the Board of Trustees hereby refers the proposed local law to the Westchester County Planning Board and the Village of Port Chester Planning Commission.

Approved as to Form:



Calli C. Jones, Village Attorney

Local Law Filing

Village of Port Chester, New York

Local Law No. I-18 of the Year 2026

A LOCAL LAW AMENDING THE CODE OF THE VILLAGE OF PORT CHESTER, CHAPTER 345, "ZONING", ADDING A NEW SUBSECTION TO 345.805.G(7) PROVIDING THE 223-227 WESTCHESTER AVENUE & 204-220 IRVING AVENUE PROJECT ADDITIONAL TIME TO SECURE A BUILDING PERMIT UNDER ITS SITE PLAN APPROVAL

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 345, "Zoning", Article 8, "Applications and development review procedures" Section 345-805.G(7) is amended as follows:

(e) With regard to the project at 223-227 Westchester Avenue & 204-220 Irving Avenue approved by the Planning Commission on November 27, 2023, the Site Plan approval and all related approvals are hereby extended from November 27, 2026 through and including November 27, 2027.

SECTION 2: 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 3: 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 4: Effective Date

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

CUDDY +FEDER LLP

445 Hamilton Avenue, 14th Floor
White Plains, New York 10601
T 914 761 1300
F 914 761 5372
cuddyfeder.com

Anthony B. Gioffre III
agioffre@cuddyfeder.com

July 22, 2026

BY EMAIL AND OVERNIGHT DELIVERY
Mayor Luis A. Marino and the Board of Trustees
Village of Port Chester
222 Grace Church Street
Port Chester, NY 10573

Re: Yorkland Partners LLC
Request to Extend Site Plan and All Related Approvals
223-227 Westchester Avenue & 204-220 Irving Avenue, Port Chester, NY

Dear Mayor Marino and Members of the Board of Trustees:

On behalf of Yorkland Partners LLC (hereinafter "Yorkland"), we respectfully request that the Board of Trustees amend the Code of the Village of Port Chester, Chapter 345, "Zoning," Article 8, "Applications and development review procedures" Section 345.805.G(7) to add the following language/sub-section:

> **(e) With regard to the project at 223-227 Westchester Avenue & 204-220 Irving Avenue approved by the Planning Commission on November 27, 2023, the Site Plan approval and all related approvals are hereby extended from November 27, 2026 through and including November 27, 2027.**

Yorkland has been diligently working to secure a Building Permit from the Village. Yorkland has made extensive good faith efforts through capital expenditures made towards advancing the project to commence construction. Yorkland has spent more than $2.1 million on document preparation, consultants, environmental review, real estate taxes, and overall administrative costs to ready the property for construction. Yorkland has also spent approximately $400,000 towards the application process for the Brownfield Cleanup Program. Additionally, Yorkland has made efforts to keep the existing properties occupied with longstanding Port Chester commercial tenants, including several that have been displaced by other developments, while it pursues redevelopment in order to minimize displacement and maintain active commercial spaces.

The Applicant has been accepted into the New York State Department of Environmental Conservation ("NYS DEC") Brownfield Cleanup Program. However, as detailed below, the ongoing NYS DEC review has delayed the development and prevented the project from securing a building permit within the expiration period of the approved site plan. Demands for additional environmental testing have slowed the process as Yorkland makes efforts to comply with the NYS DEC's requests. Yorkland's environmental consultants have been working to meet these additional requirements and prompt the NYS DEC to move forward. While Yorkland has made significant progress, the ongoing delays with the NYS DEC have slowed Yorkland's progress towards obtaining a building permit.

Yorkland presents the below timeline and update on its efforts to comply with the NYS DEC Brownfield Cleanup Program requirements. These efforts and expenditures exemplify Yorkland's ongoing commitment to this project.

- February 2024 – Yorkland submitted its pre-application form to the NYS DEC for the Brownfield Cleanup Program ("BCP") and received direction from the NYS DEC to submit full application
- 5/3/2024 – Yorkland submitted its draft BCP application to the NYS DEC
- 6/5/2024 – Yorkland received a comment letter from the NYS DEC on draft application
- 6/28/2024 - Yorkland addressed comments from NYS DEC and submitted its full BCP application with the first draft of a Remedial Investigation Work Plan ("RIWP")
- 7/17/2024 through 8/16/2024 – Yorkland engaged in the public comment period on the BCP application and RIWP
- 9/27/2024 – NYS DEC notified Yorkland of its acceptance into BCP and sent a draft Brownfield Cleanup Agreement ("BCA")
- 1/14/2025 - Yorkland received fully executed BCA from NYS DEC
- 1/31/2025 - Yorkland's consultants, Haley & Aldrich ("H&A"), submitted the Citizen Participation Plan ("CPP")
- 3/31/2025 – NYS DEC sent comments on CPP
- 4/1/2025 - H&A submitted revised CPP to NYS DEC
- 4/28/2025 – NYS DEC approved the CPP and sent comments on RIWP
- 5/30/2025 - H&A submitted revised RIWP
- 7/14/2025 – H&A followed up with NYS DEC for RIWP approval
- 8/5/2024 - Yorkland received comments on the RIWP after following up twice
- 8/8/2025 – H&A submitted revised RIWP to DEC
- 8/20/2024 - NYS DEC issued approval to Yorkland on the RIWP
- 9/29/2025 – NYS DEC granted Yorkland authorization to begin the Preconstruction Phase of the project

- October through December 2025 - Yorkland completed the Remedial Investigation
- Early 2026 - Yorkland prepared the Remedial Investigation Report ("RIR")
- 2/5/2026 - Yorkland submitted the RIR
- 3/19/2026 - Yorkland met with NYS DEC on RIR after numerous scheduling conflicts from DEC
- 3/31/2026 - Yorkland submitted a Supplemental Remedial Investigation Work Plan ("SRIWP")
- 4/28/2026 - DEC indicated comments on SRIWP will be released on 5/1/2026, after diligent communication from Yorkland
- 5/5/2026 - Formal comments from DEC on SRIWP are released
- 5/7/2026 - Yorkland submitted revised SRIWP
- 5/13/2026 – NYS DEC approved the SRIWP
- 5/19/2026 – H&A provided 7-day notification to the NYS DEC for mobilization for Supplemental Remedial Investigation (SRI)
- 5/28/2026 – H&A installed groundwater wells and performed soil and soil vapor sampling per the SRIWP
- 6/4/2026 – H&A performed the groundwater samplings as per the SRIWP, which required 1 week stabilization from well installation prior to sampling
- 7/10/2026 – H&A submitted the final SRI report to the NYS DEC
- 7/17/2026 – H&A submitted the draft RAWP

Despite timely complying with all requests from NYS DEC, Yorkland remains delayed beyond expectation. The DEC is only required to make "best efforts" to approve work plans within 45 days[1]; this weak language creates large backlogs which cause applicants such as Yorkland to be unable to predict progress and adhere to other deadlines. The petitioned extension would permit Yorkland to continue its efforts with the NYS DEC and pursue obtaining a building permit and avoid the expiration of its existing approvals amid the various unexpected BCP process delays.

Submitted with this letter is a Petition to amend Chapter 345.805.G(7) to extend the expiration of the November 27, 2023 Site Plan Approval from November 27, 2026 to November 27, 2027. Included with that Petition is the proposed zoning text amendment, copies of the November 27, 2023 Site Plan approval documents, and a Short Environmental Assessment Form confirming that the requested Petition will not create any significant adverse environmental impacts.

[1] N.Y. ENV'T CONSERV. § 27-1411(4).

It is requested that the Board of Trustees place this matter on its July 29, 2026 agenda to take the following actions:

- Refer this matter to the Village of Planning Commission review in accordance with Character-Based Code Section 345.807.B(4)(c)(3);
- Refer this matter to the Westchester County Planning Board in accordance with NYS General Municipal Law § 239-m;
- Circulate the Board of Trustees' intent to be Lead Agency for the SEQRA review; and
- Schedule a public hearing for the Board of Trustees September 8, 2026 meeting.

Yorkland looks forward to appearing before the Board of Trustees to discuss this request. Should you or Village Staff have any questions, please feel free to contact the undersigned.

Thank you in advance for your consideration.

Very truly yours,

Anthony B. Gioffre III

Anthony B. Gioffre III

Enclosure
cc: Stuart L. Rabin, Village Manager
Calli Jones, Esq., Village Attorney
Greg Cutler, Village Director of Planning and Economic Development
Client
Daniel Patrick, Esq., Cuddy & Feder LLP

BOARD OF TRUSTEES, VILLAGE OF PORT CHESTER

COUNTY OF WESTCHESTER, STATE OF NEW YORK

----------X

In the Matter of the Application of:

Yorkland Partners LLC

PETITION

For Amendments to Section 345.805.G(7) of the Village of Port Chester Character-Based Zoning Code to Extend the Site Plan Approval and All Related Approvals for the Proposed Redevelopment of the Property Located At 223-227 Westchester Avenue & 204-220 Irving Avenue (SBL: 142.22-1-24, 25, 30, 31, 32, 33)

----------X

TO THE BOARD OF TRUSTEES OF THE VILLAGE OF PORT CHESTER:

The Petitioner, Yorkland Partners LLC (the "Petitioner"), by its attorney, Anthony B. Gioffre III Esq., of Cuddy & Feder LLP, 445 Hamilton Avenue, 14th Floor, White Plains, NY 10601, as and for its Petition, alleges and states as follows:

PREMISES AND BACKGROUND

1. The Petitioner is the owner of the property located at 223-227 Westchester Avenue (SBL 142.22-1-24, 25) and contract-vendee of property located at 204-220 Irving Avenue (SBL 142.22-1-30, 31, 32, 33) (the "Premises") in the Village of Port Chester.

2. The Premises is a 0.893-acre assemblage with frontage along Irving Avenue and Westchester Avenue and is classified in the Village's CD-6 Urban Core Character District ("CD-6 District").

3. The Petitioner applied to the Village Planning Commission on March 7, 2023 seeking Site Plan approval for the redevelopment of the Premises with a new 12-story mixed-use building.

4. The Planning Commission thereafter approved the Petitioner's Site Plan Application on November 27, 2023.

5. The approved Site Plan includes the redevelopment of the property known as 214 and 220 Irving Avenue (SBL 142.22-1-32 & 33), which are currently vacant, undeveloped land; 204 Irving Avenue (SBL 142.22-1-30), which is developed with a one-story, 5,074 sf commercial structure supporting a wood working shop; 206 Irving Avenue (SBL 142.22-1-31), which is improved with a three story, approximately 10,080 sf mixed-use building supporting a street-level auto parts store with two stories of residential units above containing six apartments; 223-225 Westchester Avenue (SBL 142.22-1-25), which is improved with a three and one-half story, approximately 19,940 sf commercial structure consisting of street-level restaurant space with commercial space above; and 227 Westchester Avenue (SBL 142.22-1-24), which is improved with a one-story, approximately 5,066 sf restaurant building.

APPROVED REDEVELOPMENT

6. The Approved Redevelopment includes a new 12-story mixed-use development comprised of structured parking spaces, residential units and amenities, and commercial spaces.

7. The mixed-use project consists of 2,140 sf of commercial space and 410 residential units (199 studios; 191 one-bedroom; 20 two-bedroom), all of which is supported by 363 off-street parking spaces.

8. The Petitioner has been working to secure all documentation required for the issuance of a building permit from the Village within three years of the site plan approval. The documentation being prepared includes the extensive Brownfield Cleanup Program application documents and reports required by the New York State Department of Environmental Conservation ("NYS DEC").

9. The Petitioner is pleased to report that it has made significant progress towards completing the necessary reports and documents for the Brownfield Cleanup Program and anticipates finalizing that process in the coming months. At which point, the Petitioner will be

able to resume completion of the outstanding site plan approval commitments. The progress and active review of the Brownfield Cleanup Program materials with the NYS DEC is detailed at length within the enclosed cover letter and are incorporated herein by reference.

10. The petitioned Zoning Text Amendment would permit the Petitioner the time necessary to submit to complete coordination with the NYS DEC and prepare and file the Building Department applications to begin demolition and construction.

PETITION

11. The Petitioner is requesting the Zoning Text Amendment reflected in **Exhibit A** which is intended to extend the expiration of the November 27, 2023 Site Plan approval from November 27, 2026 through and including November 27, 2027.

12. The Proposed Zoning Text Amendment is summarized as follows:

> Adding the following language/subsection to Section 345.805.G(7):
>
> *(e) With regard to the project at 223-227 Westchester Avenue & 204-220 Irving Avenue approved by the Planning Commission on November 27, 2023, the Site Plan approval and all related approvals are hereby extended from November 27, 2026 through and including November 27, 2027.*

13. The herein petitioned amendment to the Village's Character-Based Code is requested in furtherance of the Site Plan application for the Approved Redevelopment as detailed in the Planning Commission November 27, 2023 Site Plan Approval Resolution and SEQRA Negative Declaration, all of which are enclosed as **Exhibit B**.

COMPLIANCE WITH THE VILLAGE COMPREHENSIVE PLAN

AND OTHER PLANNING INITIATIVES

14. This minor amendment is sought in support of the Approved Redevelopment which is consistent with the goals and objectives of the Comprehensive Plan, Character-Based Zoning Code, and various other Village planning initiatives.

15. The Approved Redevelopment maintains the overall mix of uses sought by the Village, including multi-family residences and retail spaces.

16. The Approved Redevelopment and petitioned Zoning Text Amendment is also consistent with the Village's 2017-2022 Strategic Plan in that it will boost economic development in the downtown and redevelop sites for their highest and best use.

17. The Approved Redevelopment achieves these defined planning goals and is consistent with the spirit and intent of the CD-6 District.

COMPLIANCE WITH CHARACTER-BASED CODE § 345.807.B(5)

18. Character-Based Code § 345.807.B(5) provides standards and criteria to be considered by the Board of Trustees when evaluating a requested zoning text amendment. Upon a balancing of those criteria, it is submitted that the Board of Trustees should adopt the petitioned Zoning Text Amendment.

19. The petitioned Zoning Text Amendment is consistent with the spirit and intent of the Character-Based Code. The requested amendments would grant the Petitioner additional time to complete compliance with the necessary conditions of the site plan approval for the code-compliant project which has previously been determined by the Village to be consistent with the spirit and intent of the CD-6 District and the Village's overall planning initiatives.

20. The petitioned Zoning Text Amendment does not reflect a change in policy, but instead is consistent with the policy and precedent of the Village which affords additional time to

certain approved projects based on the continued challenges being faced by the development community.

21. The petitioned Zoning Text Amendment will not create any nonconformities. Rather, the requested amendment will grant the Petitioner additional time to effectuate the Approved Redevelopment which is consistent and conforming with the Village's goals and intents for this specific location.

22. The petitioned Zoning Text Amendment promotes the public health, safety, and welfare of the Village by allowing additional time for the Petitioner to begin and complete construction of a development which will provide significant public benefits and will result in the renovation of underutilized lots at a central point of the Village's downtown area.

23. The petitioned Zoning Text Amendment will also not create any significant adverse environmental impacts, as confirmed by the Planning Commission's adopted Negative Declaration (**Exhibit B**) and the enclosed Short Environmental Assessment Form (**Exhibit C**).

CONCLUSION

24. For the reasons set forth herein, it is respectfully submitted that the petitioned Zoning Text Amendment is consistent with the spirit and intent of the Character-Based Zoning Code and Comprehensive Plan.

25. The petitioned Zoning Text Amendment and the Proposed Redevelopment would promote the public health, safety, and welfare of the Village by facilitating the Village's goal of reactivating the site with a new mixed-use development which reduces the overall potential for adverse impacts.

WHEREFORE, IT IS RESPECTFULLY requested that the instant matter be placed on the July 29, 2026 Board of Trustees agenda to schedule a public hearing on this request and that the Board of Trustees thereafter amend the Village's Character-Based Code, Chapter 345 as described herein.

Dated: July 22, 2026
White Plains, New York

Anthony B. Gioffre III

Respectfully submitted,
Anthony B. Gioffre III
Attorney for Petitioner
445 Hamilton Avenue, Floor 14
White Plains, New York 10601
Tel. (914) 761-1300

EXHIBIT A

Local Law Filing

Village of Port Chester, New York

Local Law No. XX of the Year 2026

A LOCAL LAW AMENDING THE CODE OF THE VILLAGE OF PORT CHESTER, CHAPTER 345, "ZONING", ADDING A NEW SUBSECTION TO 345.805.G(7) PROVIDING THE 223-227 WESTCHESTER AVENUE & 204-220 IRVING AVENUE PROJECT ADDITIONAL TIME TO SECURE A BUILDING PERMIT UNDER ITS SITE PLAN APPROVAL

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 345, "Zoning", Article 8, "Applications and development review procedures" Section 345-805.G(7) is amended as follows:

(e) With regard to the project at 223-227 Westchester Avenue & 204-220 Irvington Avenue approved by the Planning Commission on November 27, 2023, the Site Plan approval and all related approvals are hereby extended from November 27, 2026 through and including November 27, 2027.

SECTION 2: 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 3: 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 4: Effective Date

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

EXHIBIT B

SITE PLAN APPROVAL

RESOLUTION OF THE VILLAGE OF PORT CHESTER PLANNING COMMISSION

RECEIVED
DEC 7 2023
VILLAGE CLERK'S OFFICE
VILLAGE OF PORT CHESTER

November 27, 2023

Yorkland Partners LLC
223-227 Westchester Avenue & 204-220 Irving Avenue
Section 142.22, Block 1, Lots 24, 25, 30, 31, 32, 33
Case # 2023-0242

WHEREAS, the Village of Port Chester Planning Commission (the "Planning Commission") is in receipt of a Site Plan application (the "Application" or "Site Plan")) submitted by Cuddy & Feder LLP, on behalf of Yorkland Partners LLC (the "Applicant") for the site located at 223-227 Westchester Avenue & 204-220 Irving Avenue, specifically known and designated as Section 142.22, Block 1, Lots 24, 25, 30, 31, 32, 33 (the "Site" or "Project Site"); and

WHEREAS, the Site is located in the CD-6 Urban Core Character District (the "CD-6 District"); and

WHEREAS, the Applicant proposed the demolition of the existing buildings at the above addresses to develop a 12-story, approximately 411,000 gsf mixed-use building (the "Proposed Action" or "Proposed Development" or "Proposed Project" or "Project"). The Proposed Development includes 410 residential units (199 studios, 191 one-bedroom, 20 two-bedroom) throughout twelve residential stories, residential amenities, 2,140 sf of commercial space, and 363 structured parking spaces; and

WHEREAS, the Applicant is seeking Site Plan approval from the Planning Commission under the Village Character-Based Code adopted May 20, 2020, as amended; and

WHEREAS, the Application includes the following technical drawings and plans, which are hereby incorporated with to this resolution:

- Architectural Site Plans prepared by Sarrazin Architecture, last revised October 12, 2023; and
- Engineering Site Plans prepared by Hudson Engineering & Consulting, P.C., last revised October 12, 2023; and
- Shadows Assessment prepared by Sarrazin Architecture, last revised July 7, 2023; and
- Stormwater Pollution Prevention Plan prepared by Hudson Engineering & Consulting, P.C., last revised March 6, 2023; and
- Traffic Impact Study (TIS) prepared by DTS Provident Design Engineering, LLP, dated March 7, 2023, last updated April 4, 2023, and supplemented by a Parking Plan dated June 6, 2023, last updated July 10, 2023, prepared by Propark Mobility.

WHEREAS, the Proposed Project is designated as a Type 1 under Part 617 of the regulations implementing the State Environmental Quality Review Act ("SEQRA"), Article 8 of the Environmental Conservation Law; and

WHEREAS, in furtherance of the Proposed Action, the Applicant submitted a Full Environmental Assessment Form ("FEAF"), Part 1, together with supporting materials; and

WHEREAS, the Village's Consulting Planning and Traffic Engineer, AKRF, issued several comment memoranda in response to the Applicant's submissions; and

WHEREAS, the Village's Consulting Civil Engineer, Delaware, issued several comment memoranda in response to the Applicant's submissions; and

WHEREAS, the Planning Commission referred the Application to the Westchester County Planning Board as required under the provisions of Sections 239-l, m, and n of New York General Municipal Law and Section 277.61 of the County Administrative Code; and

WHEREAS, on April 27, 2023, the Westchester County Planning Board provided comments and commented on affordable housing (which the Project includes), building mass (which the Planning Commission has considered), historic impacts (which the Project considers), parking (which the Project includes), potential commercial displacement (the Project includes commercial space), long-term sewer impacts (which are being mitigated), recycling (which was included in the Site Plan), bicycle parking (which the Project includes), and green building technology (which the Project incorporates); and

WHEREAS, the Planning Commission held public hearings on the matter, as required by Village Law concerning the Application, and all persons wishing to speak on the Application at the public hearing and at meetings of the Planning Commission held subsequent to said hearing were given an opportunity to be heard; and

WHEREAS, on November 27, 2023, pursuant to SEQRA, the Planning Commission, as Lead Agency, issued a SEQR Determination of Non-Significance, having concluded the Proposed Project would not result in any significant adverse impacts; and

WHEREAS, the Planning Commission 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 Planning Commission has considered the site plan, all other materials submitted by the Applicant, the comments of Village staff and consultants made via memoranda to the Planning Commission - which memoranda are incorporated herein by reference, the commentary made in the course of Planning Commission's meetings pertaining to the review for 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 Site Plan approval submitted by Cuddy & Feder LLP, on behalf of Yorkland Partners LLC, as depicted on the plans identified above is hereby approved **subject to the conditions on the attached sheets**, which conditions shall be printed on the final

site plan sheets presented for signature and which conditions must be satisfied prior to the milestone listed therein; and be it further

RESOLVED, the Applicant shall furnish the Planning Commission with four (4) copies of the Site Plan as described above for the endorsement by the Planning Commission Chairperson and Planning & Economic Development Zoning Administrator **within 45 calendar days of this resolution or this resolution shall be null and void**, and the signed Site Plan be recorded as the approved Site Plan; and be it further

RESOLVED, that this Site Plan approval shall have an effective date of November 27, 2023 and an expiration date November 27, 2026; and be it finally

RESOLVED, that this 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 Planning Commission Chairman and Director of Planning & Economic Development or his/her designee. Any material change in use, alteration, or modification to the Site Plan 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 change would then require a new review and approval by the Planning Commission of the Village of Port Chester.

On a motion of Commissioner Hoge, Seconded by Commissioner Espinoza, this resolution was approved by the following vote:

AYES:	__5__
NAYES:	__2__
ABSTAINED:	__0__
ABSENT:	__0__



Chair

Date: November 28, 2023

Village of Port Chester
Site Plan Conditions Sheet

Project Name:	223-227 Westchester Avenue & 204-220 Irving Avenue		
Applicant:	Yorkland Partners LLC		
Project Address:	223-227 Westchester Avenue & 204-220 Irving Avenue	**SBL:**	142.22-1-24, 25, 30, 31, 32, 33

The Applicant shall include, within the final site plan drawings provided for signature, the following list of site plan conditions and project commitments (which were set out in the Negative Declaration for the project, and which are integral components of the project). The conditions and commitments shall be presented in the tabular format presented below.

	PRIOR TO SIGNING OF SITE PLAN	**Reviewer(s) & Signature / Date**
1	Full Payment of Professional Expenses [§345-814(B)(5)]	
2	Establishment of sufficient escrow for future expenses as determined necessary [§345-814(A)]	
3	The site plan drawings shall be revised, to the satisfaction of the Director of Planning and Development, to indicate that the off-street parking requirement for the Project is 421 parking spaces, as required by the Zoning Code.	
4	{*Intentionally left blank*}	

	PRIOR TO ISSUANCE OF DEMOLITION PERMIT	**Reviewer(s) & Signature / Date**
5	A complete application to merge all existing tax lots into a single lot shall be submitted. [§345-805(G)(5)(b)(iv)]	
6	Flow monitoring of the existing 18" main in Irving Avenue between Pearl Street and Broad Street was conducted. If it is determined that the existing sewer mains do not have the capacity for the estimated sewer generation for the Proposed Project, the Applicant will be required to upsize the sewer mains as needed to provide the necessary system capacity to the satisfaction of the Village Engineer.	
	With respect to Overhead Wire Relocation, Applicant shall provide:	

	PRIOR TO ISSUANCE OF DEMOLITION PERMIT	**Reviewer(s) & Signature / Date**
7	a) documentation from Con Edison demonstrating that removal/relocation of the overhead wires along the project's frontage is feasible;	
8	b) an agreement between the Applicant and Con Edison to perform the removal and underground relocation of the utility work; and,	
9	c) Written correspondence from the Fire Department confirming Applicant's plans with respect to overhead wire relocation.	
10	d) Certification by the Applicant that adequate funds have been established and reserved to pay for the cost of the utility work.	
11	Applicant shall quantify the anticipated discharge from construction dewatering and demonstrate discharges do not exceed pre-developed stormwater runoff rates, as confirmed by the Village Engineer or Village Consulting Engineer.	
12	Applicant shall characterize the quality of groundwater to be discharged, identify the need for treatment of collected groundwater (to be confirmed by the Village Engineer or Village Consulting Engineer), and secure applicable state and/or county discharge permits as required.	
13	The Applicant will prepare a Soil Management Plan (SMP) for the Village to review and approve, to identify soil excavation, stockpiling, testing, and disposal methods and procedures for regulated fill and any unknown areas of contaminated soil that are encountered during site earthwork. The SMP will include contingency measures for removal and closure of any unknown UST's in accordance with prevailing local and State regulations.	
14	The Applicant shall submit a demolition work plan to the Village Engineer, detailing where and how the Bulkley Drain will be protected and maintained during all work on the Proposed Project.	

	PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR WORK OTHER THAN DEMOLITION AND SITE GRADING	**Reviewer(s) & Signature / Date**
15	As committed by the Applicant, remittance of the following contributions are an integral part of the project. The Director of Planning shall confirm the rate and payment required based on the most recent fair share requirements in effect at the time the payment is due. These payments will be due prior to issuance of a building permit for work other than demolition and site grading, unless a later time is specified by the Village Board of Trustees as part of a change in Village policy.	

Category	***Units***	***Quantity***	***Rate***	***Payment***
Traffic	Maximum peak hour trips	~~118~~115	$1,110	$~~$130,980~~127,650
Public School	Public School-Age Child (PSAC)	*		
Community Facility	SF Multifamily Residential SF General Retail SF General Office SF Industrial	408,860 2,140 0 0	$2.35/sf $1.66/sf	$964,373
Inflow & Infiltration	Gallons per Day (additional flow)	66,400	$3/gallon	$199,200

*The number of PSAC estimated to live at the project shall be based on the most recent PSAC analysis at the time the payment is due.

16	Pursuant to NYS Law and Village of Port Chester Code, and based on the finding by the Planning Commission that there is proper case for requiring a park or parks be suitably located and that the project cannot and did not properly locate the same on the Site Plan, the Applicant shall be required to remit a fee to the Village of Port Chester, which shall be deposited into a trust fund to be used by the Village exclusively for park, playground, or other recreational purposes. **The project's fee shall be $820,000 (i.e., $2,000 per unit).** This payment will be due prior to issuance of a building permit for work other than demolition and site grading unless a later time is specified by the Village Board of Trustees as part of a change in Village policy.	
17	Applicant shall secure a Westchester County Department of Health permit for a private sanitary sewer connection as the sanitary flow from the building exceeds 2,500 gallons per day.	
18	Existing sanitary laterals will be cut and capped in accordance with Village of Port Chester and Westchester County standards. A new sanitary sewer lateral will be installed and connected to the sewer main located in Westchester Avenue.	

	PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR WORK OTHER THAN DEMOLITION AND SITE GRADING	**Reviewer(s) & Signature / Date**
19	The applicant will have to design and construct a new storm sewer to convey storm water along Irving Avenue from their building to the intersection of Irving Avenue and Palace Place, as indicated on Drawing C-4 revised 10-12-23 by Hudson Engineering. The final design and construction drawings for the storm sewer on Irving Avenue will need to be approved by the Village Engineer before the Village issues a will serve letter for their stormwater discharge.	
	As part of the Proposed Project, Applicant will replace that portion of the Bulkley Drain that passes under the Project Site with a new concrete box culvert.	
20A	Applicant shall establish and maintain an adequate escrow fund that will cover the expenses associated with the Village Consulting Engineer's review of the Bulkley Drain Replacement. This includes plan review as well as site inspections throughout the duration of the Project.	
20B	The Applicant shall submit full structural engineering plans and calculations detailing all excavation, demolition, maintenance, and reconstruction of the Bulkley Drain, and the building foundation (especially showing where and how the building loads will be separated from the Bulkley Drain), for approval by the Village Building Department and the Village Engineer. This shall include a work plan detailing sequencing, work schedule, and proposed flow bypass methods. No work, but for demolition of existing above-grade structures, shall occur until the plans are approved by the Village Building Department, who may consult the Village Consulting Engineer.	
20C	The Village Consulting Engineer shall conduct a physical/visual inspection of the Bulkley Drain on the Project Site and the adjacent properties and shall detail the findings of that inspection in a report provided to the Building Department. This report will outline the condition of the drain with attention paid to existing defects that could cause failure during building construction and shall be considered by the Building Department prior to the issuance of any permits related to the replacement of the Drain.	
20D	The Applicant shall record an easement with the Westchester County Clerk, and provide proof of such recording to the Village, that provides the Village, which owns the Bulkley Drain, with access to the Drain through the Project Site and the right to repair the Drain, as well as ensures the physical protection of the Drain on the Project Site and restricts connections to the Drain from the Project Site, and further provides for indemnification of the Village from activities undertaken by the applicant with respect to the Bulkley Drain, including without limitation the replacement of the Bulkley Drain on the Project Site. The easement shall be in a form and manner approved by the Village Attorney.	
20E	The Applicant shall provide a performance bond, or proof thereof, to the Village related to any activities taken by the Applicant for public improvements associated with the Project, including without limitation, the replacement of the Bulkley Drain, and any repairs of existing sections of the Drain. The amount of the performance bond shall be determined by the Village Consulting Engineer and shall be based on the cost to perform the replacement of the Drain and other related work.	

	PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR WORK OTHER THAN DEMOLITION AND SITE GRADING	**Reviewer(s) & Signature / Date**
21	Applicant shall provide a will-serve letter from Veolia that confirms Veolia's ability and willingness to provide water service to the Project, including any conditions thereof (such as detailing the extent of local improvements required to serve the project, if any, for which the Applicant is solely responsible, as well as the financial contribution toward the capital improvements required to provide sufficient service to the Downtown, if any, that is the responsibility of the Applicant). The Applicant shall provide a schedule to the Village for fulfilling its obligations, if any, as determined by Veolia.	
22	Applicant shall provide detailed sidewalk reconstruction plans to the satisfaction of the Village Engineer. Plans shall be coordinated with building floor plans and shall depict ADA compliant sidewalk grading at building pedestrian access points. Site and/or Architectural Plans shall depict any required internal/external ramps at building entrances per ADA requirements.	
23	A detailed plan for maintenance and protection of traffic (MPT) shall be submitted to the Building Department, which shall be subject to review and approval of the Building Department, which may consult with the Village Traffic Engineer. The MPT Plan shall include those elements described in the Negative Declaration for the project and shall ensure coordination with adjacent construction projects. The MPT shall conform to the plans and diagrams considered and reviewed during the site plan review by the Planning Commission, which formed a material part of the Planning Commission's determination. Upon Department acceptance of the MPT plan, the plan shall become a part of this Site Plan and compliance with the MPT plan shall be a condition of all building permits for the project.	
24A	Upon completion of the mechanical and façade designs for the project, the Applicant shall submit to, and be subject to the review and approval of, the Planning Department an acoustical study demonstrating:	
24B	(i) That the Project includes sound attenuating construction standards, such that interior sound levels are no greater than 45 decibels (in accordance with the Form-Based Code Statement of Findings); and,	
24C	(ii) That outdoor mechanical equipment complies with Chapter 224 of the Village Code. A sound pressure level of 65 dBA, which is the maximum recommended noise level for residential uses pursuant to the NYSDEC) shall be considered the threshold of unreasonable noise at a noise-sensitive receptor.	
25	Applicant shall demonstrate that exhaust from the structured parking would not result in a significant adverse air quality impact.	
26	Applicant will demonstrate, in a detailed Construction Management Plan (CMP) and site development protocol, how it will employ construction best management practices and continued equipment repair and maintenance to manage and control temporary impacts to air quality during construction. The CMP shall be submitted to, and subject to the review and approval of, the Building Department, which may consult with the Village's engineering and traffic consultants. Upon Building Department acceptance of the CMP, the plan shall become part of this Site Plan and compliance with the CMP shall be condition of all building permits for the project.	

	PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR WORK OTHER THAN DEMOLITION AND SITE GRADING	**Reviewer(s) & Signature / Date**
27	Applicant's structural engineer shall design, and certify to the Building Department, suitable measures to insure stability of the adjacent structures and properties during the progress of the foundation work. These measures may include Support of Excavation (SOE) such as sheeting and shoring of the excavation as determined necessary by the Applicant's structural engineer in consultation with the Building Department. All SOE measures shall be confined to the limits of the Applicant's property and at no time shall proposed SOE measure encroach onto adjacent properties.	
28	In conformance with Section 224-2 of the Village Code, construction activities will be limited to the hours of 8:00 AM to 8:00 PM Monday through Friday and 10:00 AM to 7:00 PM on weekends and legal holidays. As required by the FBC EFS, if the Building Department determines that construction activities may exceed the duration and levels permitted by Chapter 224 of the Village Code, a Construction Noise Plan shall be provided to the Building Department for its review and approval. Upon Building Department approval of a Construction Noise Plan, it shall become part of this Site Plan and compliance with the Plan shall be a condition of all building permits for the project.	
29	Applicant will coordinate with the proposed developments located at 140-150 Westchester Avenue (Section 142.30, Block 2, Lots 17 & 65), 28-34 Pearl Street (Section 142.30, Block 1, Lots 83-84), 157 Westchester Avenue (Section 142.30, Block 2, Lots 1, 2, 18), and 155 Irving Avenue (Section 142.22, Block 2, Lots 57-60), to the best of its abilities and the extent practicable, to ensure that construction activities and closures do not conflict.	
30	Applicant shall provide a current, valid will serve letter from Con Edison.	
31	Applicant shall provide correspondence from Con Edison indicating Con Edison's approval for the placement of the transformer for the building on the first floor of the building.	
32a	The Applicant will perform additional investigations to confirm, and determine more precisely, the nature and extent of the subsurface contamination of the Site. The scope of the required investigation shall be reviewed and approved by the Village Engineer or Consulting Engineer, unless the Site is accepted into the Brownfield Cleanup Program, in which case NYSDEC will review and approve such plans.	
32b	Based on the results of the subsurface investigations, the Applicant will develop plans to address the contamination, consistent with NYSDEC cleanup-standards, including the identification of media handling requirements during redevelopment (for the historical fill and the contaminated soil/groundwater due to the release), and identification of institutional and/or engineering controls (easements and/or vapor barriers, sub-slab venting systems) to prevent exposure to any remaining contamination post construction, if applicable. These plans shall be reviewed and approved by the Village Engineer or Consulting Engineer, unless the Site is accepted into the Brownfield Cleanup Program, in which case NYSDEC will review and approve such plans. The Building Department shall make completion of the remediation, including any required engineering/institutional controls, a condition of all building permits for the Project. The Department may consult with the Village Engineer or Consulting Engineer in making that determination.	

	PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY	**Reviewer(s) & Signature / Date**
33	The Applicant shall remit payment in lieu of parking for the shortfall of parking spaces defined as the difference between amount of parking required by the zoning code, 421, and the parking provided on the site, 363 spaces. In accordance with §345-405.N(1), the payment in lieu of parking shall be provided for 58 parking spaces, or 14% of the required parking, but is subject to change based on Village regulations and the site plan at the time the payment is due.	
34	The Applicant shall add pedestrian signal heads, compliant with the Manual on Uniform Traffic Control Devices (MUTCD), latest edition, at all corners at the intersection of Irving Avenue and Poningo Street if the traffic signal controller is compatible with pedestrian signal heads.	
35	The Village Engineer, or Consulting Engineer, shall attest that the elements of the sanitary sewer main replacement project authorized by the Board of Trustees on June 20, 2022, that are required to provide adequate sewer main capacity to the project, have been completed.	
36	The actual construction, installation and implementation of all sidewalk and pedestrian (curb ramps, crosswalks, and pedestrian signals) improvements shall be certified by the Applicant's Engineer as being constructed in compliance with the approved plans.	
37	The Applicant shall pay to the Village of Port Chester any outstanding professional review escrow fees in accordance with Article 8, Section 345.814 of the Village of Port Chester Zoning Code.	
38	The Applicant shall demonstrate that the project includes at least 10 percent of units that are affordable to households making 60 percent of area median income in accordance with Section 345-405.U.3.b, through a mechanism set forth in Section 345-405.U.9.g	
39	Applicant shall demonstrate, to the satisfaction of the Building Department, that the project includes the green building technologies Applicant identified during the Planning Commission's review, including but not limited to green roof systems, and indoor and outdoor water saving features.	
40	Applicant shall demonstrate, to the satisfaction of the Building Department, that it has secured the services of a private hauler for refuse removal, and that refuse collection will occur within the building. A note indicating such shall be placed on the Final Site Plan.	
41	Applicant shall obtain all other applicable permits and approvals, to the satisfaction of the Building Department.	

SEQRA NEGATIVE DECLARATION: NOTICE OF DETERMINATION OF NO SIGNIFICANT ADVERSE ENVIRONMENTAL IMPACT

RESOLUTION OF THE VILLAGE OF PORT CHESTER PLANNING COMMISSION

RECEIVED
DEC 7 2023
VILLAGE CLERK'S OFFICE
VILLAGE OF PORT CHESTER

November 27, 2023

Yorkland Partners LLC
223-227 Westchester Avenue & 204-220 Irving Avenue
Section 142.22, Block 1, Lots 24, 25, 30, 31, 32, 33
Case # 2023-0242

WHEREAS, the Village of Port Chester Planning Commission (the "Planning Commission") is in receipt of a Site Plan application (the "Application" or "Site Plan") submitted by Cuddy & Feder LLP, on behalf of Yorkland Partners LLC (the "Applicant") for the site located at 223-227 Westchester Avenue & 204-220 Irving Avenue, specifically known and designated as Section 142.22, Block 1, Lots 24, 25, 30, 31, 32, 33 (the "Site" or "Project Site"); and

WHEREAS, the Site is located in the CD-6 Urban Core Character District (the "CD-6 District"); and

WHEREAS, the Applicant proposed the demolition of the existing buildings at the above addresses to develop a 12-story, approximately 411,000 gsf mixed-use building (the "Proposed Action" or "Proposed Development" or "Proposed Project" or "Project"). The Proposed Development includes 410 residential units (199 studios, 191 one-bedroom, 20 two-bedroom) throughout twelve residential stories, residential amenities, 2,140 sf of commercial space, and 363 structured parking spaces; and

WHEREAS, the Applicant is seeking Site Plan approval from the Planning Commission under the Village Character-Based Code adopted May 20, 2020, as amended; and

WHEREAS, the Planning Commission declared its intent to be Lead Agency for the Proposed Action in a coordinated review of all actions by local approving authorities during its March 27, 2023 public meeting on the Application, pursuant to Part 617 of the regulations implementing the State Environmental Quality Review Act ("SEQRA"), Article 8 of the Environmental Conservation Law; and

WHEREAS, the Notice of Intent to Act as Lead Agency was circulated to all Interested and Involved Agencies on March 31, 2023; and

WHEREAS, the Planning Commission did not receive responses from any of the Involved or Interested agencies objecting to the Planning Commission acting as Lead Agency within the 30-day response period, and thus the Planning Commission assumed Lead Agency status for the Proposed Action; and

WHEREAS, the Planning Commission, as Lead Agency, designates the Proposed Action as an "Type 1" pursuant to Part 617 of the regulations implementing SEQRA; and

WHEREAS, in furtherance of the Proposed Action, the Applicant submitted a Full Environmental Assessment Form ("FEAF"), Part 1, together with supporting materials; and

WHEREAS, the pursuant to and in accordance with SEQRA, the Village Department of Planning and Economic Development has prepared FEAF Parts 2 and 3 with respect to the Proposed Action for consideration by the Planning Commission; and

NOW, THEREFORE, be it

RESOLVED, that pursuant to SEQRA, the Planning Commission, as Lead Agency, has determined that the proposed Type 1 Action will not result in a significant adverse impact on the environment for the reasons enumerated in the attached "Reasons Supporting the Determination of No Significant Adverse Environmental Impact", and be it further

RESOLVED, that the Planning Commission shall approve or disapprove the site plan application after review of the plans, documents, and materials, and based on the standards set forth in the Character-Based Code and in consideration of the applicable review criteria and standards at the appropriate time.

On a motion of Commissioner Berkowitz, Seconded by Commissioner Espinoza, this resolution was approved by the following vote:

AYES:	5
NAYES:	2
ABSTAINED	0:
ABSENT:	0

Chair

Date: November 28, 2023

Reasons Supporting the Determination of No Significant Adverse Environmental Impact

Proposed Action

The Proposed Action involves demolition of the existing structures at 223-227 Westchester Avenue (SBL: 142.22-1-24 & 25) and 204-220 Irving Avenue (SBL: 142.22-1-30, 31, 32, & 33) together the "Site" or "Project Site," and development of a new 12-story, mixed-use residential development (the "Proposed Action" or "Proposed Development" or "Proposed Project" or "Project"). The Proposed Development includes 410 residential units (199 studios, 191 one-bedroom, 20 two-bedroom) throughout twelve residential stories, residential amenities, approximately 2,140 sf of commercial space along the Westchester Avenue frontage, and 363 structured parking spaces. In accordance with Section 345-405.U of the Zoning Code, at least 10 percent of the 410 residential units, 41 units, shall be reserved as "Affordable Affirmatively Furthering Fair Housing" (or, "Affordable AFFH") units. The Applicant intends to provide 41 affordable units, and in accordance with the foregoing section, the Affordable AFFH units shall include at least 20 studios, 19 one-bedroom units, and 2 two-bedroom units.

Approvals Required

The Proposed Action requires discretionary approval of a Site Plan by the Village of Port Chester Planning Commission. Other required approvals, include:

- Westchester County Department of Health (sewer connection)
- Veolia (water)
- Westchester County Department of Public Works and Transportation (work on Westchester Avenue)

Finding of No Significant Adverse Impact

Following a hard look, the Village of Port Chester Planning Commission, acting as Lead Agency, concludes that the Proposed Project will not result in a significant adverse impact on the environment. In reaching this determination, the Village of Port Chester Planning Commission has considered relevant areas of environmental concern and the criteria identified in 6 NYCRR § 617.7, and has reviewed and considered, *inter alia*, the Application and addenda thereto, the Full Environmental Assessment Form submitted by the Applicant, supporting studies submitted by the Applicant, review and analyses by the Village Staff and Village independent consultants, and public comments.

It is important to note that the Village completed a Generic Environmental Impact Statement ("GEIS") for the current Form-Based Code ("FBC"), which GEIS analyzed the potential environmental impacts of a reasonably anticipated build out over the next 20 years. At the conclusion of the GEIS process, the Village Board of Trustees adopted an Environmental Findings Statement pursuant to the State Environmental Quality Review Act ("SEQRA") ("FBC EFS") that documented the potential impacts of the FBC and set forth mitigation to be considered, and in certain circumstances implemented, for new developments within the Village, such as the Proposed Action. Consistent with 6 NYCRR §617.10, the Proposed Action was reviewed in accordance with the conditions and criteria established in the prior SEQRA review and the Proposed Action includes mitigation measures consistent with the Findings and impact analyses contained therein.

The Planning Commission's rationale with respect to particular areas of relevance for the elements of the Proposed Action follows:

A. LAND USE, ZONING, AND PUBLIC POLICY

Land Use

The Site, which is approximately 0.893-acres in size, consists of 6 tax lots along Westchester Avenue and Irving Avenue. The Site is classified in the Character-Based Code's CD-6 – Urban Core Character District ("CD-6 District") which promotes high density and tall building heights with a variety of commercial and residential uses.

The lots known as 214 and 220 Irving Avenue (SBL 142.22-1-32 & 33) are currently vacant, undeveloped land. The lot known as 204 Irving Avenue (SBL 142.22-1-30) is developed with a one-story, 5,074 sf commercial structure supporting a wood working shop. The lot known as 206 Irving Avenue (SBL 142.22-1-31) is improved with a three story, approximately 10,080 sf mixed-use building supporting a street-level auto-parts store with two stories of residential units above containing six apartments. The lot known as 223-225 Westchester Avenue (SBL 142.22-1-25) is improved with a three and one-half story, approximately 19,940 sf commercial structure consisting of street-level restaurant space with two stories of commercial space above. The lot known as 227 Westchester Avenue (SBL 142.22-1-24) is improved with a one-story, approximately 5,066 sf restaurant building. The Project Site has frontage on both Westchester Avenue and Irving Avenue. 227 Westchester Avenue currently has a paved parking area accessed from Westchester Avenue with approximately 8 parking spaces. There is a paved parking area at 214 Irving Avenue and a gravel parking area at 206 Irving Avenue, both accessed from Irving Avenue using the curb cut on 214 Irving Avenue, with a combined parking capability of 10 spaces.

The Proposed Action includes demolition of the existing structures on the Site and the development of a new 12-story, approximately 411,000 gsf mixed-use residential development. The Proposed Development includes 410 residential units (199 studios, 191 one-bedroom, 20 two-bedroom) throughout twelve residential stories, residential amenities, approximately 2,140 sf of commercial space, and 363 structured parking spaces within the below-grade Cellar level and First Floor. Therefore, the Proposed Action would not change the uses (commercial and residential) on the Site.

The Proposed Action would result in a change in the intensity of use of land; however, this change is consistent with the Village's desired development goals given the Project Site's location proximate to the Village's downtown, including the train station and major bus stops, and that the intensity is consistent with the 2012 Comprehensive Plan and the Village's encouragement of Transit-Oriented Development land use patterns. As such, this change is not an adverse impact.

Zoning

The Project Site is within the Village Character-Based Code's CD-6 – Urban Core Character District which promotes higher density mixed-uses in tall buildings constructed in proximity to public transit and within blocks with wide sidewalks and buildings set close to the sidewalks.

Use Compliance

The Proposed Action includes development of a "Mixed Use" use, which is permitted in the CD-6 District. The proposed parking is classified as an accessory "Parking Area or Structure" use which is permitted in the CD-6 District.

Therefore, the Proposed Action is zoning compliant with regards to use.

Lot and Bulk Compliance

As demonstrated on the Site Plan drawings, the Proposed Action is compliant with the requirements of Table 345.405.A-8 (for CD-6) as well as the other applicable requirements of Article 4 of the Zoning Code.

Public Policy

The Project Site is identified in the Village's Comprehensive Plan as within the "Higher Intensity Planning Zone," area that allows for "contextual mixed-use development that will reinforce the Village's key commercial center and enhance the waterfront." The Comprehensive Plan also notes that the Higher Intensity Planning Zones are "...intended to absorb development pressures in the Village's residential neighborhoods." Therefore, the Lead Agency finds that the Proposed Project is consistent with the Village's adopted public policy.

The Proposed Action is consistent with the policies of the Village's Comprehensive Plan that relate to Higher Intensity Planning Zones, to which the Village intentionally added the Project Site during adoption of the Zoning Code, including to:

- Create opportunities for new residential units targeting singles, young professionals and empty-nesters, including mixed-use and transit-oriented development. (pg. 156)
- Offset future development pressures in the Village's lower-density residential neighborhoods. (pg. 156)
- Encourage a balanced range of housing types and densities in the Village that also considers the associated costs of servicing future density. (pg. 66)

The Proposed Action is also consistent with the Village's 2017-2022 Strategic Plan in that it will boost economic development in the downtown and redevelop sites for their highest and best use.

The Proposed Action is consistent with the policies set forth in Westchester County's *Westchester 2025*, by directing new development to existing centers where infrastructure can support growth, where public transportation can be provided efficiently, and where redevelopment can enhance economic vitality. By letter dated April 27, 2023, the Westchester County Planning Board expressed its opinion that "this proposal follows many other applications for large-scale mixed-use developments that collectively will change the nature of the Village's downtown, providing more housing within the newly-demarcated transit oriented zones. While increased residential density in downtown Port Chester has the potential to benefit the Village in terms of vitality and economic development, the Village should also consider Port Chester's historic buildings, which can also add value towards achieving these goals." The Lead Agency addresses issues related to cultural and historic resources in Section G of this Statement.

Based on the foregoing, and the Lead Agency's careful considering of potential impacts on historic resources in the vicinity of the Site (discussed in Section G, *infra*), the Lead Agency finds that the Proposed Action would not have an adverse impact on land use, zoning, or public policy; rather, the Proposed Action is consistent with the Village's goals of downtown revitalization, as expressed in the Village's adopted Zoning Code.

B. COMMUNITY CHARACTER AND VISUAL RESOURCES

The Project Site is currently developed with a one-story commercial structure supporting a wood working shop (204 Irving Avenue), a three story mixed-use building supporting a street-level auto-parts store with two stories of residential units above containing six apartments (206 Irving Avenue), a three and one-half story commercial structure consisting of street-level restaurant space with two stories of commercial space above (223-225 Westchester Avenue), and a one-story restaurant building (227 Westchester Avenue). 214 and 220 Irving Avenue are currently vacant, undeveloped land.

To the west of the Site is a municipal parking lot, the Port Chester Post Office, and the Port Chester-Rye Brook Free Library. To the east of the Site are a variety of commercial structures supporting street-level businesses. To the north of the Site, on the opposite side of Irving Avenue, are a limited number of commercial structures supporting street-level businesses, and then residential neighborhoods beyond. To the south of the Site, on the opposite side of Westchester Avenue, are a limited number of commercial businesses, and then residential housing. To the southeast of the Site is the St. Peter's Episcopal Church at 19 Smith Street (S/NR-listed).

Maintaining and enhancing the character of the community is a guiding principle of any development proposal within the Village. Based upon this principle and the concern over community character and visual resource impacts, the Planning Commission attributed a significant focus of their review on the potential for such impacts. In order to assist in the review of community character and visual resources, the Applicant provided a number of materials. These included: building sections and elevations, material boards and material samples, a landscaping plan, a lighting plan, perspective renderings, and a shadows assessment.

There are no officially designated visual or aesthetic resources on the Project Site (such as a state park, designated scenic vista, designated open space, etc.). Therefore, the Proposed Action is not anticipated to result in a significant adverse impact to any such visual or aesthetic resources.

The Proposed Project is anticipated to activate the streetscape and create a welcoming and pedestrian-friendly presence to the Village. The Project was designed in conformance with the Village's Character-Based Code adopted May 20, 2020 (as amended) and the Village's various long-range planning documents that dictate the intention and desire for this area of the Village. Several design features have been incorporated into the Proposed Action to further the design-based goals of the Village, including the use of a variety of materials in the façade. The Proposed Project also includes various articulations, setbacks, and window patterns. Finally, a landscaping program and exterior lighting plan have been included, which will add to the Proposed Project's visual appearance. The landscaping for the Proposed Project will improve the Westchester Avenue and Irving Avenue frontages by adding street trees. The lighting plan was reviewed by the Planning Commission to ensure compliance with the Zoning Code and to ensure that the building's exterior lights would not create an adverse impact to neighboring properties.

Therefore, while the Proposed Project features a greater intensity of uses on the Site and a greater building height than surrounding buildings, the Lead Agency finds that the Proposed Project would be consistent with the community character for the Project Site and surrounding areas as intended by the Village and expressed within the adopted Zoning Code. The Proposed Project would redevelop and make more productive use of a Site within the Village's downtown, proximate to the MNR train station, and, therefore, would reinforce the centrality of the downtown within the Village as a whole. Therefore, the Lead Agency finds that the Proposed Project would not result in a significant adverse environmental impact to visual or community character.

C. TRANSPORTATION RESOURCES

The Applicant's Traffic Engineer, DTS Provident Design Engineering, LLP (DTS Provident), prepared a Traffic Impact Study (TIS) for the Proposed Project dated March 7, 2023, last updated April 4, 2023 and supplemented by a Parking Plan dated June 6, 2023, last updated July 10, 2023. These materials have been reviewed by the Village's consulting Traffic Engineer, AKRF. AKRF provided to the Planning Commission and Applicant comments in various memoranda on the TIS and Site Plans. The Applicant revised the Site Plans and TIS accordingly and provided various memoranda providing written responses to AKRF and Planning Commission comments.

Traffic

What follows is a summary of the traffic analysis.

Trip Generation

The trip generation estimates were based on the trip rates developed for the Traffic Study & Fair Share Contribution Traffic Mitigation included as Appendix D to Final Generic Environmental Impact Statement (FGEIS) adopted by the Port Chester Village Board of Trustees with respect to the adoption of the Form Based Code. The Proposed Project is estimated to generate the following numbers of peak hour vehicle trips:

- AM Peak Hour: 72 vehicles (21entering, 51 exiting)
- PM Peak Hour: 74 vehicles (44 entering, 30 exiting)
- Saturday Peak Hour: 115 vehicles (57 entering, 58 exiting)

Study Area

The TIS analyzed the weekday AM and PM peak hour traffic operations at the following locations:

- Westchester Avenue & Poningo Street/Smith Street
- Westchester Avenue & Haseco Avenue
- Irving Avenue & Poningo Street
- Irving Avenue & Haseco Avenue
- Irving Avenue & Site Driveway
- Westchester Avenue & North Pearl Street/Pearl Street

Data Collection

Traffic counts including manual turning movement counts were collected at the study intersections on Thursday October 20, 2022 from 7:00 AM to 9:00 AM and 4:00 PM to 6:00 PM, representative of a mid-week weekday. Based on the traffic counts for this study, the following Peak Roadway Hours were determined to be the following:

- AM Peak Hour: 7:30 AM to 8:30 AM
- PM Peak Hour: 4:45 PM to 5:45 PM

These Peak Hours represent the time periods when traffic impacts would be at their greatest. The combination of existing background traffic and proposed project-generated traffic would be highest during these time periods. Any potential "Site Specific" traffic impacts from the Proposed Development would be less throughout the rest of the day.

The 2022 Existing Traffic Volumes were grown to a future design year of 2025 by applying a 0.5 percent per year growth rate. Additionally, traffic attributable to other proposed development was included for the following Projects:

- Station Lofts
- Retail D
- Tarry Lighthouse
- The Complex

- 44 Broad Street
- 30 Broad Street
- 208-216 King Street
- 2 Gateway (108 South Main Street)
- 27-45 North Main Street
- 2 South Main Street
- 140-150 Westchester Avenue
- United Hospital
- 28 Pearl Street
- 7-11 North Pearl Street/157 Westchester Avenue
- 155 Irving Avenue

Intersection Analyses

Under the existing condition, the study intersections would operate at level of service (LOS) D or better during the weekday AM and PM peak hours. Under the future No Build condition the study intersections would continue to operate at LOS D or better conditions, with the exception of the Westchester Avenue & Pearl Street intersection which would operate at LOS F due to the addition of background growth and developments. With the additional traffic generated by the Proposed Development, each of the study intersections would continue to operate similarly to future No Build conditions. That is to say, the TIS demonstrates that the additional traffic generated by the Proposed Project would not significantly affect the operating conditions at the intersections listed above during the times of day when existing roadway volumes are their greatest. Impacts to these intersections at other times of day would be even less than at the peak hour and would similarly not significantly affect operating conditions. However, the projected LOS E and F conditions at the Westchester Avenue & Pearl Street intersection should be addressed by the Village-Wide transportation study to potentially address traffic issues due to the cumulative impact of several developments adding traffic to these intersections. It is the Lead Agency's understanding that the Village-Wide transportation study would be used to update the intersection and roadway improvements identified as the cumulative responsibility of new developments as well as to update the fair share fee associated with those improvements.

