



MINUTES

Ardsley Village Board of Trustees

8:00 PM - Monday, October 5, 2020

Meeting held via Zoom platform

Present: Mayor	Nancy Kaboolian
Deputy Mayor/Trustee	Andy DiJusto
Trustee	Joann D'Emilio
Trustee	Evan Yager
Trustee	Steve Edelstein
Village Manager	Meredith S. Robson
Village Clerk	Ann Marie Rocco
Village Attorney	Robert J. Ponzini

Absent:

*****MOMENT OF SILENCE IN MEMORY OF NORMAN GOODFARB*****

1. 8:05 p.m. - PUBLIC HEARING Continuation of Public Hearing -To Pursue Eminent Domain Proceedings for the Properties Located on Heatherdell Road & Saw Mill River Road.

- 1.1 Public Hearing was opened at 8:05 p.m.
No one came to speak on this matter.

2. 8:15 P.M. - PUBLIC HEARING Public Hearing-To Discuss the Proposed Permit to Replace the Site Lighting in the Parking Lot at 921 Saw Mill River Road

- 2.1 Public Hearing was opened at 8:15 p.m.
Mayor read the Notice into the Record.

At 8:18 p.m. Trustee Edelstein: Resolved that this public hearing be adjourned for the permit to replace the site lighting in the parking lot at 921 Saw Mill River Road to October 19, 2020 at 8:15 p.m. Seconded by D'Emilio and passed unanimously.

3. SPECIAL PRESENTATION Sustainable Westchester-Jasmine Graham -Westchester Power Community Energy Program

- 3.1 Jasmine Graham from Sustainable Westchester provided the Board with a Westchester Power Presentation regarding bid results and contract information.

There are 27 municipalities participating in the CCA. Notification letters will be mailed to residents on November 4th, 30 day opt out period will be from November 9th-December 9th and enrollment will begin on January 1st. If anyone has any questions regarding this program, please call 914-242-4725 or email info@sustainablewestchester.org.

[WP PostContract_Ardsley_10.05.2020](#)

4. ANNOUNCEMENT OF EXIT SIGNS

5. PLEDGE OF ALLEGIANCE

6. APPROVAL OF MINUTES:

- 6.1 Regular Meeting September 21, 2020

Moved by Trustee DiJusto Seconded by Trustee Yager and passed unanimously. RESOLVED that the Village Board of the Village of Ardsley hereby approves the minutes of the Regular Meeting of Monday, September 21, 2020 as submitted.

7. DEPARTMENT REPORTS

1. LEGAL

- 1.a Village Attorney Ponzini stated there is nothing to report other than the matters that may have been submitted in memorandum form and has been working with staff on various ongoing items. He is also available for Executive Session if needed.

2. MANAGER

- 2.a Village Manager's Report -October 5, 2020-Village Manager, Meredith Robson read the following report:
1. **CENSUS**: After various confusing reports, census responses are back to being due by October 31st! Please do your part and complete the form as soon as possible! Census counts may make a huge difference in potential federal

funding opportunities and representation. As of today, our response rate is 80.4%. If you are part of the 19.6% who have not responded, please do so!!!

2. **COLUMBUS DAY CLOSING:** All offices, including the Library, Community Center, Court, and the Department of Public Works will be closed on Monday, October 12, 2020 in observance of Columbus Day. Since there will be no garbage collection on Monday, there will be Village-wide garbage collection on Tuesday, October 13, 2020. The rest of the week will follow a normal schedule.
3. **CON EDISON GAS LINE PROJECT:** We expect to have an updated project schedule from Con Ed on our website by Wednesday. Weather permitting, they expect to continue the gas main project throughout the winter. We are doing our best to work with them to attempt to minimize the disruptions caused by this work.
4. **ROADWORK:** As most people know, we have begun our curbing work in preparation of this year's milling and paving work. We have put out information on a number of occasions and I want to again take this opportunity to remind the community that road improvements will include concrete curbing and any Belgian Block curbing in the public right-of-way will be removed. The Board of Trustees has not yet been asked to authorize the milling and pavement contract for this year because we are still trying to work with Con Ed on the ultimate paving of Ashford Avenue. We have pushed back action on this bid until we finalize an agreement with Con Ed.
5. **New Hires and Retirement:** As everyone might recall from the last meeting, we have now hired a new Highway General Foreman! David DiGregorio has joined us on October 1 and I want to officially welcome him! David comes to us with a great deal of experience and I look forward to working with him. I also want to give a heartfelt thank you to Rick Thompson for his many years of service to the Village. Rick has managed the highway department, served as Fire Chief, and served as chief cook and bottle washer for all sorts of Village events because of his extraordinary culinary talents! For more than 21 years, Rick has given his heart and soul to this Village and his contributions are acknowledged and greatly appreciated. I'm sure I speak for all of us in wishing Rick a long, healthy and wonderful retirement!

3. TREASURER

3.a Abstract Report-October 5, 2020

Village Manager Meredith Robson read the Treasurer's Report for October 5, 2020. Village Manager Robson stated that the bills for the past two weeks totaled as follows: From the General Fund: \$101,991.68; from the Sewer Fund: \$0.00; from the Trust & Agency fund: \$18,504.97 and from the Capital Fund: \$187,759.88

Moved by Trustee Yager, Seconded by Trustee DiJusto and passed unanimously. RESOLVED that the Village Board of the Village of Ardsley hereby

authorizes the Village Treasurer to make the following payments: From the General Fund: \$101,991.68; from the Sewer Fund: \$0.00; from the Trust & Agency Fund: \$18,504.97 and from the Capital Fund: \$187,759.88.

4. BUILDING No Building Department Report

5. FIRE No Fire Department Report

6. POLICE No Police Department Report

7. MAYOR'S ANNOUNCEMENTS

7.a Mayor Kaboolian announced the following:

- Echoed the Village Manager's comments about Rick Thompson. He has been the heart and soul of the Village of Ardsley for so many years. Rick was not only our Highway Foreman, he was our Fire Chief and volunteered so many hours of his time. Wished him all the best in his retirement.
- Continues to participate on the Covid-19 County calls with the Village Manager.
- Early Voting will take place October 4th-November 1st. at Dobbs Ferry Village Hall and Greenburgh Town Hall.
- Continues to participate on the County Police Reform calls.

8. COMMITTEE & BOARD REPORTS

8.a Trustee DiJusto announced the following:

- TIPPS Committee met via zoom on September 30th and they spoke about the noise complaints from the Thruway.
- Greenburgh has a public hearing to discuss proposed legislation regarding drag racing on the Thruway in Greenburgh and potentially losing their cars.
- The committee asked for additional signage at the top of Ashford Avenue Bridge.
- Discussed opening the path between Huntley Drive and Joyce Lane in Hartsdale.
- Spoke about the "Slow Down in Ardsley" campaign.
- Discussed the crosswalk at Macy Park.
- 9A paving is complete.
- Resident approached the Committee about placing additional bike racks at our parks.

Trustee Yager announced the following:

- CEAC met October 1, 2020 and they reviewed their 2020-2021 goals.
- Making some progress on the Comprehensive Plan.

Trustee D'Emilio announced the following:

- Drug take back day will be on October 24th 10:00 am- 2:00 pm at Village Hall
- 125th Anniversary Committee will be meeting again on October 13th.

Trustee Edelstein

- Ardsley Recreation Commission met last month about various events for the months coming up.
- Friday, October 16th there will be a movie in the park. Movie showing will be Happy Halloween Scooby Doo. Seating is limited so please register at www.ardsleyrec.com
- Trunk or Treat will take place on October 24th at Pascone Park. at 12:45 p.m.
- Possibly exploring some fun runs.

8. VISITORS

9. OLD BUSINESS:

9.1 Consider a Resolution to Close and Abandon Eminent Domain Proceedings

Moved by Trustee D'Emilio, Seconded by Trustee Edelstein and passed unanimously.
Be it RESOLVED, that the Board of Trustees of the Village of Ardsley hereby close the Public Hearing opened on June 15, 2020 with respect to a proposed Eminent Domain taking at 775 Saw Mill River Road and 800 Saw Mill River Road, Village of Ardsley, New York, and

Be it FURTHER RESOLVED, that the Board of Trustees of the Village of Ardsley abandons such proposed Eminent Domain proceeding, as presently proposed, and continues its authorization of the Village Manager to negotiate any permanent and/or temporary easements with such property owners as may be desirable or required to allow the sidewalk, fencing, and stabilization public improvement project to move forward.

10. NEW BUSINESS:

10.1 DISCUSSION-LITTLE LEAGUE FIELD IMPROVEMENTS

Mr. Adamo Maiorano was present to provide the board with the proposed design of creating key updates to field 2 by extending the out field to an increased length of 200 ft. in order to expand the program for 12/13 year olds, while allowing more premier games to be held on Field 2. An interlocking retaining wall is proposed along the east end of field 2 which also serves as an access path to the t-ball field, batting cages, and spectator viewing for the t-ball field.

Mayor Kaboolian advised that the Board will discuss further and will report back to the Little League.

[Ardsley little league cover letter](#)
[ARDSLEY LITTLE LEAGUE F.2](#)
[Fiberon - Cladding Brochure](#)

- 10.2 Consider a Resolution of the Village Board Determining that Proposed Action: Development of 657 Saw Mill River Road in the Village of Ardsley is an Unlisted Action and Providing for Coordinated Review Under SEQRA by Declaring Their Intent to Act as Lead Agency

Moved by Trustee DiJusto, Seconded by Trustee Yager and passed unanimously.
WHEREAS,

the Village Board of the Village of Ardsley (the "Village Board") on 9/18/20 received an Application for Board of Trustees Site Plan Approval for the redevelopment of property located at 657 Saw Mill River Road in the Village of Ardsley designated on the tax assessment map of the Town of Greenburgh as Parcel No. 6.50-35 Lots 8, 9, 10 and 11 (the "Subject Site"), from the Thorpe-McCartney Family Limited Partnership as the owner and Thomwood Four Corners LLC as the lessor (hereinafter collectively the "Applicant") with the proposed use subject to site plan approval by the Village Board after review and recommendation by the Village of Ardsley Planning Board (the "Planning Board") and Village of Ardsley Board of Architectural Review (the "BAR"); and

WHEREAS, prior to the initial of the submission of the subject application, the Applicant completed certain remedial cleanup actions related to limited contamination and applied for and received a demolition permit to remove the existing building; and

WHEREAS, prior to receiving the formal Application for Board of Trustees Site Plan Approval, the Applicant submitted an application form dated 2/23/18, building plans including exterior elevations prepared by Madison Industries signed 1/24/19, site plan set prepared by JMC Site Planner, Civil & Traffic Engineer, Surveyor and Landscape Architect (JMC) dated 5/26/20 and a long form environmental assessment form (EAF) signed by JMC dated 8/15/20 (hereinafter the "Site Plan Application"); and

WHEREAS, the Site Plan Application calls for the redevelopment of the Subject Site to include a new 1,800± square foot convenience store, 8 new gas pumps with canopy, associated driveway improvements and sidewalk all supported by 20 parking spaces (hereinafter the "Proposed Action");

WHEREAS, the Village Board has reviewed the applicable standards of SEQR 6 NYCRR Part 617.6(b), and concluded that it should be designated as the lead agency in the coordinated environmental review of the Proposed Action, as it is the local agency with the broadest governmental powers to investigate the impacts of the Proposed Action.

NOW, THEREFORE, BE IT RESOLVED, the Village Board pursuant to Article 8 of the Environmental Conservation Law ("SEQR"), Part 617 of the General Regulations adopted pursuant thereto ("Part 617")

specifically §617.4 and §617.5 and, hereby determines that the Action is subject to SEQR and is an Unlisted Action; and

BE IT FURTHER RESOLVED, that the following agencies identified by the EAF, using all due diligence, are interested or involved agencies for the Proposed Action and should be provide a copy of this Notice of Intent to Act as Lead Agency:

Village of Ardsley Planning Board

Village of Ardsley Board of Architectural Review Westchester County Department of Health Westchester County Department of Planning Village of Dobbs Ferry Village Board

New York State Department of Environmental Conservation New York State Department of Transportation

New York State Thruway Authority

Federal Emergency Management Agency; and

BE IT FURTHER RESOLVED, that the Village Board hereby directs that a Lead Agency Coordination Notice be circulated among interested and involved agencies together with copies of the EAF, and such other information as is appropriate, indicating the Village Board's intent to assume the role of Lead Agency for the Action under SEQR and Part 617, and that a minimum of 30 days to comment on the Board's Intent to Act as Lead Agency and that any correspondence on this matter be directed to the Office of the Building Inspector, 507 Ashford Avenue, Ardsley, NY 10502.

- 10.3 Consider a Resolution to Authorize the Village Manager to Sign an Agreement Between the Village of Ardsley and Rina Schunk-Independent Social Media/Marketing Consultant for Social Media/Marketing Services

Moved by Trustee Yager, Seconded by Trustee DiJusto and passed unanimously. RESOLVED, that the Village Board of the Village of Ardsley hereby authorizes the Village Manager to sign an agreement with Rina Schunk to provide services for all Social Media/Marketing services to the SAYF Coalition to assist them in maintaining and updating the SAYF Coalition's website and Facebook page for the period of October 1, 2020 through September 29, 2021.

- 10.4 Consider a Resolution to Authorize the Village Manager to Sign an Agreement Between the Village of Ardsley and Student Assistance Services for Technical Assistance and Evaluation Services

Moved by Trustee D'Emilio, Seconded by Trustee Edelstein and passed unanimously. RESOLVED, that the Village Board of the Village of Ardsley hereby authorizes the Village Manager to sign an agreement with Student Assistance Services Corporation to provide technical assistance and evaluation services to the SAYF Coalition for the period of September 30, 2020 through September 29, 2021.

