

Mayor Porcino opened the March 5, 2012 Regular Meeting at 8:02 p.m.

Present:	Mayor	Peter Porcino
	Deputy Mayor/Trustee	Gary Malone
	Trustee	Larry J. Nardecchia
	Trustee	Nicole Minore
	Trustee	Beverly A. Levine
	Village Manager	George Calvi
	Village Attorney	Robert J. Ponzini
	Village Clerk	Barbara Berardi
	Recording Secretary	Lorraine McSpedon

I. PLEDGE OF ALLEGIANCE

Mayor Porcino noted the presence of two guests in the audience this evening: County Legislator Mary Jane Shimsky, and Commissioner Jay Pisco, from the Department of Public Works and Transportation.

Mayor Porcino presented a plaque to Village Justice Walter Schwartz, in recognition for 35 years of service to the Village. County Legislator Mary Jane Shimsky also presented Justice Schwartz with a plaque commemorating his 35 years of service.

Mayor Porcino introduced Jay Pisco, newly installed Commissioner of Transportation and Public Works and Scott Donnelly, Traffic Director & Engineer to discuss the status of the Ashford Avenue bridge.

Mr. Pisco explained that, currently, interim repairs are taking place on the project. Planking was recently installed to prevent any falling debris and will be left in place for future repairs. Repair work is taking place on the steel work as well. Since both State and Federal funding is involved with the project, many procedural steps must be followed which will affect the scheduling of the work.

The design is taking place from now until August, 2014. Bids for the reconstruction of the bridge will be let November, 2014. Construction is expected to be completed by February, 2017.

Mr. Donnelly explained that there are approximately 36 major steps in this project. The Design Approval Document is currently being voted on. Next month, a public meeting will be scheduled to discuss the project, obtain input from the public, finalize the Design Approval Document and submit it the following month (mid May) to the NYS DOT. The Design Approval Document typically goes back and forth two-to three times prior to approval. Once approval is obtained, the final design will be sought.

Once awarded, the plans and design will be made available to the general public via a link to the county's website.

Temporary construction easements will be required 50 feet on both sides of the bridge on Elm Street. Mr. Calvi requested the Highway Department be given as much lead time as possible when temporary construction is about to begin. An advertisement date for the work is being sought for November, 2014, with a construction start date of approximately March, 2015.

Currently, funding is locked in place but is unavailable until 2014.

In order to cut down on construction time, the deck of the bridge will be cast off-site using ultra-high strength concrete with the steel. The placing of the cranes will need to be finalized, however, the project will take place in two phases.

Upon commencement of construction, there will only be two lanes of traffic open and when the south side of the bridge is closed, during phase one, the ramp to the SMR Parkway will also be closed and demolished. A detour down Ogden Avenue will allow for access to the parkway.

When work commences on the north side, the ramp will be reopened, however, since there will only be single lane traffic for both east and westbound motorists, no access (left turns) will be allowed on to the ramp. Motorists intending to travel north on the Saw Mill Parkway will be diverted to Lawrence Street.

A public hearing will take place on the design and plans in about a month's time in either Dobbs Ferry or Ardsley.

Monitoring of the condition (or deterioration) of the bridge will continue from now until November, 2014.

8:30 P.M. – CONTINUATION OF PUBLIC HEARING – To consider a request to convert the existing vacant office/retail space into two residential dwelling units located at 609 Saw Mill River Road, Ardsley, New York.

Mayor Porcino read the legal notice.

Mr. Ed Marron, Jr., engineer, representing Mr. Bobolakis, owner of the property, explained that they had previously been to the Zoning Board of Appeals and been granted a variance to convert a first floor office space to residential space. The request for residential entails a one bedroom and a two bedroom unit on the first floor.

Mr. Tomasso, Building Inspector, explained the difficulty which Mr. Bobolakis has had in trying to rent the property for commercial usage.

Mr. Marron explained the reasoning behind the use variance approval by the Zoning Board of Appeals.

- First, the Zoning code, due to the parking issue, does not allow any uses on the first floor which comply with the ordinance.
- Secondly, a hardship case was proven by Mr. Bobolakis.

Mr. Tomasso explained that the changes proposed to the exterior of the property are minor and, therefore, they have not yet gone before the BAR but will do so if the application is approved this evening.

Mayor Porcino left the application open for public comment.

Tr. Levine: Resolved, that the Village Board of the Village of Ardsley hereby closes the public hearing to consider a request to convert the vacant office/retail space into two residential dwellings, located at 609 Saw Mill River Road, Ardsley, New York. **Seconded by Tr. Malone and passed unanimously.**

II. APPROVAL OF MINUTES

Tr. Nardecchia: Resolved, that the Village Board of the Village of Ardsley hereby approves the minutes of the regular meeting of February 21, 2012, as submitted. **Seconded by Tr. Levine and passed unanimously.**

8:45 P.M. – CONTINUATION OF PUBLIC HEARING – To consider the site plan application approved for Parasol development for the construction of six town houses and associated site improvements on a 22,564 square foot parcel of land located on Saw Mill River Road, Ardsley, New York.

Mayor Porcino read the legal notice.

Mr. Escaladas presented himself to the Board and reported that there are no changes since his last appearance before the Board.

Attorney Ponzini mentioned that the affordable housing law would apply to this project.

Mr. Escaladas gave a brief overview of the proposed project.

Mr. Cleary will be putting together two resolutions. One will be the SEQRA resolution and the other will be the formal approval.

Tr. Minore: Resolved, that the Village Board of the Village of Ardsley hereby closes the public hearing for Parasol site development plan, application for the construction of six town houses and associated site improvements on a 22, 564 square foot parcel of land located on Saw Mill River Road, Ardsley, New York. **Seconded by Tr. Nardecchia and passed unanimously.**

III. DEPARTMENT REPORTS

LEGAL REPORT: Attorney Ponzini had nothing to report other than those items which may have been submitted in memorandum form.

TREASURER'S REPORT: Mr. Calvi read the Treasurer's Report on behalf of Marion DeMaio.

The bills for the past two weeks from the General Fund were \$34,022.88; from the Trust and Agency: \$961.54.

Tr. Nardecchia: Resolved, that the Village Board of the Village of Ardsley hereby authorizes the Village Treasurer to pay the following: From the General Fund: \$34,022.88 and from the Trust and Agency Fund: \$961.54.
Seconded by Tr. Levine and passed unanimously.

MANAGER'S REPORT: Mr. Calvi reported the following:

**VILLAGE MANAGER REPORT
PREPARED BY GEORGE F. CALVI
FOR MONDAY, MARCH 5, 2012**

1. Anonymous letters: From time to time the Village Manager and the Village Building Inspector receive letters without signatures, or sometimes from Concerned Citizen. Sadly, there is not much we can do for these people. It is our policy to toss such letters directly into the circular file basically because we cannot respond to anyone. Therefore, if you wish to lodge a complaint about a zoning matter or code violation kindly provide us with the proper contact information.

2. Set clocks ahead! Daylight savings time begins March 11. Don't forget to set your clocks one hour ahead before retiring next Saturday night. Remember the old adage, "Spring forward, fall back!"

MAYOR'S ANNOUNCEMENTS:

1. Attended the Ardsley Garden Club's Irish Dinner fundraiser with Tr. Nardecchia.
2. Received and read a memo from Conrad Roncotti, developer of the Water Wheel project, in response to the Village's request for the status of the project. Mr. Calvi mentioned that the bank [Mariner's Bank of Edgewater, New Jersey] that may be financing the project will be visiting Ardsley tomorrow.
3. Received and responded to a number of questions from the TPPCS Committee regarding Ridge Hill.

4. The timing of the various pending Village projects was discussed.

IV. COMMITTEE AND BOARD REPORTS:

Tr. Minore:

1. Attended the Youth Council meeting.
2. Attended the SAYF Coalition meeting.
3. Reminded residents regarding Operation Prom and requested donations of gently used prom dresses or evening bags.
4. The Youth Council sponsored a dance last Friday. There were over 250 attendees.
5. SAYF Ride states will be announced during future Board meetings.
6. High School externships were discussed.
7. The next SAYF Coalition will host a prescription drug take back day on April 28th.
8. There will be a Town Hall meeting sponsored by the SAYF Coalition in late April or early May.
9. DWI checks are continuing.
10. A presentation from Cheryl Bobe was given to the SAYF Coalition.
11. The next Coalition meeting is March 22nd at 7:30 p.m.

Tr. Nardecchia:

1. The Senior's program is going strong.
2. Tr. Nardecchia will be inducted as a member of the Garden Club tomorrow.
3. The Recreation Committee met last weekend. Improvements to the Community Center were discussed.

Tr. Malone: Had nothing to report this evening.

Tr. Levine:

1. The next program for the Historical Society will be Sunday, March 25th at 2:00 p.m. and will be on a century of local justice in Ardsley.
2. John Lombardo, WWII Veteran, passed away at age 93 years old, on February 22nd. He was a long-time Ardsley resident of 55 years.

V. VISITOR'S

VI. OLD BUSINESS

**RESOLUTION GRANTING PERMISSION TO CONVERT THE EXISTING
VACANT OFFICE/RETAIL SPACE INTO TWO RESIDENTIAL DWELLING
UNITS LOCATED AT
609 SAW MILL RIVER ROAD, ARDSLEY, NEW YORK –
CRETAN PROPERTIES**

Trustee Levine: RESOLVED, that the Village of Ardsley hereby grants permission to convert the existing vacant office/retail space into two residential dwelling units located at 609 Saw Mill River Road, Ardsley, New York with the following conditions: **Seconded by Trustee Malone and passed unanimously.**

1. The applicant must provide plans showing full compliance with the NYS Building Code.
2. The applicant must obtain a permit prior to the start of construction.
3. The applicant must comply with any conditions of the ZBA approval.
4. Any conditions the Village Board and Village Attorney deem appropriate.
5. The applicant must comply with any conditions of the BAR approval

VII. NEW BUSINESS:

RESOLUTION ADVERTISING SALE OF FIRE TRUCK – 1988 HAHN LTI

Trustee Malone: Resolved that the Village Board of the Village of Ardsley hereby authorizes the Village Clerk to advertise a Notice to Bidders for the sale of a 1988 Hahn LTI / 1500 GPM / 75' Quint (aka Fire Truck)

Bid forms are available in the office of the Village Clerk located at 507 Ashford Avenue, Ardsley, New York 10502. Completed forms in sealed bid envelopes must be returned to the Village Clerk's office no later than 2:30 pm, March 27, 2012 at which time they will be opened and publicly read. **Seconded by Trustee Levine and passed unanimously.**

**RESOLUTION REGARDING ATTENDANCE OF POLICE OFFICERS AT
TRAFFIC SAFETY CONFERENCE IN ALBANY**

Trustee Levine: Resolved, that the Village Board of the Village of Ardsley hereby approves of the attendance of Police Officers Keith Gannon and Anthony Vacca at the Empire State Law Enforcement Traffic Safety Conference in Albany, New York from April 19 through April 20, 2012 with estimated cost of conference registration and hotel at about \$250.00 **Seconded by Trustee Minore and passed unanimously.**

**RESOLUTION SCHEDULING WORK SESSION FOR VARIOUS PROPOSED
PROJECTS**

Trustee Nardecchia: RESOLVED that the Village Board of the Village of Ardsley hereby schedules a work session for 8:00 p.m. March 13, 2012 for the purpose of discussing various proposed projects. **Seconded by Trustee Levine and passed unanimously.**

Mr. Calvi confirmed with Mayor Porcino that guests for the work session regarding once a week sanitation pickup will be invited to attend at 8:45 p.m.

ADJOURNMENT OF MEETING:

Tr. Nardecchia: Resolved, that the Village Board of the Village of Ardsley hereby adjourns the regular meeting of Monday, March 5, 2012 at 9:43 p.m. **Seconded by Tr. Levine and passed unanimously.**

The Board retired into Executive Session.

Respectfully submitted,

Lorraine McSpedon
Recording Secretary