The site driveway is proposed to be right-in/right-out only. The TIS includes an analysis of the site driveway under two access scenarios: right-in/right-out only and full access. The analysis showed similar traffic operations for the two conditions, with potential increases in delay at the Westchester Avenue & Pearl Street and Westchester Avenue & Poningo Street/Smith Street intersections that should be addressed in the Village-Wide transportation study. Additionally, a right-in/right-out only driveway would not cause additional conflict along Irving Avenue. The proposed driveway would be located less than 100 feet west of the Irving Avenue & Poningo Street intersection. Therefore, the proposed right-in/right-out only driveway is the preferred access scenario.

In accordance with the FBC EFS, the Lead Agency finds that the Proposed Action, together with other development projects that are reasonably anticipated to result from the Village's Form Based Code, would have a cumulative impact on traffic and transportation. Specifically, and as noted in the GEIS, these reasonably anticipated developments would, together, would result in LOS E and LOS F conditions at six intersections along U.S. Route 1. In order to mitigate this cumulative impact, the Board of Trustees, in the FBC EFS, determined that future developments should mitigate their portion of this cumulative impact through a "Fair Share" contribution that is dedicated to traffic improvements at those intersections. As part of the Proposed Action, the Applicant will provide a fair share traffic contribution to the Village based on the largest number of peak hour trips generated by the Proposed Project in the Weekday AM, Weekday PM, and Saturday Peak hours. This is consistent with the analysis and methodology included in the FBC GEIS and EFS. As stated in the FGEIS, the fair share contribution shall be paid in full prior to issuance of a building permit.

At the time of this Negative Declaration, the fair share traffic contribution for the Proposed Project is equal to $127,650. This is based on the methodology included in Appendix D of the FBC FGEIS (i.e., $1,110 per trip times the maximum number of peak hour trips; 118 during the Saturday peak hour). 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 fair share traffic mitigation analysis as adopted by the Board of Trustees. As noted in Section 6.3 of the FBC EFS and Appendix D of the FGEIS, the methodology by which appropriate fair share contributions are determined may be modified based on changes to the improvements identified as necessary to mitigate the cumulative impacts of the reasonably anticipated developments (i.e., additions or subtractions), changes to the cost of the mitigation measures identified, or changes to method of allocating the mitigation costs across the reasonably anticipated developments based on new information. The Lead Agency notes that such changes, to the extent that they modify the specific mitigation measures or processes identified in the FBC EFS, require approval by the Board of Trustees.

Through the provision of a fair share traffic contribution and based on the results of the site-specific traffic study for the project, the Lead Agency finds that the Proposed Project would not have a significant adverse impact on traffic.

Parking and Loading

The Proposed Development includes parking for 363 vehicles and a bicycle storage room in the proposed parking structure within the proposed building.

The base parking requirement for the Proposed Project is 410 parking spaces for the residential units and 11 parking spaces for the commercial space. The Project includes 363 off-street spaces. The Planning Commission has determined that shared parking is not viable for this particular project and, therefore, 421 parking spaces are required for the Project. Therefore, in accordance with §345-405.N(1)(h), the Proposed Project shall be required to pay a fee in lieu of providing 58 parking spaces (14 percent of the required amount). The fee shall be calculated and remitted at the time of a temporary or permanent certificate of occupancy.

Per the requirements of the FBC, loading docks are not required for this Project. Furthermore, the Proposed Project proposes to utilize the existing on-street loading space along Westchester Avenue which would accommodate moving trucks and other delivery vehicles.

Based on the foregoing, the Lead Agency finds that the Proposed Project would not have a significant adverse impact on parking or loading.

Pedestrians

The Proposed Action will generate additional pedestrian traffic, primarily due to the number of new residents introduced by the Proposed Action and the Site's proximity to the Port Chester Metro North Train Station.

The Proposed Action includes the replacement of the curbs and sidewalks along the façade of the building, street and sidewalk lighting, street trees, and planters. The Proposed Project also includes an indoor bicycle parking room.

With these measures included, the Proposed Action is not anticipated to result in a significant adverse impact on pedestrians.

Construction Traffic

The Applicant provided the Lead Agency with a Construction Logistics Plan (last updated on May 2, 2023) and Construction Logistics Narrative (last updated on June 5, 2023) detailing sidewalk closures, temporary lane narrowing, pedestrian access, traffic control, and parking. Approximately 10 feet of roadway width on the south side of Irving Avenue, primarily within the existing parking lane, is anticipated to be closed for the duration of construction to facilitate deliveries and export of material. Temporary construction impacts are anticipated to be limited to off-peak traffic times, and two-way traffic with 25 feet roadway width (one lane in each direction) will be maintained along Irving Avenue for the duration of construction, maintaining the one travel lane in each direction that currently exists. The sidewalk along Irving Avenue adjacent to the site will be closed and temporary signage will be provided to accommodate the temporary pedestrian detours at existing crosswalks. The sidewalk along Westchester Avenue will be closed and pedestrian traffic will be maintained with the use of a sidewalk bridge. The temporary lane narrowing and pedestrian detours will be accompanied by an appropriate Maintenance and Protection of Traffic (MPT) plan, which will be coordinated with Village Staff and consultants to ensure pedestrian and vehicular traffic are safely and efficiently accommodated throughout the duration of construction. As part of the overall construction plan, the Applicant also committed to use its best efforts coordinate with the adjacent developments, 140-150 Westchester Avenue, 28-34 Pearl Street, 157 Westchester Avenue, and 155 Irving Avenue to ensure that construction activities and narrowings do not conflict to the maximum extent practicable.

A detailed plan for maintenance and protection of traffic, based on final construction logistics and planning, shall be submitted to the Building Department concurrently with a Building Permit application by the Applicant and shall be subject to review and approval of the Building Department, which may consult with the Village Traffic Engineer.

The Proposed Action, inclusive of the measures included to mitigate adverse impacts, is not anticipated to result in a significant adverse impact on transportation.

D. COMMUNITY SERVICES

Educational Facilities

The Project Site is located within the Port Chester-Rye Union Free School District ("School District"). In accordance with the FBC EFS, the number of public-school age children (PSAC) estimated to live within the Proposed Project was determined using the most recent "Final Mitigation Formula Developer Worksheet." Based on this tool, which in turn was created using a Village-specific study of school enrollment, the Proposed Project is estimated to have 20 PSAC.

In accordance with the FBC EFS, the Lead Agency finds that the Proposed Action, together with other development projects that are reasonably anticipated to result from the Village's Form Based Code, would have a cumulative impact on School District. Specifically, and as noted in the GEIS, these reasonably anticipated developments would, together, result in the need for the District to expend various costs to accommodate the expected increase in enrollment. In order to mitigate this cumulative impact, the Board of Trustees, in the FBC EFS, determined that future developments should mitigate their portion of this cumulative impact through a "Fair Share" contribution that is dedicated to the School District. As part of the Proposed Action, the Applicant will provide a fair share school contribution to the Village based on the number of school children estimated to live at the Proposed Project. This is consistent with the analysis and methodology included in the FBC GEIS and EFS. As stated in the FGEIS, the fair share contribution shall be paid in full prior to issuance of a building permit. The Proposed Project would also generate increased tax revenue for the School District, which would be utilized to offset the recurring costs associated with the Proposed Project.

At the time of this Negative Declaration, the fair share educational contribution for the Proposed Project is equal to $546,996. 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 Public School Child Generation Tool and mitigation worksheet. This fair share contribution will be transferred from the Village to the School District upon receipt.

To ensure that the fair share contribution adequately mitigates the Proposed Project's portion of the cumulative impact on the School District, as required by the FBC EFS, the Applicant shall be required to identify the number of PSAC living within the Project, based on School District records, annually for 10 years following completion of the Project and report the same to the Village. If the actual number of PSAC exceeds the estimated number of PSAC, the Project must remit an additional payment to the Village in the amount determined at the time of the exceedance.

The Lead Agency finds that the Proposed Project, inclusive of the fair share educational contribution, post-construction monitoring, and the increase in property tax revenue, would not have a significant adverse impact on the School District from the anticipated increase in enrollment associated with the Project.

Police, Fire, and EMS

As discussed in the FBC EFS, build-out of the Village's downtown in accordance with the FBC would increase the demand on police, fire, and EMS services, which would be partially mitigated through increases in annual tax revenue generated as new developments, such as the Proposed Action, are completed.

In accordance with the FBC EFS, the Lead Agency finds that the Proposed Action, together with other development projects that are reasonably anticipated to result from the Village's Form Based Code, would have a cumulative impact on certain community services and facilities, as described in Section 6 of the FBC FGEIS. Specifically, and as noted in the GEIS, these reasonably anticipated developments would, together, result in the need for capital expenditures related to police protection, fire and emergency services protection, wastewater and stormwater management, and solid waste management and public works. In order to mitigate this cumulative impact, the Board of Trustees, in the FBC EFS, determined that future developments should mitigate their portion of this cumulative impact through a "Fair Share" contribution that is dedicated to the specific capital improvements detailed in the FGEIS. As part of the Proposed Action, the Applicant will provide a community facility fair share contribution to the Village based on the square feet of the various uses included in the Proposed Project. This is consistent with the analysis and methodology included in the FBC GEIS and EFS. As stated in the FGEIS, the fair share contribution shall be paid in full prior to issuance of a building permit.

At the time of this Negative Declaration, the community facility fair share contribution for the Proposed Project is equal to $964,373. This is based the per square foot contribution rates included in the FBC FGEIS and the program of the Proposed Project (i.e., 408,860 gsf residential, 2,140 gsf commercial). 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 community facility fair share mitigation analysis as adopted by the Board of Trustees. As noted in Section 6.3 of the FBC EFS, the methodology by which appropriate fair share contributions are determined may be modified based on changes to the improvements identified as necessary to mitigate the cumulative impacts of the reasonably anticipated developments (i.e., additions or subtractions), changes to the cost of the mitigation measures identified, or changes to method of allocating the mitigation costs across the reasonably anticipated developments based on new information. The Lead Agency notes that such changes, to the extent that they modify the specific mitigation measures or processes identified in the FBC EFS, require approval by the Board of Trustees.

Parks, Open Space, and Recreational Facilities

In accordance with §345-805(G)(4)(c) of the FBC, the Planning Commission may require "a park or parks suitably located for playground or other recreational purposes" on a Site Plan containing residential units.[1] The Planning Commission may only impose this requirement after finding that "a proper case exists for requiring that a park or parks be suitably located for playgrounds or other recreational purposes within the Village." 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.

Based upon the analysis in the FBC GEIS and pursuant to the FBC EFS, the Planning Commission finds that the Proposed Project would create a need for more parks and civic spaces. Specifically, the construction and occupation of 410 new dwelling units presents a proper case for dedication of public parkland and/or fees in lieu thereof. The Planning Commission further finds that the Proposed Project does not and cannot suitably locate a park or parks of adequate size to meet the requirements generated by the Project. It is noted that proposed onsite recreational amenities are for use by those residing onsite. No public parkland is proposed for dedication.

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. The total fee shall be paid prior to the issuance of a building permit for anything other than demolition and grading. At the time of this Negative Declaration, the fee-in-lieu of parkland for the Proposed Project is equal to $820,000 (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.

The Lead Agency finds that with the provision of the fee-in-lieu of parkland, the Proposed Project would not result in a significant adverse impact to parks and open space.

Solid Waste Management & Public Works

The Proposed Action is anticipated to generate solid waste during both construction and operations. A trash compactor room will be located within the building. The Applicant will utilize a private hauler for refuse removal, in accordance with the requirements of the FBC EFS. Receptacles will be stored indoors and retrieved by the private hauler within the building's off-street parking area on collection days. It will be the responsibility of the owner, operator, or manager of the building to ensure that construction waste and all operational solid waste will be disposed of and that recyclables will be stored consistent with the Village's and County's requirements and regulations. The Proposed Action would also generate additional demand for other public works services, as described in the FBC EFS.

In accordance with the FBC EFS, the Lead Agency finds that the Proposed Action, together with other development projects that are reasonably anticipated to result from the Village's Form Based Code, would have a cumulative impact on certain community services and facilities, as described in Section 6 of the FBC FGEIS and described in the previous section of this Negative Declaration. As part of the Proposed Action,

[1] Note that this provision of the Code is separate from the dimensional requirement included in some zoning districts, not the CD-6, to provide a certain amount of "usable open space" within a development.

the Applicant will provide a community facility fair share contribution to the Village based on the square feet of the various uses included in the Proposed Project, as previously described.

The Lead Agency finds that the increased tax revenue generated by the Proposed Project, together with the community facility fair share contribution, the Proposed project would not have an adverse impact on Solid Waste Management & Public Works.

E. INFRASTRUCTURE AND UTILITIES

The existing buildings are served by individual connections to municipal services, including sanitary sewer, potable water and fire suppression, natural gas and electric.

Drainage and Stormwater

The Project Site is approximately 0.89 acres (38,912 s/f) in size and in its existing (current) condition contains approximately 28,640 square feet (74 percent) impervious cover (i.e., buildings, parking areas). Stormwater runoff flows to the east from the roof tops and ground level impervious surfaces. In general, stormwater runoff from the Project Site is either connected directly to Village storm sewers via roof drain and catch basin outlet connections or flows overland to catch basin inlets in the public right-of-way. Based on available storm sewer record maps, all drainage discharges to the Byram River.

Under proposed conditions, the Project Site will contain approximately 0.66 acres (74 percent) impervious cover. A Storm Water Pollution Prevention (SWPPP) was prepared by Hudson Engineering & Consulting, P.C. (Hudson), dated March 6, 2023. Since the Proposed Project will disturb less than 1-acre, the SWPPP prepared for the Proposed Project is only required to include erosion and sediment control practices per NYSDEC and Village of Port Chester guidelines. As such, post-construction stormwater management practices to meet NYSDEC water quality and water quantity design criteria, are not required. However, the project includes a hydrodynamic separator to provide water quality treatment as well as sections of green roof which result in a decrease in impervious surfaces. As impervious area is not increased, no increase in peak flow rate of stormwater runoff from the site. However, the existing storm sewers on Irving Ave. and Westchester Ave., including the Bulkley Drain, do not have capacity to accept the storm water from this project.

As such, the Applicant, as part of the Proposed Project, will design and construct a new storm sewer to convey storm water along Irving Avenue from their building to the intersection of Irving Avenue and Palace Place, as indicated on Drawing C-4 revised 10-12-23 by Hudson Engineering. The final design and construction drawings for the storm sewer on Irving Avenue will need to be approved by the Village Engineer before the Village issues a will serve letter for their stormwater discharge. This commitment will be made a condition of any site plan approval for the Proposed Project.

The Project Site is located atop an approximately 8-ft by 6-ft culvert (the Bulkley Drain) that serves as one of the main storm water drainage conduits for the Village. The Bulkley Drain regularly flows at or over capacity during normal rain events. For that reason, storm water from the Project will be routed down Irving Avenue. The Applicant will also design the Proposed Project such that the portion of the Bulkley Drain that passes through the Project Site will be replaced with a new concrete box culvert, and ensure that no loads from the proposed building are placed on top of the new culvert. The final design and construction drawings for the Bulkley Drain replacement will be submitted for review and approval by the Village Engineer. This commitment will be made a condition of any site plan approval for the Proposed Project.

Therefore, the Applicant shall be required to maintain adequate escrow funds for all review and inspection costs incurred by the Village during the Bulkley Drain reconstruction. Review and inspection items will include:

- Delaware Engineering will conduct a physical/visual inspection of the drain on each of the adjacent properties and provide a report to the Village Building Department outlining the condition of the drain and steps required to repair any defects that could potentially fail as a result of the replacement of the drain or by construction of the proposed building.
- Delaware Engineering will review and approve construction plans for Bulkley Drain replacement.
- Delaware Engineering will provide periodic construction inspections during Bulkley Drain replacement work.
- The Village Building Department will review the engineering report and provide the permit to replace the drain or identify the work required before a permit can be issued.
- Delaware Engineering will provide guidance related to construction methods that should not be used during the construction of the proposed building or the replacement of the drain.

In order to mitigate potential impacts of street flooding on Irving Avenue to the Proposed Project's parking garage, the Applicant, as part of the Proposed Project, will incorporate automatic flood gates at the entrance to the parking garage, as identified on the Revised Architectural Site Plans prepared by Sarrazin Architecture PLLC, lade revised October 12, 2023, Sheet A-201.

In accordance with the FBC EFS, the Lead Agency finds that the Proposed Action, together with other development projects that are reasonably anticipated to result from the Village's Form Based Code, would have a cumulative impact on certain community services and facilities, as described in Section 6 of the FBC FGEIS and described in the previous section of this Negative Declaration, which services include new and existing stormwater and drainage infrastructure in the Village. As part of the Proposed Action, the Applicant will provide a community facility fair share contribution to the Village based on the square feet of the various uses included in the Proposed Project, as previously described.

Erosion & Sediment Control

Construction of the Proposed Project would require the disturbance of approximately 0.89 acres. Absent appropriate controls, this disturbance could create adverse impacts related to erosion and sedimentation. The Applicant proposes to mitigate the potential for these impacts through installation of a stabilized construction entrance, perimeter silt fence, inlet protection, soil stockpiling, dust control, dewatering measures in accordance with the New York State Standards and Specifications for Erosion and Sediment Control prepared by the New York State Department of Environmental Conservation (NYSDEC). Note that concrete truck washout measures in accordance with NYS standards and specifications for erosion and sediment control will also be required.

Therefore, the Lead Agency finds that the Proposed Project, inclusive of the measures described above, would not have a significant adverse impact related to erosion or sedimentation during construction.

Sanitary Sewer

The estimated sewer generation for the Proposed Project is estimated to be approximately 66,400 gpd. The result is a proposed average daily sanitary flow increase from the existing site conditions of approximately 66,400 gpd.

Existing sanitary laterals will be cut and capped in accordance with Village of Port Chester and Westchester County standards. A new sanitary sewer lateral will be installed and connected to the sewer main located in Westchester Avenue. Wastewater will be conveyed through the Village of Port Chester Sewage Collection and Transmission System for treatment at the County's Port Chester Wastewater Treatment Facility. The additional 66,400 gpd over the existing conditions flow will not adversely impact the County Wastewater Treatment Facility, as documented in the FBC EFS (Section D).

In accordance with the FBC EFS, the Lead Agency finds that the Proposed Action, together with other development projects that are reasonably anticipated to result from the Village's Form Based Code, would have a cumulative impact on certain community services and facilities, as described in Section 6 of the FBC FGEIS and described in the previous section of this Negative Declaration, which services and facilities include existing sanitary sewer mains. As part of the Proposed Action, and consistent with the FBC EFS, the Applicant will provide a community facility fair share contribution to the Village based on the square feet of the various uses included in the Proposed Project, as previously described to mitigate the impacts to the existing sewers within the Village.

Subsequent to the adoption of the FBC EFS, AKRF, Inc., the Planning Commission's Consulting Village Engineer at the time, provided information to the Commission concerning the cumulative impact of new developments within the Village's downtown on the existing sanitary sewer collector mains. Based on the analysis presented to the Commission, the Commission finds that absent improvements, the sanitary sewer main located in Westchester Avenue will not have adequate capacity to accept the sanitary wastewater of the Proposed Project when considered cumulatively with other pending and recently approved projects. By resolution adopted on June 20, 2022, the Village's Board of Trustees approved the funding and construction of a sanitary sewer replacement project that includes the replacement of existing sanitary collector mains serving the Project Site and other areas of downtown. The mains are currently, prior to new development, at or near capacity. These new mains will be sized to accommodate the flows projected to be generated by the Proposed Project and other proposed downtown developments. With the completion of this sanitary sewer main replacement project, the Lead Agency finds that the Proposed Project would not have an adverse impact on the sanitary sewer system with respect to "dry weather" flows.

In accordance with the FBC EFS, the Lead Agency finds that inflow and infiltration (I&I) to the sanitary sewer system is a current problem within the Village of Port Chester that impacts the capacity of the system and that new developments within the Village will exacerbate this condition. In order to mitigate the cumulative impact of the increase in sanitary sewer flows from the reasonably anticipated developments, the Board of Trustees, in the EFS, determined that future developments can mitigate their portion of this cumulative increase in sanitary flows through a contribution to the Village's dedicated I&I removal fund. As part of the Proposed Action, the Applicant will provide a financial contribution to the Village's I&I program in the amount of $199,200. This amount was calculated in accordance with the FBC EFS, which required that three times the increase in sanitary sewer demand be mitigated at a rate of $1 per gallon. This contribution is separate from the community facility fair share mitigation contribution as different mitigation measures were included in the development of these rates. The final amount of this I&I contribution will be determined by the Planning & Economic Development Zoning Administrator at the time that the contribution is due based on the most recent I&I mitigation analysis adopted by the Board of Trustees.

Based on the above, and in accordance with the FBC EFS, the Lead Agency finds that the Proposed Project, inclusive of the mitigation measures identified above, would not have a significant adverse impact on the sanitary sewer system.

Water Supply (Potable and Fire Protection)

The anticipated water consumption is estimated to be approximately 66,400 gpd.

The water utility, Veolia Water New York, Inc. ("Veolia") has **not provided** a "willingness to serve" letter for the Proposed Project. However, Veolia has conducted a study of the improvements in its water system that would be needed to serve new developments in Port Chester, including the subject development. (These improvements would also benefit other nearby portions of its service area in Westchester County.) The study identifies three major capital improvements that are estimated to cost approximately $48 Million. Veolia has submitted an application to the Public Service Commission ("PSC") for approval of a tariff that would establish a cost-sharing ratio for this cost between developers and rate-payers. It is anticipated that this matter will be decided by the PSC by early 2024, and that Veolia would be in a position at that time to issue "willingness to serve" letters. The Veolia study is summarized in the testimony of Gerardo P. Morena, P.E., the Director of Engineering of the New York Division of Veolia, pending before the PSC. (See In the Matter of a Proceeding on Motino of the Commission as to the Rates, Charges, Rules and Regulations of Veolia Water new Yori, Inc. for Water Service," Case No. 23-W-0111).

The Applicant, to the extent developers are responsible for contributing toward the estimated $48 Million capital costs, would sign an agreement with Veolia committing to pay its apportioned share of those costs. Thus, there is reasonable assurance that Veolia will have the capacity to provide water to the Proposed Project, and that the Proposed Project would not significantly affect the provision of water by Veolia to other sites in the Village. Therefore, the Proposed Action will not have any significant adverse impact on water supply.

Although, as noted, it is reasonably anticipated that Veolia will have the capacity to provide water to the Proposed Project, the Applicant has agreed that it would not commence construction unless Veolia has issued a willingness to serve letter for the Proposed Project. This agreement will be included as a condition of site plan approval, if such approval is granted, and will provide that no building permit can be issued without such letter. This condition will ensure that the Proposed Project could not have an adverse effect on water supply.

Electric and Natural Gas Utilities

Consolidated Edison (ConEd) provides electric and natural gas service to the area and Project Site. The Proposed Project is not expected to significantly impact gas or electric demand or service in the area. The Project will likely require a transformer, and, at this time, it is the intention to place it on the ground floor of the building, within the Project Site, which requires approval from ConEd. As part of the Proposed Project, the existing overhead wires along the Project Site's Westchester Avenue and Irving Avenue frontages will be removed and relocated and all proposed on-site utilities are proposed to be installed underground. Individual service connections for all utilities will be decommissioned in accordance with the utility company requirements. A new single point of service will be established for each utility. The location of the new point of connection will need to be coordinated with Con Ed. As a result, it is anticipated that there would be no significant adverse impacts on electricity or gas.

Due to the current moratorium in place for gas service, the development is not anticipated to include a firm gas connection for uses other than, potentially, the retail space and a back-up generator.

Therefore, the Proposed Action will not have any significant adverse impact on electric and natural gas facilities.

F. SOCIOECONOMICS

Demographics

Conservatively assuming 3.15 people per multifamily unit, as was assumed in the FBC EIS, it can be estimated that 1,292 new residents of the Village would be generated by the 410 units. This represents approximately 4.1% increase in the Village population (31,693) as identified in the 2020 decennial census. That being said, the addition of population to downtown Port Chester is a goal of the Village and is considered a beneficial impact of the Proposed Action. Therefore, it is not anticipated that the Proposed Action will have any adverse impacts with respect to demographics.

Housing

The Proposed Project would include the construction of 410 residential units, including 41 that are affordable to households making 60 percent of area median income (AMI), in accordance with Section 345-405.U.3.b. The Affordable AFFH units shall be constructed, marketed, rented, and maintained as required by provisions of the Zoning Code (Section 345-405.U). These requirements include maintenance of affordability for a period of not less than 50 years, recording a restrictive covenant against the property ensuring the units remain affordable for 50 years, marketing the units in accordance with the Westchester County Fair and Affordable Housing Affirmative Marketing Plan, and other requirements. The Lead Agency finds that the removal of the currently vacant residential structure on-Site to allow this redevelopment is consistent with the impacts identified in the FBC GEIS and does not create a new, significant adverse impact. Further, the creation of 410 new apartments, including 41 affordable units, is a beneficial impact of the Proposed Project.

Commercial Displacement

The Proposed Project does displace commercial tenants. However, the Proposed Project incorporates commercial space on the ground floor of the mixed-use building. Therefore, the Lead Agency finds that the Proposed Action will not have an adverse economic impact on local business.

Fiscal Impact

The Proposed Action will involve an investment in the community and will result in the creation of temporary construction jobs, permanent full-time jobs, and, ultimately, improved rateables, which will help to increase the Village's tax base. This need for construction workers is a benefit to the construction industry. Direct expenditures are only a portion of the overall economic impact of project spending during the development phase. Construction workers will spend their earnings in local business establishments and construction firms will buy materials and services from local businesses.

Moreover, the addition of 410 units to downtown Port Chester, including 41 Affordable AFFH units, is considered to have a positive secondary effect on economic development within downtown Port Chester. Although there may be increased demand for services including schools, police, and fire protective services, the Fair Share Mitigation contributions in addition to tax revenue and economic stimulation generated by the Project is anticipated to exceed the public service costs associated with the increased residents, employees, and visitors.

Therefore, the Lead Agency finds that the Proposed Action will not have a significant adverse economic impact.

G. HISTORIC AND CULTURAL RESOURCES

Historic Resources

The Project Site is located within the Port Chester Commercial Historic District. A review of the New York State Cultural Resource Information System (CRIS) indicates that 223-225 Westchester Avenue is a contributing resource S/NR-eligible Port Chester Commercial Historic District (proposed for demolition), but that the building's primary façade has been substantially altered with non-original storefronts, faux stone paneling, and metal cladding. CRIS also indicates that 204 and 206 Irving Avenue are contributing resources (proposed for demolition). The one-story building at 204 Irving Avenue is a former garage. It has a central garage entrance flanked by commercial window openings and doorways. Above the garage entrance are three square window openings. The building has a stepped parapet. The building has been altered with non-original stucco and non-original windows. The three-story building at 206 Irving Avenue has ground floor retail. The upper floors have five bays with narrow window openings with stone sills, flat arches, and non-original window sash. The parapet has a modest step. 219 Westchester Avenue is directly adjacent to the Proposed Project and is a contributing resource. Other resources contributing to the S/NR-eligible Historic District are located in close proximity to the Proposed Project, including 238 Westchester Avenue, 230-234 Westchester Avenue, 220 Westchester Avenue, 214-218 Westchester Avenue, and 200 Irving Avenue.

In addition, the Project Site is located approximately 300 feet from St. Peter's Episcopal Church at 19 Smith Street (to the southeast of the Site), and the Project Site is located approximately 200 feet from the Port Chester Post Office located at 245 Westchester Avenue (to the west of the Site), which is contributing to the S/NR-eligible Port Chester Commercial Historic District and is individually listed on the S/NR.

As required by the FBC Findings, consultation was initiated with NYS OPRHP. On March 31, 2023, OPRHP provided a letter in response to the Applicant's consultation request. In that letter, OPRHP identified that "the project area is located within the Port Chester Commercial Historic District, eligible to be listed in the State and National Registers of Historic Places (S/NRHP). 223-225 Westchester Avenue is proposed for demolition and a contributing resource to the S/NRHP Historic District. 227 Westchester Avenue, also proposed for demolition, is Not Eligible. 204 Irving Avenue and 206 Irving Avenue, proposed for demolition, are contributing resources to the S/NRHP Historic District. 219 Westchester Avenue, contributing resource to the Historic District, is directly adjacent to the proposed new building. The rear façade of 209 Westchester Avenue, a contributing resource to the Historic District, will be located directly adjacent to the proposed new building. Other resources contributing to the S/NRHP-eligible Historic District located in close proximity to the proposed new building are the following: 233-237 Westchester Avenue, 238 Westchester Avenue, 230-234 Westchester Avenue, 220 Westchester Avenue, 214-218 Westchester Avenue, and 200 Irving Avenue. Additionally, 199-201 and 223-225 Irving Avenue, both S/NRHP-eligible, are located in close proximity to the proposed new building."

