

**VILLAGE OF ARDSLEY  
BOARD OF TRUSTEES  
REGULAR MEETING  
MONDAY, MAY 2, 2016**

Present:	Mayor	Peter R. Porcino
	Deputy Mayor/Trustee	Nancy Kaboolian
	Trustee	Gary Malone
	Trustee	Mollie Monti
	Trustee	Andy DiJusto
	Village Manager	Meredith S. Robson
	Village Clerk	Barbara A. Berardi
	Village Attorney	Robert J. Ponzini
	Recording Secretary	Donna Fusco

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

**I. ANNOUNCEMENT OF EXIT SIGNS**

**II. PLEDGE OF ALLEGIANCE**

**\*\*\*SWEARING IN NEW VOLUNTEER FIREFIGHTER BRIANA DARCY\*\*\***

**8:15 P.M. – PUBLIC HEARING** – To consider a request from Ardsley Foods, Inc., for a permit to convert the former Nishi Restaurant into a pizzeria located at 475 Ashford Avenue

**8:30 P.M. – PUBLIC HEARING** – To consider a request from Orange Realty & Consulting, Inc., for a permit to convert the small storage space on the first floor behind the barber shop located at 12 Center Street into a small business office

**III. APPROVAL OF MINUTES:** Regular Meeting – April 18, 2016

**Trustee Malone: RESOLVED**, that the Village Board of the Village of Ardsley hereby approves the minutes of the Regular Meeting of Monday, April 18, 2016 as submitted. **Seconded by Trustee Kaboolian and passed unanimously.**

**II. DEPARTMENT REPORTS:**

**LEGAL REPORT:**

Village Attorney Ponzini stated that there is nothing to report other than the items that I have been working on with staff during the week. Mr. Ponzini stated that he is available for an Executive Session if necessary.

## MANAGER'S REPORT:

### VILLAGE MANAGER'S REPORT

05/02/16

1. **ASHFORD AVE BRIDGE:** Rather than continue to insert all of the alerts in this report at each meeting, I will just encourage everyone to sign up for our electronic alerts via our website and monitor all bridge news directly from the County at:  
[www.westchestergov.com/subscribe](http://www.westchestergov.com/subscribe)  
[www.westchestergov.com/ashfordavenuebridge](http://www.westchestergov.com/ashfordavenuebridge)
2. **9A Project Update:** The Suez water main work will begin May 3<sup>rd</sup>. This project was originally planned to begin in Addyman Square, but has been revised due to concerns raised by business owners and will now start at Center St. after Suez finishes work at their pump station. We have previously notified businesses and residents in and near Addyman Square that the parking lot will be closed off from 7:00 am – 5:00 pm and work will take place between 8:00 am and 5:00 pm. This will be necessary for approximately five days while this section of the project is done in Addyman Square. The public should also know that no parking will be allowed in Addyman Square during these hours and cars not removed from the lot by 7:00 am will be towed. Only evening parking will be permitted.  
The balance of the 9A road improvement project will be completed as soon as possible once the water main work is done.
3. **Annual Stormwater Report Presentation:** At the next meeting on May 16, Lorraine Kuhn will be in attendance to present the annual stormwater report.
4. **Flood Control Maintenance Project:** Work is expected to begin late May on maintenance of the flood control area behind the Village Green and Addyman Square. This will involve the clearing out of the vegetation and debris in that area. This is maintenance required by the N.Y.D.E.C.
5. **Public Service Recognition Week:** Public Service Recognition Week is May 1 – 7 this year. It is a week to honor all of those government employees who serve residents and constituents in all levels of government. It is my honor and privilege to have been able to serve with some of the finest local government employees for nearly 30 years. Local government employees serve in a vast variety of disciplines and shoulder significant responsibility on behalf of their citizens. In general terms, they are responsible for public health and safety, fiscal stewardship and accountability, recreational and quality of life programs and services, and appropriate community and capital planning. I applaud the work of all those who perform with commitment and dedication in service to their communities, state and nation. In particular, though, I would like to recognize and express my appreciation for the wonderful work of our local employees here in Ardsley. Whether they are toiling on the roads, in offices, or

in patrol vehicles, they are working every day to improve and enhance this community in the very best manner they can. The “little things” that they do to make things work and get jobs done go largely unnoticed but should not be discounted. It is the combination of all of the “little things” that make the great things that ensure safe, well managed and cared for communities focused on providing a good quality of life for our residents, businesses and visitors. Thank you, from the bottom of my heart, to all of our employees. You do a wonderful job and I am proud to serve with you!

**TREASURER’S REPORT:** Village Manager, Robson read the Treasurer’s Report on behalf of Marion DeMaio:

Ms. Robson stated the bills for the past two weeks totaled as follows: From the General Fund: \$34,076.23; From the Trust & Agency Fund: \$605.00 and from the Capital Fund: \$790.21.

**Trustee Kaboolian: RESOLVED**, that the Village Board of the Village of Ardsley hereby authorizes the Village Treasurer to make the following payments: From the General Fund: \$34,076.23; From the Trust & Agency Fund: \$605.00 and from the Capital Fund: \$790.21. **Seconded by Trustee Malone and passed unanimously.**

**MAYOR’S ANNOUNCEMENTS:**

- Pleased to announce that we are having a ceremony to unveil a plaque in honor of Beverly Levine on Sunday, May 15<sup>th</sup> @ 2:00 p.m. at the Village Hall
- Met with various State/County/Town and local officials regarding Lawrence Street and Saw Mill River Parkway; the main concern is the right turn lane was taken away and they already moved back the stop line on the westbound Lawrence Street exit; we looked at the possibility of restoring the lane; The DOT said that they would do the drawings; they are doing some road signage that there is a turn coming up
- I was invited to speak to the Edgemont Community Council; they have talked about the possibility of incorporating for the past 50 years; I talked to them about operating an incorporated Village in the Town of Greenburgh and the advantages it offers; it gave me a chance to think about what it means to run a Village
- Bicycle Sundays are back from 10-2 on the Bronx River Parkway; they are in May, June and September

**COMMITTEE & BOARD REPORTS:**

**TRUSTEE DIJUSTO:**

- Nothing to report

**TRUSTEE MONTI:**

- Nothing to report

**TRUSTEE MALONE:**

- Attended Meeting of Ardsley Library Board of Trustees

**TRUSTEE KABOOLIAN:**

- 5/4 Seniors Medicare talk; St. John's Riverside is going talk on balance and fall prevention at 1:30 p.m.
- 5/7 Garden Club Expo
- 5/18 – Arthur Avenue trip
- 5/25 – Zumba at 12:30

**III. VISITORS**

Andre Ndgalle from Syracuse University appeared. Andre will be working with the Village of Ardsley for six (6) weeks working on Ardsley's performance management system. He will get the system up and running including all the data and Andre will be training everyone how to use the system.

Larry Nardecchia from the Garden Club appeared and did a presentation on the Garden Club. Larry stated that since 1957 the Ardsley Garden Club has worked to promote the love of gardening and horticulture and the appreciation of floral design. The Garden Club sponsors scout educational projects and the Club awards a scholarship for environmental and horticultural studies by high school graduates. The Garden Club meets the first Tuesday of every month and the Club offers work sessions at 10:00 a.m. Demonstrations are open to the public and beautiful presentations are done by master gardeners.

This year the Garden Club has decided to embark on a new venture and they came up with a 2016 Garden Club Expo on Saturday, May 7<sup>th</sup> at the Community Center from 10:00 a.m. to 5:00 p.m.

**IV. OLD BUSINESS**

1. Consider a resolution granting permission to Ardsley Foods, Inc. for a request to convert the former Nishi Restaurant into a pizzeria located at 475 Ashford Avenue

**8:15 P.M. – PUBLIC HEARING** – To consider a request from Ardsley Foods, Inc., for a permit to convert the former Nishi Restaurant into a pizzeria located at 475 Ashford Avenue

**Open Public Hearing**

**Mayor read the Public Notice into the record**

The Owner, Mr. Lon Nokaj appeared and requested that he receive bigger space for his business; Building Inspector, Larry Tomaso stated that there is no increase for parking requirements.

### **Public Comments**

Mayor Porcino asked if there were any comments from the public. There were no comments.

### **Close Public Hearing**

#### **RESOLUTION TO CLOSE THE PUBLIC HEARING TO CONSIDER A REQUEST FROM ARDSLEY FOODS, INC., FOR A PERMIT TO CONVERT THE FORMER NISHI RESTAURANT INTO A PIZZERIA LOCATED AT 475 ASHFORD AVENUE**

**Trustee Monti: RESOLVED**, that the Village Board of the Village of Ardsley hereby closes the public hearing at 8:22 p.m. to consider a request from Ardsley Foods, Inc., for a permit to convert the former Nishi Restaurant into a pizzeria located at 475 Ashford Avenue. **Seconded by Trustee DiJusto and passed unanimously.**

#### **RESOLUTION GRANTING PERMISSION TO ARDSLEY FOODS, INC. FOR A REQUEST TO CONVERT THE FORMER NISHI RESTAURANT INTO A PIZZERIA LOCATED AT 475 ASHFORD AVENUE**

**Trustee Monti: RESOLVED**, that the Village Board of the Village of Ardsley hereby grants permission to Ardsley Foods, Inc., to convert the former Nishi Restaurant into a pizzeria located at 475 Ashford Avenue with the following conditions: **Seconded by Trustee DiJusto and passed unanimously.**

1. The applicant must provide plans showing compliance with the NYS Building Code for the interior alterations.
  2. The applicant must obtain a building permit prior to the commencement of work.
  3. The applicant must obtain a separate sign permit for all proposed signage.
  4. The hours of operation should be determined by the Village Board.
  5. The property owner must install a key box (Knox Box) on the building in a location approved by the Ardsley Fire Chief.
  6. Any conditions deemed appropriate by the Village Attorney & Village Manager.
  7. Any conditions deemed appropriate by the Village Board.
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2. Consider a resolution granting permission to Orange Realty & Consulting, Inc., for a request to convert storage space into a small business office located at 12 Center Street

**8:30 P.M. – PUBLIC HEARING** – To consider a request from Orange Realty & Consulting, Inc., for a permit to convert the small storage space on the first floor behind the barber shop located at 12 Center Street into a small business office

### **Open Public Hearing**

#### **Mayor read the Public Notice into the record**

Greg White, a local real estate broker and real estate owner, appeared to request a permit to convert the small storage space into a small office on Center Street; Mr. White stated that he will be placing two desks and a conference table in the space; Building Inspector, Larry Tomasso stated that there is ample parking at that location.

### **Public Comments**

Mayor Porcino asked if there were any comments from the public. There were no comments.

### **Close Public Hearing**

#### **RESOLUTION TO CLOSE THE PUBLIC HEARING TO CONSIDER A RESOLUTION GRANTING PERMISSION TO ORANGE REALTY & CONSULTING, INC., FOR A REQUEST TO CONVERT STORAGE SPACE INTO A SMALL BUSINESS OFFICE LOCATED AT 12 CENTER STREET**

**Trustee Malone: RESOLVED**, that the Village Board of the Village of Ardsley hereby closes the public hearing at 8:35 p.m. to consider a resolution granting permission to Orange Realty & Consulting, Inc., for a request to convert storage space into a small business office located at 12 Center Street. **Seconded by Trustee Kaboolian and passed unanimously.**

#### **RESOLUTION GRANTING PERMISSION TO ORANGE REALTY & CONSULTING, INC. FOR A REQUEST TO CONVERT STORAGE SPACE INTO A SMALL BUSINESS OFFICE LOCATED AT 12 CENTER STREET**

**Trustee Malone: RESOLVED**, that the Village Board of the Village of Ardsley hereby grants permission to Orange Realty & Consulting, Inc. to convert the small storage space on the first floor behind the barber shop into a small business office located at 12 Center Street with the following conditions: **Seconded by Trustee Kaboolian and passed unanimously.**

1. The applicant must provide plans showing compliance with the NYS Building Code for the interior alterations.
2. The applicant must obtain a building permit prior to the commencement of work.
3. The applicant must obtain a separate sign permit for all proposed signage.

4. The hours of operation should be determined by the Village Board.
  5. The property owner must install a key box (Knox Box) on the building in a location approved by the Ardsley Fire Chief.
  6. Any conditions deemed appropriate by the Village Attorney & Village Manager.
  7. Any conditions deemed appropriate by the Village Board.
- V. **NEW BUSINESS**

1. Consider a resolution declaring Lead Agency and Scheduling a Public Hearing for Proclinux to convert space on the ground level into a medical office located at 1 Elm Street

**RESOLUTION DECLARING LEAD AGENCY AND SCHEDULING A PUBLIC HEARING FOR PROCLINUX TO CONVERT SPACE ON THE GROUND LEVEL INTO A MEDICAL OFFICE LOCATED AT 1 ELM STREET**

**Trustee DiJusto: RESOLVED**, that the Village Board of the Village of Ardsley hereby declares itself Lead Agency for a proposed permit to convert approximately 2,000 square feet of assembly space on the ground level of the building into a medical office located at 1 Elm Street;

BE IT FURTHER RESOLVED, that the Village Board of the Village of Ardsley hereby schedules a public hearing on Monday, May 16, 2016 at 8:15 p.m. to discuss the proposed project. **Seconded by Trustee Monti and passed unanimously.**

2. Consider a resolution enabling Village Treasurer to make necessary transfers within the General Fund

**ANNUAL RESOLUTION ENABLING VILLAGE TREASURER TO MAKE NECESSARY TRANSFERS WITHIN THE GENERAL FUND**

**Trustee Monti: Resolved**, that the Village Board of the Village of Ardsley hereby authorizes the Village Treasurer to make all necessary transfers in the 2015/2016 Village Budget, with the exception of the Contingency line item and the surplus accounts. **Seconded by Trustee DiJusto and passed unanimously.**

3. Consider a resolution modifying the 2015/2016 Budget by enabling the Village Treasurer to transfer \$214,218.68

**RESOLUTION MODIFYING THE 2015/2016 BUDGET BY ENABLING THE VILLAGE TREASURER TO TRANSFER \$214,218.68**

FROM REVENUE LINE ITEM

9730.600 BOND PRINCIPAL

TO EXPENDITURE LINE ITEM

1420.460	CONTRACT SERVICES	1,000.00
1420.461	PROF SERVICES	1,009.95
1420.468	LITIGATION	2,836.67
1620.431	TELEPHONE	10,266.77
1620.490	BUILDING MAINTENANCE	4,501.31
3120.170	POLICE SPEC. SERVICES	1,075.00
1964.462	CERTIORARI	154,188.66
7110.133	LONGEVITY (PARKS)	525.00
7550.490	CELEBRATIONS	15,008.30
8120.101	SANITARY SEWER OT	861.42
8160.460	CONTRACT SERVICES	11,760.91
8170.400	STREET CLEANIN	4,606.15
9060.807	MEDICAL	6,578.54

4. Consider a resolution granting permission to erect an anti-drinking sign in Pascone Park, and a banner across Ashford Avenue in connection with the Prom and High School/Middle School Graduations from May 27<sup>th</sup> through June 24<sup>th</sup>

**RESOLUTION GRANTING PERMISSION TO ERECT AN ANTI-DRINKING SIGN IN PASCONE PARK, AND A BANNER ACROSS ASHFORD AVENUE IN CONNECTION WITH THE PROM AND HIGH SCHOOL/MIDDLE SCHOOL GRADUATIONS FROM MAY 27<sup>TH</sup> THROUGH JUNE 24<sup>TH</sup>**

**Trustee Kaboolian:** RESOLVED, that the Village Board of the Village of Ardsley hereby approves a request from Ardsley High School Social Worker Monique Johnson and SAYF Coalition Coordinator Theresa DelGrosso to erect a 4' x 8' sign, at the northbound jug handle lane of McCormick Drive, that reads:

“PARENTS AND STUDENTS ARE YOU READY FOR PROM AND GRADUATION? BE SMART, BE SAFE. DON'T BE A PARTY TO TEENAGE DRINKING. KNOW THE FACTS, DON'T BECOME A STATISTIC,” “Parents Who Host Lose the most. Don't be a party to teenage drinking. It's against the law.

BE IT FURTHER RESOLVED, that the Village Board of the Village of Ardsley hereby approves a second request from Ardsley High School Social Worker Monique Johnson and SAYF Coalition Coordinator Theresa DelGrosso to hang a 20' x 4' banner across Ashford Avenue near Village Ardsley Village Hall that reads:

“HELP YOUR TEENS ACHIEVE THEIR DREAMS. HELP THEM TO BE DRUG FREE AND SAYF” A MESSAGE FROM THE ARDSLEY SAYF COALITION, ARDSLEY HIGH SCHOOL & ARDSLEY MIDDLE SCHOOL. **Seconded by Trustee Malone and passed unanimously.**

5. Consider a resolution to grant permission to hang ribbons throughout the Village of Ardsley for NAMI Westchester “National Alliance on Mental Illness”

**RESOLUTION TO GRANT PERMISSION TO HANG RIBBONS THROUGHOUT THE VILLAGE OF ARDSLEY FOR NAMI WESTCHESTER “NATIONAL ALLIANCE ON MENTAL ILLNESS”**

**Trustee DiJusto: RESOLVED**, that the Village Board of the Village of Ardsley hereby grants permission for NAMI Westchester “National Alliance on Mental Illness” to hang ribbons throughout the Village of Ardsley to honor Mental Health Awareness Month and;

BE IT FURTHER RESOLVED, that the Village Manager will determine where the ribbons will be displayed throughout the Village of Ardsley. **Seconded by Trustee Monti and passed unanimously.**

**VII. CALL FOR EXECUTIVE SESSION.** Brief Executive Session to discuss a legal matter

**VIII. ADJOURNMENT OF MEETING**

**Trustee Kaboolian: RESOLVED**, that the Village Board of the Village of Ardsley hereby adjourns the regular meeting of Monday, May 2, 2016 at 8:45 p.m. **Seconded by Trustee Malone passed unanimously.**

**IX. NEXT VILLAGE BOARD MEETING:** Monday, May 16, 2016 at 8:00 p.m.

Respectfully submitted,

Donna Fusco  
Recording Secretary