

Mayor Leon opened the November 21, 2011 Regular Meeting at 8:02 p.m.

Present:	Mayor	Jay Leon
	Deputy Mayor/Trustee	Peter Porcino
	Trustee	Larry J. Nardecchia
	Trustee	Gary Malone
	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

II. APPROVAL OF MINUTES

Tr. Porcino: Resolved, that the Village Board of the Village of Ardsley hereby approves the minutes of the Regular Meeting of November 7, 2011, as submitted. **Seconded by Tr. Levine and passed unanimously.**

III. DEPARTMENT REPORTS

LEGAL REPORT: Attorney Ponzini has nothing to report other than those items submitted in memorandum form.

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

The bills for the last two weeks from the General Fund totaled \$124,281.59; from the Trust and Agency Account: \$781.26, and from the Capital Fund: \$1022.80.

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: \$124,281.59; from the Trust and Agency Fund: \$781.26 and from the Capital Fund: \$1,022.80. **Seconded by Tr. Porcino and passed unanimously.**

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

**VILLAGE MANAGER REPORT
FOR MONDAY, NOVEMBER 21, 2011
PREPARED BY GEORGE F. CALVI**

1. NEW RECRUITS FOR THE FIRE DEPARTMENT: I am happy to report tonight that Ardsley Engine Company No.1 at the October Monthly Meeting unanimously voted in three new members of the Ardsley Fire Department. Over the next few meetings they will make their way to a Village Board meeting to be officially sworn in. The candidates include Daniel O'Shea of Greenburgh, Pasquale Piscitelli of Ardsley, and David Druyan of Yonkers. Welcome gentlemen!

2. HOLIDAY OBSERVANCE: Village offices will be closed Thursday, November 24, and Friday, November 25 in observation of Thanksgiving. Of course, there will be no trash collection on either day. However, there will be a double pickup for the entire Village on Saturday, November 26.

3. PERSONNEL: In accordance with the civil service rules and regulations of the Westchester County Department of Human Resources the following is hereby entered in the official minutes

The Village Manager hereby appoints Theresa Del Grosso residing at 41 Victoria Road, Ardsley, New York to the part-time position of Recreational Leader at the hourly salary of \$30, effective September 30, 2011 for the duration of the agreement and funding of SAYF grant #1H79SPO18273-01"

4. FAREWELL TO MAYOR LEON: About nine years ago, during a heated debate about the sudden expulsion of Ardsley commuters from the parking lot at the Dobbs Ferry train station, a man in the crowd made the fateful decision to stand up and voice his opinion about this injustice. Unbeknownst to him, and to just about everyone else, this would be the catalyst that would thrust him into nine years of public service to this community first as a Village Trustee and second as Village Mayor. Over the years he faced many challenges in contending with the powers that be on the county, state, and federal level. He was successful in meeting many challenges, and those he did not make progress with tended to be with agencies populated by those bureaucrats who are so obtuse, so entrenched, and so inclined to throw up road blocks at every turn that no mortal man could ever be expected to surmount those hurdles.

Let's face it - - it's not easy being the top dog in any organization, or this organization. Sure it comes with the trappings of a title, a gavel, perhaps your name on the letterhead, maybe even a little prestige. But the fact of the matter

is no matter what you do on behalf of the community, some sector of that community will proclaim you as the best thing since sliced bread, while another sector will decry you as the personification of the fall of the Western World.

“So, it goes!” as the late author, Kurt Vonnegut, put it so succinctly years ago. Not everyone is cut out to be Mayor. Not everyone is cut out to listen to all the complaining, the whining, the proclamations of injustice, the accusations of conspiracy theorists, or the demands on one’s time with work and family compensated by the grandiose sum of \$4800 per year. No, to be a Mayor takes resolve, temperament, patience, and the ability to derive satisfaction in the little achievements, the little successes, and with a bit of luck perhaps, a few of the big successes. And so in closing, on behalf of all the staff, I wish to extend to you, Jay Leon, a big thank you for being our Mayor, for meeting those challenges, and all that you have done for this community in certainly not the easiest of times.

FIRE DEPARTMENT:

Chief Coulehan presented David Druyan to be sworn in. Mayor Leon swore him in as a volunteer firefighter.

Chief Coulehan delivered the report for the month of October, 2011 and expressed his best wishes and thanks to the retiring Mayor Leon.

MAYOR’S ANNOUNCEMENTS:

The Valhalla School District decision was explained and discussed.

Mayor Leon expressed his thanks and appreciation to the following individuals for their assistance with the following accomplishments.

Chief Coulehan, Fire Chief. A new firehouse was built and a new fire truck was purchased. The County parade took place also. The cost to the community was minimized. Others responsible for these successes include: Rick Thompson, Tr. Malone, Troy Roberts all of the firefighters, captains and volunteers of the engine company.

ASVAC had added a new ambulance, due to a grant by the Carvel Foundation. A new building and a new addition to that building was completed. The captains of ASVAC who should be thanked include: Patricia Hoffman, Alan Greenwald, Charles Strick and Frank Doherty as well as all of the ASVAC volunteers for the job they do.

The Library was renovated and an agreement was reached with the Village of Elmsford. A solar panel grant was received and the project is ongoing; Susan Porcino was responsible for completing the grant application. Thanks were extended to Angela Groth, Library

Director and the Library Board, including Presidents Lydia Dallas and Beverly Levine and Rose Pena, head of the Friends of Ardsley Library.

Thanks were extended to the Recreation Department for their part in making the five Ardsley Days such a success. McDowell Park renovations have been done with the help of several

grants. Louis Pascone park has also been renovated, including the parking lot and the landscaping. Additionally, the senior citizen program has been enhanced. The Recreation Commission was thanked for their efforts. The Ardsley Day Committee does a great job. Trish Lacy, Recreation Superintendent was thanked. The DPW and the Boy Scouts were thanked for their assistance. The Little League and AYSO, along with the skate park and Lorraine Kuhn were mentioned. Larry Nardecchia and Pierrette Rissland helped spearhead the Sr. Citizen program.

The youth was a main focus of the administration. Major steps which have been taken included the appointment of a full time Youth Officer on the Police Department, Tony Vacca, who has done a great job. The Board was thanked for its decision to create that full time position. There is also now a full time Youth Advocate; thanks were extended to Ellen Morehouse for her assistance in saving and improving the program. Alison Mastrogiamomo was thanked as well as Danielle Gamar.

A SAYF Coalition grant is received for the area of drug prevention. The SAYF Coalition is spearheaded by Theresa DelGrosso and thanks were extended to the entire coalition. The school dances are sponsored by the Village with the assistance of the SAYF Coalition and the Youth Advocate.

The Village website has been upgraded. Thanks were extended to Steve Giglio for designing the website. The Village e-mail distribution list was created. Thanks were extended to Nicole Minore for her part in the development of the list.

The cable TV booth has been upgraded. Thanks were extended to the Cable TV Committee, including Bruce Novich and Gil Harris as well as George Malone.

The Veterans were thanked for their annual events. The American Legion Building was moved and placed in Louis Pascone Park - Steve Wittenberg was thanked as well as Paul Petretti, Bob Pellegrino, Beverly Levine and Brian Buonos???? who did his Eagle Scout Project fixing up the interior of the building. All of the Veterans were thanked for their service to the Country.

The Route 9A reconstruction project will happen in the future. Thanks were extended to Peter Porcino for his role on the Ridge Hill Intersections Committee. The TPPS Committee was thanked also. The Safe Routes to School grant will build sidewalks down Heatherdell and thanks were extended to Don Marra.

The Water Wheel project is moving forward.

The budget has been managed well in the last few years.

Two cable TV contracts were negotiated. Ardsley is the first municipality to sign new deals with both Verizon and Cablevision.

The Ashford Avenue Bridge reconstruction is under negotiation. The Ridge Hill Settlement was worked on and thanks were extended to the Town of Greenburgh for their part and also for cooperating with the Water Wheel project.

The leaf blower compromise has been handled well and is fair to all.

Thanks were extended to the Village Officials Committee. The Mayors include Mayor Robert Williams, of Elmsford, Lee Kinnally and Peter Swiderski of Hastings, Joe Bova and Scott Seskin of Dobbs Ferry, Jon Siegel and Erin Malloy of Irvington and Drew Fixell of Tarrytown.

Members of the land use boards were thanked, particularly Bob Pellegrino, Chairman of the Planning Board; Norman Goodfarb, Chairman of the Zoning Board of Appeals, Paul Bialowas, Chairman of the BAR and all of the Village volunteers, committee members, land use board members, improvement committee members, Garden Club, Environmental Advisory Committee, Cable TV Committee, etc.

Thanks were extended to Rick Thompson and the DPW; Chief Califano and the Police Department; Court Clerk Pat Basini; Maxine Howard who recently left; Walter Schwartz, Village Justice; Olga Prince, Acting Village Justice.

The entire Village office staff was thanked including Marion Demaio, Treasurer; Larry Tomasso, Building Inspector; Barbara Berardi, Village Clerk; Robert Ponzini, Village Attorney and Village Manager, George Calvi.

Thanks were extended to all of the Village officials including Sam Abate, Linda Pohlmann, Bernie Preisser, Serge DelGrosso and Michael Kolesar as well as incoming Nicole Minore. Thanks were also extended to Beverly Levine, Gary Malone, Larry Nardecchia and Peter Porcino.

Thanks were extended to Mayor Leon's wife Erica and his children Robbie and Rebecca.

8:20 P.M. – PUBLIC HEARING – For the purpose of enacting New Chapter 39 – Residency Requirements for non-judicial position in the Ardsley Village Justice Court.

Mayor Leon read the legal notice.

8:30 P.M. – PUBLIC HEARING – To hear and consider comments from members of the public on an application for site plan approval for a 22-unit multi-family workforce/affordable housing development and associated improvements, submitted by Ardsley Waterwheel Partners, LLC.

Mayor Leon read the legal notice.

Mark Weingarten, Attorney, presented himself to the Board, representing Ardsley Waterwheel Partners, LLC, and explained his request for site plan approval for the project.

Atty. Weingarten and Mr. Conrad Roncati gave a brief overview of the project and the minor refinements which have been incorporated into the plan.

Mayor Leon requested an additional explanation of the storm water run-off plan and the detention pond. Mr. Roncati explained that there are a series of trees along the edge of the house and a smaller evergreen bush is present to screen the cars. Mr. Roncati explained that all of the storm water will be collected either in the roofs and then into the leaders and gutters or surfaced along the parking areas and directed to the on-site storm water detention. Mr. Roncati explained that perk tests have been conducted and presented to Mr. Greechan.

Mayor Leon questioned whether or not storm water ran down Concord Road. Mr. Roncati explained that the collection system for that neighborhood has an outlet point near the school and it releases the water to an area on the site of the project. Additionally, a large concrete headwall will be constructed to collect the water and all heavy debris will be filtered. The water will then be piped below ground, through the site and into the culverts which are underneath Route 9A. Mr. Roncati confirmed with Mayor Leon that the County is aware of this plan.

Tr. Nardecchia expressed his concern regarding the intersection of Revolutionary Road and Saw Mill River Road. The intersection is quite large presently and mentioned the 50 ft. radius for the northbound curb return is too large and suggested something closer to 30 feet. Tr. Nardecchia requested to see the DOT comments and felt that some work would probably need to be done.

Mr. Weingarten mentioned that the DOT has had the proposed plans for many months and no comment or response has been received as of yet.

Mayor Leon requested that when this application is voted on, it is contingent on any future State DOT comments which are received. Mr. Tomasso agreed with this request.

Mr. Eric Zamft, consultant, presented himself to the Board and explained his traffic consultant commented that the current configuration on Route 9A is actually moved in approximately 10 ft. so that it is actually an improvement.

Mayor Leon questioned whether grant money was being applied for in order to put a sidewalk in. Mr. Roncati agreed that all possible grants were being pursued in order to build a pathway on the property of the site rather than DOT property, which would be three to four feet wide, and the grant would be a green grant, which allows for pervious concrete or gravel to be installed along the Western end of the property. Mr. Roncati's partner, Alec Roberts, updated the Board on the fact that the County did not want a pervious surface due to high maintenance issues and suggested an asphalt surface sidewalk be pursued. Mayor Leon expressed his preference for a concrete surface.

Tr. Porcino questioned the square footage variance request and Mr. Roncati explained the third floor situation which causes the excess square footage.

Mr. Clark Hung, President, Stonegate HOA, questioned the maintenance responsibilities of the Water Wheel property. Mr. Roncati explained that a homeowners association would eventually be in place and they, along with the management company, would be responsible.

Mr. Calvi requested that a summary of the above be incorporated into the Village Code along with a statement requesting that residents refrain from parking on Stonegate property. Mr. Weingarten agreed that this would not be an issue. Mr. Tomasso explained that under the Code, property owners, such as those involved in this project, are required to clear sidewalks within 12 hours of a snow storm.

Mr. Jim Chin, Affordable Housing Committee member and Ardsley resident, questioned the schedule of construction and Mr. Roncati estimated the project to be completed within approximately 18 months.

Ms. Cheryl Mathew, resident, questioned the parking situation and was assured that there would not be any overflow problems onto the Stonegate property.

Ms. Sheila Zive, resident, expressed concern over the potential for parking overlap.

Mr. Weingarten defended the fact that there will be ample parking for the new project.

The public hearing was left open for any additional public comment.

IV. COMMITTEE AND BOARD REPORTS:

Tr. Porcino:

- 1) Presented Mayor Leon with a plaque to commemorate his term.

Tr. Nardecchia:

- 1) Elections were held last week. The voting machines experienced numerous problems. Would like to see local residents working the elections. The Village turnout was between 14-15%, which is quite low.
- 2) Modifications have been completed on the salt shed. There is now an additional 20% capacity.
- 3) The Seniors' calendar was announced.

Tr. Malone:

- 1) Expressed his appreciation to Mayor Leon for his service.

Tr. Levine:

- 1) Historical Society will present "The Artifacts Road Show" on Sunday, December 4, 2011 at 2:00 p.m.
- 2) Wished Mayor Leon best wishes for the future.

V. VISITOR'S

Mr. Larry Tomasso expressed his best wishes to Mayor Leon.

Ms. Sheila Zive expressed thanks to Mayor Leon.

VI. OLD BUSINESS

**RESOLUTION CONSIDERING ADOPTION OF NEW CHAPTER 39 –
RESIDENCY REQUIREMENTS FOR NON-JUDICIAL POSITIONS IN THE
ARDSLEY VILLAGE JUSTICE COURT**

Tr. Porcino: Resolved, that the Village Board of the Village of Ardsley hereby closes the public hearing on the adoption of a new Chapter 39 – Residency Requirements for Non-Judicial Positions in the Ardsley Village Justice Court. **Seconded by Tr. Levine and passed unanimously.**

Trustee Porcino: RESOLVED, that the Village Board of the Village of Ardsley hereby adopts new Chapter 39 of the Ardsley Village Code – Residency Requirements for non-judicial positions in the Ardsley Village Justice Court effective upon filing with the New York Secretary of State. **Seconded by Trustee Levine and passed unanimously.**

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

**ZONING CODE AMENDMENT
CONCERNING THE TRANSFER OF LAND FOR
ROAD WIDENING PURPOSES**

Trustee Nardecchia: WHEREAS, the Village of Ardsley is considering an amendment to the Zoning Code to allow for the transfer of land to a governmental entity for the purpose of road widening, without a corresponding loss in the potential development yield of the parcel; and

WHEREAS, on June 6, 2011, the Village of Ardsley Board of Trustees designated their intention to serve as Lead Agency for the SEQRA review of this action; and

WHEREAS, the proposed amendment to the Village Code is defined as an Unlisted Action; and

WHEREAS, the Village Board of Trustees has considered the proposed Action as defined in 6 N.Y.C.R.R. Sections 617.2(b), including the entire set of activities comprising the Action; and

WHEREAS, the Village Board of Trustees has reviewed the Environmental Assessment Form ("EAF"), the criteria for determining significance set forth in 6 N.Y.C.R.R. Sections 617.7(c), and all other information in the Board of Trustees administrative record, which is incorporated herein by reference in its entirety, to identify the relevant areas of environmental concern; and

WHEREAS, the Village Board of Trustees has thoroughly analyzed the identified relevant areas of environmental concern to determine if the Action may have a significant adverse impact on the environment.

NOW THEREFORE BE IT RESOLVED, that pursuant to 6 NYCRR Part 617, State Environmental Quality Review, the Village of Ardsley Board of Trustees hereby confirms its designation of Lead Agency for the SEQRA Review of this Unlisted Action.

BE IT FURTHER 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 will not have a significant effect on the environment for the reasons enumerated in the attached Negative Declaration Form. **Seconded by Trustee Porcino and passed unanimously.**

Tr. Malone: Resolved, that the Village Board of the Village of Ardsley hereby closes the public hearing on the application for site plan approval for a 22-unit multi-family workforce/affordable housing development and associated improvements, submitted by Ardsley Waterwheel Partners, LLC.

Be it further resolved, that public written comments will be accepted until the close of business on December 2, 2011. **Seconded by Tr. Levine and passed unanimously.**

VII. NEW BUSINESS

RESOLUTION TO MODIFY THE 2011-2012 VILLAGE BUDGET REGARDING THE FUNDING OF A PLANNING CONSULTANT IN THE AMOUNT OF \$8,500

Trustee Levine: Resolved, that the Village Board of the Village of Ardsley hereby authorizes the Village Treasurer to modify the 2011-2012 Village Budget by transferring the amount of \$8,500 from Fund Balance to appropriations line item 8020.400 for the purpose of funding planning consultant services, specifically with the firm of Cleary Consulting of Northport, New York. **Seconded by Trustee Porcino and passed unanimously.**

RESOLUTION SEEKING PERMISSION TO ERECT CHRISTMAS TREE LIGHTING CEREMONY

Trustee Nardecchia: Resolved, that the Village Board of the Village of Ardsley hereby grants permission to the Parks & Recreation Commission to erect a sign at the southwest corner of Ashford Avenue and Saw Mill River Road from November 22nd through December 3rd advertising the annual Christmas Tree Lighting Ceremony scheduled for 6:00 pm, Saturday, December 3, 2011 in Legion Park to be followed by activities at the Ardsley Community Center. **Seconded by Trustee Porcino and passed unanimously.**

RESOLUTION APPROVING ATTENDANCE FOR SAYF DIRECTOR AND COMMUNITY POLICE OFFICER AT DRUG FREE COMMUNITIES CONFERENCE IN WASHINGTON, DC

Trustee Porcino: Resolved, that the Village Board of the Village of Ardsley hereby approves of the attendance of SAYF Coalition Coordinator Theresa Del Grosso and Community Policing Officer Anthony Vacca at the Drug Free Communities – New Grant Conference in Washington DC from December 4 through December 9, 2011 at a cost not to exceed \$1,281.00 for lodging plus miscellaneous expenses. Such costs to be fully borne by funds from the award of a recent grant. **Seconded by Trustee Malone 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, November 21, 2011 at 10:17 p.m. **Seconded by Tr. Porcino and passed unanimously.**

Respectfully submitted,

Lorraine McSpedon, Recording Secretary