



## MINUTES

### Ardsley Village Board of Trustees

---

**8:00 PM - Monday, November 16, 2020**

Meeting held via Zoom Platform

|                      |                    |
|----------------------|--------------------|
| Present: Mayor       | Nancy Kaboolian    |
| Deputy Mayor/Trustee | Andy Di Justo      |
| 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:

#### SPECIAL PRESENTATION

- Honoring Heeral Mehta
- Honoring Jodie Reaver
- Honoring Trustee Evan Yager

##### 1. Honoring Heeral Mehta

Tribute to Heeral Mehta from Mayor Nancy Kaboolian. Mayor Kaboolian read a certificate to Heeral Mehta and honored Heeral's dedication to the Multicultural, Diversity, and Inclusion Committee from 2017 through 2020.

Trustee Edelstein also thanked Heeral and Jodie for all their hard work on the Multicultural Committee

##### Honoring Jodie Reaver

Tribute to Jodie Reaver from Mayor Nancy Kaboolian. Mayor Kaboolian read a certificate to Jodie Reaver and honored Jodie's dedication to the Multicultural, Diversity, and Inclusion Committee from 2017 through 2020.

Heeral and Jodie thanked everyone for all the support they received over the past three years and making this committee a success!

Police Chief Anthony Piccolino added that it was a pleasure working with Heeral & Jodie.

Honoring Trustee Evan Yager

Tribute to Trustee Evan Yager from Mayor Nancy Kaboolian. Mayor Kaboolian read a proclamation to Trustee Yager and honored him for his deep appreciation and recognition of the three years of outstanding and dedicated service to the Village of Ardsley as Trustee.

Trustee Yager stated these past years were a great learning experience and thanked everyone for their support.

Trustee DiJusto thanked Trustee Yager for all his work on the Comprehensive Plan.

Trustee D'Emilio added to the Thanks and stated that Trustee Yager brought a different perspective to the Board and it was refreshing to hear his point of views.

Trustee Edelstein thanked Trustee Yager for all his work on the Board and wished him all the best.

**1. ANNOUNCEMENT OF EXIT SIGNS**

**2. PLEDGE OF ALLEGIANCE**

**3. APPROVAL OF MINUTES:**

**3.1 Regular Meeting Minutes November 2, 2020**

**Moved by Trustee DiJusto, Seconded by Trustee Yager 4-1-0 Trustee Edelstein Abstained RESOLVED** that the Village Board of the Village of Ardsley hereby approves the minutes of the Regular Meeting of Monday, November 2, 2020 as submitted

**4. DEPARTMENT REPORTS**

**1. LEGAL**

- 1.a Village Attorney Robert Ponzini stated there is nothing to report and has been working with staff on various ongoing items and is available for Executive Session if needed.

## 2. MANAGER

### 2.a Village Manager Report November 16, 2020

Village Manager Meredith Robson read the following report:

1. **HOLIDAY SCHEDULE**: Village Offices, including the Justice Court, Library, Community Center, and Department of Public Works will be closed on November 26th, and 27th for the Thanksgiving holiday. There will be double collection of recyclables on Wednesday, November 25th and there will be refuse collection for the entire Village on Saturday, November 28th.

## 3. TREASURER

### 3.a November 16, 2020 Abstract Report

Village Manager Meredith Robson read the Treasurer's Report for November 2, 2020.

Village Manager Robson stated that the bills for the past two weeks totaled as follows: From the General Fund: \$202,429.99; from the Sewer Fund: \$0.00; from the Trust & Agency fund: \$1,513.29.00 and from the Capital Fund: \$0.00

**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: \$202,429.99; from the Sewer Fund: \$0.00; from the Trust & Agency fund: \$1,513.99.00 and from the Capital Fund: \$0.00

## 4. BUILDING

### 4.a October 2020 Building Department Report

Building Inspector, Larry Tomasso provided the Board with totals from the October 2020 Building Department Reports:

- 18 Building permits
- 16 Application fees
- 4 Certificates of Occupancy
- 10 Plumbing permits
- 9 Electrical permits
- 10 Title Searches
- 2 Miscellaneous

Total received - \$14,603.75

Other activities-

- 57 Building inspections

- 22 Zoning inspection
- 6 Violations
- 10 Warnings

## **5. FIRE**

### **5.a October 2020 Fire Department Report**

Fire Chief Murray read the Fire Department Report for the month of October 2020.