OPRHP noted that "our office, as subject matter experts have reviewed the proposed twelve story residential building, and offer the following comments regarding potential impacts to architectural or archaeological resources: 1. Height: We note that the majority of the buildings located within the Port Chester Commercial Historic District range between one and four stories high, with a few taller in various locations. The proposed new building will be twelve stories high, much taller than the surrounding historic resources. Is it possible to reduce the height or have additional setbacks to reduce the overall appearance of the building when located adjacent to and near the much lower buildings in the district? 2. OPRHP recommends performing a shadow study to determine if the new residential building will cast shadows over the nearby and directly adjacent historic resources. If there is an impact on the lighting, our office recommends implementing mitigation to reduce or eliminate the impacts to natural lighting. 3. If this project will utilize public funding or will need state or federal permits, the proposed demolition of buildings that are contributing to the historic district would be considered an adverse impact/effect, which would require the submission of an alternatives analysis for all prudent and feasible alternatives to demolition, along with the development of mitigation for the impacts/effect. We recommend exploring alternatives that avoid demolition of the historic resources mentioned earlier in this letter."

At the request of SHPO, the Applicant prepared an initial shadow study (April 5, 2023) to determine the potential for project-generated (i.e., incremental) shadow to affect the sunlight-dependent features (e.g., large windows) on the S/NR-listed Port Chester Post Office. The initial shadow study showed incremental shadow affecting the Post Office's large window openings on its south and east facades during the March/September/December analysis days for some periods between 9:00AM-11:30AM. Based on this, the Commission requested that the Applicant refine the shadow study to consider the project-generated shadow cast on the sunlight-dependent features of the Post Office in consideration of existing shadow cast by the intervening building between the Project Site and the Post Office.

The Applicant submitted a revised shadows study dated June 6, 2023, providing additional detail on the potential extent and duration of project-generated shadow on the Post Office windows. The Commission's consulting planners reviewed the revised shadows study, and certain refinements were recommended. The Applicant submitted a revised study on July 11, 2023. The revised analysis focused on the Post Office's seven large window openings on the east façade, the large rectangular rooftop skylight, and the primary entrance and three large window openings on the south façade. The Post Office's east façade has four large windows to the north that open into storage and sorting areas in the Post Office; three large windows to the south open into a storage area/corridor and provide indirect light into the public lobby. The analysis also considered the rooftop skylight which provides light into the public lobby. The Post Office's south façade includes the central, primary entrance and six large window openings. These sunlight-dependent features were not analyzed further because they would experience existing shadow cast by the Post Office building during the analysis periods and would not be affected by Project-generated incremental shadow.

Detailed findings of the shadow study are as follows:

- March 21. Incremental shadow would reach all seven windows on the March 21 analysis day between 9:00am and 9:30am. Shadow would move off the northern windows by 9:45am, with only the southern three windows remaining in shadow at 10:00am. There would be no incremental shadow by 10:15am on this analysis day. Incremental shadow would only reach a small portion of the eastern end of the skylight between 9:00am-9:15am.

- September 21. Incremental shadow would reach all seven windows on the September 21 analysis day between 9:00am and 9:15am. Shadow would move off the upper portions of the northern windows by 9:30am. By 9:45am only the lower portions of the southern three windows would be in shadow. There would be no incremental shadow by 10:00am on this analysis day. No incremental shadow would reach the skylight on the September 21 analysis day.

- December 21. Incremental shadow would reach the three northern windows and the upper portion of the middle window on the December 21 analysis day between 9:00am and 9:45am. Shadow would begin moving off of the upper portions of the southern three windows by 10:00am. By 11:00am, the southern five windows would no longer be in shadow. Incremental shadow would reach the skylight between 9:00-9:15am, with shadow moving off the skylight starting by 9:30am, with most of the skylight out of shadow by 9:45am and entirely out of shadow at 10:00am.

- June 21. As noted previously, no incremental shadow would reach the three windows on the June 21 analysis day.

The summary of impacts is as follows:

- Incremental shadow would reach all seven windows on the Post Office's east façade during the March 21 analysis day for 30 minutes and for 15 minutes on the September 21 analysis day. Incremental shadow would reach the northern four windows for 60 minutes on the December 21 analysis day; the southern three windows would be in existing shadow. The northern two windows would remain in shadow for an additional one hour and 15 minutes (a total of 2 hours and 15 minutes), while the southern four windows would not experience any project-generated incremental shadow. As noted above, the northern four windows open into a storage and sorting area of the Post Office which is not accessible to the public. The three southern windows would experience incremental shadow for one hour on the March 21 analysis day; 45 minutes on the September 21 analysis day (which includes approximately 15 minutes when only the lower portions of the windows would be in shadow); and no project-generated incremental shadow on the December 21 analysis day. The three southern windows open into a corridor/sorting area and provide indirect lighting into the public lobby.

- Incremental shadow would reach a small portion of the eastern end of the skylight between for 15 minutes on the March 21 analysis day. No incremental shadow would reach the skylight on the September 21 analysis day. One the December 21 analysis day, incremental shadow would reach a portion of the skylight for 30 minutes, with the skylight out of entirely out of shadow 30 minutes later.

Therefore, given the limited duration and indirect effect on the lobby, the Planning Commission determined that Project-generated shadow (i.e., the incremental shadow) would not result in a significant adverse impact on this historic architectural resource. The Applicant submitted the refined shadows assessment to OPRHP on July 21, 2023. By letter dated July 28, 2023, OPRHP indicated that it had reviewed the refined shadows assessment, and advised that "we concur the proposed new construction will not totally obstruct the natural lighting to the adjacent resources at various times of the year."

As mitigation for the adverse impact of removing buildings that are identified as contributing to the S/NRHP-eligible historic district, the Proposed Project has incorporated certain building design elements derived from nearby contributing buildings within the Port Chester Commercial Historic District. Among other things, the Proposed Project will be faced in masonry with large rectangular window openings, and have other architectural features which are complementary to nearby masonry-clad, neighborhood-scale historic buildings.

The Lead Agency notes that potential impacts to historic resources from new development under the FBC was identified within the FBC Findings as a potential impact of implementation of the FBC. To mitigate this impact, the FBC included certain design standards. The Proposed Project is anticipated to improve the streetscape and visual appearance of the Project Site, activate Westchester Avenue and Irving Avenue, and improve conditions for pedestrians. The Proposed Project was designed in conformance with the Village's Character-Based Code adopted May 20, 2020 (as amended) and the Village's various long-range planning documents that dictate the intention and desire for this area of the Village. Therefore, while the Proposed Project features a greater intensity of uses on the Site and a greater building height than surrounding buildings, the Lead Agency finds that the Proposed Project would be consistent with the community character for the Project Site and surrounding areas as intended by the Village and expressed within the adopted Zoning Code.

Based on the foregoing, the Lead Agency finds that there will not be a significant adverse impact on historic resources by virtue of the Proposed Project's height, massing, or shadows.

Archaeological Resources

In its March 31, 2023 letter, OPRHP did not identify the Project Site as having the potential for significant archaeological resources. Therefore, the Proposed Project is not expected to have a significant adverse impact on archaeological resources.

H. NATURAL RESOURCES

Floodplains

The Project Site is not within the 100- or 500-year floodplain. As a result, the Lead Agency finds that the Proposed Project will not result in a significant adverse floodplain impact.

Wetlands

A review of the National Wetland Inventory ("NWI") Wetlands Mapper and New York State Department of Environmental Conservation ("NYSDEC") Wetland Inventory (Environmental Resource Mapper) did not identify wetlands on the Project Site.

Terrestrial and Aquatic Ecology

The Project Site is developed with multiple structures. No threatened or endangered species of animals or the habitat of such species have been identified on the Project Site according to the New York State Natural Heritage Inventory ("NYSNHI") via the Environmental Resource Mapper. Therefore, the Lead Agency finds that the Proposed Project would not have a significant adverse impact on natural resources.

I. HAZARDOUS AND CONTAMINATED SITES

The Applicant provided a Phase I Environmental Site Assessments (ESA) for the Site, prepared by Haley Aldrich, dated March 2023. The Phase I ESA included a limited Phase II ESA completed by Haley Aldrich in November 2022.

5-11 North Pearl Street

The parcels covered by the Phase I ESA are approximately 0.88 total acres and include six parcels (142.22-1-24, 142.22-1-25, 142.22-1-30, 142.22-1-31, 142.22-1-32, and 142.22-1-33), and include a one-story restaurant building and a three-story residential building, a three story building with first floor restaurant and overlying office space/retail, a one-story furniture workshop, a three-story building with first floor auto repair and parts store with overlying residential units, and undeveloped land.

The Phase I identified the following Recognized Environmental Conditions (RECs), Historical RECs (HRECs), and/or De Minimus Conditions:

- REC #1 - 206 Irving Avenue - Used motor oil Aboveground Storage Tank (AST)
- REC #2 - 206 Irving Avenue and 227 Westchester Avenue - historical dry cleaning operations, 223-225 Westchester Avenue - former bowling alley, 204 Irving Avenue - current furniture restoration. These operations are known for frequent use of chlorinated solvents. No disposal records available
- REC #3 - 204 Irving Avenue - auto garage and warehouse with former fuel oil service company

- REC #4 - Multiple parcels - Phase II ESA identified semivolatile organic compounds (SVOCs) and metals in soil above New York State Department of Environmental Conservation (NYSDEC) Unrestricted Use (UU) and Restricted Residential (RR) Soil Cleanup Objectives (SCOs)
- REC #5 - 204 Irving Avenue - Phase II ESA documented volatile organic compounds (VOCs) in groundwater above NYSDEC Ambient Water Quality Standards (AWQS) and light non-aqueous phase liquid (LNAPL) in one well
- REC #6 - Multiple parcels - Phase II ESA documented chlorinated VOCs in sub-slab soil vapor, including PCE and TCE at concentrations of 540 and 7.9 micrograms per cubic meter (ug/m3), respectively
- HREC #1 - 225 Westchester Avenue - NYSDEC Spill No. 0314125 - Fuel oil contaminated soil encountered during March 2004 removal of two fuel oil USTs. Westchester County Department of Health (WCDOH) recommended no further action. Laboratory results for soil samples collected from the former UST location in 2013 indicated no exceedances of NYSDEC SCOs

The Phase II documented that fill material consisting of sand with varying amounts of gravel, brick, concrete, asphalt, and organic material was observed from grade to depths of 5 to 7 feet below grade.

As part of the Proposed Project, the Applicant will prepare a Soil Management Plan (SMP) for the Village to review and approve prior to the issuance of a demolition permit to identify soil excavation, stockpiling, testing, and disposal methods and procedures for regulated fill and any unknown areas of contaminated soil that are encountered during site earthwork. The SMP will include contingency measures for removal and closure of any unknown USTs in accordance with prevailing local and State regulations.

As part of the Proposed Project, and to avoid and mitigate potential adverse impacts, the Applicant will perform additional investigations to determine the nature and extent of the contamination. Based on these investigations, the Applicant will prepare plans to address the contamination consistent with NYSDEC cleanup-standards. These plans will be reviewed and approved by the Village to the adequacy of those plans, unless the Site is enrolled in the Brownfield Cleanup Program (BCP), in which case the plans would be reviewed and approved by NYSDEC. Media handling requirements, for the historical fill and contaminated soil/groundwater would be developed and institutional/ engineering controls, such as easements, vapor barriers, and sub-slab venting systems would be put in place to prevent exposure to any remaining contamination after construction, if applicable. The remediation, media handling, and other controls would be reviewed and approved by the Village, unless the Site is enrolled in the BCP, in which case NYSDEC would review and approve the necessary actions.

J. AIR QUALITY

The Proposed Project would generate additional vehicular trips. In addition, and consistent with the FBC EFS, the Proposed Project would be designed to "create a pedestrian friendly mixed-use walkable development environment that will encourage a reduction in vehicular use, as people will opt to walk to transit, home, work, shopping, entertainment and other uses." Consistent with the Findings of the FBC EFS, the Lead Agency finds that the relatively small increase in the number of vehicular trips, together with the Proposed Project's contribution to a walkable environment, would not result in a significant adverse air quality impact.

The Proposed Project's HVAC systems would not be of a size to require state air permit/registration and are, therefore, not expected to result in a significant adverse air quality impact.

To ensure that no significant adverse air quality impacts would result from the final design of the parking structure and its associated mechanical equipment and exhaust location, the Applicant shall submit a study demonstrating the same prior to issuance of a building permit for work other than demolition and site grading.

Short-Term Construction

The Proposed Action will result in temporary air quality impacts during construction as the short- term use of heavy equipment operations could result in temporary increases in pollutant emissions from equipment used during construction. The major concern during the construction operation, as in construction of most buildings, would be the control of fugitive dust during site clearing, excavation, demolition, and grading operations. Fugitive dust is essentially airborne soil particles caused by heavy equipment operations entraining the soil into the air. Some fugitive dust emissions could arise from wind erosion of the exposed soil where structures and pavements are removed.

While this impact was anticipated in the FBC GEIS, and identified as a potential unavoidable adverse environmental impact therein, in order to reduce the potential for adverse impacts, the Proposed Project would include measures to mitigate fugitive dust from construction activities, including wetting of dry soils and covering or vegetating areas left exposed. The Applicant will employ construction best management practices and continued equipment repair and maintenance to manage and control these temporary impacts to air quality; these measures will be detailed in a construction management plan and site development protocol that will be submitted with the Building Permit application. The approved construction management plan and site development protocol will emphasize minimizing fugitive dust and particulate matter from drifting beyond the confines of the Site. The Building Department will monitor compliance with this plan.

Therefore, the Proposed Action is not anticipated to result in a significant adverse air quality impact as a result of construction activities.

K. NOISE AND VIBRATION

As anticipated by the FBC GEIS, the Proposed Project would generate noise related to the addition of vehicular traffic as well as from stationary mechanical equipment (i.e., HVAC systems). Noise generated from the new trips identified for the Proposed Project would not be anticipated to create a significant adverse noise impact given that the traffic increases anticipated with full build-out of the FBC would not create a significant adverse noise impact. With respect to stationary sources of noise, the Proposed Project, as required of all developments pursuant to the FBC Findings, must conform to Chapter 224 of the Village Code with respect to stationary sources of noise.

Also as required of all development projects pursuant to the FBC Findings, the Applicant must confirm that code-compliant sound transmission levels of construction materials and methods are utilized to achieve appropriate interior sound levels for the new residential units. As noted in the FBC Findings, it is recommended that interior sound levels not exceed 45 decibels; a standard to which the Applicant commits.

Upon completion of the mechanical and façade designs for the Proposed Project, the Applicant shall be required to submit to the Building Department an acoustical study demonstrating compliance with the Village Code, FBC EFS, and the commitments included in the Proposed Project.

With the implementation of the measures described above, the Lead Agency finds that the Proposed Project would not have a significant adverse impact from mobile or stationary sources of noise.

Short-Term Construction

New construction is proposed for the Project Site. Adjoining public and private property shall be protected from vibration damage during construction work, as described below. As a result, the potential for short-term

noise and vibration impacts associated with the redevelopment of the Project Site exists, but with the implementation of the measures noted below, will not result in a significant adverse impact.

The Applicant will implement various measures to prevent damage to nearby buildings and ensure pedestrian safety during construction of the Proposed Development. A site logistics/construction management plan in accordance with state and local requirements will be prepared. The Applicant's structural engineer shall design, and certify to the Building Department, suitable measures to insure stability of the adjacent structures and properties during the progress of the foundation work. These measures may include Support of Excavation (SOE) such as sheeting and shoring of the excavation as determined necessary by the Applicant's structural engineer in consultation with the Building Department. All SOE measures shall be confined to the limits of the Applicant's property and at no time shall proposed SOE measure encroach onto adjacent properties. If encroachment into the right-of-way is necessary for installation of the selected SOE system, the Applicant would be required to secure approval from Authorities Having Jurisdiction (AHJs) for the associated encroachments. These measures will be taken by the contractor and owner under the supervision of professional engineers and shall be certified to the Building Department.

In conformance with Section 224-2 of the Village Code, construction activities will be limited to the hours of 8:00 AM to 8:00 PM Monday through Friday and 10:00 AM to 7:00 PM on weekends and legal holidays, unless a waiver is granted pursuant to Section 224-3.1. Interior construction activities may take place at other hours, in accordance with the regulations set forth in Chapter 224. As required by the FBC EFS, a Construction Noise Plan may be required by the Building Department if construction activities exceed the duration and levels permitted by Chapter 224.

With the implementation of the measures listed above, the Lead Agency finds that the Proposed Project would not have a significant adverse impact from construction noise.

L. OTHER SEQRA REVIEW CATEGORIES

Energy Use and Conservation

The Proposed Action will utilize energy in the form of fossil fuels and electricity in quantities typical for its uses. The Proposed Action will conform to all New York State Building Code requirements, including all State and Federal energy compliance standards. Therefore, the Proposed Action will not result in a significant adverse impact on energy use and conservation. The Applicant has included green building technologies, including green roof systems as part of the Proposed Action. Therefore, the Proposed Project will not have any significant adverse impact on energy or building/fire codes.

For Further Information

Contact Person:
Curt Lavalla, Director
Village of Port Chester Department of Planning and Economic Development
222 Grace Church St
Port Chester, NY 10573
(914) 937-6780

EXHIBIT C

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

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

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

Part 1 – Project and Sponsor Information

Name of Action or Project:
Yorkland, LLC

Project Location (describe, and attach a location map):
223-227 Westchester Avenue & 204-220 Irving Avenue, Port Chester, Westchester County, NY (SBL: 42.22-1-24, 25, 30, 31, 32, 33)

Brief Description of Proposed Action:
A petition for zoning text amendments to extend the Site Plan Approval for the 223-227 Westchester Avenue & 204-220 Irving Avenue project from November 27, 2026 to November 27, 2027.

Name of Applicant or Sponsor:	Telephone: 212 336 5265
Yorkland Partners LLC	E-Mail: rortiz@hudsoncap.com

Address:
570 Lexington Avenue

City/PO:	State:	Zip Code:
New York	NY	10022

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If No, continue to question 2.	☐	☑
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:	☑	☐

3. a. Total acreage of the site of the proposed action? .893 acres
   b. Total acreage to be physically disturbed? .89 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? .893 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:
   ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☐ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify): Municipal parking lot
   ☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		
If Yes, identify:	☑	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation services available at or near the site of the proposed action?	☐	☑
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☑

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies:	☐	☑

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water:	☐	☑

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment:	☐	☑

	NO	YES
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	☑	☐
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☐	☑

	NO	YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☑	☐
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☑	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:		

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☐ Urban ■ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100-year or 500-year flood plain?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	☐	☑
a. Will storm water discharges flow to adjacent properties?	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	☑

If Yes, briefly describe:

The applicant will design and construct a new storm sewer to convey storm water along Irving Avenue from their building to the intersection of Irving Avenue and Palace Place.

	NO	YES
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	☑	☐

If Yes, explain the purpose and size of the impoundment: _____

	NO	YES
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	☑	☐

If Yes, describe: _____

	NO	YES
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	☐	☑

If Yes, describe: _____

Used motor oil AST. Historical dry cleaning, bowling alley, and furniture restoration (known for chlorinated solvents; no disposal records). Garage and warehouse with former fuel oil service company. SVOCs and metals in soil. VOCs in groundwater and LNAPL in one well. VOCs in sub-slab soil vapor (PCE and TCE). Fuel oil contamination in soil (Westchester Cty Dep't of Health recommended no further action; in compliance with NYSDEC in 2013). Applicant has prepared a Soil Management Plan.

	NO	YES
21. Is the project located within, or within ½ mile of, a disadvantaged community?	☐	☑
If No, could impacts from the project affect a disadvantaged community?	☐	☐

If Yes to either question in 21, answer the following question.

a. Identify the potential pollution impacts of the project, either direct or indirect, that may occur within the disadvantaged community (e.g., wastewater discharges, air emissions, noise, odors, solid or hazardous waste generation or management):

Please refer to the Planning Commission's adopted Negative Declaration dated November 28, 2023, which identifies potential adverse environmental impacts and details the proposed appropriate mitigation measures.

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: _____ Date: 7/20/26

Signature: _____ Title: Assistant Secretary

RES 15
07-29-2026

RESOLUTION

ACCEPTANCE AND APPROVAL OF CRISTIAN LOPEZ 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 CRISTIAN LOPEZ as a member of MELLOR ENGINE & HOSE CO. NO. 3 of the Village of Port Chester Fire Department, subject to an evaluation by the Village-selected physician determining that he is qualified to serve as an interior or exterior firefighter and clearance by the New York State Office of Fire Prevention and Control (OFPC).

Approved as to Form:



Calli C. Jones, Village Attorney

FIRE DEPARTMENT
VILLAGE OF PORT CHESTER
209 WESTCHESTER AVENUE
WESTCHESTER COUNTY, N.Y.

RECEIVED
MAY 14 2026
VILLAGE CLERK'S OFFICE
VILLAGE OF PORT CHESTER

RELIANCE E. & H. CO. NO. 1
PUTNAM E. & H. CO. NO. 2
FIRE PATROL & RESCUE CO. NO. 1
WASHINGTON E. & H. CO. NO. 4
HARRY HOWARD H. & L. CO. NO. 1
MELLOR E. & H. CO. NO. 3
BROOKSVILLE E. & H. CO. NO. 5

TO THE HONORABLE BOARD OF TRUSTEES OF THE VILLAGE OF PORT CHESTER N.Y.:

☐ The Reliance E. & H. Co. No. 1
☐ The Putnam E. & H. Co. No. 2
☐ The Harry Howard H. & L. Co. No. 1
☐ The Fire Patrol & Rescue Co. No. 1
☑ The Mellor E. & H. Co. No. 3
☐ The Washington E. & H. Co. No. 4
☐ The Brooksville E. & H. Co. No. 5

respectfully report(s) that at a meeting held on 5/14/26 favorable action was taken on the following:

The Company elected as:

☑ ACTIVE / ☐ ACTIVE EXEMPT / ☐ HONORARY MEMBER Cristian G Lopez [redacted]
☐ ACTIVE / ☐ ACTIVE EXEMPT / ☐ HONORARY MEMBER
☐ ACTIVE / ☐ ACTIVE EXEMPT / ☐ HONORARY MEMBER

The following member(s):

☐ DECEASED ☐ RESIGNED / ☐ WAS PLACED ON LEAVE / ☐ WAS SUSPENDED / ☐ WAS EXPELLED
☐ DECEASED ☐ RESIGNED / ☐ WAS PLACED ON LEAVE / ☐ WAS SUSPENDED / ☐ WAS EXPELLED
☐ DECEASED ☐ RESIGNED / ☐ WAS PLACED ON LEAVE / ☐ WAS SUSPENDED / ☐ WAS EXPELLED

The following badge(s) was/were returned: _____

Remarks: _____

SECRETARY SIGNATURE:	DATE:
Donna C. Gordiski	5-5-26
PRINT NAME DONNA C. GORDISKI	
[redacted]	

PCFD Cover Letter - Form 2024-10-29

AWAITING RESOLUTION 16

June 15, 2026

Dear Mayor Luis Marino and the Port Chester Village Board of Trustees:

Clay Art Center is planning for our annual fall fundraiser, **Hand in Hand,** our largest fundraising event which supports our operations as well as our community programs. We are once again planning to host the benefit in the parking lot at 40 Beech Street, Port Chester, **on Saturday, October 17th from 4:00 p.m. to 6:00 p.m. (weather permitting)**. The event will consist of a cocktail party, food stations, and a jazz trio. We expect about 150-200 people throughout the duration of the event. Included are a few pictures from past events for reference.

Clay Art Center requests use of a portion of the Beech Street municipal parking lot in front of the Clay Art Center building for this event. We would like to block off the 7 spots directly in front of our building (perpendicular to Beech Street), the 10 spots that are against the other portion of our building (parallel to Beech Street), and some spaces in the middle for modified traffic flow. We would make those spots unavailable for Friday evening, October 16th, through Saturday evening, October 17th (ending by 7:30 p.m.). We would also like the Village to provide us with traffic barriers (saw horses, cones) to help block off the spaces, and no parking signage to be installed one week in advance of the closure.

We will have volunteers to control the number of attendees, and help direct traffic to other parking locations, should the parking lot fill up due to our event. We can also provide for you all necessary insurance requirements.

Thanks for your support of Clay Art Center and we hope that you will all be able to join us for Hand in Hand. Please let me know if you have any additional questions. I can be reached at emily@clayartcenter.org or 914.937.2047 x222.

Thank you for considering our request.

Sincerely,

Emily Peck, Executive Director
Clay Art Center



July 13, 2026

Board of Trustees and Village Manager
Village of Port Chester
222 Grace Church Street
Port Chester, New York 10573

Dear Board of Trustees and Village Manager,

I am writing on behalf of the Port Chester Ecuadorian residents to respectfully request permission to raise the Ecuadorian flag at the flagpole in Liberty Square, Port Chester, on **Monday, August 10, 2026, at 6:00 p.m.**

August 10 is celebrated annually as **Ecuadorian Independence Day**, commemorating the historic declaration of independence of August 10, 1809, a significant milestone in Ecuador's history and the beginning of its movement toward freedom and self-government.

This ceremony is an important opportunity for the Ecuadorian community in Port Chester to celebrate our heritage, culture, and contributions to the Village. We would be honored to gather together for this special occasion and respectfully request the Village's approval for the flag-raising ceremony.

It is my pleasure to extend an invitation to all members of the Board of Trustees, Village staff, and residents of Port Chester to join us in this celebration.

Thank you for your consideration. We look forward to your favorable response.

Respectfully submitted,



Nancy Naulaguari
Village of Port Chester Trustee

From:	Pablo alvarracin
To:	Dusenbury, SGT. A; Clerk"s Office
Subject:	Request for Police Assistance and Temporary Road Closures for Religious Procession
Date:	Monday, July 13, 2026 6:38:55 PM
Attachments:	Screenshot 2026-07-13 at 6.31.50 PM.png

Dear Village Clerk Janusz R. Richards and Sargent Dusen Bury,

I hope this message finds you well.

I am writing to respectfully request permission for the Port Chester Police Department to assist with temporary road closures for our annual religious procession in honor of Our Lady of El Cisne on **Sunday, August 23, 2026**.

We are requesting that the roads be temporarily closed **from 8:30 a.m. to 9:00 a.m.** along **Haseco Avenue**, beginning at ** 138 Haseco Avenue** and continuing to **Westchester Avenue** in front of **St. John Bosco Catholic Church**, to allow participants to safely arrive for the 9:00 a.m. Mass.

Once Mass begins at **9:00 a.m.**, the officers could begin relocating the road closure points in preparation for the procession. The requested procession route would be:

- Beginning outside St. John Bosco Catholic Church.
- Proceeding back along Haseco Avenue.
- Turning left onto Irving Avenue.
- Turning left onto Exchange Place.
- Concluding at the Knights of Columbus.

The procession is expected to begin around **10 a.m.** Following the requested procession route it should take approximately **45 minutes**, arriving at the Knights of Columbus at approximately **10:45 a.m.**

This procession is a religious tradition that our community has observed every year in honor of **Our Lady of El Cisne**. In previous years, participants have walked on the sidewalks. However, this year we are expecting a larger procession that will include a marching band, traditional Ecuadorian dancers, and women dressed in traditional Ecuadorian attire carrying flowers as part of the celebration. Because of the increased number of participants and the presence of the band, we believe it would be much safer and more appropriate to conduct the procession on the roadway with police assistance rather than on the sidewalks.

We respectfully request your approval and any guidance regarding the necessary permits or additional requirements to make this event possible. We appreciate the Village's continued support in helping us celebrate this important religious tradition safely.

Thank you for your time and consideration. I will send a picture for reference of the procedure idea, my phone number is 914-565-7766, We look forward to hearing from you.

Sincerely,

Manuel Alvarracin

