



## MINUTES

### Ardsey Village Board of Trustees

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**8:00 PM - Tuesday, September 5, 2023**

507 Ashford Avenue & Zoom Platform

Present: Mayor	Nancy Kaboolian
Deputy Mayor/Trustee	Andy Di Justo
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. CALL TO ORDER-PLEDGE OF ALLEGIANCE-ROLL CALL**

- 1.1 The Regular Meeting of the Village of Ardsley Board of Trustees was held on September 5, 2023 at Village Hall, Court Facility, 507 Ashford Avenue, Ardsley, NY 10502.

Mayor Kaboolian called to order the Regular Meeting at 8:00 p.m.

Members Present:

Mayor Nancy Kaboolian

Deputy Mayor/Trustee Andy Di Justo

Trustee Asha Bencosme

Trustee Edelstein

Trustee Craig Weitz

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

**2. CONTINUATION OF PUBLIC HEARING** In the matter of discussing the revised plans submitted to add eleven (11) tables and two (2) counters with a total of thirty-nine (39) Seats to YC Ardsley Deli, LLC located at 472 Ashford Avenue

- 2.1 Mayor Kaboolian opened the Public Hearing at 8:00 p.m. in the matter of discussing the revised plans submitted to add eleven (11) tables and two (2) counters with a total of thirty-nine (39) seats to YC Ardsley Deli, LLC located at 472 Ashford Avenue and read the public notice into the record:

**NOTICE OF PUBLIC HEARING**

**PLEASE TAKE NOTICE**, that the Board of Trustees of the Village of Ardsley will hold a public hearing on Monday, August 7, 2023 at 8:00 p.m. or soon thereafter at Village Hall-Court Room, 507 Ashford Avenue, Ardsley, NY 10502 to discuss the revised plans submitted to add 11 tables and 2 counters with a total of 39 seats to YC Ardsley Deli, LLC located at 472 Ashford Avenue.

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: July 14, 2023

Mayor Kaboolian explained that YC Deli, LLC has recently submitted revised plans showing the addition of 11 tables and 2 counters with a total of 39 seats. The Village Board previously determined that all of the businesses in Addyman Square are "grandfathered" for parking requirements for retail business office uses. However, the addition of the seating increases the parking requirements by 13 spaces so a

parking variance will be required. Village Board approval is required for this change pursuant to 200-65A of the Village Code.

Trustee Weitz owner/operator of YC Ardsley Deli, LLC. explained that we were increasing seating by 9 seats and those 9 seats required 2 additional parking spaces.

Mayor Kaboolian questioned how many spaces was the variance request for?

Building Inspector, Larry Tomasso explained that the variance is for 13 parking spaces that was caused by the additional seating.

Village Attorney Ponzini stated that the Board can approved the resolution based upon the record made by the Building Inspector subject to the terms and conditions of the Zoning Board of Appeals incorporated here and by reference.

Village Manager Cerretani added that the original application included for 12 parking spaces not 18 when it was for retail use and this is for an additional 13.

Village Attorney Ponzini added that the variance was granted for 13 spaces.

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

**RESOLVED, that the Public Hearing be closed in the matter of granting permission to add eleven (11) tables and two (2) counters with total of thirty-nine (39) seats to YC Ardsley Deli, LLC. located at 472 Ashford Avenue at 8:37p.m.**

Carried by the following votes: 4-0-1

Ayes: Mayor Kaboolian, Trustee DiJusto, Trustee Bencosme & Trustee Edelstein

Nays: None

Abstained: Trustee Weitz

**3. PUBLIC HEARING** In the Matter of Discussion to discuss amending Chapter 1 of the Ardsley Village Code entitled "Administrative Legislation"

- 3.1 Mayor Kaboolian opened the Public Hearing at 8:01 p.m. in the matter of amending Chapter 1 of the Ardsley Village code Entitled "Administrative Legislation" and read the Public Notice into the record:

**NOTICE OF PUBLIC HEARING**  
**AMENDING CHAPTER 1 OF THE ARDSLEY VILLAGE CODE ENTITLED**  
**"ADMINISTRATIVE LEGISLATION"**

**PLEASE TAKE NOTICE**, that the Board of Trustees of the Village of Ardsley will hold a public hearing on Tuesday, September 5, 2023 at 8:00 p.m. or soon thereafter at Village Hall-Court Room, 507 Ashford Avenue, Ardsley, NY 10502 to discuss amending chapter 1 of the Ardsley Village Code entitled "Administrative Legislation".