- We will be holding an inspection in the month of December
- 16 Alarms for the month of October
- October 1, 8, 15, 22 The Department held weekly drills.
- October 1 Chief Murray setup two tone detection for all Members to received Audio Alters thru there phones
- October 3 Department had annual Pump Test for all 3 rigs
- October 5 Chief Murray met with D.P. Wolff so vendor could make repairs on system
- October 7 Chief Murray set up LAR on TV screen for apparatus
- October 9 Chief Maurray attended Concord Safety Team meeting
- October 14 Chief Murray installed UPC for all vital computers in the firehouse and re-ran all the wires
- October 17 Chief Murray held retirement party for Village Highway Foreman Richard Thompson
- October 19 & 23 Chief Murray, Padolski and members performed Fire Prevention at Concord Road School
- October 21 & 30 Chiefs Murray and Padolski attended zoom B-14 Chiefs Meeting
- October 22 Chief Murray met with both Con Ed Gas and Dave Brown Roofing to discuss issues with both
- October 22 Chief Murray met with Charles Hessler to show vendor the firehouse for cleaning

## **6. POLICE**

### **6.a October 2020 Police Department Report**

Chief Piccolino reported the following activities for October 2020:

- Court fine and fees - \$13,849.00
- Property lost or stolen - \$84,949.00
- Alarm fines and fees - \$0.00
- Meter collection - \$1,853.30
- 7 Traffic Accidents
- 4 Arrests
- 200 Calls for Service
- 15 Investigations
- 2 Impoundment

- 20 summonses issued

Training in October:

-136 Hours which consisted of SWAT and Supervision.

## COMMUNITY POLICING

Trunk or Treat Halloween parade at Pascone Park on October 24th.

Concord Road School lock down drill and a subsequent safety meeting.

Installed 4 child seats.

Movie in the park.

Chief and Officer Roemer walked around on Halloween and gave out candy to kids.

## COMMUNITY INFORMATION

The department is investigating numerous reports of bank fraud, please remember to check your bank statements and never give out personal information over the phone regardless of who calls you.

The coronavirus epidemic has spurred many scams. If you receive an email, which looks legitimate such as a bank that you use, you should verify the url before sending any information.

Our village website lists many of the most common scams.

## **CORONAVIRUS 2019:**

The Coronavirus is still infecting people and the Village has seen a steady uptick in cases so please wear your masks and follow the CDC recommendations listed below.

Prevention:

There is currently no vaccine to prevent COVID-19. The best way to prevent illness is to avoid being exposed to this virus. However, as a reminder, CDC always recommends everyday preventative actions to help the spread of respiratory disease including:

- Avoid close contact with people who are sick.
- Avoid touching your eyes, nose & mouth.
- Stay home when you are sick.
- Cover your cough or sneeze with a tissue, then throw the tissue in the trash.
- Clean and disinfect frequently touched objects and surfaces using a regular household cleaning spray or wipe.
- Follow CDC's recommendations for using a facemask.

-CDC does not recommend that people who are well wear a facemask to protect themselves from respiratory diseases, including COVID-19.

-Facemasks should be used by people who show symptoms of COVID-19 to help prevent the spread of the disease to others. The use of facemasks is also crucial for health workers and people who are taking care of someone in close settings (at home or in a health care facility).

- Wash your hands often with soap and water for at least 20 seconds, especially after going to the bathroom; before eating; and after blowing your nose, coughing or sneezing.

-If soap and water are not readily available, use an alcohol based hand sanitizer with at least 60% alcohol. Always wash hands with soap and water if hands are visibly dirty.

For information about handwashing, see CDC's Handwashing website:

<https://www.cdc.gov/handwashing/index.html>

For information specific to healthcare, see CDC's Hand Hygiene in Healthcare Settings:

<https://www.cdc.gov/handhygiene/index.html>

These are everyday habits that can help prevent the spread of several viruses. CDC does have specific guidance for travelers.

