



MINUTES

Ardsley Village Board of Trustees

8:00 PM - Monday, April 4, 2022

Meeting Held Via Zoom Platform

Present: Mayor	Nancy Kaboolian
Deputy Mayor/Trustee	Andy DiJusto
Trustee	Asha Bencosme
Trustee	Steve Edelstein
Trustee	Craig Weitz
Village Manager	Joseph L. Cerretani
Village Clerk	Ann Marie Rocco
Village Attorney	Robert J. Ponzini

Absent:

1. 7:30 P.M. CALL FOR EXECUTIVE SESSION-LEGAL ADVICE

1.1 7:31 P.M. CALL TO ORDER

Members Present:

Mayor Nancy Kaboolian
Deputy Mayor/Trustee Andy DiJusto
Trustee Asha Bencosme
Trustee Steve Edelstein
Trustee Craig Weitz
Village Manager Joseph L. Cerretani

2. ADJOURNMENT OF EXECUTIVE SESSION-REGULAR MEETING

2.1 Adjournment

Moved by Trustee Edelstein, Seconded by Trustee Bencosme and passed unanimously. RESOLVED, that the Village Board of the Village of Ardsley hereby adjourns Executive Session to enter into Regular Meeting at 8:01 p.m.

3. PLEDGE OF ALLEGIANCE Mayor Kaboolian called to order the Regular Meeting at 8:02 p.m.

Continuation-Public Hearing Public Hearing to Discuss the Proposed Application to convert the Vacant Commercial Space at 469 Ashford Avenue into a Grocery/Convenience store

1. At 8:05 p.m. Opened Public Hearing - Proposed application to convert the vacant commercial space at 469 Ashford Avenue into a Grocery/Convenience store.

Mayor Kaboolian questioned if the necessary permits have been obtained?
Owner advised that the necessary permits have not been received.

Mayor Kaboolian questioned why do you think this is a good location?
Mr. Abisse explained parking and the space of the location.

Mayor Kaboolian questioned what the proposed hours are?
Mr. Abisse stated that that the store will be open from 7am to midnight

Mayor Kaboolian explained most stores in Ardsley close at 10:00 pm and questioned why would he need to remain open until midnight?
Mr. Abisse advised that it would be convenient to those who work late.

Trustee Weitz questioned why they would need to start work without a permit?
Owner explained that he did not start major work.

Mayor Kaboolian questioned if he will be training his employees on selling prohibited items.

Mr. Abisse stated that this location is mainly focused on convenience store products and we will require proper ID on products that can not be sold to minors.

Mayor Kaboolian stated that vaping/CBD/THC products should be placed in the back of the store.

Mayor Kaboolian questioned if he would be applying to a liquor license & cannabis license?

Mr. Abisse stated he will be applying for liquor license but not a cannabis license.

Trustee Edelstein questioned what the procedure was for reviewing ID's?
Mr. Abisse has a scanner to check age limits.

Mayor Kaboolian stated that the Board will close the Public Hearing this evening but will adopt the provision of this space after having further discussions with our Village Attorney and Building Inspector at our next Board Meeting.

Moved by Trustee Weitz, Seconded by Trustee DiJusto and passed unanimously.
RESOLVED, that this public hearing be closed for the conversion of the vacant space located at 469 Ashford Avenue into a grocery/convenience store at 8:42 p.m.

Public Hearing To Set Sewer Rents in the Village Pursuant to Section 165 of the Village Code
This Public Hearing was withdrawn from the Agenda and will reschedule this public hearing for later in the month.

PUBLIC HEARING To Consider the Tentative Budget for the Village of Ardsley for the Fiscal Year Beginning June 1, 2022 through May 31, 2023

1. At 8:05 p.m. Opened Public Hearing- Tentative Budget for the Village of Ardsley for the Fiscal Year Beginning June 1, 2022 through May 31, 2023.

Village Manager provided the Board with an overview of the 2022/2023 Tentative Budget:

Tentative Budget Summary:

1. Total proposed General Fund Budgeted appropriations are \$15,329,885
2. Proposed Tax Levy of \$12,158,317, which is \$1,334 under the New York State Tax Cap
3. Proposed Tax Rate of 10.24, which is a decrease of 2.64% from the prior year
4. The Tentative Budget does not call for appropriated fund balance or debt reserves to be used in balancing the budget

Mayor Kaboolian thanked all the Department Heads, support staff and our Village Manager, Village Treasurer for all their work on the budget.

Moved by Trustee Edelstein, Seconded by Trustee Bencosme and passed unanimously.
RESOLVED, that this public hearing be continued for the 2022/2023 Tentative Budget for the Village of Ardsley at 9:40 p.m.

SPECIAL PRESENTATION Sustainable Westchester Presentation -Westchester Power Program & Municipal Performance in Pricing Differences & Carbon Sequestration

1. Mr. Dan Welch, Westchester Power was present to provide the Board:
Westchester Power Program
 - Program of sustainable Westchester-the flagship energy program.
 - Provides clean 100% New York State renewable energy at a competitive prices.

- It is Community Energy program that affects your electricity SUPPLY only.

Opt-Out Format-Community Default

- There is always a default supply
- Communities that participate in the Westchester Power program have the decision about that default supply brought into the community.
- Opt-out structure ensures that we are able to fully leverage the buying clout of all participating municipalities.

Rates/Supply Options/Terms

- Current Westchester Power rates residents in Con Ed territory are fixed through 6/30/22.
- Since Con Ed rates are variable month to month and we cannot know what they will be in the future, the program cannot guarantee savings.
- Remember Con Ed is a mixed supply that includes fossil fuels, not 100% renewable energy so paring the two is a little apples to oranges.
- Consumer friendly opt out, opt back in, or switch supplies at any time-fixed rate serves as a cap.

2022-Westchester Power 2.0 Evolutionary Imperatives

- Increasing the supplier pool for enhance competition
- Building capacity to support longer term contracts and more flexible supply formats
- Which in turn can lead to long term price stability and more renewable construction

Timeline/Next Steps

- Confirming price target (new market price)
- Early/Mid April: Participation MOU needed as usual to facilitate acceptance offer

Questions

- email: infor@sustainablewestchester.org or westchesterpower@sustainablewestchester.org or call us at 914-242-4725

4. APPROVAL OF MINUTES:

4.1 March 21, 2022 Regular Meeting Minutes

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 on Monday, March 21, 2022

5. DEPARTMENT REPORTS

1. LEGAL

- 1.a April 4, 2022 Report- Village Attorney Robert Ponzini
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.

2. MANAGER

- 2.a April 4, 2022 Manager's Report
Village Manager Cerretani read the following Manager's report dated April 4, 2022
1. The Village has developed a pickup scheduling system through the Village website where residents can schedule special pickups for metal and electronic recycling. Special thanks to Village Clerk Ann Marie Rocco and DPW Director David DiGregorio for coordinating their efforts. The system is operational and is currently in use by residents.
 2. The Highway Garage construction documents are complete and the bids will be available beginning April 7th. A pre-bid meeting will be held on April 19th and the bid opening date will be on May 5th. We hope to get a good response and interest in the project, and we hope to have recommendations prepared for the June 6th Regular Meeting.
 3. Con Edison will be replacing gas mains on Lincoln Ave, Larchmont St, Euclid Ave, and Riverview Ave beginning later in the month. Construction is expected to take 4-5 weeks once they begin.

Special thanks to all the Department Heads and Village staff for their efforts in helping develop this years budget.

3. TREASURER

- 3.a April 4, 2022 Abstract Report
Village Manager Joseph Cerretani read the Treasurer's Report for April 4, 2022.
Village Manager Cerretani stated that the bills for the past two weeks totaled as follows: From the General Fund: \$92,998.01; from the Sewer Fund: \$2,500.00; from the Trust & Agency fund: \$0.00 and from the Capital Fund: \$335,484.90

Moved by Trustee Edelstein, Seconded by Trustee Bencosme 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: \$92,998.01; from the Sewer Fund: \$2,500.00, from the Trust & Agency Fund: \$0.00 and from the Capital Fund: \$335,484.90

4. BUILDING No Building Department Report

5. FIRE No Fire Department Report

6. POLICE No Police Department Report

7. MAYOR'S ANNOUNCEMENTS

7.a Mayor Kaboolian announced the following:

- Westchester County launches HERRO Program to assist Volunteer Fire & EMS Agencies

8. COMMITTEE & BOARD REPORTS

8.a Trustee DiJusto did not have anything to report.

Trustee Weitz announced the following:

- May 1st is the Ardsley 5K. The race will start at Pascone Park 11 am. If you have questions regarding this event, call the Parks & Recreation Department at 914-693-8012.

Trustee Edelstein announced the following:

- Invasive vine maintenance will be at Macy Park at 10 am
- Later in the month we will be planting at Silliman Park and the Ardsley Public Library.
- Garden Club will be meeting on Tuesday, April 5, 2022 all are welcome. Meeting will take place at 10:30 am at St. Barnabas.
- The Multicultural Committee is planning events for June. Pride & Juneteenth festivities. If anyone is interested in volunteering please email: multicultural@ardsleyvillage.com. The next committee meeting will be on June 19th 7:30 pm via zoom.
- The Multicultural Committee is seeking someone to help with social media. If interested, please contact multicultural@ardsleyvillage.com.

Trustee Bencosme announced the following:

- April 23rd -Great Saw Mill River Clean up 10 am to 1 pm. Please visit ardsleycan.org to register.
- The next CAC meeting will be Thursday, April 7, 2022 via zoom. 7:00 pm

6. VISITORS

6.1 Town of Greenburgh Assessor, Edye McCarthy provided the Board with an explanation regarding the resolution (8.3) amending our taxation chapter to increase Veteran's Tax Exemptions.

There are three categories:

- Non-Combat

- Combat
- Disability

Ms. McCarthy is proposing that each of the Village's within the Town increase the exemptions to the Town & County limits.

This would be implemented on the 2022 assessment roll and be impacted on the June 2023 property taxes.

7. OLD BUSINESS:

- 7.1 Consider a Resolution to Continue/Close the Public Hearing on the conversion of the vacant space located at 469 Ashford Avenue into a grocery/convenience store

**The Village Board reserved their decision on this resolution until April 18, 2022
RESOLVED,**

that the Village Board of the Village of Ardsley hereby authorizes the proposed change of use to convert the vacant space at 469 Ashford Avenue into a grocery/convenience store 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 floor area devoted to tobacco and vaping products, including accessories, shall be limited to 20% of the entire floor area of the store.
6. Tobacco and vaping products and accessories shall not be displayed in window of the store or in a manner by which they would be visible from the sidewalk outside of the store.
7. The business owner must install a Knox Box on the building.
8. The employees of the business must obtain parking permits

8. NEW BUSINESS:

- 8.1 Consider a Resolution to Amend Chapter A210-3 of the Code of the Village of Ardsley Entitled Fees

**Moved by Trustee Bencosme, Seconded by Trustee Edelstein and passed unanimously.
RESOLVED,** that the Village Board of the Village of Ardsley hereby amends Chapter A210-3K entitled Fees as follows:

§A210-3

K. Chapter 173, Streets and Sidewalks.

(1) Street openings: ~~10% of the deposit or \$400, whichever is greater, per opening.~~

(a) Concrete, macadam, brick or other hard surfaced road, sidewalk or public area \$1.00 per square foot of opening or \$500.00, whichever is greater.

(b) Gravel, dirt or other soft surfaced road, sidewalk or public area \$0.50 per square foot of opening or \$500.00, whichever is greater.

(2) Curb cuts \$10.00 per linear foot

K.1.Chapter 184, Trailers, Storage.

(1) Permit application fee: \$100 (nonrefundable).

(2) Following approval of application: \$100 per month for every month trailer is located on property.

8.2 Consider a Resolution to Schedule a Public Hearing to Set Sewer Rents in the Village Pursuant to Section 165 of the Village Code

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

RESOLVED, that the Village Board of the Village of Ardsley hereby schedules a public hearing on Monday, April 18, 2022 to discuss setting sewer rents in the Village pursuant to Chapter 165 of the Village Code in the amount not to exceed \$2.124/CCF for the year 2022-2023.

8.3 Consider a Resolution to Schedule a Public Hearing to Consider a Local Law Amending Chapter 180 "Taxation" of the Code of the Village of Ardsley to Increase Veteran's Tax Exemptions

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

RESOLVED, that the Village Board of the Village of Ardsley hereby schedules a public hearing on Monday, April 18, 2022 at 8:00 p.m. or soon thereafter, to consider the adoption of a local law amending the Code of the Village of Ardsley amending various provisions to Chapter 180 entitled "Taxation" to increase Veteran's Tax Exemptions.

8.4 Consider a Resolution Authorizing the Village Manager to Execute an Agreement with New York State Energy Research & Development Authority ("NYSERDA")

Moved by Trustee Bencosme, 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 agreement with New York State Energy Research & Development Authority ("NYSERDA") effective May 2, 2022 through May 30, 2023.

9. ADJOURNMENT OF MEETING-EXECUTIVE SESSION-LEGAL ADVICE

9.1 Adjournment

Moved by Trustee DiJusto, Seconded by Trustee Weitz and passed unanimously. RESOLVED, that the Village Board of the Village of Ardsley hereby adjourns the regular meeting of Monday, April 4, 2022 at 9:41 p.m.

10. ANNOUNCEMENTS April 6, 2022 Board of Architectural Review Meeting 8:00 pm
April 7, 2022 Climate Action Committee Meeting 8:00 pm
April 9, 2022 Macy Park Invasive Vine Maintenance
April 11, 2022 Planning Board Meeting 8:00 pm
April 12, 2022 Recreation Commission Meeting 5:00 pm
April 12, 2022 Multicultural, Diversity, and Inclusion Committee Meeting 7:30 pm
April 13, 2022 Board of Trustees Work Session 7:30 pm

11. NEXT BOARD MEETING: April 18, 2022

Village Clerk, Ann Marie Rocco

Date: