



## MINUTES

### Ardsley Village Board of Trustees

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**8:00 PM - Monday, November 6, 2023**

507 Ashford Avenue & Zoom Platform

Present: Mayor	Nancy Kaboolian
Deputy Mayor/Trustee	Andy DiJusto
Trustee	Steve Edelstein

Village Manager	Joseph L. Cerretani
Village Clerk	Ann Marie Rocco
Village Attorney	Robert J. Ponzini
Absent: Trustee	Asha Bencosme

#### **1. CALL TO ORDER-PLEDGE OF ALLEGIANCE-ROLL CALL**

- 1.1 The Regular Meeting of the Village of Ardsley Board of Trustees was held on Monday, November 6, 2023 at Village Hall, Court Facility, 507 Ashford Avenue, Ardsley, NY 10502. Mayor Kaboolian called to order the Regular Meeting at 8:01 p.m.

Members Present:

Mayor Nancy Kaboolian

Deputy Mayor/Trustee Andy Di Justo

Trustee Steve Edelstein

Trustee Asha Bencosme was absent.

Also present were: Village Manager, Joseph Cerretani, Village Attorney, Robert J. Ponzini and Village Clerk, Ann Marie Rocco

**2. PUBLIC HEARING** In the Matter of Discussing the Proposed Application to Convert the Vacant Building Located at 500 Ashford Avenue into Medical Offices for DNAC Realty LLC.

- 2.1 Mayor Kaboolian opened the Public Hearing at 8:02 p.m. in the matter of the proposed application located at 500 Ashford Avenue in the Village of Ardsley and read the following public notice:

**NOTICE OF PUBLIC HEARING**

**PLEASE TAKE NOTICE**, that the Board of Trustees of the Village of Ardsley will hold a public hearing on Monday, November 6, 2023 at 8:00 p.m. or soon thereafter at Village Hall-Court Room, 507 Ashford Avenue, Ardsley, NY 10502 to discuss the proposed application to construct a single story addition to convert the vacant building located at 500 Ashford Avenue into medical offices.

Please check the calendar on the village website for meeting details at [www.ardsleyvillage.com](http://www.ardsleyvillage.com)

Further details on this application is available at the Clerk's office, 507 Ashford Avenue, Ardsley, NY during normal office hours Monday through Friday 9:00 am-4:00 pm.

Written comments may be sent to the Village Clerk at [arocco@ardsleyvillage.com](mailto:arocco@ardsleyvillage.com) or sent via regular mail to 507 Ashford Ave, Ardsley, NY 10502. All comments will be shared with the Board of Trustees and questions will be answered as quickly as possible.

All residents and taxpayers are invited to attend.

BY ORDER OF THE BOARD OF TRUSTEES OF THE  
VILLAGE OF ARDSLEY, NEW YORK

Ann Marie Rocco

Village Clerk

Dated: October 27, 2023

Mr. Nicholas Faustini, Architect form DNAC Realty, LLC. was present to answer any questions the Board had related to the proposed application for 500 Ashford Avenue and provided the Board with an overview of the project.

Mayor Kaboolian questioned how many spots are they allowed?

Building Inspector, Larry Tomasso explained that parking is 1 per every 200 square feet and there are 3 spots more that is required by the building code.

Applicant, Dr. Donas was present and explained that his main office at 500 Ashford

Ave. will be an ophthalmologist office. The use of the neighboring office is still undecided. Dr. Donas explained that the vestibule will remain the same and signage has not been discussed at this time.

Moved by Trustee DiJusto, Seconded by Trustee Edelstein and passed unanimously.

**RESOLVED, that the Public Hearing be closed but will remain open for written comments in the matter of the proposed application to convert the vacant building located at 500 Ashford Avenue into medical offices for DNAC Realty, LLC. Road in the Village of Ardsley at 9:02 p.m.**

Carried by the following votes: 3-0-0

Ayes: Mayor Kaboolian, Trustee DiJusto & Trustee Edelstein

Nays: None

Abstained: None

### **3. APPROVAL OF MINUTES:**

#### **3.1 October 16, 2023 Board of Trustees Regular Meeting Minutes**

*Unable to approve Minutes dated October 16, 2023 due to lack of quorum. October 16, 2023 Minutes will be on the next board meeting of November 20, 2023.*

### **4. DEPARTMENT REPORTS**

#### **1. LEGAL**

- 1.a Village Attorney, Robert Ponzini there is nothing to report. Working on various items with staff and is available for Executive Session if needed.

#### **2. MANAGER**

- 2.a Village Manager, Joseph Cerretani read the following report:

**DPW PROJECT UPDATES:** Professional trades are continuing to work at the site. The site contractor is continuing to finish the site work in hopes to get binder down before the asphalt plants close. The block installation for the salt shed is starting today. Also the concrete pad for the fuel island is getting poured this week. Curbs and bollards for the site are being poured this week as well. The IT/security contractors are coming today for low-voltage wiring and installation of cameras.

**CURBING & PAVING:** All paving and curbing work is complete for the year. Staff will continue to work with our engineering team to make recommendations for next year's program as part of the 2024/2025 Capital Budget.

**SANITARY SEWER PROJECT:** We had our pre-construction meeting with Fred Cook and we expect that the next phase of the sanitary sewer inspection project will begin by the end of the month and continue through the winter, as we did last year.

**ELECTION DAY:** Tomorrow, Tuesday, November 7th is Election Day. All Village offices will remain open.

**VETERAN'S DAY:** All Village Offices, including the Community Center, Court and the Department of Public Works will be **CLOSED** on Friday, November 10, 2023 in observance of Veterans Day.

Please Note: Ardsley Public Library will remain open on Friday, November 10th and CLOSED on Saturday, November 11th.

Recycle & Refuse Schedule is as follows:

- Wednesday November 8th all recyclables including newspaper, cardboard, junk mail, office paper, bulk mail & e-waste, commingle glass, metal & plastic will be collected.
- Thursday, November 9th there will be Village-wide refuse collection.
- Friday, November 10th there will be NO refuse collection.

### **3. ABSTRACT REPORT**

- 3.a Village Manager, Joseph Cerretani read the October 16, 2023 Abstract Report as follows:

From the General Fund:171,359.12 from the Trust & Agency Fund:\$0.00 Capital Fund: \$1,012,635.93 and from the Sewer Fund: \$1,125.00.

Moved by Trustee DiJusto, Seconded by Trustee Edelstein and passed unanimously.

**RESOLVED, that the Village Board of the Village of Ardsley hereby authorizes the Village Treasurer to make the following payments: From the General Fund: \$ 171,359.12 from the Trust & Agency Fund:\$0.00 from the Capital Fund:\$1,012,635.93 and Sewer Fund:\$1,125.00.**

Carried by the following votes: 3-0-0

Ayes: Mayor Kaboolian, Trustee DiJusto, & Trustee Edelstein

Nays: None

Abstained: None

### **4. MAYOR'S ANNOUNCEMENTS**

- 4.a Mayor Kaboolian announced the following:

- The Community Center has a new HVAC system, new chairs and new



- appliances.
- Reminded everyone to go out and vote tomorrow, November 7th.

## **5. COMMITTEE & BOARD REPORTS**

5.a Trustee DiJusto did not have anything to report but reminded residents to go vote.

Trustee Edelstein announced the following:

- Diwali event was a big success. Thanked everyone who made this event happen.
- Encouraged everyone to join the events.
- The Diwali event will take place on November 8th at 7pm. at the Community Center.

### **5. OLD BUSINESS:**

### **6. NEW BUSINESS:**

6.1 Consider a Resolution to Authorizing the Village Manager to Sign an Inter-Municipal Agreement with Westchester County for the Distribution, Installation and Programming of the Mobile Subscriber Radios

Moved by Trustee Edelstein, Seconded by Trustee DiJusto and passed unanimously.

**RESOLVED, that the Village Board of the Village of Ardsley hereby authorizes the Village Manager to sign an inter-municipal agreement with Westchester County for the distribution, installation and programming of the mobile subscriber radios located at the Michaelian Office Building, 148 Martine Avenue, White Plains, New York, New York 10601 from January 1, 2024 through December 31, 2029.**

Carried by the following votes: 3-0-0

Ayes: Mayor Kaboolian, Trustee DiJusto, & Trustee Edelstein

Nays: None

Abstained: None

6.2 Consider a Resolution Authorizing the Village Manager to Enter Inter-Municipal Agreement Prisoner Transportation -Zone Rate

Moved by Trustee DiJusto, Seconded by Trustee Edelstein and passed unanimously.

**RESOLVED, that the Village Board of the Village of Ardsley hereby authorizes the Village Manager to sign an inter-municipal agreement with Westchester County for Prisoner Transportation-Zone Rate located at the Michaelian Office Building, 148 Martine Avenue,**

**White Plains, New York, New York 10601 from January 1, 2023 through December 31, 2024.**

Carried by the following votes: 3-0-0

Ayes: Mayor Kaboolian, Trustee DiJusto, & Trustee Edelstein

Nays: None

Abstained: None

- 6.3 Consider a Resolution to Suspend Parking Meter Fees in the Village of Ardsley Through January 2, 2024

Moved by Trustee Edelstein, Seconded by Trustee DiJusto and passed unanimously.

**RESOLVED, that the Village Board of the Village of Ardsley hereby suspends parking meter fees at all metered parking spaces in the Village of Ardsley through January 2, 2024; and**

**BE IT FURTHER RESOLVED, that all other parking rules and regulations, including but not limited to posted time limits, shall remain in full effect.**

Carried by the following votes: 3-0-0

Ayes: Mayor Kaboolian, Trustee DiJusto, & Trustee Edelstein

Nays: None

Abstained: None

## **7. CORRESPONDENCE**

- 7.1 Please share my written comments with the Board of Trustees regarding the meeting scheduled for 11/6/2023.

I oppose the conversion of the former Chase Bank property to medical office, and its enlargement. Please consider rezoning this property to allow for redevelopment with ground floor medical office with several floors of multi-family residential above.

Ardsley is not building enough homes. Ardsley doesn't have enough variety of housing stock - it's mostly single family homes - not enough rentals and apartments.

Our population grew 14% from the decade from 2010 to 2020, but the housing stock grew only 5% over the same period. Housing is only getting more expensive. Our children are graduating college and can't afford to live in Ardsley, and will instead have to move into cramped NYC apartments with 3 roommates. Our seniors are stuck in homes larger than they need, and they can't downsize into apartments and remain in their community.

Does Ardsley want to continue to be part of the problem and make it unaffordable to live here, or part of the solution and build more housing?

New Yorkers agree; housing has gotten too expensive. For decades, New York has not been able to build nearly enough housing for everyone who wants to call New York home. The housing shortage is not only driving rents, home prices, and other housing costs to record highs — it's keeping workers and families from achieving the New York Dream.

The cost of housing in New York State is among the most expensive in the nation. The cost to purchase a home or to rent a home is caused, in part, by onerous local government policies that unduly inhibit housing development generally or prohibit the approval of certain housing proposals and thereby increase development costs and restrict the housing supply.

Local policies, practices, and decisions that impede housing development, particularly the production of multifamily units, hamper employment growth; increase the cost of living; contribute to sprawl; worsen traffic problems and commuting times; and constrain housing choice for low-income households and households of color who disproportionately rely on multifamily housing to provide them with housing opportunities that they can afford; thus, such policies, practices, and decisions lead to unintended consequences to public health, safety, and general community welfare.

Thank you,  
Ben Williams  
Danforth.

7.2 October 25, 2023

Good afternoon,  
Earlier this year I wrote to the village about EV charging stations, it was submitted into the record and cited at a board meeting.

I hope someone from Ardsley is attending this event. I know you requested charging stations at the proposed gas station, but I don't think any municipality should be solely reliant on private businesses. If we are going to be a village with four gas stations, we should also allow EV charging stations at municipal locations.

As I haven't heard any further news regarding what Ardsley is doing to install EV charging stations I'm passing this along to you. Hopefully thought has already been given to what attendees are encouraged to bring:

- locations for chargers;
- number of chargers;
- prospective cost;
- willingness to complete the County application.

Thank you,  
Jodie Reaver  
Ardsley Resident

After a quick look through the approved budget for 2023-2024 I couldn't find dedicated funds for EV charging stations. Perhaps I missed it, or perhaps you can fund them without prior allocation of funds. For example, the money would come from discretionary funds. My questions are do you need to have prior approval and allocation for EV charging stations or can they be funded without prior approval/authorization? Not using grant money but using village funds without a grant.

Looking through the budget did remind me I wanted to touch base in the fall about the police body and car cameras - were they purchased and are they operational at this time? The budget noted Summer 2023 as the acquisition time. I really do applaud the village for making this move.

Thank you,  
Jodie Reaver

Mayor Kaboolian advised the following:

- We have purchased body cameras for the Police Department but not operational as of yet.
- We are joining the County and requesting 12 level 2 charging stations to be installed on public property such as Village Hall, Library, Pascone Park, Top of Bridge Street lot, & McDowell Park.

### 7.3 Email received from Craig Weitz dated October 3, 2023.

I am writing to give some thoughts and feedback to our continued work to improve upon parking conditions and enforcement around the Village. As a business owner in the village – I know what I signed up for and know the challenges we face related to parking. I have sorted through the variance process and appreciate the village's ongoing support and the help of local enforcement to help make things work well for my business and the other businesses in the village.

First and foremost – thank you for the appointment of parking enforcement agent Del Grosso - he has been a welcome addition and a good start at enforcement and retraining years of bad behavior of those utilizing Legion and Addyman Square parking. Despite this step forward, we still have some issues that need to be addressed related to the interpretation and education of 2-hour limits as well as for whom the

spots are truly intended for.

In review of Village Manager Ceretanni's latest village email blast, the goal of free meter parking is to assist local businesses and their customers. While the true impact of the policy will take some time to analyze, I wanted to address that the main issue in our village is not the parking fees, but rather the abuse of the 2 hours limit zone to park in both lots in question, not just Addyman Square. Presently, the way parking enforcement is working is that cars are permitted 2-hour parking per spot, and enforcement provides the individual the right to move from one spot to the next spot within both zones for the duration of the entire day. This practice is not in the spirit of the intended regulation to limit use of the spots to two hours per car. Instead, it is allowing a limited group of residents and business owners to "game the system". For example, if parking begins at 8am, and you pass through Addyman Square with no businesses open, you will find resident vehicles parked from the night before, usually beginning at 4-5 Pm the prior evening. The enforcement agent could not then ticket said vehicles until 10am at the earliest. At which point if a vehicle is moved from one spot to another at 9:59 it now has given the resident parking until 12PM in the zone, while now all businesses are open. This practice goes on, each day, including Saturdays when businesses need available parking in the zone the most. Such business owners and residents are, thus, not applying for or paying the village for permit parking and is limiting the number of spots available for customers of the village's businesses.

While I can go on and also provide lists of vehicles in both lots that abuse the intended rules, it is simply my ask that residents and business owners/employee instead of being told to move vehicle from space to space, which they can now do at no cost as payment enforcement has been waived, that instead an education campaign begins to advise where residents and employees are expected to park. I have spoken with several business owners, and they insist they won't comply unless all comply - which is simply disappointing to say the least. There has already been a confrontation with a resident of 463 Ashford Avenue, where the resident felt "entitled to all day parking" and told the enforcement agent and myself "to go fuck ourselves." A squad car was dispatched, and while the individual may move the car more frequently now, it remains most days unmoved. I fear for more confrontations like this now that no payment is required, and no enforcement of 2-hour zoned parking is made.

I am also requesting that consideration be given to street sweeping and snow removal rules for Addyman Square and Legion Park. Presently, with no time restrictions on parking, it makes it impossible to clean with our street sweeper in either area. A 5am-8am no parking rule would simply allow for street cleaning and would require residents to be encouraged to park in what is intended to be overnight parking lots.

I do hope that you will consider my points raised in this email and assist in achieving the goal which is to accomplish what our Comprehensive Plan seeks-a vibrant downtown which is supported by new business and the ability to access those businesses with our current limited number of parking spaces. We are not as parking

constrained as it would seem if employees and residents would park in designation areas and exhibit a cooperative village environment, one which we strive to maintain.

I am copying other business owners on this email who have expressed similar views and do follow the current rules.

Thank You for your time and consideration.

Craig Weitz

**8. VISITORS**

- 8.1 Ardsley resident Yuval Dekel (Owner of Leibman's Deli) was present to share his opinion regarding village parking during renovations at 472 Ashford Avenue.
- Anticipates the arrival of new visitors to be from all over Westchester County.
  - People are expressing their unfavorable opinion on parking in the village within Addyman Square.
  - Asks the Board to please reconsider implementing and improving commonly practiced parking standards that will ultimately benefit the Village residents, businesses and visitors.

- 8.2 Ardsley resident Craig Weitz provide the Board with a list of parking lots and total number of parking spots (data):

**Parking Lots**

<u>Location</u>	<u>Spaces</u>
Village Hall	20
Library	18
Center Street	9
Village Green	41
SMRR	5
Legion Park	11-2
Addyman Square	25

Bridge Street	28
Total Village of Ardsley	146

There are:

- Minimum of 10 commercial vehicles parked in Street lot.
- No standard signs examples of those attached.
- No striping.
- No lighting.
- Residents receive free parking.

- Several businesses do not utilize day time permit parking, and now park for free vs. other that pay.
- No one can know where to find these spaces since there is a lack of signage.
- At 5:00 p.m. and on Saturday & Sunday when business need parking most enforcement lacks and there are no signs.
- Walking is simple if you know where spots exist.
- All commercial vehicles occupy parking 24/7 on Saturdays & Sundays.
- Residents coached to move car right after tire is marked.
- Need to improve lighting, signage enforcement & speaking with business owners.
- Asked for 10 to 12 parking signs.
- Business owners near Addyman Square are abusing the parking system.

Ardsley resident, Craig Weitz commented regarding the Public Hearing that it is the choice of the owner/applicant how they want to proceed with their building.

[Parking photos from C. Weitz 11.6.23](#)

## **9. CALL FOR EXECUTIVE SESSION**

## **10. ADJOURNMENT OF MEETING**

### **10.1 Adjournment**

Moved by Trustee Edelstein, Seconded by Trustee DiJusto and passed unanimously.

**RESOLVED, that the Village Board of the Village of Ardsley hereby adjourns the regular meeting of Monday, November 6, 2023 at 9:03 p.m.**

Carried by the following votes: 3-0-0

Ayes: Mayor Kaboolian, Trustee DiJusto, & Trustee Edelstein

Nays: None

Abstained: None

## **11. UPCOMING MEETINGS & EVENTS**

- November 7th Election Day 6:00 am-9:00 pm
- November 7th Board of Architectural Review Meeting 8:00 pm
- November 8th AMDI Diwali Event 7:00 pm
- November 8th Sustaining Wildlife in Fall & Winter Gardens 7:00 pm
- November 9th Manga Club 6:00 pm
- **November 10th-VETERANS DAY-ALL OFFICES CLOSED**
- November 11th Native Tree & Shrub Planting 10:00 am
- **November 12th HAPPY DIWALI!**
- November 12th Multicultural Diversity Inclusion Committee Meeting 7:00 pm

- November 13th Planning Board Meeting 8:00 pm
- November 14th Recreation Commission Meeting 5:00 pm
- November 15th Board of Trustees Work Session 7:30 pm
- November 16th Jackie Robinson Museum Trip 9:30 am
- November 16th Library Board Meeting 7:30 pm
- November 17th Ardsley Library Thanksgiving Holiday Presentation 7:00 pm
- November 19th Pollinator Garden & Trail Maintenance 10:00 am

**12. NEXT BOARD MEETING:**

- November 15, 2023 Board of Trustees Work Session
- November 20, 2023 Board of Trustees Regular Board of Trustees Meeting

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Village Clerk, Ann Marie Rocco

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Date:











