<https://www.cdc.gov/coronavirus/2019-ncov/travelers/index.html>

For more information, please visit the CDC website at:

<https://www.cdc.gov/coronavirus/2019-nCoV/index.html>

## **7. MAYOR'S ANNOUNCEMENTS**

7.a Mayor Kaboolian announced the following:

- The Covid-19 cases are rising. Governor Cuomo has recommended no more 10 people in your home for gatherings.
- Reminded residents that the Comprehensive Plan Survey is available on our website.
- Participated in the Greenburgh Veterans Day Ceremony.

## **8. COMMITTEE & BOARD REPORTS**

8.a Trustee DiJusto announced the following:

- The sign for the bridge is being built.
- The next Traffic Meeting will take place on November 18th at 7:00 p.m.

Trustee Yager announced the following:

- Comprehensive Plan Survey was distributed and we are looking for responses by December 1st.
- We should have a draft plan by the middle of December for the Board to review.
- The next CEAC meeting will be on December 7th and anyone is free to join.

Trustee D'Emilio announced the following:

- Attending another meeting with the anniversary committee and the planning is coming together. Journal will be produced and a calendar of ongoing events. There will be guided walks around the Village in the spring led by the Village Historian. There will be a Fireman's Carnival at the end of September 2021. The next meeting will be on December 8th.
- If anyone is interested in volunteering for this event, please email [jdemilio@ardsleyvillage.com](mailto:jdemilio@ardsleyvillage.com)
- SAYF Coalition will be presenting Zoom video parent meetings. The next topic will be Youth Mental Health and will take place December 8th. You will need to register visiting [www.know2prevent.org](http://www.know2prevent.org)

Trustee Edelstein announced the following:

- The Recreation Commission & Police Department are sponsoring a Turkey Shoot. This event will take place on November 21st for grades 5th-8th. The winner will get a Turkey!
- The Multicultural Committee will be hosting a book club on December 16th from 7:00 pm-8:00 pm. The title of the book is Out of my mind by Sharon Draper. To register for this event please email: [multicultural@ardsleyvillage.com](mailto:multicultural@ardsleyvillage.com)
- Renovations at the Community Center are just about complete. Thanked Trish Lacy for moving this project along.
- We have been working on the path at Silliman Park. The path is open and we hope residents will enjoy the scenery on their walks.

## **5. VISITORS**

### **5.1 Resident, Melania Valverde had the following question:**

How will the town be utilizing the feedback from residents, particularly from those that have expressed grievances with the sewer fee and its timing/implementation?

Manager Robson explained that we are going through the issues that have been raised and we are looking at the types of grievances that we've received. Unfortunately, we cannot change anything on the timing due to the budget implementation. As far as receiving credit for irrigation, septic, etc... we are working on that.

Mayor Kaboolian explained that if you have questions regarding the sewer rent, you should email Manager Robson directly at mrobson@ardlsevillage.com.

## **6. OLD BUSINESS:**

### **6.1 Consider a Resolution Determining that the Village Board Shall Act as Lead Agency for the Review of the Development at 657 Saw Mill River Road**

- Engineer, Mark Petraro from JMC gave a brief overview of the proposed application for 657 Saw Mill River Road.
- There will be other items that will be discussed when the SEQRA process is reviewed.
- Planning Consultant, David Smith summarized the SEQRA process. The Village received no objections to the Village acting as lead agency on this project.

**Moved by Trustee D'Emilio, Seconded by Trustee Edelstein 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 Thornwood 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, a previous decision by the Village of Ardsley Zoning Board of Appeals (ZBA) that the Applicant had not abandoned the pre-existing non-confirming gasoline pumping station pursuant to Ardsley Village Code §200-100D has still not been conclusively adjudicated and the Applicant understands that they are proceeding with the subject current action at their own risk; 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, on 10/5/20 the Village Board did declare their intent to act as Lead Agency and did circulate a notice to that effect to all known Interested and Involved Agencies; and

WHEREAS, the Village Board received correspondence from the following Interested and Involved Agencies: Westchester County Department of Planning, New York State Thruway Authority and the New York State Department of Transportation, none of whom contested the Village Board acting as Lead Agency in the review of the Proposed Action; and

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 §617.6 declares themselves to be Lead Agency; and,

BE IT FURTHER RESOLVED, that after review of the record, and recommendations from Village staff and consultants, the Applicant is hereby directed to prepare the following additional information for consideration as part of the public record:

- Stormwater Pollution Protection Plan as outlined in Section 167-2.F. of the Village Code;
- Traffic and circulation analysis;
- Produce a NYS DEC Closure Permit regarding the aforementioned remedial cleanup activities; and
- To the extent applicable, preparation of a Flood Development Permit.

BE IT FURTHER RESOLVED, that prior to making a Determination of Significance, the Village Board refers the Proposed Action to the Village of Ardsley Planning Board and Board of Architectural Review for review and report or recommendation as appropriate as per Section 167-3.B and C of the Ardsley Village Code.

## **7. NEW BUSINESS:**

- 7.1 Consider a Resolution Authorizing the Village Manager to Accept a Contractual Agreement with Kevin Dwarka LLC Land Use & Economic Consulting

**Moved by Trustee Edelstein, Seconded by Trustee D'Emilio and passed unanimously. RESOLVED** that the Village Board of the Village of Ardsley hereby authorizes the Village Manager to accept a Contractual Agreement with Kevin Dwarka LLC Land Use & Economic Consulting, 222 Broadway, 19th Floor, New York, NY for consulting work related to SEQRA compliance of the Village’s Comprehensive Plan.

- 7.2 Consider a Resolution Authorizing the Village Manager to Accept Donations on Behalf of the Village of Ardsley for the Purpose of Supporting the 125th Anniversary Committee Activities

**Moved by Trustee DiJusto, Seconded by Trustee Yager and passed unanimously. BE IT RESOLVED**, that the Village Manager is hereby authorized to accept donations on behalf of the Village of Ardsley for the purpose of supporting the 125th Anniversary Committee activities; and

Be it further resolved that any donations received will be put in a Trust and Agency account for this purpose and will be used to offset the initial general fund appropriation.

7.3 Consider a Resolution Modifying the 2019/2020 Budget by Enabling the Village Treasurer to Make the Necessary Transfers within the General Fund

**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 modify the 2019/2020 Village Budget by transferring \$91,875.00

**FROM LINE ITEMS:**

|                                |           |
|--------------------------------|-----------|
| A-5110-0448-0000 Road Paving   | 36,376.60 |
| A-5142-0490-0000 Misc          | 30,670.31 |
| A-5182-0490-0000 Street Lights | 24,828.09 |

**TO LINE ITEMS:**

|                            |           |
|----------------------------|-----------|
| A-9901-0900-0000 Transfers | 91,875.00 |
|----------------------------|-----------|

7.4 Consider a Resolution Modifying the 2020/2021 Budget by enabling the Village Treasurer to Make Necessary Transfers Within the General Fund

**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 modify the 2020/2021 Village Budget by transferring \$3,000.00 to the Trust and Agency Fund for the purposes of providing up front funding for the 125th Anniversary Committee. Any donations received will be used to offset this general fund expense.

**FROM LINE ITEMS:**

|                              |          |
|------------------------------|----------|
| A-1990-0400-0000 Contingency | 3,000.00 |
|------------------------------|----------|

**TO LINE ITEMS:**

|                            |          |
|----------------------------|----------|
| A-9901-0900-0000 Transfers | 3,000.00 |
|----------------------------|----------|

**8. CALL FOR EXECUTIVE SESSION-ADVICE OF COUNSEL**

**9. ADJOURNMENT OF MEETING**

9.1 **Moved by Trustee Yager, Seconded by Trustee DiJusto and passed unanimously. RESOLVED** that the Village Board of the Village of Ardsley Hereby adjourns the regular meeting to enter into Executive Session-Advice of Counsel on Monday, November 16, 2020, at 9:09 p.m.

**10. NEXT BOARD MEETING:** Reorganizaiton Meeting-December 7, 2020  
Regular Meeting-December 7, 2020

---

Village Clerk, Ann Marie Rocco

---

Date: