

Mayor Porcino opened the March 19, 2012 Regular Meeting at 8:01 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

A moment of silence was held for Mr. Robert Coulehan, father-in-law of Mayor Porcino, father of Chief Vincent Coulehan and father of former EAC Chairwoman Susan Porcino.

Mr. Bruce Bolger, Rivertowns Tourism Development Initiative, presented himself to the Board to discuss the possibility of Ardsley's participation in the Tourism Board.

Mr. Bolger explained that he feels there is an opportunity to attract tourists from the Greater Metropolitan New York area to the Rivertowns via the bike trail and mentioned the desirability of Ardsley as a destination since it is adjacent to the aqueduct and the Saw Mill River as well as the Sleepy Hollow attractions.

The Tourism Board was created one year ago and currently Hastings, Dobbs Ferry and Irvington are involved. A website has been developed with printable maps. A marketing program has been tested with radio station WFUD advertising Discover the Rivertowns Day which was very successful. In excess of 120 individuals came up from various locations including the NY Metropolitan area to participate. There was also a promotion between Metro North Railroad and a bicycle rental business in Dobbs Ferry which was very successful.

Mr. Bolger suggested the Village of Ardsley consider participating in the Co-op Destination Marketing Program, which is run twice annually for the purpose of attracting NYC residents via a radio campaign with either WFUD

or WCBS news radio 880. A \$500 fee per campaign would be required which includes 10 radio spots for the Village to attract visitors to the bike trail.

Mr. Bolger also mentioned that Danny's Bicycles is very interested in participating in the program in coordination with the Village of Ardsley.

Mayor Porcino mentioned that he frequents the bicycle path and mentioned that the path has now been extended beyond Tuckahoe Road to Van Cortlandt Park.

Mr. Bolger mentioned that there are two co-op marketing programs per year; one in the Spring and one in the Fall which cost \$500 per village. The first campaign begins in May and ends in June and the second begins in August and ends in September.

Additionally, a separate meeting should be scheduled with Danny's Bicycles to discuss the logistics of the bicycle rentals. Mr. Bolger suggested a large container be stored somewhere in the Village.

Trustee Malone confirmed that Danny's Bicycles would set up a bicycle rental area somewhere near the bicycle path.

Mr. Bolger mentioned that all participants would be given a map directing them into Ardsley and advertise the various dining and shopping venues in the Village.

Mr. Calvi requested an explanation by Mr. Bolger of the specifics of the proposed containers. Mr. Calvi expressed his desire to confer with the Village Attorney, prior to the Resolution being presented, on the issue of storage containers on village property.

The suggestion was then made by Mr. Bolger to pursue a relationship with the proprietor of the new sports facility on Elm Street or the Life business on Lawrence Street for storing the container storage.

II. APPROVAL OF MINUTES

Mayor Porcino requested the dollar amount on the Treasurer's Report be corrected. This change has been made and a revised copy of the minutes has been forwarded to the Village Clerk.

Tr. Malone: Resolved, that the Village Board of the Village of Ardsley hereby approves the minutes of the regular meeting of March 5, 2012, as corrected. **Seconded by Tr. Levine and passed unanimously.**

FIRE DEPARTMENT REPORT:

Chief Coulehan delivered the February monthly report and mentioned that this is his final meeting as Fire Chief for the Village.

POLICE DEPARTMENT REPORT:

Chief Califano delivered the February monthly report.

Tr. Levine questioned whether or not any tickets have been issued to unregistered leaf blowers. Chief Califano did not think that there had been.

BUILDING DEPARTMENT REPORT:

Mr. Tomasso delivered the February monthly report.

8:00 P.M. – PUBLIC HEARING – For the purpose of amending the Zoning Code to include provisions for requiring affordable housing units in residential developments including five or more dwelling units.

Mayor Porcino read the legal notice.

Mayor Porcino explained that the Village is subject to a settlement between the County and the Federal Government and the plaintiffs in a lawsuit brought against the County for a lack of affordable housing and a lack of diversity in housing in the County. Ardsley was mentioned as one of several dozen communities which was underrepresented in terms of diversified housing. Therefore, zoning codes are being proposed which would encourage the building of affordable housing, and would require such housing in certain instances.

The Water Wheel project includes 17 affordable units. The Parasol Development project will also include a couple of affordable units.

The concept of area median income is used to determine the sales price of the dwelling units. The purchaser cannot exceed 80% of the County's median income in order to qualify. For rentals, the income cannot exceed 60%. In developments with 10 or more units, the requirement will be at least 10% of the units be affordable.

Mr. Calvi quoted from Section 5 and Section 12 of the resolution regarding the enforcement of housing regulations and the administration cost being borne by the owner and developer. Attorney Ponzini explained that an arrangement is made at the time of sale between the owner and developer.

Tr. Nardecchia: Resolved, that the Village Board of the Village of Ardsley hereby closes the hearing on the amending of the Zoning Code to include provisions for required affordable housing units in residential developments including five or more dwelling units. Written comments _____ **Seconded by Tr. Levine and passed unanimously.**

III. DEPARTMENT REPORTS

LEGAL REPORT: Attorney Ponzini has nothing to report.

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

The bills for the last two week from the General Fund totaled \$208,156.44; from the Trust and Agency Fund: \$4,585.83 and from the Capital Fund: \$154.80.

Tr. Nardecchia: Resolved, that the Village Board of the Village of Ardsley hereby authorizes the Village Treasurer to pay the following amounts:

From the General Fund: \$208,156.44; from the Trust and Agency Fund: \$4,585.83 and from the Capital Fund: \$154.80. **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 19, 2012**

1. BLOOD DRIVE: On behalf of Louise Giusti and Dorothy Kaufmann I am advising the community this evening that the Hudson Valley Blood Center and The Caring Community will be sponsoring a blood drive on Saturday, April 7 from 8:30 am to 2:00 pm at St. Barnabas Episcopal Church on Revolutionary Road. For information, please do not hesitate to contact Mrs. Guisti at 693-0682 or Mrs. Kaufmann at 693-1714.

2. ALARM REGISTRATION: To assist our Police Department, during the last several weeks members of the administrative staff have been working on updating our fire and burglar alarm system records. Dipika Patel, from the Tax Office has devised an Excel program which will better assist our police officers in tracking who has paid their annual \$25 registration fee, and who has not. Victoria DeNardo is presently working on the mailing to all the property owners which includes a cover letter and a registration form. All told, we are aware of over 600 property owners in the village who have registered in the past, or have received a visit from the Police Department in response to an alarm call, and only a fraction renewed their annual registration in January. No doubt there are many more unregistered properties out there. Do bear in mind should a police officer respond to an unregistered alarm at your property you can and will be subject to a monetary fine. Therefore, if you are one of the recipients of the referenced mailing, please complete the form right away. If you have an unregistered alarm system, and have never registered before, I strongly encourage you to download the form from our website at www.ardsleyvillage.com and register today. Should you have any questions, please do not hesitate to telephone the Police Desk at 693-1700.

3. OUTSTANDING PARKING TICKETS: This morning I signed off on a contract with Complus to track our outstanding parking tickets. During a joint meeting between village staff and officials [Judge Walter Schwartz, Court Clerk Pat Basini, Police Chief Emil Califano, Lt. Anthony Piccolino, and I], and Complus representatives two weeks ago, it was determined that Complus will be sending notices to the holders of outstanding parking tickets for the last five years. Recipients of these tickets will be able to pay off their outstanding tickets by mail, in person, or via the Internet address provided on the notice. Or they can challenge them by contacting the Office of the Court Clerk for a court appearance. What they should not do is ignore the letters because driver's licenses and car registrations will be suspended, become unable to be renewed, and possibly generate additional fines. Once the five year backlog is cleared, the Village will consider broadening the program to go back ten years for outstanding tickets. Should you have any questions, please do not hesitate to contact the Office of the Court Clerk at 693-1703.

4. WORK SESSION: Last week, the Village Board held the second of two special work sessions. Three items of interest were discussed: Reverse 911, Village Green Parking Deck, and One Day Sanitation Collection.

4A. REVERSE 911: Trustee Beverly Levine, with the assistance of Police Chief Emil Califano and Lieutenant Anthony Piccolino introduced the concept of a Reverse 911 or Emergency Response System. Essentially, in the event of a major emergency, such as an Indian Point incident, a gas line rupture, or a county snow declaration to stay off the roads; the police department would send out an important message to all property owners within the corporate boundaries of the Village of Ardsley. For those who are listed in the current White Pages, they would be automatically enrolled to receive these messages, and have an option to opt out. For those who have eliminated their landlines in favor of exclusive cell phone service, they would need to subscribe in order to be part of the system. Trustee Levine and the Police Department have been in touch with several companies and are close to settling on one firm whose cost to the Village would be about \$5,000. Prior to the installation of a system, the Village Manager has suggested the drafting of a mission statement or policy to guide users as to when the system will be used and when it will not be used. There was talk about extending the system to the entire Ardsley School District but logistics may be an impediment because the district covers several communities, has more than twice the number of properties, and there is no guarantee that the school district would or could contribute to the additional costs owing to the financial constraints it is currently operating under.

4B. PARKING DECK: The second item was also introduced by Trustee Beverly Levine. Nearly two years ago, Trustee Levine, the Village Manager, Steve Wittenberg, and Frank Doherty met with representatives of the NYC DEP which owns the parking lot area and the ponding area behind it at the Village Green. The purpose of the meeting was to explore the logistics of building a parking deck, one or two levels over the existing parking lot and extending it back to the concrete flood walls. NYC DEP opined that it was open to the idea, but would need a set of engineering plans to review before rendering a decision that it would begin exploring the possibilities. In response, Village Trustee Levine was able to obtain a pencil drawing from a local volunteer engineer to give NYC DEP an idea what we had in mind. Again, NYC DEP responded affirmatively, but restated they need a full set of engineered plans which brought the matter to the Village Board of Trustees for discussion. At the meeting, Trustee Nardecchia explained that one of the matters that would have to be taken into account was the installation of the supporting pylons which would generate displacement of potential water volume during a flooding event. He also stated that the installation of two decks was only incrementally more than one deck if the Board was contemplating adding a second deck in the future. At the end of this discussion the Board authorized Trustees Nardecchia and Levine, and the Village Manager to prepare a formal Request for Proposal to hire an engineering firm to come with a cost proposal to design plans for a parking deck. It's estimated that such a proposal would be in the area of \$15,000 to \$20,000. Bear in mind everyone, this is an exploratory mission. The actual construction of a multi-million dollar parking deck would in all likelihood only happen with the receipt of serious federal dollars.

4C. ONCE A WEEK SANITATION COLLECTION: This particular topic generated the most passionate discussion. The goal of this endeavor is tri-fold: to free up time to broaden recycling efforts; to free up time to perform other public tasks; and to achieve some cost savings. With respect to recycling, freeing up a day would allow for the collection of all recyclables every week. Doing so is looked upon as an effort to encourage residents to recycle more if they don't have to store them for two weeks at a time. If recycling is increased cost savings can be generated because recycling carting is free, whereas regular trash collections have a per tonnage tipping fee which is costing the village currently in the area of \$70,000 per year. [The current rate is \$26.26 pr ton.] Opening up an additional day for the Highway Department to focus on road and parks maintenance could do wonders for the aesthetics of this community. On the other hand, as the Highway Foreman pointed out the increased trash tonnage and weight on a single day could impact the health of the men handling the trash. Please understand that last week's work session will be the first of many discussions on this topic before the Board takes any action on this matter, and it will involve the input of staff and the general public, though there is a tentative goal of implementing this plan for January 1, 2013.

5. AFFORDABLE HOUSING CRITERIA: In recent weeks my office has received a number of communications regarding the allocation of the affordable housing units at the former Waterwheel property. Thus, I appealed to the developer, Community Housing, to define a framework for me. Though I won't go into all the details right now, I felt it incumbent upon myself to share some of the details in a nutshell this evening. Bear in mind I am only going to share a few items. The rest can be read in my manager's report when it gets posted online with the Village Board minutes in two weeks. Thereafter, I will make arrangements to have all the criteria posted in an appropriate spot on our village website.

With regard to the five workforce units (Two 2-bedroom; Three 3-bedroom), Community Housing intends to follow the Ardsley village's ordinance regarding how purchasers of the workforce units should be selected. The ordinance lists nine priority groups, ranked in order of highest to lowest preference. The ordinance states that if there are more applicants than available units, the units shall be allotted first by preference category, second by chronological order of filing, and third, by lottery if necessary. After 60 days from the date the units are offered, if there are still units available, there are no restrictions on who can purchase.

Because of the preference requirements, CHI will hold informational meetings with each of the preference groups in order of preference. Notice of the meeting will be via direct mail, and informational flyers/posters will be hung at relevant places of work. We will likely do a presentation for the first two or three preference tiers first – 1. volunteer first responders, 2. Village employees, and 3. Village school district employees. Applications will be made available at the informational meeting, and a deadline will be set by which applications must be submitted. Applicants will be placed on a list – first by preference tier and second by chronological order of when an application was submitted. Once the list has been established, each applicant, in order, has a certain number of days to indicate interest in purchasing a unit and to get any missing application documents to CHI. Once

the applicant has been approved – on basis of income, assets, and credit requirements – the applicant will select a unit.

If we do not have sufficient purchasers from the first several preference tiers, we will then move onto the next preference tiers in the same manner as the first. This process will continue until we have no more units left. If we have units left, and we have gone through all the preference tiers, we will hold a lottery open to all. As noted, there will be a date certain by which each preference tier must submit an application. If someone in a higher preference tier submits an application after the relevant deadline for his/her tier, that application will be included with whichever tier application deadline is met and will not have any stronger preference than those in the tier within which the deadline is met. For example, if a volunteer firefighter misses the application deadline for volunteer firefighters, but gets his/her application in by the deadline for Ardsley vets, then that application will be included on the chronological wait list in that tier. The applicant will not be given a higher priority than any of the Ardsley vets, but rather, will be treated equally with all vets, by order of application submission.

With regard to the 17 affordable units (15 two bedroom; 2 three bedroom), Community Housing will be marketing the units pursuant to an Affirmative Fair Housing Marketing Plan that will be approved by Westchester County. In a nutshell, the process will be as follows:

- Marketing will commence approximately 9 months prior to the anticipated date of first occupancy.
- Marketing will cover the following geographic areas: Westchester, Putnam, Rockland and Fairfield Counties, as well as all five NYC boroughs.
- Marketing outlets will be selected with an eye towards reaching out to those “least likely to apply”. Such outlets include: Social media, publications, radio, TV, brochures, sign at property, municipal websites, project website, etc.
- Applications will be made available to the public when marketing commences and will be available for a three month period. During that time, CHI will be receiving applications and vetting the applications to get a preliminary idea as to whether the applicant qualifies to purchase. A month after all applications are due, CHI will host a lottery. Only those who have submitted applications will be included in the lottery. If an application is submitted after the deadline, the applicant will be placed at the end of the waiting list in order of receipt.
- Once a lottery list has been established, each applicant, in order, has a certain number of days to indicate interest in purchasing a unit and to get any missing application documents to CHI. Once the applicant has been approved – on basis of income, assets, and credit requirements – the applicant will select a unit.

It is important to note that the closing on the sale of the property by the Town of Greenburgh to Community Housing has not been consummated yet. Thus, none of the above can take place or be considered until that milestone takes place.

6. VILLAGE BUDGET: Tomorrow, end of the business day, is the deadline for the filing of the Tentative 2012-2013 Village Budget. Thus, I will be presenting a full scale 2012-2013 budget message at the April 2nd Village Board meeting. Owing to unavoidable increases in the cost of the operation of this Village, and the ever decreasing assessment roll due to successful certioraris and property grievances, I am anticipating a tax rate increase of 5.77 percent. Our spending actually only went up 3.9%, and most of that was in the area of pension contributions. However, this perpetual eroding of our tax base has done quite a number on our tax levy. Later on this evening the Mayor and Board will be scheduling the work sessions to review the proposed budget, and the public hearing on the budget which must be held by the 15th of April. Copies of the proposed budget will be made available to members of the public later this week upon request. The Village Board must vote on a final budget no later than May 1, 2012.

MAYOR'S ANNOUNCEMENTS:

- 1) Regarding the projected budget, a number of work sessions and a public hearing will be held and the budget will be analyzed line by line.
- 2) Took the FEMA course on National Incident Management System (NIMS).
- 3) The Ridge Hill Intersections Committee will meet Wednesday night.
- 4) Recommendations have been made for female community members (Pat Hoffman and Andrea Rosenbury).

IV. COMMITTEE AND BOARD REPORTS:

Tr. Malone:

- 1) Followed up regarding the reverse 911 system with a couple of companies.

Tr. Nardecchia:

- 1) The Seniors had a trip to Rory Dolan's last week.
- 2) County Executive, Rob Astorino, will appear at the Seniors program.
- 3) There will be a concert by Jack LaBasse next week.
- 4) Met with Nicole Giletta, the girl scout who will be presenting a modified volleyball plan.
- 5) Barrone Roofing will check the Community Center roof for leaks.

Tr. Minore:

- 1) Investigation has formally begun for the Ardsley Village website.
- 2) On the verge of setting a date for Ardsley Day.

Tr. Levine:

- 1) Encouraged residents to watch the Veteran's tapings on the Ardsley and Greenburgh channels.
- 2) The Historical Society's first program of the year is March 25th at 2:00 p.m. in the library.

V. VISITOR'S

VI. OLD BUSINESS

**SEQRA DETERMINATION OF SIGNIFICANCE
NEGATIVE DECLARATION
RESOLUTION OF THE VILLAGE OF ARDSLEY
BOARD OF TRUSTEES**

**PARASOL DEVELOPMENT SITE PLAN
FOR PROPERTY LOCATED ON SAW MILL RIVER ROAD
KNOWN & DESIGNATED AS
SECTION 6, SUBSECTION 100, BLOCK 91, LOTS 3,4,5,6 & 7**

Trustee Malone: **WHEREAS**, the Village of Ardsley Board of Trustees is in receipt of a Site Plan application submitted by Parasol Development, for property located on the east side of Saw Mill River Road, more specifically known and designated as Section 6, Subsection 100, Block 91, Lots 3,4,5,6 & 7; and

WHEREAS, the action involves the development a six unit attached townhouse project, along with off-street parking, utility, infrastructural and associated site improvements on a 22,564 square foot parcel of land; and

WHEREAS, the project is defined as an Unlisted Action; and

WHEREAS, in April of 2010, the Village of Ardsley Board of Trustees designated their intention to serve as Lead Agency for the SEQRA review of this action, and thereafter circulated the notice to all Involved Agencies; and

WHEREAS, on June 6, 2011, the Board of Trustees confirmed their Lead Agency designation.

MARCH 19, 2012

NOW THEREFORE BE IT RESOLVED, that pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law, the Village of Ardsley Board of Trustees serving as Lead Agency has determined that the proposed Unlisted Action with respect to the site plan application submitted by Parasol Development for property located on the east side of Saw Mill River Road, more specifically known and designated as Section 6, Subsection 100, Block 91, Lots 3, 4, 5, 6 and 7 might have a significant effect on the environment for reason enumerated in the attached Negative Declaration Form. **Seconded by Trustee Levine and passed unanimously.**

**SITE PLAN APPROVAL RESOLUTION
VILLAGE OF ARDSLEY BOARD OF TRUSTEES**

**PARASOL DEVELOPMENT SITE PLAN
FOR PROPERTY LOCATED ON SAW MILL RIVER ROAD
KNOWN & DESIGNATED AS
SECTION 6, SUBSECTION 100, BLOCK 91, LOTS 3,4,5,6 & 7**

Trustee Levine: WHEREAS, the Village of Ardsley Board of Trustees, has received an application for Site Plan Approval, submitted by Parasol Development, Elmsford, NY (herein after referred to as the "Applicant"); and

WHEREAS, the subject property is located on the east side of Saw Mill River Road, more specifically known and designated as Section 6, Subsection 100, Block 91, Lots 3,4,5,6 & 7 (hereinafter referred to as the "Site"); and

WHEREAS, the action involves the development of a six unit attached townhouse project, along with off-street parking, utility, infrastructural and associated site improvements on a 22,564 square foot parcel of land; (hereinafter referred to as the "Project"); and

WHEREAS, the site is located within the B-3 One Family Zoning District; and

WHEREAS, the Site Plan submitted in support of this application, consists of the following drawings prepared by Escaladas Associates Architects & Engineers, Elmsford, NY:

- 1 of 2 Curb/Utility Plan, dated 10/1/10, last revised 1/12/12.
- 2 of 2 Curb/Utility Details, dated 10/1/10, last revised 1/12/12.
- E1B of 4 Proposed Stormwater Management Plan, dated 4/15/10, last revised 1/12/12.
- E-2 of 4 Stormwater Management Details, dated 3/11/10, last revised 1/12/12.
- E-3 of 4 Stormwater Management Plan (Construction Phase), dated 3/11/10, last revised 1/12/12.
- E-4 of 4 Land Surface Classification, dated 3/11/10, last revised 1/12/12.
- 2 of 7 Basement Plan, dated 11/10/08, last revised 1/12/12.

- 3 of 7 First Floor Plan, dated 11/10/08, last revised 1/12/12.
- 4 of 7 Second Floor Plan, dated 11/10/08, last revised 1/12/12.
- 5 of 7 Rear & Front Elevations, dated 11/10/08, last revised 1/12/12.
- 6 of 7 Left Side Elevation, dated 11/10/08, last revised 1/12/12.
- 7 of 7 Right Side Elevation, dated 11/10/08, last revised 1/12/12.

WHEREAS, in April of 2010, the Village Board of Trustees designated their intent to serve as Lead Agency for the SEQR review of this action. This designation was thereafter circulated to all Involved Agencies; and

WHEREAS, on June 6, 2011, the Village Board of Trustees confirmed their SEQRA Lead Agency designation; and

WHEREAS, the Board of Trustees referred this application to the Planning Board for review and recommendation, and in October of 2011, the Planning Board forwarded a positive recommendation to the Board of Trustees; and

WHEREAS, on March 29, 2009 the Zoning Board of Appeals granted a use variance to allow for the development of a 6 unit multi-family development in the R-3 One Family district; and

WHEREAS, on May 26, 2010, the Zoning Board of Appeals granted area variances for the required front and rear yard setbacks; and

WHEREAS, on February 7, 2012 the Board of Architectural Review forwarded a positive recommendation to the Board of Trustees; and

WHEREAS, on March 19, 2012, the Village Board of Trustees, serving as Lead Agency for the SEQRA Uncoordinated review of this Unlisted Action, adopted a Negative Declaration, indicating that the project will not result in any significant adverse environmental impacts, and that consistent with social, economic and other essential considerations, and to the maximum extent practicable, potential adverse environmental impacts identified during the course of the SEQRA review, will be minimized or avoided by incorporating mitigative measures which were identified as practicable; and

WHEREAS, the Project includes the provision of two (2) affordable housing units; and

WHEREAS, the Village Board of Trustees considered the proposed action at a duly noticed Public Hearing, at which time all interested parties were provided an opportunity to be heard; and

WHEREAS, the Village Board of Trustees has considered the Site Plan documents, Environmental Assessment Form, and all other materials submitted by the Applicant in support of this proposal, the comments of Village staff and consultants made via memoranda (which memoranda are incorporated herein by reference), the verbal

commentary made during the Village Board's meetings and Public Hearing pertaining to the review and evaluation of the proposed action, and the comments of the public;

NOW THEREFORE BE IT RESOLVED, that upon full consideration of the above, the Board of Trustees of the Village of Ardsley hereby grants Site Plan Approval for the Parasol Development Site Plan as described above, subject to the following conditions:

CONDITIONS PRIOR TO ENDORSEMENT OF SITE PLAN

The following conditions shall be completed by the Applicant prior to the endorsement of the Site Plan by the Mayor:

1. This Site Plan Approval authorizes the Applicant to undertake only the activities specifically set forth herein, in accordance with this Resolution of Approval and as delineated on the Site Plan as endorsed by the Mayor. *Any change in use, alteration or modification to the Site Plan, or to the existing or approved facilities and site shall require the review and approval by the Village of Ardsley Board of Trustees of an amended Site Plan.*
2. The Applicant shall pay to the Village of Ardsley, by certified check, any outstanding professional review fees in accordance with Chapter 38 of the Village of Ardsley Village Code.
3. The Applicant shall furnish the Board of Trustees with three (3) print sets of the Site Plan as described above, for endorsement by the Mayor, as the approved Site Plan.
4. Upon payment of all required fees and the satisfaction of all conditions of this resolution and following the endorsement of the Site Plan by the Mayor, one print set will be returned to the Applicant, one set shall be retained by the Board of Trustees as a record copy, and one set provided to the Building Inspector.
5. A performance bond, prepared in form, surety and manner of execution to the satisfaction of the Village Attorney, and in the amount to be established by the Board of Trustees, or alternatively by the Village Consulting Engineer in accordance with the requirements of §167-3 L. of the Village Code, shall be provided to assure the completion of all improvements by a specific date.
6. In accordance with Chapter 38 and §167-3 M. of the Village Code, an engineering inspection fee in the amount to be established by the Board of Trustees, or alternatively by the Village Consulting Engineer shall be provided by the Applicant and held in an escrow account. This fee shall be replenished when directed by the Village.

7. No changes, additions, erasures, modifications or revisions shall be made to the Site Plan following endorsement by the Mayor. Any changes detected after endorsement of the Site Plan as final, shall result in the immediate termination and revocation of this Resolution of Approval, thereby making it null and void.

CONDITIONS PRIOR TO ISSUANCE OF A BUILDING PERMIT

The following conditions shall be completed by the Applicant prior to the issuance of a Building Permit by the Building Inspector:

8. The Building Inspector shall not issue a Building Permit pertaining to the activities approved herein until the Applicant has complied with Conditions 1 – 7.
9. Authorized issuance of a Building Permit by the Building Inspector shall be fully based on, and in accordance with this Resolution of Approval and the signed and filed Site Plan. The Building Inspector shall include reference to the Site Plan and this Resolution of Approval on any Building Permit.
10. The Applicant shall provide building construction drawings documenting full compliance with the NYS Uniform Fire Prevention and Building Codes.
11. The Applicant shall cause the lots comprising the Site to be merged in the assessor's office, so that there is one tax parcel and ID # for the Site.
12. The Applicant shall obtain a permit from the NYSDOT in compliance with Section 52 of the New York State Highway Law and Section 1220-c of the New York State Vehicle Traffic Law.
13. The Applicant shall submit a construction management plan and site development protocol, which shall be prepared to the satisfaction of the Building Inspector.

GENERAL CONDITIONS OF IMPLEMENTATION AND CONSTRUCTION

The following conditions shall apply during the implementation of the site improvements and construction of the Project:

14. No construction activity shall take place on the Site prior to the issuance of a Building Permit and other required permits, by the Village of Ardsley.

15. All comments of the Village Consulting Engineer shall be satisfactorily addressed.
16. The buildings shall include fire sprinklers in each dwelling unit.
17. The hours of construction activity shall take place in conformance with the applicable Village Regulations.
19. Erosion and sediment control measures shall be in conformance with both the Village of Ardsley requirements and the New York State DEC Stormwater Management Design Manual (April, 2008). In addition, practices may be employed that are based on the DEC New York State Standards and Specifications for Erosion and Sediment Control (August, 2005).
20. Temporary and permanent stabilization methods be implemented before construction begins and continuously modified as necessary throughout construction to provide the best methods for stormwater management and pollution prevention.
21. The Applicant's construction management plans will be utilized to define the limits of the construction activity including:
 - a. Temporary fencing would be installed to isolate the construction zone from the site;
 - b. Dumpster locations will be identified to efficiently manage the removal of debris from the site;
 - c. Construction vehicles will be limited to designated entrances/exits, roadways and temporary access roads;
 - d. Temporary control measures will be used to manage stormwater as required during the work;
 - e. Temporary pollution prevention measures will be used to control litter and construction debris on site.
 - f. Temporary control facilities will be implemented to control on-site erosion and sediment transfer;
 - g. Interceptor swales, if required, will be used to direct stormwater runoff to temporary sediment basins for settlement.
 - h. The sediment traps, if required, will be constructed as part of this project to serve as temporary sediment basins to remove sediment and pollutants from the stormwater runoff produced during construction.
22. The Applicant shall implement appropriate practicable measures to reduce carbon footprint of the Site.

23. All site utilities shall be installed underground.
24. All site landscaping shall be maintained in a healthy state; should any plantings become damaged or die, said plantings shall be immediately replaced in-kind.
25. A clean and legible copy of this Resolution (as signed by the Mayor) and a copy of the signed Site Plan shall be maintained at the subject property at all times.

PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY

The following conditions shall be complied with prior to the issuance of a Certificate of Occupancy by the Building Inspector:

26. Prior to the issuance of a Certificate of Occupancy by the Building Inspector, three copies of an "As-Built" Plan showing the installed and completed improvements, certified by a New York State licensed Land Surveyor shall be prepared at the sole expense of the Applicant. Said As-Built Plans shall be provided to the Building Inspector, documenting satisfactory completion of all approved and authorized construction activities and zoning compliance.
27. The Applicant shall obtain all other necessary permits and approvals, and shall pay all other fees as may be required by other applicable agencies, including among others, the Village of Dobbs Ferry.
28. Failure to comply with any of the conditions set forth herein shall be deemed a violation of this approval, which may lead to the revocation of the Approval and/or Certificate of Occupancy, in accordance with the applicable provisions of the Village of Ardsley.

BE IT FURTHER RESOLVED, that this Site Plan Approval shall remain valid for a period of one (1) year from the date of its endorsement by the Mayor. This Site Plan Approval shall become null and void on March 19, 2013, unless construction is commenced pursuant to an authorized Building Permit.

BE IT FINALLY RESOLVED, that this Site Plan Approval resolution shall have an effective date of March 19, 2012. **Seconded by Trustee Malone and passed unanimously.**

VII. NEW BUSINESS**RESOLUTION GRANTING PERMISSION TO ERECT TWO BANNERS IN
CONNECTION WITH THE FIRE FIGHTER CARNIVAL**

Trustee Minore: Resolved, that the Village Board of the Village of Ardsley hereby approves a request from Ardsley Ex-Chief Ronald Gretczko to erect two banners, one on the guard rail at the southwest corner of Route 9A / Ashford Avenue, and the other on the split rail fence at the northbound jug handle of McCormick Drive, advertising the Fire Fighter Carnival scheduled for May 9 through May 13. Such banners would be in place from April 25 through May 14. **Seconded by Trustee Nardecchia and passed unanimously.**

**RESOLUTION REGARDING ATTENDANCE AT NATIONAL COALITION
ACADEMY BY DEL GROSSO AND VACCA**

Trustee Minore: Resolved, that the Village Board of the Village of Ardsley hereby approves of the attendance of Theresa Del Grosso and Anthony Vacca at the National Coalition Academy from April 16 through April 20, 2012 at the Northeast Counter-drug Training Center in Fort Indiantown Gap, Pennsylvania at a cost not to exceed \$150 per night for transportation and lodging per person, and a per diem cost of \$50 per person, funds for which are entirely covered by a federal grant. **Seconded by Trustee Nardecchia and passed unanimously.**

**RESOLUTION SCHEDULING WORK SESSIONS ON THE TENTATIVE 2012-
2013 VILLAGE BUDGET**

Trustee Malone: RESOLVED, that the Village Board of the Village of Ardsley hereby schedules the following budget work sessions to review the Tentative 2012-2013 Village Budget: **Seconded by Trustee Minore and passed unanimously.**

Monday, March 26
Tuesday, April 3
Tuesday, April 10
Wednesday, April 18
Tuesday, April 24 (if necessary)

**RESOLUTION TO SCHEDULE PUBLIC HEARING ON 2012-2013 PROPOSED
TENTATIVE BUDGET**

Trustee Levine: Resolved, that the Village Board of the Village of Ardsley hereby schedules a public hearing for the purpose of reviewing the 2012-2013 Tentative Village Budget for 8:00 pm., Monday, April 16, 2012. **Seconded by Trustee Minore and passed unanimously.**

ADJOURNMENT OF MEETING:

Tr. Nardecchia: Resolved, that the Village Board of the Village of Ardsley hereby adjourns the regular meeting of Monday, March 19, 2012 at 9:30 p.m. **Seconded by Tr. Levine and passed unanimously.**

Respectfully submitted,

Lorraine McSpedon