



MINUTES

Ardsley Village Board of Trustees

8:00 PM - Monday, October 4, 2021

Meeting held via Zoom Platform

Present: Mayor	Nancy Kaboolian
Deputy Mayor/Trustee	Andy DiJusto
Trustee	Joann D'Emilio
Trustee	Steve Edelstein
Trustee	Craig Weitz
Interim Village Manager	Charlene Indelicato
Village Clerk	Ann Marie Rocco
Village Attorney	Robert J. Ponzini

Absent:

1. **Mayor Kaboolian called to order the Regular Meeting at 8:00 p.m.**
2. **PLEDGE OF ALLEGIANCE**

PUBLIC HEARING 8:03 p.m. Open Public Hearing to Discuss the Proposed Permit to convert the Vacant Commercial Space at 466 Ashford Avenue into a Nail Salon

Mr. Patricio Hidrovo & Maria Assupa stated that he will be opening up his business at 466 Ashford Avenue. They are looking to expand their business and give the community more options. This will also create new job opportunities.

Building Inspector Larry Tomasso explained that the conditions in the memo he submitted are straight forward.

Close Public Hearing

Trustee Edelstein: RESOLVED, that the Village Board of the Village of Ardsley hereby closes the public hearing on Monday, October 4, 2021 at 8:27 p.m. to consider the proposed permit at 466 Ashford Avenue. Seconded by Trustee D'Emilio and passed unanimously.

INFORMAL PRESENTATION 774 SAW MILL RIVER ROAD LLC. Proposed New Residential Building

Architect Mr. David Barbuti provided the Board with a brief presentation on the 774 Saw Mill River Rd project.

Building Inspector Larry Tomasso explained the following:

- The project does need a use variance for increasing a non conforming. The existing 3 families is a non conforming use going into a 9 family increasing the non conformity so we will need a use variance.
- There is also a 4 foot height in feet but the building a 3 story building and 2 story is permitted in that district so we will need an additional variance for that additional story.
- At this time this project is very preliminary and the applicant is here before the Board to set up an escrow account and then our Planning Consultant will review the application.
- The following resolution was passed:

1. Consider a Resolution Directing the Applicant to Deposit \$10,000 into an Escrow Account Pertaining to the New Building at 774 Saw Mill River Road

Moved by Trustee D'Emilio, Seconded by Trustee Edelstein and passed unanimously.
RESOLVED, that the Village Board of the Village of Ardsley hereby directs the applicant with respect to the proposed new building at 774 Saw Mill River Road to deposit \$10,000 into an escrow account which will be used to pay the Village's consultants and that amount will be replenished from time to time as required.

3. APPROVAL OF MINUTES:

- 3.1 Regular Meeting Minutes September 20, 2021

Moved by Trustee DiJusto, Seconded by Trustee Weitz and passed unanimously.
RESOLVED, that the Village Board of the Village of Ardsley hereby approves the minutes of the Regular Meeting of Monday, September 20, 2021 as submitted.

4. DEPARTMENT REPORTS

1. LEGAL

- 1.a Village Attorney Ponzini stated there is nothing to report other than those items that he submitted in memorandum form and he is continuing to work on various

matters with members of the staff and he stated that he is available for an Executive Session.

2. INTERIM VILLAGE MANAGER

- 2.a Interim Village Manager report dated October 4, 2021-Interim Village Manager Charlene Indelicato read the following report:

COLUMBUS DAY CLOSING: All offices, including the Library, Community Center, Court, and the Department of Public Works will be closed on Monday, October 11, 2021 in observance of Columbus Day. Since there will be no garbage collection on Monday, there will be Village-wide garbage collection on Tuesday, October 12, 2021. The rest of the week will follow a normal schedule.

HEATHERDELL SIDEWALK: The work on the sidewalk has been completed we are awaiting the delivery of the fence with a promised delivery date of October 15, 2021.

CURBING AND DRAINAGE: All curbs, drain pipe and catch basins have been installed. The Contractor is in the process of restoring properties which is expected to be completed by the end of the week. David DiGregorio and Doug Hahn will meet with the contractor sometime next week and do a punch list.

PAVING CONTRACT: Only a few streets left, they will be done when the drainage is complete and are now scheduled for the week of October 18th subject, of course, to the drainage completion.

DRAINAGE PROBLEM DUE TO HURRICANE IDA: Repairs are ongoing. All work is being documented for submission to FEMA for reimbursement.

125TH CELEBRATION: October 10, 2021 save the date for food, fun and fireworks

3. TREASURER

- 3.a Abstract Report -October 4, 2021
Interim Village Manager Charlene Indelicato read the Treasurer's Report of October 4, 2021.
Interim Village Manager Indelicato stated that the bills for the past two weeks totaled as follows: From the General Fund: \$67,174.15; from the Sewer Fund: \$1,300.00; from the Trust & Agency fund: \$1,347.00 and from the Capital Fund: \$2,788.60

Moved by Trustee Weitz, Seconded by Trustee DiJusto 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: \$67,174.15 from the Trust & Agency Fund: \$1,347.00 and from the Capital Fund: \$2,788.60, Sewer Fund: \$1,300.00

4. BUILDING No Building Department Report

5. FIRE No Fire Department Report

6. POLICE No Police Department Report

7. MAYOR'S ANNOUNCEMENTS Mayor Kaboolian announced the following:

- The paving/curb project was a huge undertaking this year and everything looks great. Big Thank You to Highway Foreman, David DiGregorio and staff for all their hard work on this project.
- 125th Anniversary Celebration will take place on Sunday, October 10th with a rain date of Monday October 11th. Thanked Trustee D'Emilio for all her hard work on organizing this celebration. Mayor thanked Confidential Secretary Charles Hessler for all his work on the celebration too.
- Friday, October 8th is the high school football game and Saturday, October 9th is girls/boys soccer games.
- Thanked the SAYF Coalition, PBA & Carvel Foundation for their financial support for the 125th Celebration.
- Thanked Robert Pellegrino & Peter Marcus for putting together the Walking Tours in Ardsley.
- We should have an update on our Police Reform recommendations on October 18th.

8. COMMITTEE & BOARD REPORTS Trustee DiJusto did not have anything to report.
Trustee Weitz did not have anything to report.

Trustee D'Emilio did not have anything to report.

Trustee Edelstein announced the following events for our Senior Citizen Program:

- Wednesday, October 6, 2021 12-1 pm Flu & Pneumonia Shots with RiteAid
- Wednesday, October 13, 2021 12-1 pm Cake and Coffee
- Wednesday, October 20, 2021 12-1 pm Movie Matinee Senior Citizen Program
- Wednesday, October 27, 2021 12-1 pm Musical Bingo Senior Citizen Program

5. VISITORS

6. OLD BUSINESS:

- 6.1 Consider a Resolution Granting Permission to Convert the Vacant Space Located at 466 Ashford Avenue into a Nail Salon

Moved by Trustee Edelstein, Seconded by Trustee D'Emilio and passed unanimously. RESOLVED, that the Village Board of the Village of Ardsley hereby authorizes the proposed change of use to convert the vacant space at 466 Ashford Avenue into a nail salon as presented by the applicant.

Any approvals should contain the following provisions:

1. The applicant must provide plans for the remainder of the build-out showing full compliance with the NYS Building Code.
2. The applicant must obtain the required permits prior to commencing construction for the build-out.
3. The applicant must obtain a sign permit and BAR approval for all proposed signage.
4. The hours of operation should be identified/confirmed.
5. The employees shall obtain parking permits from the village.
6. The business owner or property owner must install a key box (Knox Box) on the building in a location approved by the Ardsley Fire Chief.
7. Any conditions the VB deems appropriate.
8. Any conditions the Village Attorney or Village Manager deem appropriate.

7. NEW BUSINESS:

- 7.1 Consider a resolution to authorize the Interim Village Manager to execute Amendment No. 1 to the Urban County Agreement with the Westchester County Planning Department

Moved by Trustee DiJusto, Seconded by Trustee Weitz and passed unanimously. RESOLVED, that the Village Board of the Village of Ardsley hereby authorizes the Interim Village Manager to execute amendment no. 1 to the Urban County Agreement with the Westchester County Planning Department located at 148 Martine Avenue, White Plains, New York 10601 to enable the Village to participate in the 2019-2021 Community Development Block Grant Process

- 7.2 Consider a Resolution to Authorize the Village Manager to Sign an Agreement Between the Village of Ardsley and Rina Schunk-Independent Social Media/Marketing Consultant for Social Media/Marketing Services

Moved by Trustee Weitz, Seconded by Trustee DiJusto and passed unanimously. RESOLVED, that the Village Board of the Village of Ardsley hereby authorizes the Interim Village Manager to sign an agreement with Rina Schunk to provide services for all Social Media/Marketing services to the SAYF Coalition to assist them in maintaining and updating the SAYF Coalition's website and Facebook page for the period of October 1, 2021 through September 29, 2022.

7.3 Consider a Resolution to Schedule a Public Hearing to Discuss Chapter 33 of the Code of the Village of Ardsley "Residency Requirements"

Moved by Trustee D'Emilio, Seconded by Trustee Edelstein and passed unanimously. RESOLVED, that the Village Board of the Village of Ardsley hereby schedules a public hearing on Monday, October 18, 2021 to discuss Chapter 33 of the Code of the Village of Ardsley entitled "Residency Requirements"

Section 1. Chapter 33 of the Code of the Village of Ardsley entitled "Residency Requirements"

Section 1: Purpose.

The Board of Trustees finds that, due to the relatively small population of the Village of Ardsley, it is not always possible to fill certain appointive offices and non-judicial positions in Village government requiring municipal, administrative or financial expertise with Village residents who are qualified to hold such positions.

Section 2. Village, State of residency.

Notwithstanding any other general or special law, no person shall be eligible to be appointed to or hold office in Ardsley Administration Department, Ardsley Police Department, Ardsley Department of Public Works, Ardsley Building Department and Ardsley Recreation Department to a position in the Village of Ardsley unless such person is a resident of the Village or a resident of the State of New York during such appointment. A person shall be eligible to be appointed to or hold the non-judicial position of Village Court Clerk, Assistant Court Clerk or Part-Time Court Attendant provided such person is a resident of Westchester County or a resident of the State of New York during such appointment.

Section 3. Numbering for Codification.

It is the intention of the Village of Ardsley and it is hereby enacted that the provision of this Local Law shall be included in the Code of the Village of Ardsley; that the sections and subsections of this Local Law may be re-numbered and re-lettered by the Codifier to accomplish such intention; that the Codifier shall make no substantive changes to this Local Law; that the word "Local Law" shall be changed to "Chapter", "Section" or other appropriate word as required for codification; and that any such rearranging of the numbering and editing shall not affect the validity of this Local Law or the provision of the Code affected thereby.

Section 4. Severability.

The provision of this Local Law are separable and if any provision, clause, sentence, subsection, word or part thereof is held illegal, invalid or unconstitutional or inapplicable to any person or circumstance, such illegality, invalidity or unconstitutionality, or inapplicability shall not affect or impair any of remaining provisions, clauses, sentences, subsections, words or parts of this Local Law or their petition to other persons or circumstances. It is hereby declared to be the

legislative intent that this Local Law would have been adopted if such illegal, invalid or unconstitutional provision, clause, sentence, subsection, word or part had not been included therein, and if such person or circumstance to which the Local Law or part hereof is held inapplicable had been specifically exempt therefrom

Section 5. Effective Date

This Local Law shall take effect immediately upon filing with the Office of the Secretary of State and apply to all persons listed in Section 2 herein.

Section 6. Repealer.

This local law repeals Chapter 33 titled Officers and Employees.

8. CALL FOR EXECUTIVE SESSION

9. ADJOURNMENT OF MEETING

9.1 Adjournment

Moved by Trustee Edelstein, Seconded by Trustee D'Emilio and passed unanimously. RESOLVED that the Village Board of the Village of Ardsley Hereby adjourns the regular meeting of Monday, October 4, 2021 at 8:47 p.m.

10. ANNOUNCEMENTS

- October 5th, 2021 8:00 p.m. Board of Architectural Review
- October 7th, 2021 8:00 p.m. CEAC Task Force Meeting
- October 10th, 2021 2:00 p.m. 125th Anniversary Celebration
- October 11th, 2021 Village Offices Closed
- October 12th, 2021 5:00 p.m. Recreation Commission Meeting
- October 12th, 2021 7:30 p.m. Multicultural, Diversity & Inclusion Committee Meeting
- October 12th, 2021 8:00 p.m. Planning Board Meeting

11. NEXT BOARD WORKSESSION October 13th, 2021

12. NEXT BOARD MEETING: October 18, 2021

Village Clerk, Ann Marie Rocco

Date: