



Village of Port Chester

Board of Trustees Agenda Work Session

Village Hall Conference Room, 222 Grace Church St., Port Chester, NY

Agenda: Wednesday, September 2, 2026

Time: 6:00 PM

PROPOSED EXECUTIVE/CLOSED SESSION 06:00 to 06:30
PROPOSED EXECUTIVE/CLOSED SESSION AT THE END OF THE MEETING

Village Hall Conference Room, 222 Grace Church St., Port Chester, NY

I. CALL TO ORDER / PLEDGE OF ALLEGIANCE

II. PROPOSED EXECUTIVE/CLOSED SESSION

1. For the purposes of negotiating the terms of a Memorandum of Understanding between the Village of Port Chester and Rose Associates / Bedrock Properties pertaining to the Westchester Crossing Development.

III. DISCUSSIONS

1. Revise Board Agenda Processes and Board Policies & Procedures
Requested by: BOT
2. Update on PCPD Headquarters Masterplan
Requested by: Village Manager Stuart L. Rabin
3. Increasing fines for certain parking violations
Requested by: Trustee Dorazio
4. Finalizing the name of the proposed new garden in Lyon Park for Angelo Rubino
Requested by: Trustee Dorazio
5. Hiring/Instituting PEO(s) to work midnight to 8:00am shift
Requested by: Trustee Dorazio
6. Increasing fines for noise pollution/noise violations
Requested by: Trustee Dorazio
7. Board of Trustees 2027 Calendar Setting Agenda Dates
Requested by: Village Clerk Janusz R. Richards
8. Updated terms/revisions to the local parking permit processes (Washington Park)
Requested by: Village Manager Stuart L. Rabin
9. Greenwaste and Refuse rates for the utilization of the Port Chester DPW as a regional transfer station
Requested by: Village Manager Stuart L. Rabin

10. Correspondence from Bruno Gioffre requesting a letter of support from the Board regarding the Liquor License Application of 40 Grace Church Street
Requested by: Village Manager Stuart L. Rabin
11. On legislation to Establish Local Preference for Affordable Housing Units
Requested by: Trustee Allen
12. Discussion on all outstanding parking tickets that have not been collected (next steps, IMA, spreadsheet)
Requested by: Trustee Ford
13. Discussion and resolution to have a referendum for this upcoming March election on setting term limits for the Mayor and Trustees.
Requested by: Trustee Abel
14. Discussion on possible moratorium on buildings over 6 stories tall.
Requested by: Trustee Abel
15. On Irving Owner LLC (c/o Titanium Realty Group), Petition to Extend Site Plan and All Related Approvals for 157 Irving Avenue (formerly known as 155 Irving Avenue and 9 Palace Place), Port Chester.
Requested by: Village Clerk Janusz Richards
16. On North Pearl Holding LLC (c/o Titanium Realty Group), Petition to Extend Site Plan and All Related Approvals for 157 Westchester Avenue & 5-11 North Pearl Street, Port Chester
Requested by: Village Clerk Janusz Richards
17. On LRC Construction LLC, Request for Waiver of the time limitations for construction noise at 2 South Main Street, Port Chester
Requested by: Village Clerk Janusz Richards
18. ADD-ON - Dogs in the park
Requested by: Trustee Abel

IV. RESOLUTIONS

1. Cancel the second meeting of September 28, 2026, and carry over any business for that meeting to the Agenda Meeting currently scheduled for Wednesday, September 30, 2026

V. REPORT OF THE VILLAGE MANAGER

VI. AGENDA - WORK SESSION

1. 2026-09-08
2. 2026-09-28

VII. PROPOSED EXECUTIVE/CLOSED SESSION

1. Discussion regarding proposed terms and conditions related to the negotiation of a Memorandum of Understanding (MOU) between the Village of Port Chester and the Westchester Crossing Development
2. Discussion regarding the proposed terms and conditions related to the negotiation of the CSEA Collective Bargaining Agreement
3. Review/negotiation of terms and conditions for legal representation related to an Article 78 Proceeding vs. Port Chester Zoning Board of Appeals
4. Update on employee separation settlement