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

Further details on this amendment 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: August 25, 2023

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

**RESOLVED**, that the Public Hearing be closed in the matter of amending Chapter 1 of the Ardsley Village Code Entitled "Administrative Legislation" at 8:42 p.m.

Carried by the following votes: 5-0-0

Ayes: Mayor Kaboolian, Trustee DiJusto, Trustee Weitz, Trustee Bencosme & Trustee Edelstein

Nays: None

Abstained: None

#### **4. INTRODUCTION OF NEW YOUTH ADVOCATE**

- 4.1 Ardsley Youth Advocate, Gregg Sloane was present to provide the Board with an overview of his role as Youth Advocate. He will be available at Ardsley High School 1 day per week and 2 days a week at the Community Center for Homework Helpers and Middle School Hangout. He would like to see how things go in the upcoming

weeks before he makes any changes. Mr. Sloane spent most of his career un the New York City Schools and New Rochelle.

## **5. APPROVAL OF MINUTES:**

### **5.1 August 7, 2023 Board of Trustees Regular Meeting Minutes**

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

**RESOLVED, that the Village Board of the Village of Ardsley hereby approves the minutes of the Regular Meeting of Monday, August 7, 2023**

Carried by the following votes: 4-0-1

Ayes: Mayor Kaboolian, Trustee DiJusto & Trustee Edelstein

Nays: None

Abstained: Trustee Weitz

## **6. DEPARTMENT REPORTS**

### **1. LEGAL**

- 1.a Village Attorney, Robert Ponzini there is nothing to report but is working on various items.

### **2. MANAGER**

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

1. **NEW DPW CONSTRUCTION PROJECT:** The roof panels and wall panels have been completed. We anticipate windows being installed in the next 2-3 weeks. Garage doors are on site and will be installed this month. Additional drainage work and site preparation will also continue this month in hopes to have the site blacktopped before the cold weather sets in and the plants close. Plumbing, HVAC and Electrical contractors are all on site continuing to work. We are still anticipating substantial completion by January 2024.
2. **SANITARY SEWER PROJECT:** Cook has been awarded the contract and we are setting up a pre-construction meeting to begin this next phase.
3. **PAVING & CURBING:** We are anticipating ConEdison to arrive within the next two weeks to restore streets that were disturbed by gas main upgrades, and the Village's contractor will follow after that to complete roads on Village Roads. Streets being paved are Lincoln Avenue, Prospect Avenue, Taft Lane, a section of McKinley Place, a section of Fuller Avenue, Hillside Place, Johnson Place, Judson Avenue, Bramblebrook Road, Bonaventure Avenue, Augustine Avenue, Euclid Avenue, Felix Avenue, and Sweetbriar Road.

4. **SPEED BUMPS:** In collaboration with the School District, speed control humps have been installed on Francis McCormack Drive to control speeding issues near the Middle School. Special thanks to David DiGregorio and the Ardsley Highway Department. Now that schools are open, we remind all motorists to obey all traffic laws, especially in school zones, and be mindful of children crossing streets.
5. **FIRE TRUCK:** Following up on an item from the last Board meeting, I have been working closely with Fire Chief Knoesel to continue to move forward on the procurement of the new fire apparatus. We had a conference call scheduled with the CEO of Seagrave Fire Apparatus, as well as the dealer, in an effort to get a grasp on the price increase and negotiate as favorable a deal as possible. Due to personal schedules and conflicts, we have been unable to meet, but we do have a meeting scheduled for Friday. I cannot confirm the status of the construction of the vehicle at this time, but we can confirm that we are still in our place in the queue. This is quite disheartening as we were expecting delivery from the original purchase back in March of this year, about 6 months ago, with an updated delivery date of November. It would appear at this time that the revised timeline is not realistic, but we will continue to work with the manufacturer to get a firmer estimate on the timeline. We have been informed that the timeline for new orders are 1,200 days after contract execution. Ladder trucks are starting are 5 years out from contract execution. I hope to have more information for the next Board meeting.
6. **FULL TIME LABORER POSITIONS AVAILABLE:** The Village of Ardsley is seeking applications to fill two vacancies for the position of Laborer in the Ardsley Highway Department. Examples of laborer work include assisting in paving operations and pothole repair, assisting in the erection of street signs, mowing grass and other lawn maintenance operations, performing snow removal duties, assisting in maintenance of manholes and catch basins, assisting with sanitation and recycling operations, and similar manual labor activities throughout the Village. Applications are available on the Village website at [www.ardsleyvillage.com](http://www.ardsleyvillage.com) and will be accepted until Friday, September 8, 2023, or until position is filled. Please submit resumes to the Village Clerk, at 507 Ashford Ave., Ardsley, N.Y. 10502, or by email at [arocco@ardsleyvillage.com](mailto:arocco@ardsleyvillage.com).
7. **WESTCHESTER COUNTY MOBILE CLERK'S OFFICE:** The Westchester County Clerk's Community Outreach Mobile Office will be at Pascone Park from 10 a.m. to 1 p.m. Tuesday, September 26th. If you are applying for a new passport or if your adult passport expired more than five years ago, the mobile office can help you. Other services available September 26th include free notary services, preserving military discharge papers and filing a business certificate. In-person notary services will be available free of charge. Bring photo ID. Feel free to reach out to Village Clerk, Ann Marie Rocco 914-693-1550 with any questions.
8. **SCHOOL TAX:** Village residents are reminded that the first installment of the School tax is due by Monday, October 2, as September 30th falls on a weekend. For those of you who like to pay in person at the last minute, please remember NOT to bring your payments to Ardsley Village Hall. Bring them directly to Greenburgh Town Hall which is located at 177 Hillside Avenue. Should you have any questions, please telephone the Town Tax Receiver's Office at 989-1550.

### 3. ABSTRACT REPORT

#### 3.a September 5, 2023 Abstract Report

Village Manager, Joseph Cerretani read the June 5, 2023 Abstract Report as follows:  
From the General Fund: \$543,782.09, from the Trust & Agency Fund:\$2,608.75,  
from the Capital Fund: \$492,429.97, and from the Sewer Fund: \$1,318.80.

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: \$543,782.09, from the Trust & Agency Fund: \$2,608.75, from the Capital Fund: \$492,429.97, and from the Sewer Fund:\$1,318.80**

Carried by the following votes: 5-0-0

Ayes: Mayor Kaboolian, Trustee DiJusto, Trustee Weitz, Trustee Bencosme & Trustee Edelstein

Nays: None

Abstained: None

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

4.a Mayor Kaboolian announced the following:

- Welcomed everyone back to a new school year and wishes everyone the best! Also reminded everyone to drive safely.
- The September 11th Ceremony will be on Monday, September 11th at Firefighter Park at 8:30 am.

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

5.a Trustee DiJusto announced the following:

- Food Truck Friday is on Friday, September 8th at Pascone Park from 5pm-9pm.
- Ardsley Historical Society will be hosting "If a Poem Could Live & Breathe, A Novel of Teddy Roosevelt's First Love" presented by Mary Calvi at the Community Center from 2pm-3pm.

Trustee Weitz did not have anything to report.

Trustee Bencosme announced the following did not have anything to report.

Trustee Edelstein announced the following did not have anything to report.

#### **7. OLD BUSINESS:**

- 7.1 Consider a Resolution Granting Permission to Add Eleven (11) tables and Two (2) Counters with a total of Thirty-Nine (39) Seats to YC Ardsley Deli, LLC. Located at 472 Ashford Avenue

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

**RESOLVED, that the Village Board of the Village of Ardsley hereby approves the proposed revisions to the previous approvals to add eleven (11) tables and two (2) counters with a total for thirty-nine (39) seats for YC Ardsley Deli, LLC. located at 472 Ashford Avenue as presented by the applicant subject to the conditions of the variance granted by Zoning Board of Appeals on August 23, 2023.**

Carried by the following votes: 4-0-1

Ayes: Mayor Kaboolian, Trustee DiJusto, Trustee Bencosme & Trustee Edelstein

Nays: None

Abstained: Weitz

- 7.2 Consider a Resolution to Amend Chapter 1 of the Ardsley Village Code Entitled "Administrative Legislation"

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

**RESOLVED, that the Village Board of the Village of Ardsley hereby amends Chapter 1 of the Ardsley Village Code entitled "Administrative Legislation" as follows:**

**No text to be deleted. New text is Bold Underlined**

**§1-1 Legislative intent**

**A. The local laws of the Village of Ardsley referred to in § 1-2 of this local law shall be known collectively as the "Code of the Village of Ardsley," hereafter termed the "Code," and the various parts and sections of such local laws shall be distributed and designated as provided and set forth in § 1-2 of this local law.**

**B. Word usage**

**(1) In each place that the word "he" appears, it shall be amended to read "They, them, their" as appropriate.**

**(2) In each place that the word "his" appears, it shall be amended to read "their".**

**(3) In each place that the word "him" appears it shall be amended to read "them".**



**(4) In each place that the word "himself" appears, it shall be amended to read "themselves".**

**(5) The word "Chairman" shall be deleted in each place that it appears and shall be replaced by the word "Chair", including where it is preceded by the word "Vice".**

**(6) The word "Fireman" shall be deleted in each place that it appears and shall be replaced by the word "FireFighter"**

**(7) The word "Policeman" shall be deleted in each place that it appears and shall be replaced by the word "Police Officer"**

**(8) Man-made shall be changed to manufactured.**

Village Manager Cerretani stated that this local law would provide the Bridge Street lot and the Village Green lot the use for either metered or permit parking.

At this time, the Bridge Street lot is exclusively permit parking only and the Village Green lot has an allocation of dedicated permit spaces and dedicated metered spaces. This local law would allow any motorist to park in any space utilizing either use and will provide more flexibility for everyone.

Carried by the following votes: 5-0-0

Ayes: Mayor Kaboolian, Trustee DiJusto, Trustee Weitz, Trustee Bencosme & Trustee Edelstein

Nays: None

Abstained: None

## **8. NEW BUSINESS:**

- 8.1 Consider a Resolution to Schedule a Public Hearing to Amend Chapter 143-4 and 143-5 of the Ardsley Village Code Entitled "Parking Meter Zones" and "Permit Parking"

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, September 18, 2023 at 8:00 p.m. or soon thereafter to discuss amending Chapter 143-4 and 143-5 of the Ardsley Village code entitled "Parking Meter Zones" and "Permit Parking" as follows:**

New text is in **bold underline** and deleted text is in **highlighted strikethrough**  
**§ 143-4 Parking meter zones.**

[Amended 1-2-1990 by L.L. No. 1-1990; 4-2-1990 by L.L. No. 6-1990; 4-17-1995 by L.L. No. 2-1995; 3-2-1998; 8-2-1999<sup>[1]</sup>; 1-7-2019 by L.L. No. 1-2019]

The following locations are hereby designated as parking meter zones, to be governed as provided in Chapter [190](#), Vehicles and Traffic, Article [IV](#):

Name of Highway	Side	Hours/Days	Time Limit/Rate	Location
Legion Park (Municipal Parking Lot No. 1) [Amended 8-2-1999]	All	8:00 a.m. to 8:00 p.m.	2 hrs.	All
Village Green (Municipal Parking Lot No. 2) [Amended 3-2-1998; 8-2-1999]	West <b>All</b>	8:00 a.m. to 8:00 p.m.	2 hrs.	Rear along Saw Mill River from southwest corner north for 135 feet
<b>Bridge Street Parking Lot</b>	<b>All</b>	<b>8:00 a.m. to 8:00 p.m.</b>	<b>2 hrs.</b>	<b>All</b>