11. CALL FOR EXECUTIVE SESSION-LEGAL ADVICE

12. ADJOURNMENT OF MEETING

- 12.1 Trustee Edelstein: RESOLVED, that the Village Board of the Village of Ardsley
Hereby adjourns the regular meeting of Tuesday, October 5, 2020, at 9:36 p.m.
Seconded by Trustee D'Emilio and passed unanimously.

13. NEXT BOARD MEETING: October 19, 2020

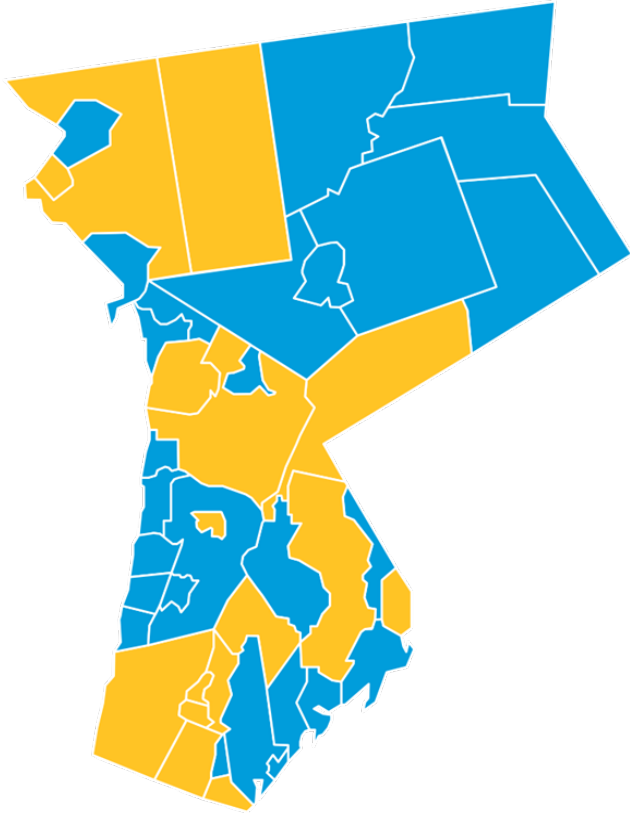
Village Clerk

WESTCHESTER POWER

Bid Results & New Contract Information

October 5, 2020





WESTCHESTER POWER CCA

MUNICIPAL PARTICIPATION

Ardsley
Bedford
Croton-on-Hudson
Dobbs Ferry
Greenburgh
Hastings-on-Hudson
Irvington

Larchmont
Lewisboro
Mamaroneck Village
Mamaroneck Town
Mount Kisco
New Castle
New Rochelle

North Salem
Ossining Village
Ossining Town
Peekskill
Pelham Village
Pleasantville
Pound Ridge

Rye Brook
Rye City
Sleepy Hollow
Somers
Tarrytown
White Plains

27

Municipalities

24

Green Supply
Municipalities

115,000

Residents and
Small Businesses

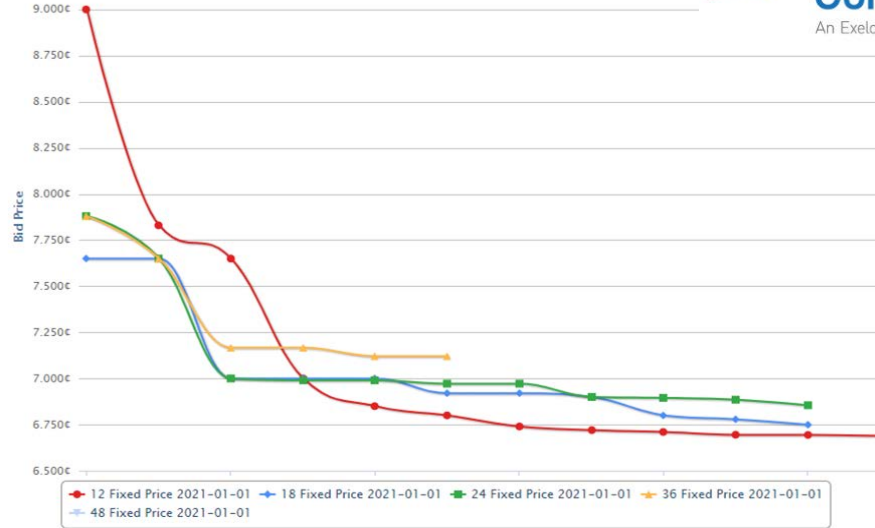
WESTCHESTER POWER: BID RESULTS & 2021 CONTRACT

BID RESULTS

Residential Standard
Supply



6.749 cents
for 18 months



Best Bids					
	12 Month	18 Month	24 Month	36 Month	48 Month
Best Bid	6.689c	6.749c	6.855c	7.121c	
Supplier	Constellation NewEnergy	Constellation NewEnergy	Constellation NewEnergy	Eligo Energy	

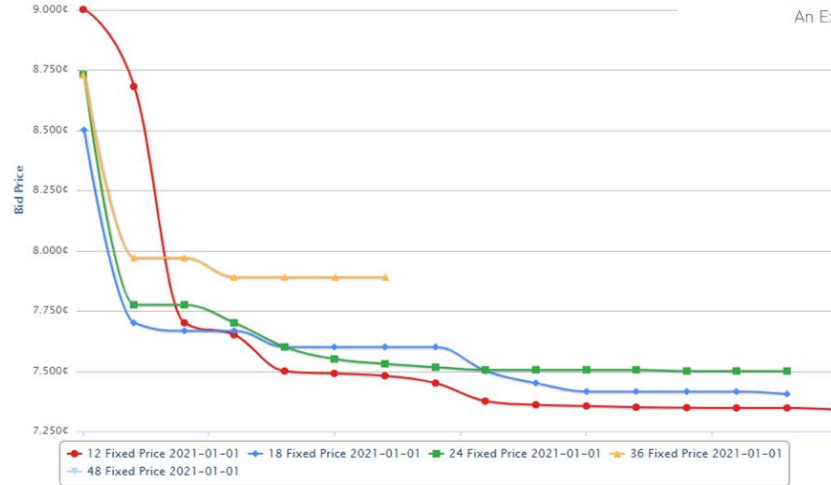


BID RESULTS

Residential Green Supply



7.405 cents
for 18 months



Best Bids					
	12 Month	18 Month	24 Month	36 Month	48 Month
Best Bid	7.340c	7.405c	7.500c	7.890c	
Supplier	Indra Energy	Constellation NewEnergy	Indra Energy	Indra Energy	

Current Bids					
Supplier	12 Month	18 Month	24 Month	36 Month	48 Month
Indra Energy	7.340c	7.600c	7.500c	7.890c	
Constellation NewEnergy	7.347c	7.405c	7.505c		
Eligo Energy	7.490c	7.667c	7.775c	7.970c	
Genie Energy	8.680c	8.500c	8.730c	8.730c	

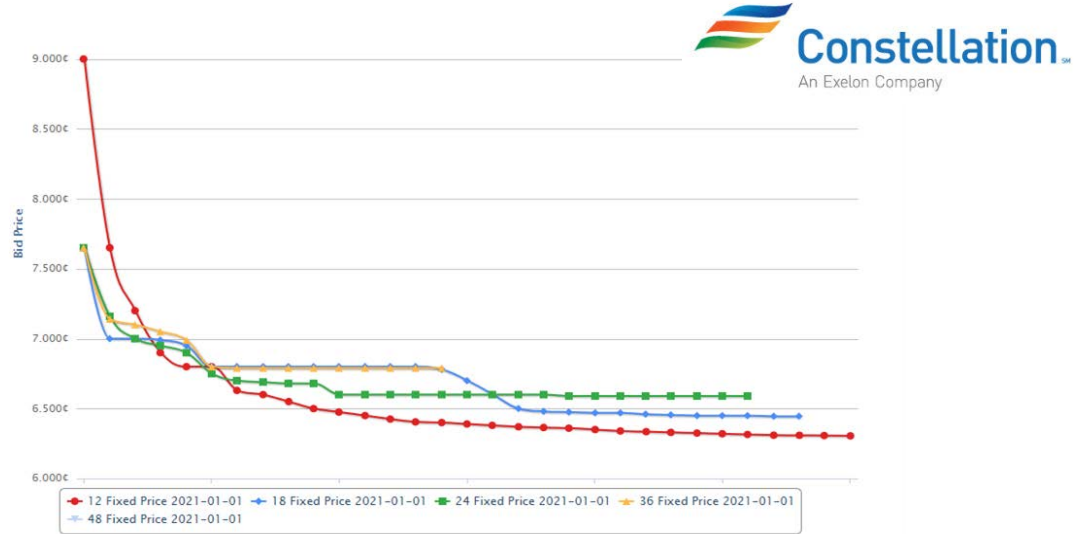


BID RESULTS

Commercial Standard
Supply



6.445 cents
for 18 months



Best Bids					
	12 Month	18 Month	24 Month	36 Month	48 Month
Best Bid	6.305c	6.445c	6.590c	6.790c	
Supplier	Indra Energy	Constellation NewEnergy	Indra Energy	Indra Energy	

Current Bids					
Supplier	12 Month	18 Month	24 Month	36 Month	48 Month
Indra Energy	6.305c	6.800c	6.590c	6.790c	
Constellation NewEnergy	6.307c	6.445c	6.600c		
Eligo Energy	6.500c	6.600c	6.700c	6.800c	
Genie Energy	7.200c	6.990c	7.160c	7.140c	

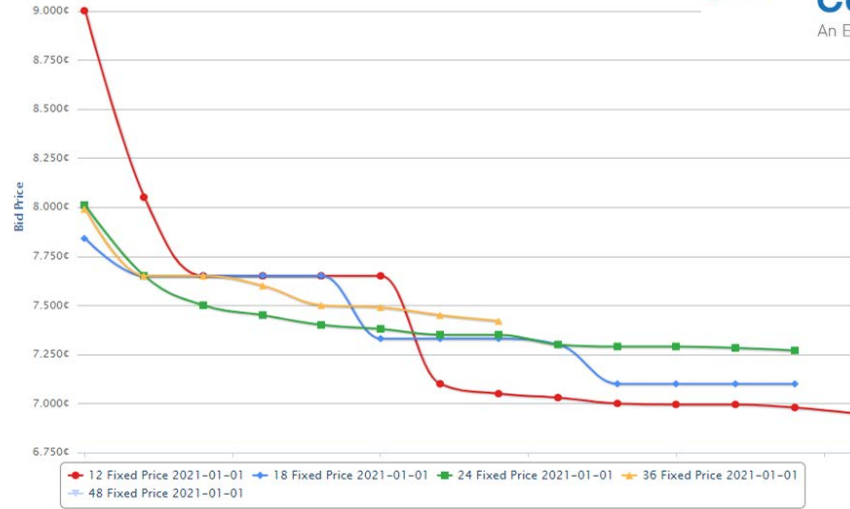


BID RESULTS

Commercial Green
Supply



7.100 cents
for 18 months



Best Bids					
	12 Month	18 Month	24 Month	36 Month	48 Month
Best Bid	6.950c	7.100c	7.270c	7.420c	
Supplier	Indra Energy	Constellation NewEnergy	Indra Energy	Indra Energy	

Current Bids					
Supplier	12 Month	18 Month	24 Month	36 Month	48 Month
Indra Energy	6.950c	7.330c	7.270c	7.420c	
Constellation NewEnergy	6.979c	7.100c	7.283c		
Eligo Energy	7.650c	7.650c	7.350c	7.450c	
Genie Energy	8.050c	7.840c	8.010c	7.990c	



KEY DATES

NOVEMBER 4th — Notification Letters sent to Residents

NOVEMBER 9th – DECEMBER 9th — 30 Day Opt Out Period

JANUARY 1st — Enrollment begins



OPTING OUT & SWITCHING SUPPLY OPTIONS

Residents can opt out at *any time* with *no penalty*

POSTCARD — Sign and send back postmarked postcard

PHONE — Call our office (914) 242-4725 and we'll help you switch your supply option or opt out

ONLINE — www.sustainablewestchester.org/wp/

OUTREACH & EDUCATION

Outreach is ongoing and a robust emphasis on digital outreach that includes:



COUNTY & LOCAL PRESS

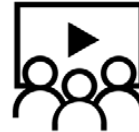


DIGITAL COLLATERAL & CONSUMER
EDUCATION VIDEO SERIES

sustainablewestchester.org/wp or
Sustainable Westchester Media on YouTube



SOCIAL MEDIA POSTING



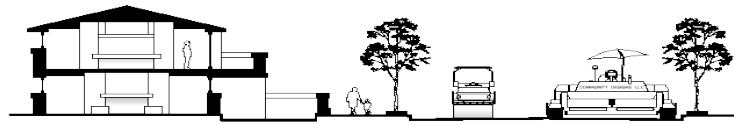
VIRTUAL COMMUNITY EDUCATION SESSIONS
(transitioning to in person & events as allowable)



QUESTIONS? COMMENTS?

(914) 242- 4725

INFO@SUSTAINABLEWESTCHESTER.ORG



COMMUNITY DESIGNS ENGINEERING D.P.C.

CDESIGNSENGINEERING@GMAIL.COM

439 White Plains Rd.

Phone: 914-346-5616

Eastchester, NY 10709

Fax: 914-352-0114

September 25th, 2020

TO: Village of Ardsley- Board of Trustees

CC: Larry J. Tomasso, Building Inspector.

Project Address: McDowell Park: Ardsley Little League

377 Heatherdell Rd Ardsley, N.Y. 10502

Section: 6.60 **Block:** 39 **Lot(s):** 18&19 **Zone:** R-1

The applicants of the Ardsley Little League are seeking approval for field improvements, alterations, and updates to the related field structures proposed in the attached drawings. The ultimate objective the applicants wish to create is too have increased use options, spectator viewing, and condition upgrades to the current Field 2. Currently Field 1 hosts the little leagues premiere games, with its outfield distance necessary to do so. Due to the proximity to Field 1 and the property line as well as Heatherdell Road, creating certain desired features such as optimal spectator viewing, dugouts, and a future press box makes it very problematic.

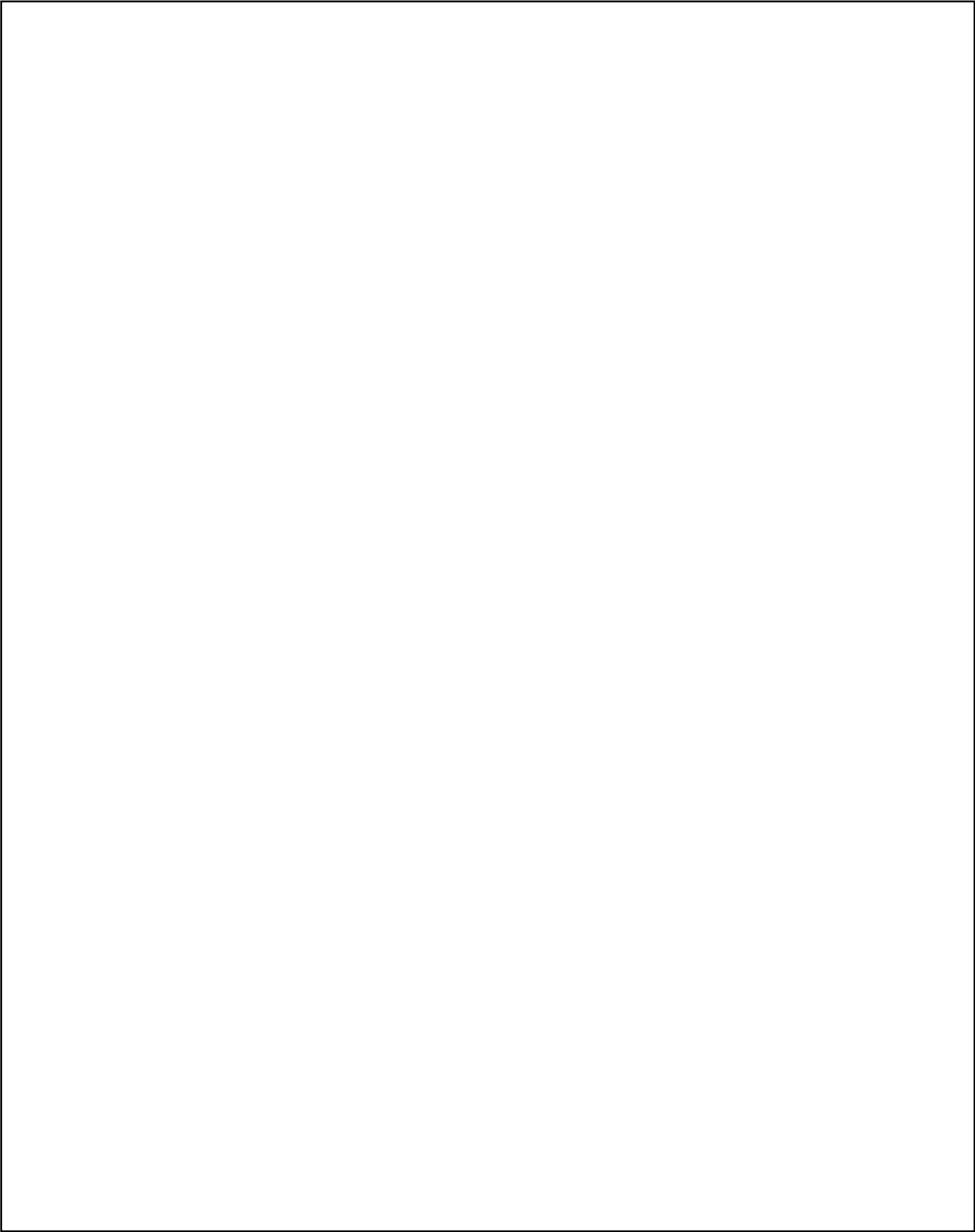
In our proposed design we wish to create key updates to Field 2 by extending the outfield to an increased length of 200ft in order to expand the program for 12/13 year olds, while allowing more premiere games to be held on Field 2. Field 2 as well has a more preferable spectator viewing experience with room to expand in the future as well for a potential press box. In doing so we are proposed new fencing around field 2 as well as the current t-ball field to be repositioned. An interlocking retaining wall is proposed along the east end of field 2 which also serves as an access path to the t-ball field, batting cages, and spectator viewing for the t-ball field. Along the new retaining wall certain trees as designated in the attached tree removal plan are proposed to be removed as well as other invasive plantings around the t-ball spectator stands to create a more suitable and comfortable area for viewing games. In its current location the existing dugouts for field 2 will be removed and replaced with new dugouts as proposed. The t-ball field's home plate relocation will also be improved with new dugouts relocated as per plans. Minor site improvements will also take place with field condition improvements, fencing, spectator stands, and painting.

Please feel free to contact the undersigned, should you have any questions or concerns about the application prior to the meeting.

Sincerely,

Adamo Maiorano

ADAMO MAIORANO
B. ARCH, ASSOC. AIA



ARDSLEY LITTLE LEAGUE

PROPOSED FIELD ALTERATIONS



1/A.1

NOTES:

1. PLANS DO NOT SHOW ALL UNDERGROUND UTILITIES, OIL TANKS OR OTHER SUBSURFACE INFORMATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE FOR A UTILITY MARK OUT PRIOR TO CONSTRUCTION CALL 800-962-7962 WWW.DIGSAFELYNEWYORK.COM
2. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE SUPERVISION OF THE CONSTRUCTION
3. ALL CONDITIONS, LOCATIONS, AND DIMENSIONS SHALL BE FIELD VERIFIED AND THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED OF ANY DISCREPANCIES. NO CHANGES SHALL BE MADE TO THESE PLANS EXCEPT AS PER NYS LAW CH. 987.
4. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL APPLICABLE CODES, INCLUDING BUT NOT LIMITED TO RESIDENTIAL CODE OF NYS, LOCAL BUILDING AND ZONING CODES.
5. CONTRACTOR IS RESPONSIBLE FOR A SAFE WORKPLACE IN ACCORDANCE WITH ALL APPLICABLE LAWS AND CODES.
6. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES.
7. WRITTEN DIMENSIONS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
8. CONTRACTOR SHALL PROTECT EXISTING TREES DURING CONSTRUCTION
9. FINAL GRADING AROUND THE BUILDING SHALL SLOPE AWAY FROM THE STRUCTURE.

GENERAL NOTES

CONTRACTOR SHALL VISIT SITE AND SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS, CONDITIONS, WHICH PERTAIN TO THE FABRICATION PROCESSES, OR TO TECHNIQUES FOR CONSTRUCTION AND COORDINATION OF THE WORK OF ALL TRADES, PRIOR TO START OF CONSTRUCTION.

ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF ARCHITECT/ENGINEER BEFORE PROCEEDING. THE ELEVATIONS AND AVAILABILITY OF UTILITIES, SEWER, WATER AND ELECTRIC LINES SHALL BE VERIFIED BY OR DETERMINED BY INTERESTED CONTRACTORS PRIOR TO SUBMISSION OF BID.

CONTRACTORS SHALL ADJUST PITCH OF NEW LINES TO INSURE PROPER AND LEGAL INTERSECTIONS. CONTRACTOR SHALL COORDINATE LOCATIONS FOR STRUCTURAL, MECHANICAL AND ELECTRICAL WORK FOR ALL PITS, SLAB DEPRESSIONS, SLEEVES IN FOUNDATION WALLS, SLABS, AND ROOF OPENINGS, ETC.

CONTRACTOR SHALL VERIFY CONDITIONS OF ADJOINING STRUCTURES WHICH MAY BE AFFECTED. PROVIDE ADEQUATE PROTECTION AND RESTORE TO ORIGINAL CONDITIONS, WHEN DAMAGE SHOULD RESULT FROM SUCH WORK. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SHORING AND BRACING FOR ALL BUILDING COMPONENTS IN ORDER TO ADEQUATELY PROTECT AGAINST ANY FAILURES.

CONTRACTOR SHALL SECURE AND PAY FOR ANY AND ALL PERMITS, LICENCES, CERTIFICATES, FEES, ETC., REQUIRED BY THE VILLAGE OF ARDSLEY DEPARTMENT OF BUILDINGS OR ANY AND ALL JURISDICTION AUTHORITIES. CONTRACTOR SHALL OBTAIN A FINAL CERTIFICATE OF OCCUPANCY UPON COMPLETION.

ALL WORK MUST CONFORM TO THE VILLAGE OF ARDSLEY DEPARTMENT OF BUILDINGS, FIRE DEPARTMENT LAWS, RULES AND TO ALL REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION WHETHER SPECIFICALLY SHOWN OR NOT. [O.S.H.A. REGULATIONS MUST ALSO BE ADHERED TO]. ALL ELECTRIC WORK MUST CONFORM TO NATIONAL ELECTRIC CODE

ANY ITEM SHOWN ON ONE SHEET SHALL BE AS IF CALLED FOR BY ALL SHEETS. FINAL COORDINATION IS THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL NOT SCALE DRAWINGS AND SHALL USE FIGURED DIMENSIONS ONLY. THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION OF BUILDINGS, [STANDARD FORM OF A.I.A. LATEST EDITION A201], ARE PART OF THE CONTRACT DOCUMENTS.

WORK INCLUDED IN THESE CONTRACT DOCUMENTS TO BE ALL LABOR, MATERIALS, AND EQUIPMENT, REQUIRED TO COMPLETE THE PROPOSED CONSTRUCTION AS SHOWN. WORK INCLUDED IN THIS CONTRACT SHALL BE ACCORDING TO THE TRUE INTENT OF THE DRAWINGS AND SHALL BE FIRST CLASS IN ALL RESPECTS.

SUBCONTRACTORS SHALL GUARANTEE, IN WRITING TO THE OWNER AT CONCLUSION OF JOB, ALL MATERIALS AND WORKMANSHIP FOR A MINIMUM OF ONE YEAR AFTER SUBSTANTIAL COMPLETION.

THE ARCHITECT/ENGINEER HAS NOT BEEN RETAINED FOR SUPERVISION OR PERIODIC FIELD OBSERVATIONS AND ASSUMES NO RESPONSIBILITY FOR SAFETY METHODS ON SITE. THE OWNER AND CONTRACTOR SHALL HOLD HARMLESS THE ARCHITECT/ENGINEER FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES INCLUDING ATTORNEY'S FEES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK BY THE CONTRACTOR.

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA:

Ground Snow Load (psf)	Wind Speed (mph)	Seismic Design Category	Subject To Damage From:				Ice Shield Underlayment Required	Flood Hazards
			Weathering	Frost Line Depth	Termite	Decay		
30	120 Mph	C	Severe	3'-6"	Moderate to Heavy	Slight to Moderate	7"	FIRM (DEC 99)

ADMINISTRATIVE

THE ARCHITECT/ENGINEER HAS NOT BEEN RETAINED FOR THE SUPERVISION OF WORK & IT REMAINS INCUMBENT ON THE CONTRACTOR TO INFORM THE BUILDING DEPARTMENT OR THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CHANGES ON THE APPROVED PLANS.

NO WORK IS TO BE STARTED UNTIL A BUILDING PERMIT HAS BEEN SECURED AS REQUIRED BY THE GOVERNING AGENCIES.

THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO THE COMMENCEMENT OF WORK & SHALL REPORT ANY DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT/ENGINEER BEFORE PROCEEDING.

ALL WORK OF THE VARIOUS TRADES INVOLVED WITH THE CONSTRUCTION OF THIS PROJECT IS TO BE PERFORMED BY CAPABLE AND REPUTABLE CONTRACTORS, LICENSED IN THE STATE OF NEW YORK & AS REQUIRED BY LOCAL AGENCIES.

DO NOT SCALE DIMENSIONS FROM DRAWINGS. WRITTEN DIMENSIONS ARE TO BE FOLLOWED FOR CONSTRUCTION PURPOSES. LARGE SCALE DRAWINGS TAKE PREFERENCE OVER SMALLER SCALE DRAWINGS.

NO WORK IS TO BE STARTED UNTIL THE PLANS ARE APPROVED BY THE ARDSLEY DEPT. OF BUILDING AND A WORK PERMIT IS OBTAINED.

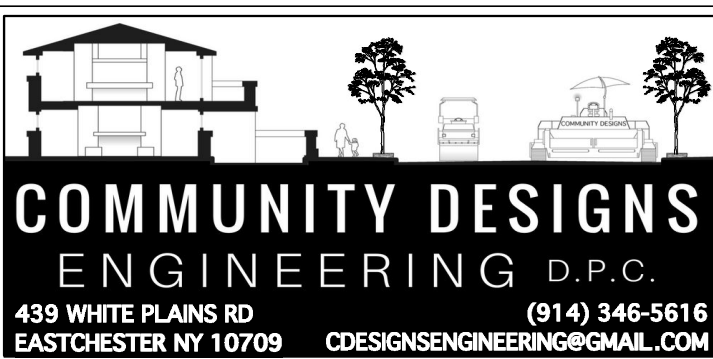
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CONTRACTOR IS RESPONSIBLE TO NOTIFYING UTILITY COMPANIES TO VERIFY EXACT LOCATIONS OF THEIR UTILITY LINES, SERVICE AND OTHER POSSIBLE EQUIPMENT.

THE OWNER SHALL BE RESPONSIBLE FOR THE SAFE MAINTENANCE OF THE BUILDING SITE.

NOTE:
SITE PLAN BASED ON SURVEY MAP
COMPLETED FEBRUARY 13, 2020
BY: SCOTT B. GRAY
SURVEYOR LIC # 050672
T.C. MERRITTS LAND SURVEYORS

1 PART SITE PLAN
SP.1 Scale: 1" = 30 ft



**PROPOSED ALTERATIONS TO
McDOWELL PARK
(ARDSLEY LITTLE LEAGUE)**
377 HEATHERDELL RD
ARDSLEY, NY 10502
SECTION: 6.60 BLOCK: 39 LOT(S): 18&19 ZONE: R-1

NO. REVISION DATE



SEAL

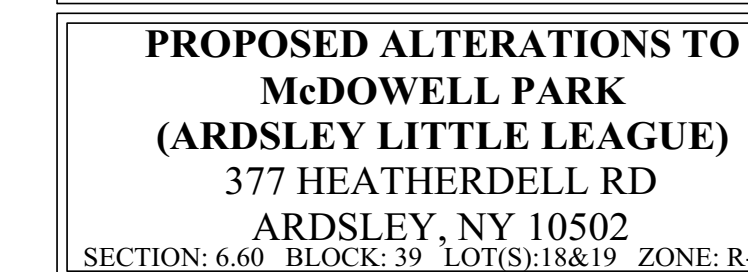
PROJECT ID/DATE: 2017 / 3.23.20
SHEET SCALE: AS NOTED










**SITE PLAN
& NOTES**

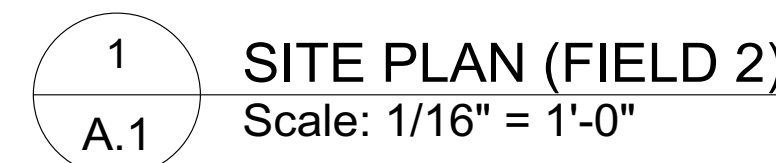
SP.1

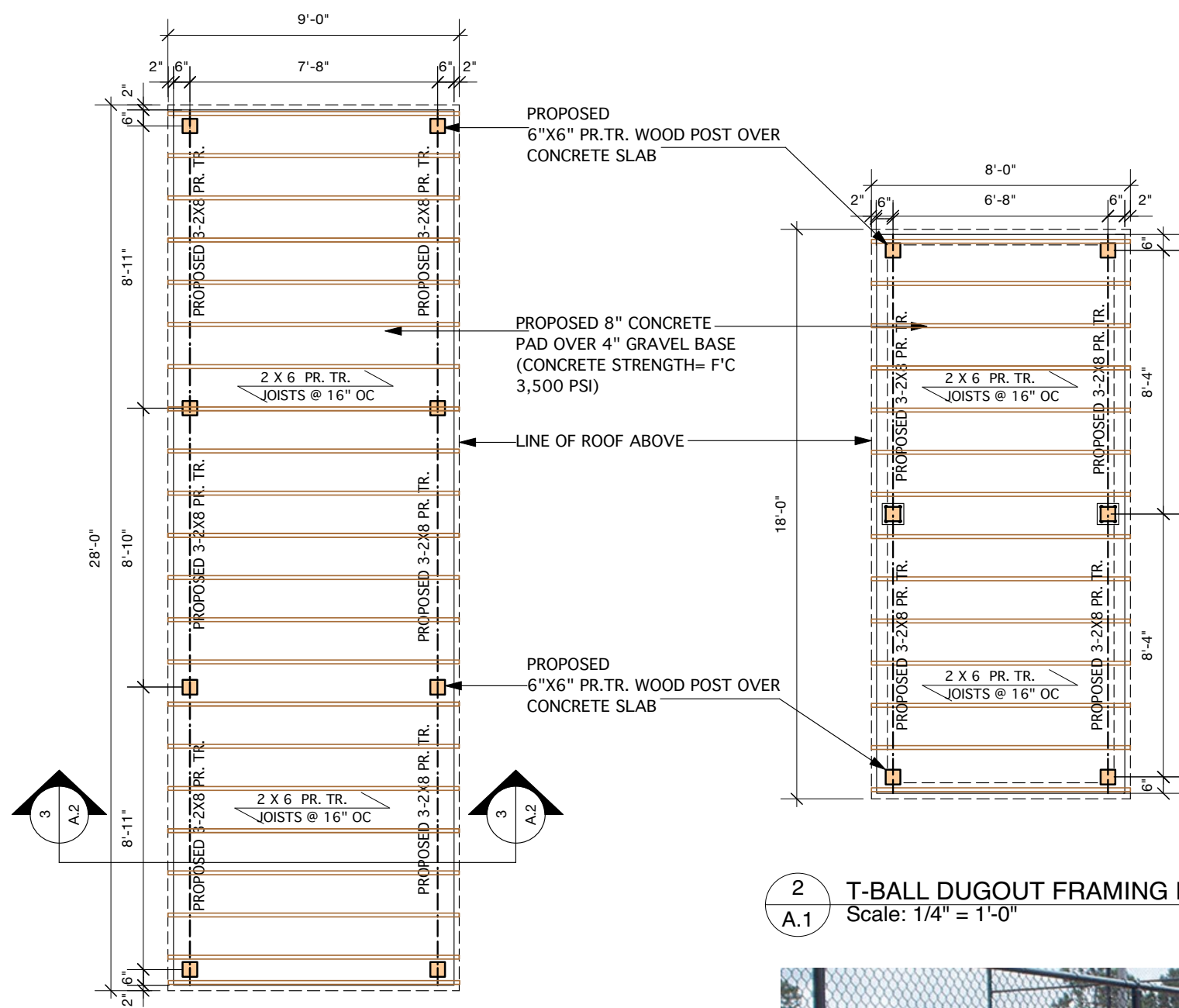
DRAWN BY: AM CHECKED BY: MM
PLOT DATE: 8.21.20

NOTE:
ELECTRICAL PERMITS
UNDER SEPARATE APPLICATIONS.



LEGEND	
	TAX LOT LINE
	EXIST'G CONTOUR
	PROPOSED CONTOUR
	ALTERED CONTOUR
	EXISTING PROPOSED FENCING
	EXIST'G FENCING TO BE REMOVED
	SOIL EROSION CONTROL STRIP
	EXIST'G TREE TO BE REMOVED
	EXISTING STRUCTURES



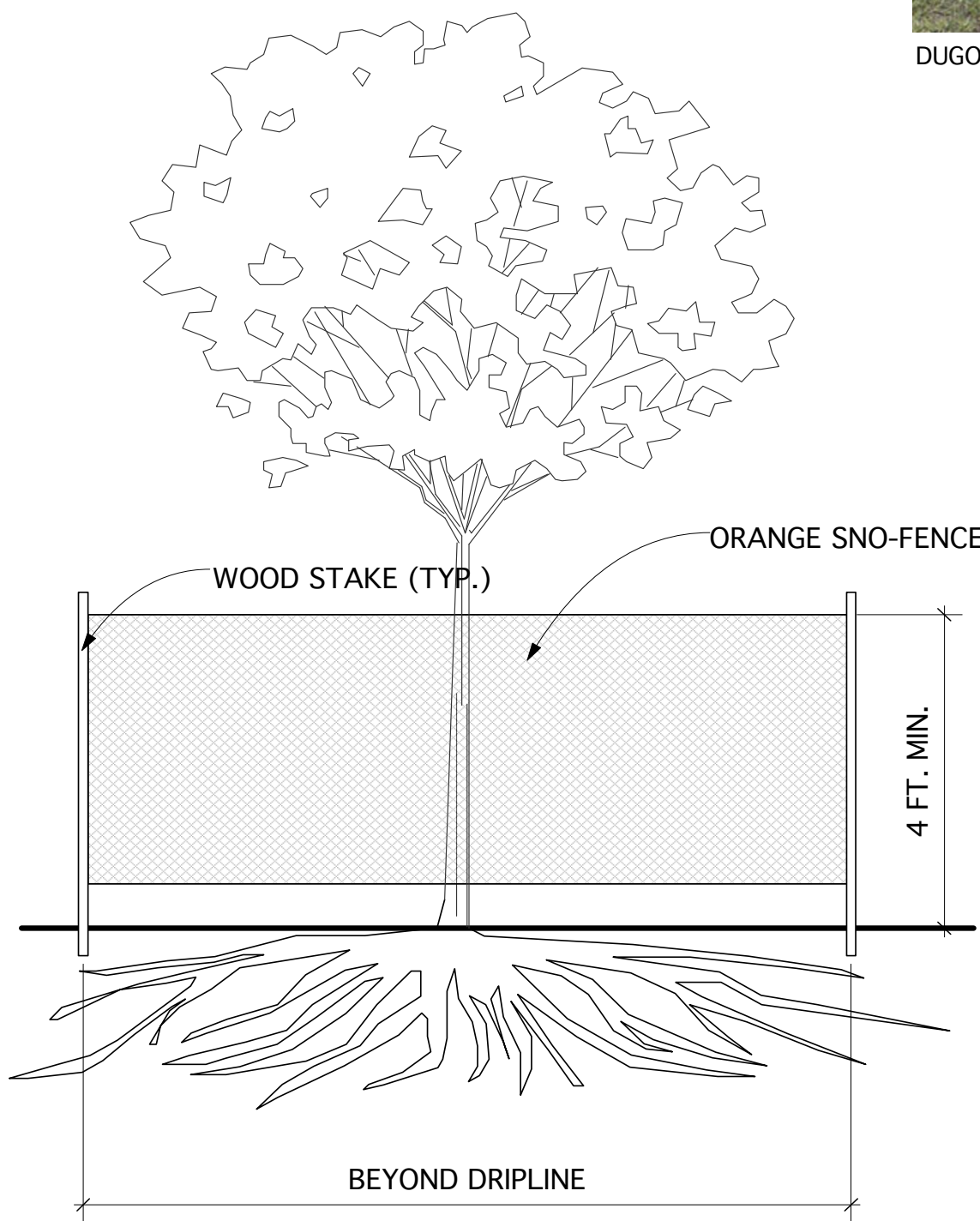


1 FIELD 2 DUGOUT FRAMING PLAN
Scale: 1/4" = 1'-0"

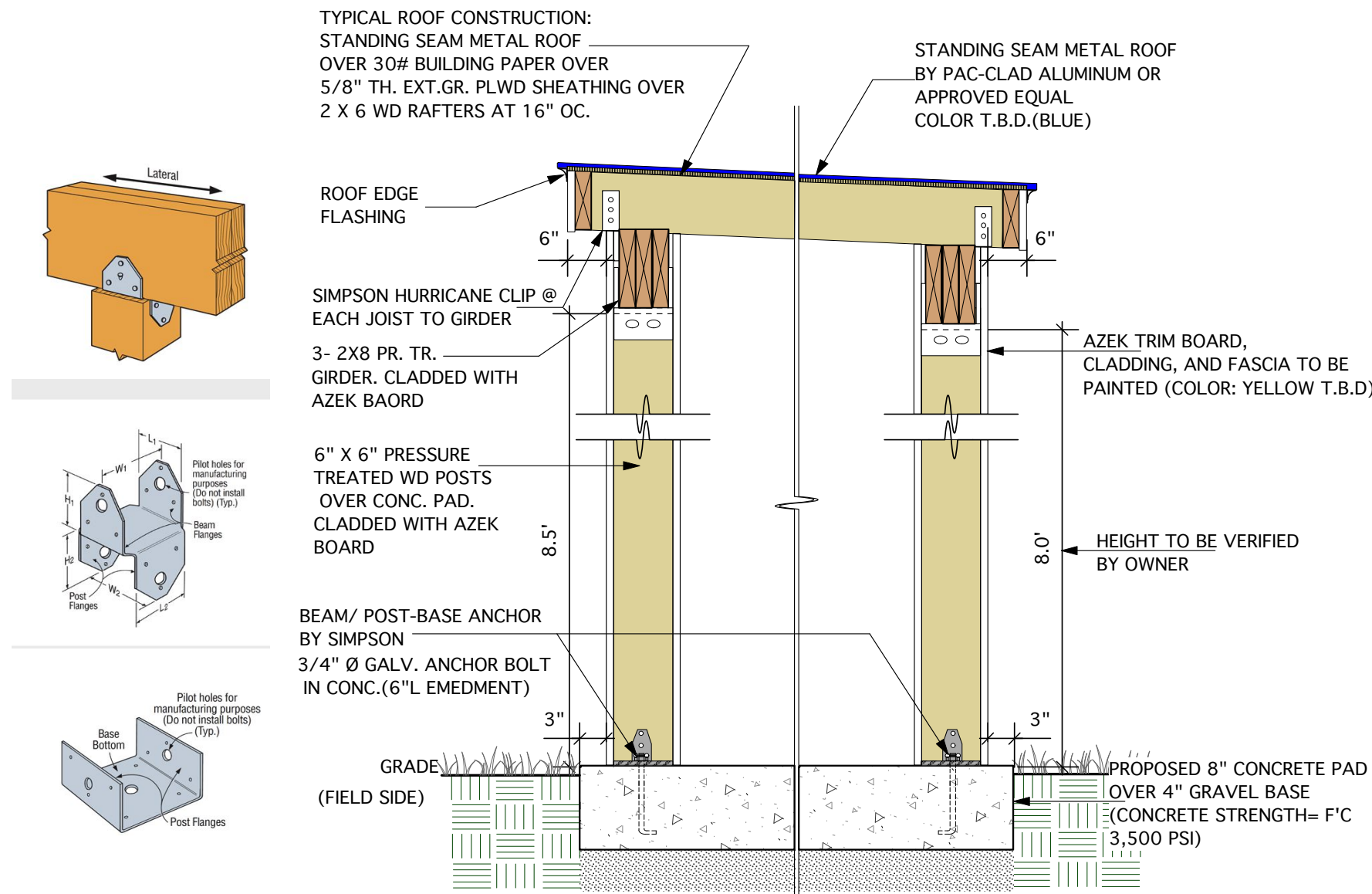
2 T-BALL DUGOUT FRAMING PLAN
Scale: 1/4" = 1'-0"



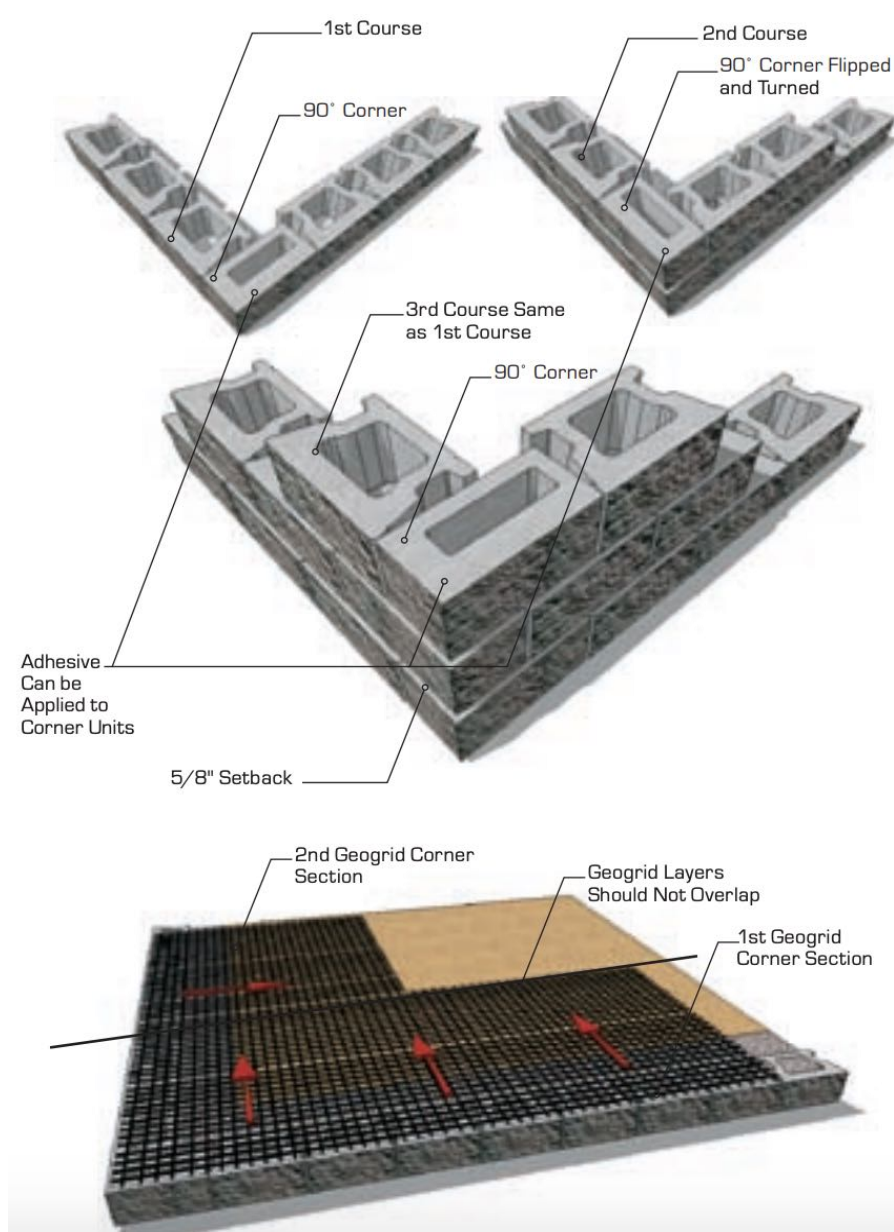
DUGOUT CONCEPT IDEA



4 TREE PROTECTION DETAIL
A.2



3 DETAIL SECTION @ DUGOUT
Scale: 1" = 1'-0"



GRID PROPERTIES AND ADDITIONAL INFORMATION GEOGRID SPECIFICATIONS

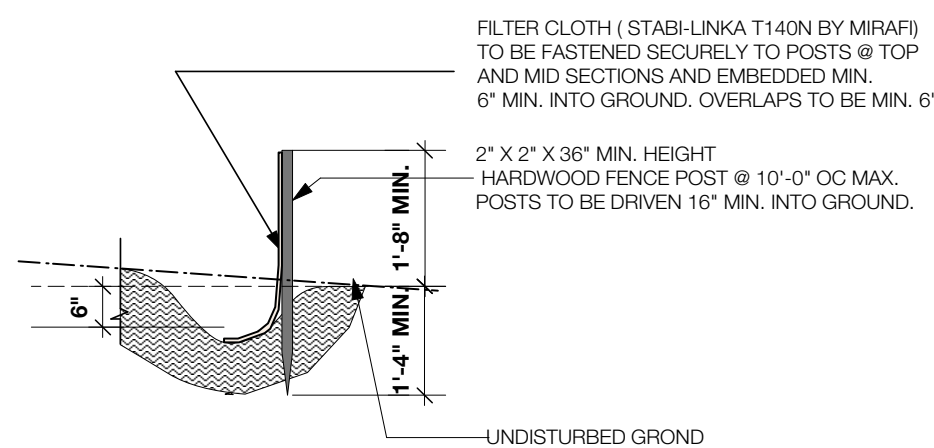
SRW UNIVERSAL GEOGRID

grid property	value
aperture size (average)	.75" x .75"
creep limited strength	737 lbs./ft.
ultimate strength	1175 lbs./ft.
long term design strength (LTDS)	635 lbs./ft.

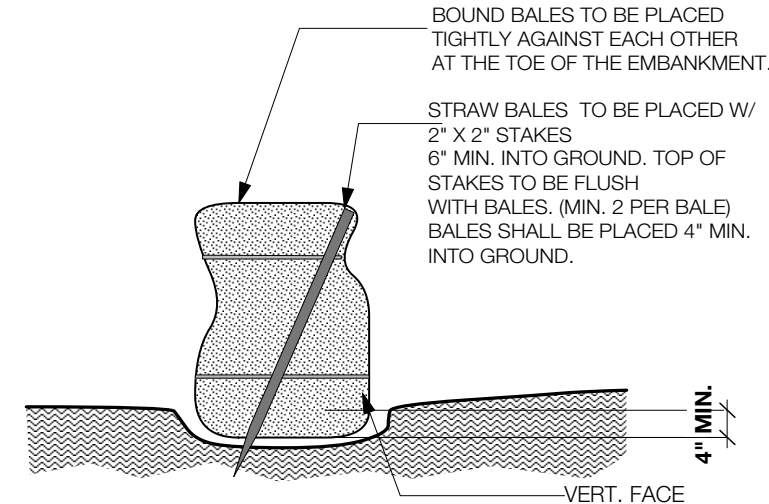
SRW 3 SERIES GEOGRID

grid property	value
aperture size (average)	.75" x .75"
creep limited strength	1259 lbs./ft.
ultimate strength	1940 lbs./ft.
long term design strength (LTDS)	1093 lbs./ft.

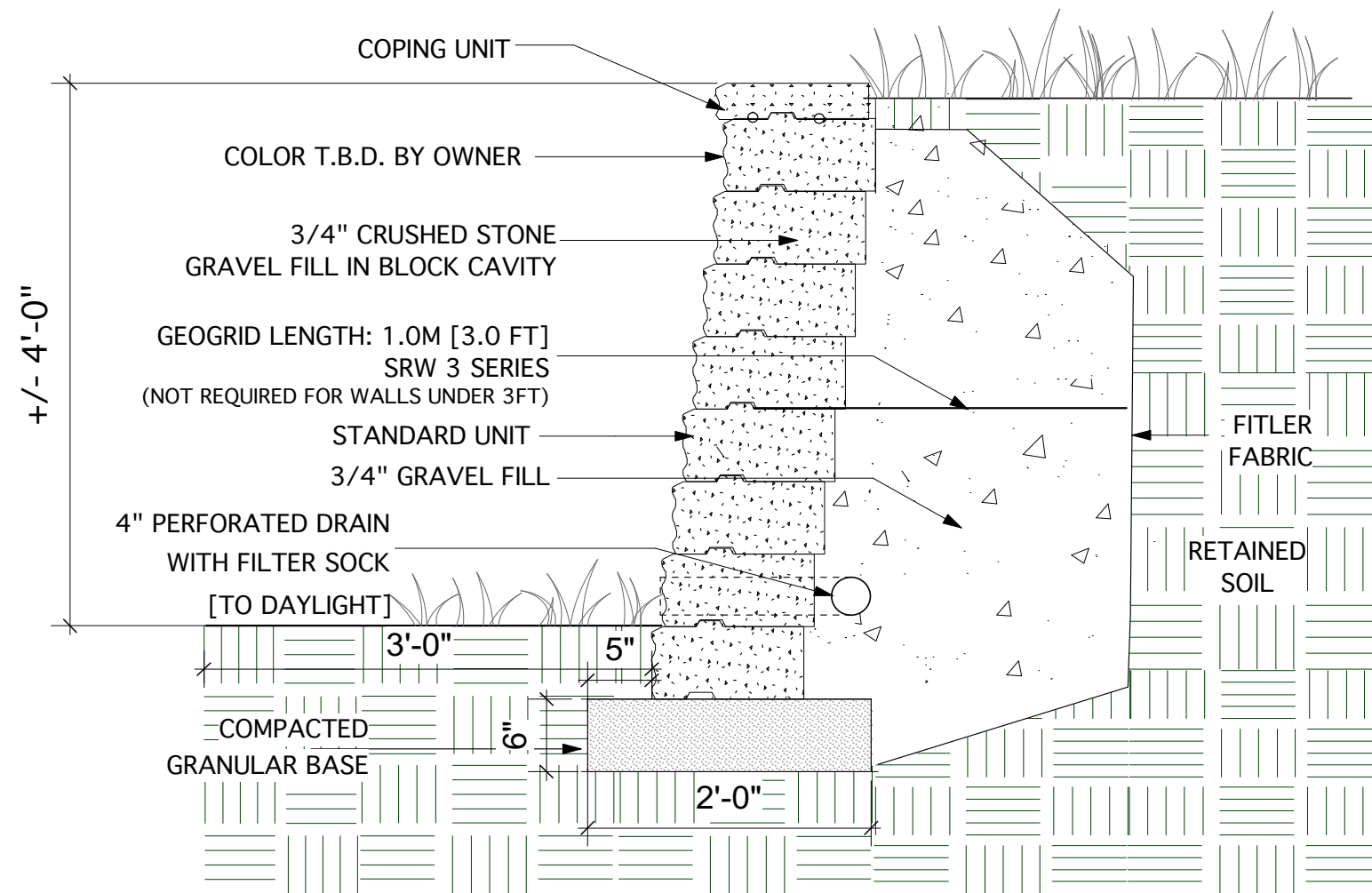
LIBERTYSTONE
HARDSCAPING SYSTEMS
CONERSTONE 100
8" SEGMENTAL RETAINING
WALL SYSTEM.
(COLOR T.B.D. BY OWNER)



7 SILT FENCE DETAIL
A.2 NOT TO SCALE



8 STRAW BALE PLACEMENT DETAIL
A.2 NOT TO SCALE



6 DETAIL @ INTERLOCKING RETAINING WALL
A.2

**COMMUNITY DESIGNS
ENGINEERING D.P.C.**
439 WHITE PLAINS RD
EASTCHESTER NY 10709 (914) 346-5616
CDESIGNSENGINEERING@GMAIL.COM

**PROPOSED ALTERATIONS TO
McDOWELL PARK
(ARDSLEY LITTLE LEAGUE)
377 HEATHERDELL RD
ARDSLEY, NY 10502
SECTION: 6.60 BLOCK: 39 LOT(S):18&19 ZONE: R-1**

NO.	REVISION	DATE

SEAL


PROJECT ID/DATE : 2017 / 3.23.20
SHEET SCALE: AS NOTED

A-2

DRAWN BY: AM CHECKED BY: MM
PLOT DATE: 8.21.20

**FRAMING PLANS, SECTIONS,
& DETAILS**

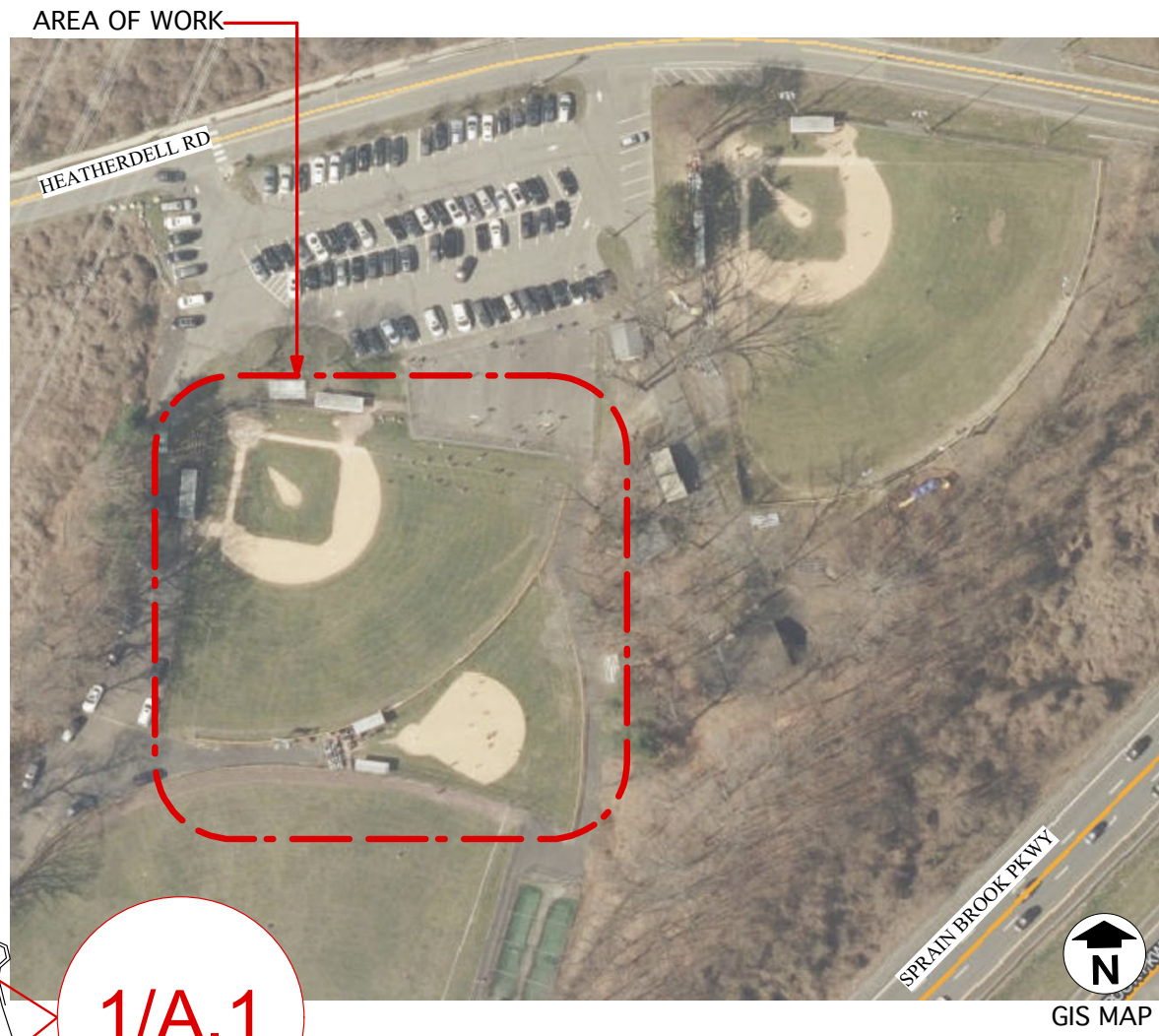


TREES PROPOSED TO BE REMOVED	
	EXIST'G TREE TO BE REMOVED
40	8" TREE
41	14" TREE
42	18" TREE
98	8" BEECH
97	8" OAK
96	12" OAK
95	8" TREE
92	8" TREE
91	10" TREE
90	12" TREE
89	8" TREE
83	8" TREE
82	8" PINE
81	12" PINE

[illegible]

ARDSLEY LITTLE LEAGUE

PROPOSED FIELD ALTERATIONS



1/A.1

NOTES:

1. PLANS DO NOT SHOW ALL UNDERGROUND UTILITIES, OIL TANKS OR OTHER SUBSURFACE INFORMATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE FOR A UTILITY MARK OUT PRIOR TO CONSTRUCTION CALL 800-962-7962 WWW.DIGSAFELYNEWYORK.COM
2. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE SUPERVISION OF THE CONSTRUCTION
3. ALL CONDITIONS, LOCATIONS, AND DIMENSIONS SHALL BE FIELD VERIFIED AND THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED OF ANY DISCREPANCIES. NO CHANGES SHALL BE MADE TO THESE PLANS EXCEPT AS PER NYS LAW CH. 987.
4. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL APPLICABLE CODES, INCLUDING BUT NOT LIMITED TO RESIDENTIAL CODE OF NYS, LOCAL BUILDING AND ZONING CODES.
5. CONTRACTOR IS RESPONSIBLE FOR A SAFE WORKPLACE IN ACCORDANCE WITH ALL APPLICABLE LAWS AND CODES.
6. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES.
7. WRITTEN DIMENSIONS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
8. CONTRACTOR SHALL PROTECT EXISTING TREES DURING CONSTRUCTION
9. FINAL GRADING AROUND THE BUILDING SHALL SLOPE AWAY FROM THE STRUCTURE.

GENERAL NOTES

CONTRACTOR SHALL VISIT SITE AND SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS, CONDITIONS, WHICH PERTAIN TO THE FABRICATION PROCESSES, OR TO TECHNIQUES FOR CONSTRUCTION AND COORDINATION OF THE WORK OF ALL TRADES, PRIOR TO START OF CONSTRUCTION.

ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF ARCHITECT/ENGINEER BEFORE PROCEEDING. THE ELEVATIONS AND AVAILABILITY OF UTILITIES, SEWER, WATER AND ELECTRIC LINES SHALL BE VERIFIED BY OR DETERMINED BY INTERESTED CONTRACTORS PRIOR TO SUBMISSION OF BID.

CONTRACTORS SHALL ADJUST PITCH OF NEW LINES TO INSURE PROPER AND LEGAL INTERSECTIONS. CONTRACTOR SHALL COORDINATE LOCATIONS FOR STRUCTURAL, MECHANICAL AND ELECTRICAL WORK FOR ALL PITS, SLAB DEPRESSIONS, SLEEVES IN FOUNDATION WALLS, SLABS, AND ROOF OPENINGS, ETC.

CONTRACTOR SHALL VERIFY CONDITIONS OF ADJOINING STRUCTURES WHICH MAY BE AFFECTED. PROVIDE ADEQUATE PROTECTION AND RESTORE TO ORIGINAL CONDITIONS, WHEN DAMAGE SHOULD RESULT FROM SUCH WORK. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SHORING AND BRACING FOR ALL BUILDING COMPONENTS IN ORDER TO ADEQUATELY PROTECT AGAINST ANY FAILURES.

CONTRACTOR SHALL SECURE AND PAY FOR ANY AND ALL PERMITS, LICENCES, CERTIFICATES, FEES, ETC., REQUIRED BY THE VILLAGE OF ARDSLEY DEPARTMENT OF BUILDINGS OR ANY AND ALL JURISDICTION AUTHORITIES. CONTRACTOR SHALL OBTAIN A FINAL CERTIFICATE OF OCCUPANCY UPON COMPLETION.

ALL WORK MUST CONFORM TO THE VILLAGE OF ARDSLEY DEPARTMENT OF BUILDINGS, FIRE DEPARTMENT LAWS, RULES AND TO ALL REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION WHETHER SPECIFICALLY SHOWN OR NOT. [O.S.H.A. REGULATIONS MUST ALSO BE ADHERED TO]. ALL ELECTRIC WORK MUST CONFORM TO NATIONAL ELECTRIC CODE

ANY ITEM SHOWN ON ONE SHEET SHALL BE AS IF CALLED FOR BY ALL SHEETS. FINAL COORDINATION IS THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL NOT SCALE DRAWINGS AND SHALL USE FIGURED DIMENSIONS ONLY. THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION OF BUILDINGS, [STANDARD FORM OF A.I.A. LATEST EDITION A201], ARE PART OF THE CONTRACT DOCUMENTS.

WORK INCLUDED IN THESE CONTRACT DOCUMENTS TO BE ALL LABOR, MATERIALS, AND EQUIPMENT, REQUIRED TO COMPLETE THE PROPOSED CONSTRUCTION AS SHOWN. WORK INCLUDED IN THIS CONTRACT SHALL BE ACCORDING TO THE TRUE INTENT OF THE DRAWINGS AND SHALL BE FIRST CLASS IN ALL RESPECTS.

SUBCONTRACTORS SHALL GUARANTEE, IN WRITING TO THE OWNER AT CONCLUSION OF JOB, ALL MATERIALS AND WORKMANSHIP FOR A MINIMUM OF ONE YEAR AFTER SUBSTANTIAL COMPLETION.

THE ARCHITECT/ENGINEER HAS NOT BEEN RETAINED FOR SUPERVISION OR PERIODIC FIELD OBSERVATIONS AND ASSUMES NO RESPONSIBILITY FOR SAFETY METHODS ON SITE. THE OWNER AND CONTRACTOR SHALL HOLD HARMLESS THE ARCHITECT/ENGINEER FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES INCLUDING ATTORNEY'S FEES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK BY THE CONTRACTOR.

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA:

Ground Snow Load (psf)	Wind Speed (mph)	Seismic Design Category	Subject To Damage From:				Ice Shield Underlayment Required	Flood Hazards
			Weathering	Frost Line Depth	Termite	Decay		
30	120 Mph	C	Severe	3'-6"	Moderate to Heavy	Slight to Moderate	7"	IRM (DEC 99)

ADMINISTRATIVE

THE ARCHITECT/ENGINEER HAS NOT BEEN RETAINED FOR THE SUPERVISION OF WORK & IT REMAINS INCUMBENT ON THE CONTRACTOR TO INFORM THE BUILDING DEPARTMENT OR THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CHANGES ON THE APPROVED PLANS.

NO WORK IS TO BE STARTED UNTIL A BUILDING PERMIT HAS BEEN SECURED AS REQUIRED BY THE GOVERNING AGENCIES.

THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO THE COMMENCEMENT OF WORK & SHALL REPORT ANY DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT/ENGINEER BEFORE PROCEEDING.

ALL WORK OF THE VARIOUS TRADES INVOLVED WITH THE CONSTRUCTION OF THIS PROJECT IS TO BE PERFORMED BY CAPABLE AND REPUTABLE CONTRACTORS, LICENSED IN THE STATE OF NEW YORK & AS REQUIRED BY LOCAL AGENCIES.

DO NOT SCALE DIMENSIONS FROM DRAWINGS. WRITTEN DIMENSIONS ARE TO BE FOLLOWED FOR CONSTRUCTION PURPOSES. LARGE SCALE DRAWINGS TAKE PREFERENCE OVER SMALLER SCALE DRAWINGS.

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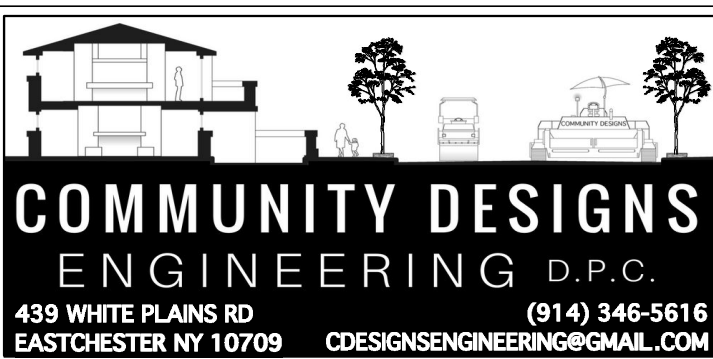
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NOTE:
SITE PLAN BASED ON SURVEY MAP
COMPLETED FEBRUARY 13, 2020
BY: SCOTT B. GRAY
SURVEYOR LIC # 050672
T.C. MERRITTS LAND SURVEYORS

1 PART SITE PLAN
SP.1 Scale: 1" = 30 ft



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(ARDSLEY LITTLE LEAGUE)**
377 HEATHERDELL RD
ARDSLEY, NY 10502
SECTION: 6.60 BLOCK: 39 LOT(S): 18&19 ZONE: R-1

NO.	REVISION	DATE

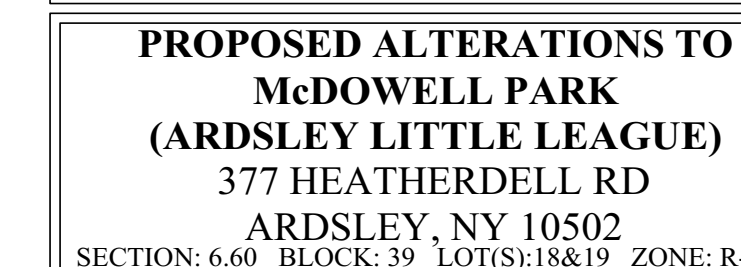
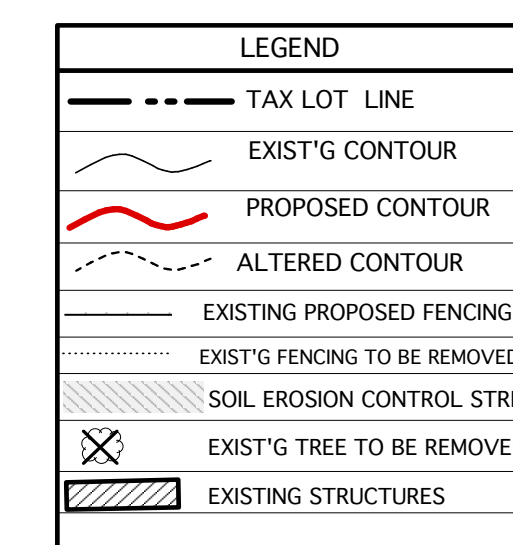


**SITE PLAN
& NOTES**

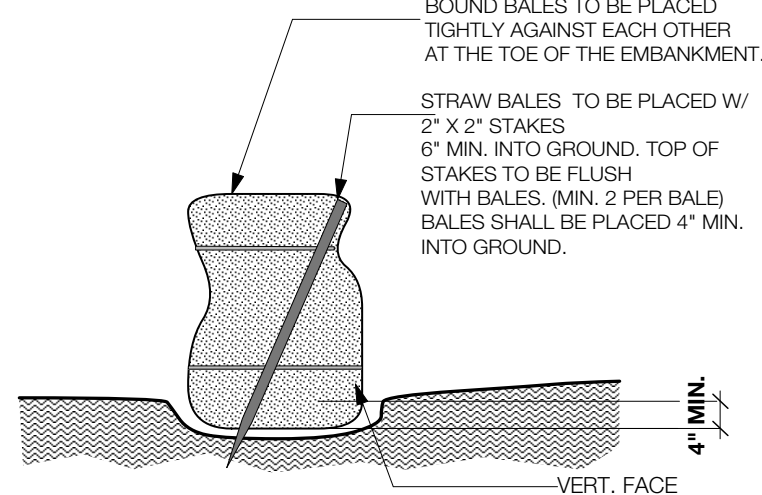
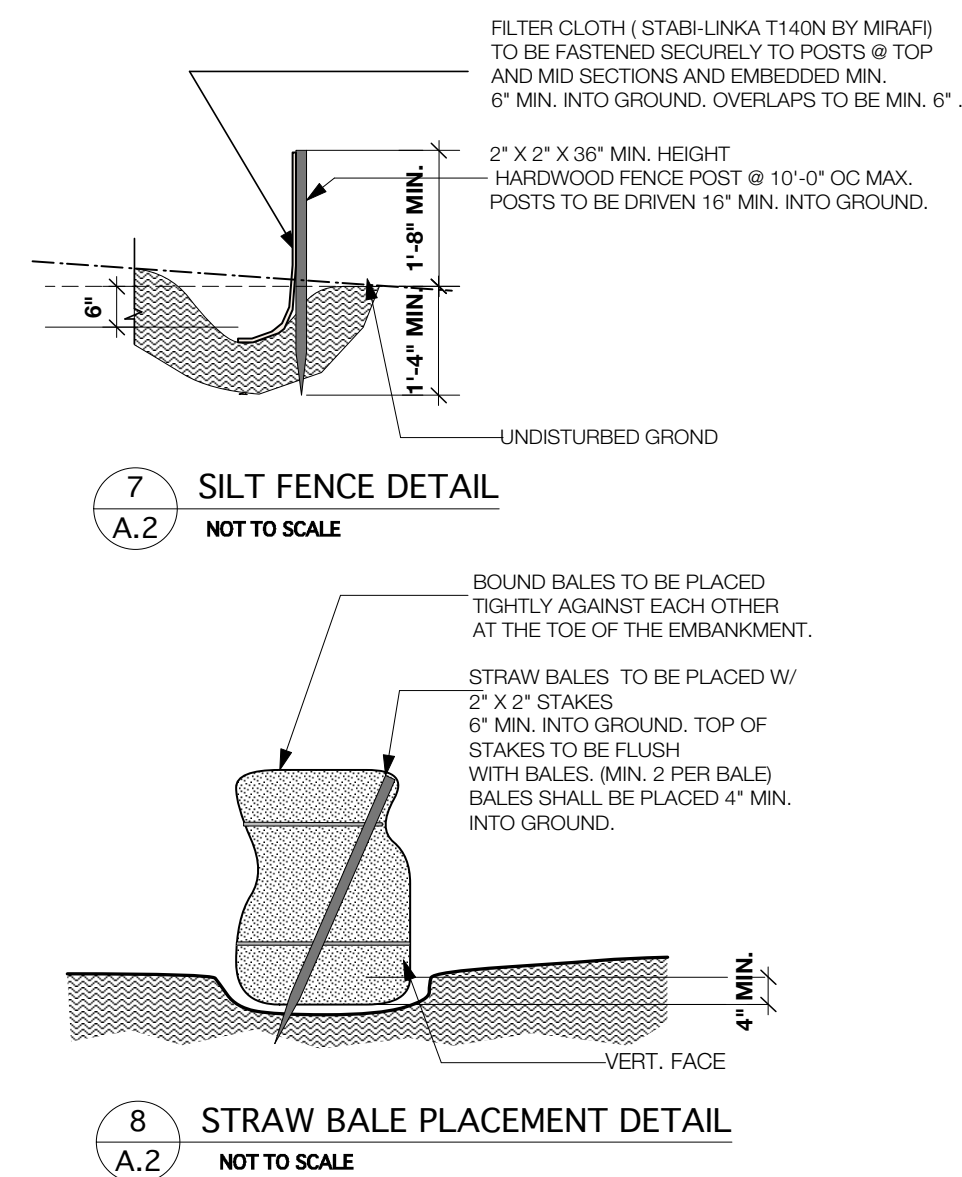
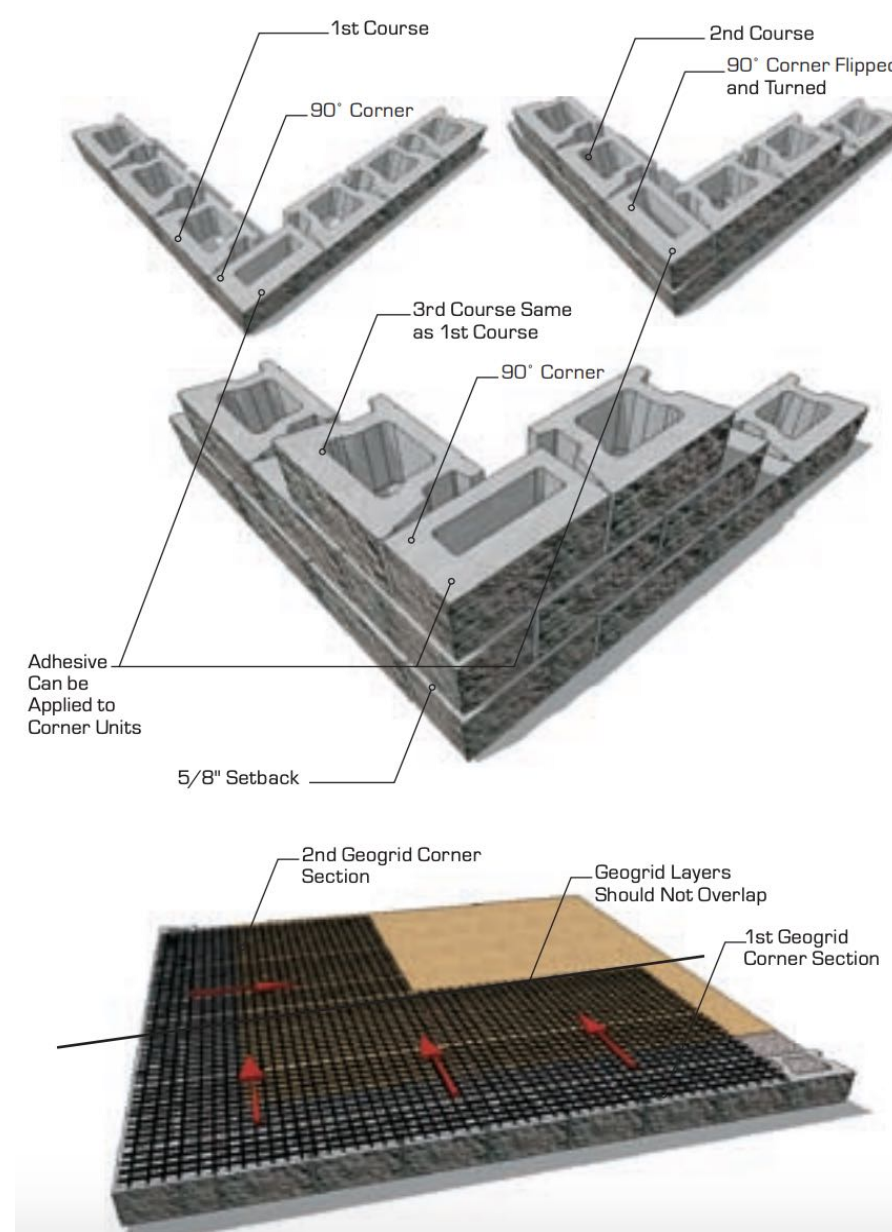
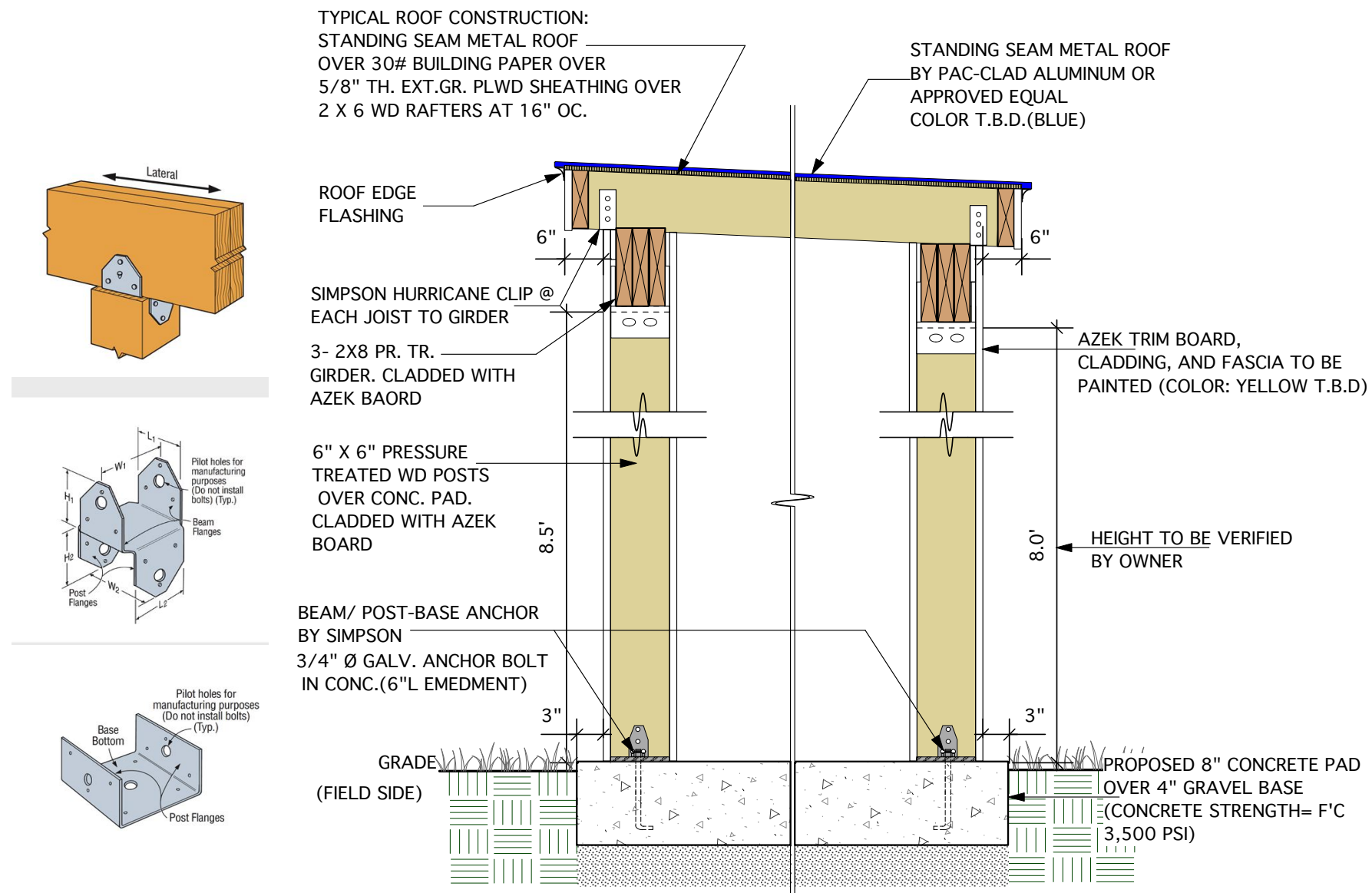
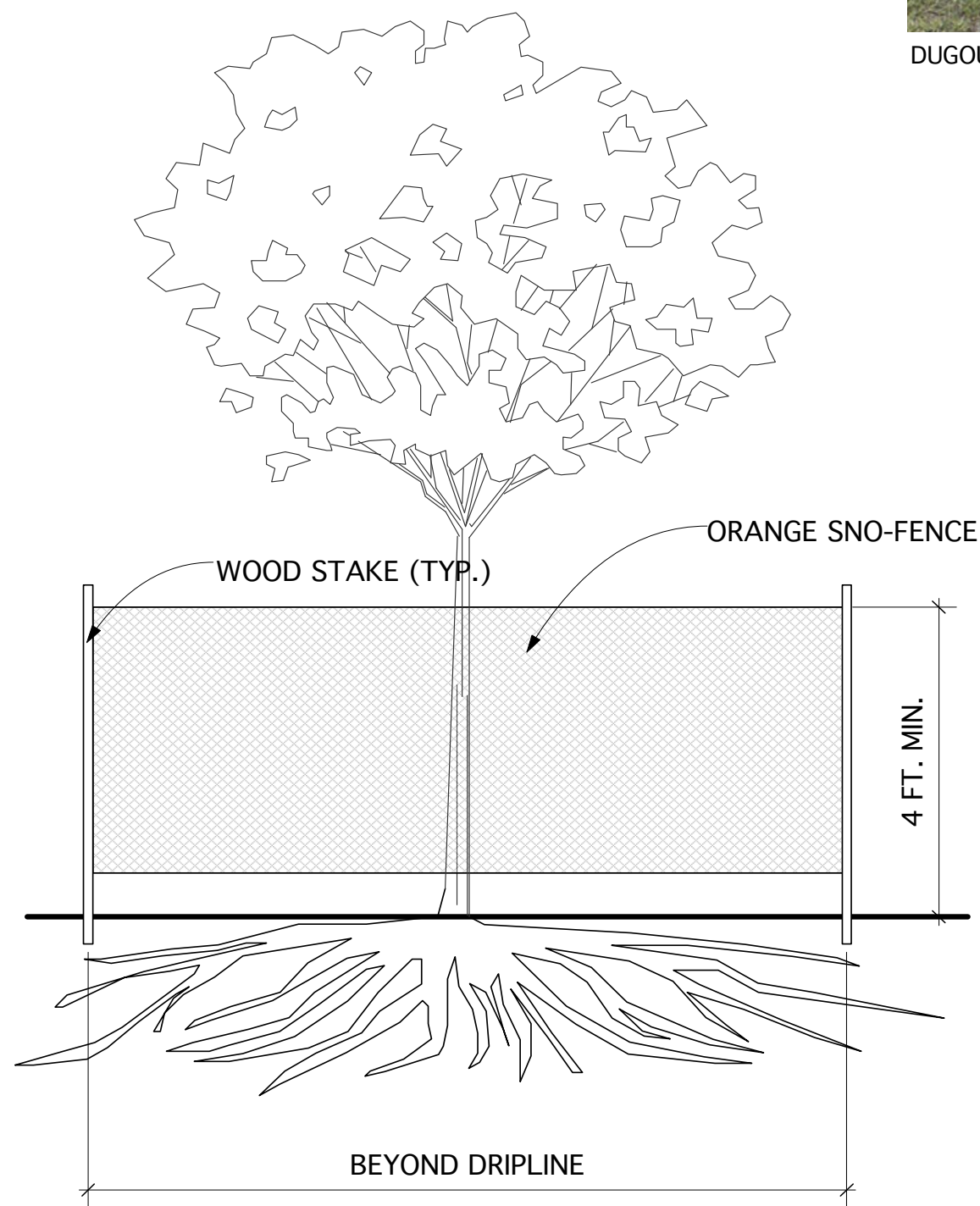
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DRAWN BY: AM CHECKED BY: MM
PLOT DATE: 8.21.20

NOTE:
ELECTRICAL PERMITS
UNDER SEPARATE APPLICATIONS.

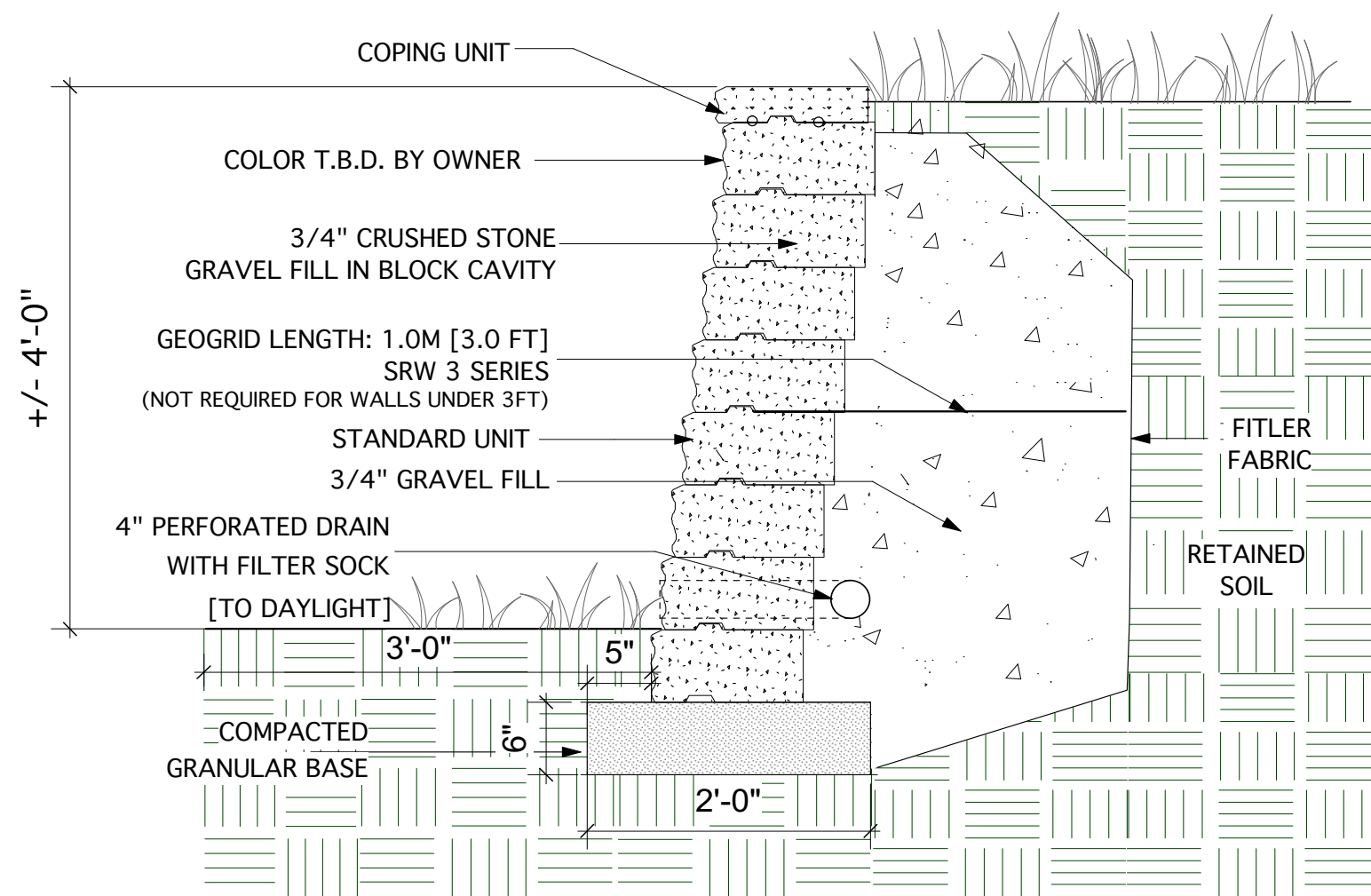
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1 SITE PLAN (FIELD 2)
A 1 Scale: 1/16" = 1'-0"

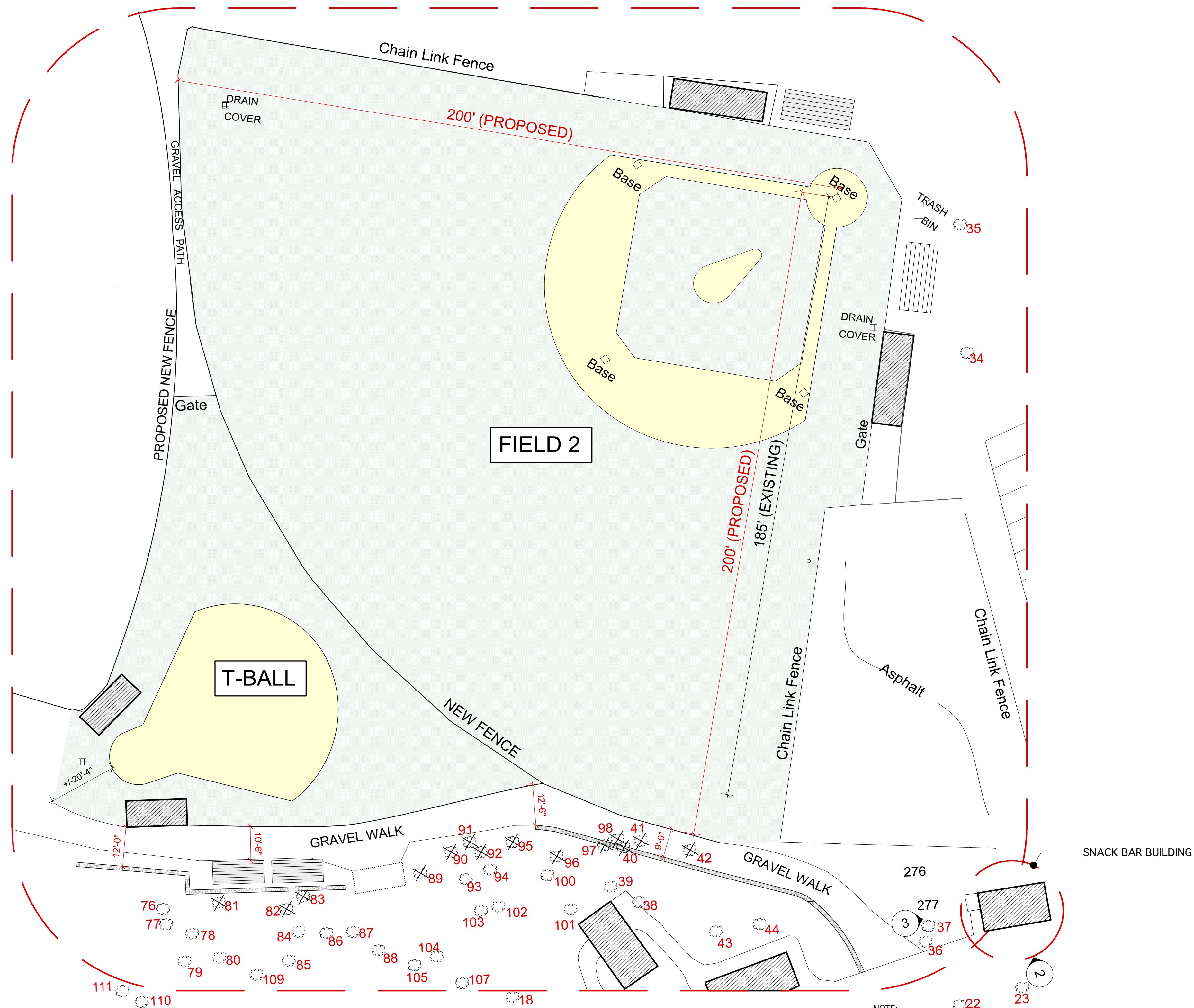


SOIL EROSION NOTES:

1. PRIOR TO STARTING ANY CONSTRUCTION, TEMPORARY SOIL TRAPS, SEDIMENTATION FENCES AND OTHER APPROVED SOIL CONTROL MEASURES SHALL BE PLACED AS REQUIRED. ADDITIONAL SEDIMENT CONTROL MEASURES SHALL BE INSTALLED WHERE DEEMED NECESSARY, TO SUPPLEMENT THE EROSION CONTROL DETAILS AS SHOWN ON THIS DRAWING.
2. CONTRACTOR SHALL TAKE EXTRA CARE WITH RESPECT TO LAND EXPOSED DURING DEVELOPMENT. THE EXPOSED LAND AREA SHALL BE KEPT TO A MIN. TIME PERIOD. PERMANENT SITE IMPROVEMENT METHODS AND STRUCTURES SHALL TAKE PLACE AT THE EARLIEST POSSIBLE OPPORTUNITY.
3. CONTRACTOR SHALL ENSURE THE MAINTENANCE OF SOIL EROSION FENCES AS PER REQUIREMENTS OF MUNICIPAL AUTHORITIES HAVING JURISDICTION THEREOF.
4. CONTRACTOR SHALL KEEP ALL PUBLIC AND PRIVATE ADJOINING AREAS CLEAR OF SEDIMENTATION DEBRIS. HE SHALL BRUSH CLEAN ALL DEBRIS FROM SIDEWALKS AND STREETS AT THE END OF EACH WORK DAY.
5. METHODS FOR OPEN EXCAVATION EMBANKMENTS NOT REQUIRING SOIL FENCES OR STRAW BALES CAN BE EXPOSED SUBJECT TO SOIL CONDITIONS AND WHERE SLOPES DO NOT EXCEED A PITCH OF 8" IN 12". LOOSE STONE AND ROCK SHALL REMOVED FROM SITE, COMPACTED AND SEEDED TOP SOIL SHALL BE INSTALLED FOR SOIL PROTECTION.
6. THIS ARCHITECT AND/OR ENGINEER HAS NOT BEEN RETAINED FOR CONSTRUCTION ADMINISTRATION RELATED TO THE WORK THEREOF.
- 7- ALL WORK SHALL MEET THE WESTCHESTER COUNTY REQUIREMENTS



																																			
<h1 style="margin: 0;">COMMUNITY DESIGNS</h1> <h2 style="margin: 0;">ENGINEERING D.P.C.</h2>																																			
439 WHITE PLAINS RD EASTCHESTER NY 10709	(914) 466-5616 CDESIGNSENGINEERING@GMAIL.COM																																		
<h3 style="margin: 0;">PROPOSED ALTERATIONS TO</h3> <h3 style="margin: 0;">McDOWELL PARK</h3> <h3 style="margin: 0;">(ARDSLEY LITTLE LEAGUE)</h3> <h3 style="margin: 0;">377 HEATHERDELL RD</h3> <h3 style="margin: 0;">ARDSLEY, NY 10502</h3> <p style="margin: 0;">SECTION: 6.60 BLOCK: 39 LOT(S): 1&19 ZONE: R-1</p>																																			
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NO.	REVISION	DATE																																	
<h3 style="margin: 0;">FRAMING PLANS, SECTIONS, & DETAILS</h3>																																			
DRAWN BY: <u>AM</u> CHECKED BY: <u>MM</u> PLOT DATE: 8.21.20																																			



1 SITE TREE REMOVAL PLAN (FIELD 2)
A.3 Scale: 1/16" = 1'-0"

NOTE:
TREE LIST IN REFERENCE TO
SITE PLAN BASED ON SURVEY MAP
COMPLETED FEBRUARY 13, 2020
BY: SCOTT B. GRAY
SURVEYOR LIC # 050672
T.C. MERRITS LAND SURVEYORS



3 PROPOSED SNACK BAR PAINTING



2 PROPOSED SNACK BAR PAINTING

TREES PROPOSED TO BE REMOVED	
✕	EXIST'G TREE TO BE REMOVED
40	8" TREE
41	14" TREE
42	18" TREE
98	8" BEECH
97	8" OAK
96	12" OAK
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TREE REMOVAL PLAN,
& SNACK BLDG. MURAL

A-3
DRAWN BY: AM CHECKED BY: MM
PLOT DATE: 8.21.20