***Please note all spaces in the Village Green Parking Lot and the Bridge Street Parking Lot shall be valid for either metered or permit parking.***

[\[1\]](#)

*Editor's Note: This resolution also provided that these rates will become effective upon the installation of the new electronic parking meters.*

#### **§ 143-5 Permit parking.**

[Amended 9-3-1991 by L.L. No. 5-1991; 4-17-1995 by L.L. No. 2-1995; 9-3-1996 by L.L. No. 6-1996]

Parking in designated areas shall be by permit only between the hours of ~~7:00 a.m. and 9:00 p.m.~~ **8:00 a.m. and 8:00 p.m.** Such parking permit shall be affixed to the driver's side of the rear bumper. The Village Clerk shall issue such parking permits on an annual basis and shall collect therefore the fees set forth in § [A210-3](#) of the Ardsley Village Code for the issuance of such permits. Parking in the following designated parking areas shall be by permit only:

**A.**

Bridge Street Parking Lot.

**B.**

The Village Green (Municipal Parking Lot No. 2), ~~east side, from north rear corner of building north for 100 feet.~~

C.

~~The Village Green (Municipal Green Municipal Parking Lot No. 2), west side along Saw Mill River from northwest corner south for 100 feet.~~

~~[Amended 3-2-1998]~~

D.

~~The Village Green (Municipal Parking Lot No. 2), north side of north driveway from Saw Mill River Road sidewalk west for 100 feet.~~

*Please note all spaces in the Village Green Parking Lot and the Bridge Street Parking Lot shall be valid for either metered or permit parking.*

Village Manager Cerretani stated that this local law would provide the Bridge Street lot and the Village Green lot the use for either metered or permit parking.

At this time, the Bridge Street lot is exclusively permit parking only and the Village Green lot has an allocation of dedicated permit spaces and dedicated metered spaces. This local law would allow any motorist to park in any space utilizing either use and will provide more flexibility for everyone.

Carried by the following votes: 5-0-0

Ayes: Mayor Kaboolian, Trustee DiJusto, Trustee Weitz, Trustee Bencosme & Trustee Edelstein

Nays: None

Abstained: None

## **9. CORRESPONDENCE**

## **10. VISITORS**

## **11. CALL FOR EXECUTIVE SESSION-PERSONNEL MATTERS**

## **12. ADJOURNMENT OF MEETING**

### **12.1 Adjournment**

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

**RESOLVED, that the Village Board of the Village of Ardsley Hereby adjourns the regular meeting of Tuesday, September 5, 2023 at 8:46 p.m to Enter into Executive Session for Personnel Matters.**

Carried by the following votes: 5-0-0

Ayes: Mayor Kaboolian, Trustee DiJusto, Trustee Weitz, Trustee Bencosme & Trustee Edelstein

Nays: None

Abstained: None

### **13. UPCOMING EVENTS & MEETINGS**

- September 5th Board of Architectural Review Meeting 8:00 pm
- September 8th Back to School Food Truck Friday! 5:00 pm
- September 9th & 10th Ardsley Tennis Tournament 9:00 am
- September 10th Ardsley Historical Society-"If a Poem Could Live & Breathe" 2:00 pm
- September 10th AMDI Meeting 7:00 pm
- September 11th Memorial Service 8:30 am
- September 11th Planning Board Meeting 8:00 pm
- September 12th Recreation Commission Meeting 5:00 pm
- September 13th Board of Trustees Work Session 7:30 pm
- September 15th Rosh Hashanah
- September 19th Board of Architectural Review Meeting 8:00 pm
- September 20th through September 24th at Pascone Park-times vary
- September 21st Veterans Recognition BBQ Dinner Honoring our Military Veterans 4:30 pm
- September 24th Yom Kippur
- September 26th Westchester County Mobile Passport 10am-1:00pm
- September 27th Zoning Board of Appeals Meeting 8:00 pm
- September 28th Library Board Meeting 7:30 pm

### **14. NEXT BOARD MEETINGS:**

- September 13th Board of Trustees Work Session
- September 18th Board of Trustees Regular Meeting

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Village Clerk, Ann Marie Rocco

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Date: