



MINUTES

Ardsley Village Board of Trustees

8:00 PM - Monday, March 7, 2022

Meeting Held Via Zoom Platform

| | |
|----------------------|---------------------|
| Present: Mayor | Nancy Kaboolian |
| Deputy Mayor/Trustee | Andy DiJusto |
| Trustee | Asha Bencosme |
| Trustee | Steve Edelstein |
| Trustee | Craig Weitz |
| Village Manager | Joseph L. Cerretani |
| Village Clerk | Ann Marie Rocco |
| Village Attorney | Robert J. Ponzini |

Absent:

1. PLEDGE OF ALLEGIANCE

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

Downtown Ardsley Revitalization Implementation Strategy Presentation

1. Tiffany Zezula Deputy Director from Pace Land Use Law Center and Kevin Dwarka Land Use & Economic Consultant were present to provide the Board a presentation regarding the action plan for creating a Village Center, downtown Ardsley Revitalization Implementation Strategy (DARIS).

Ms. Zezula and Mr. Dwarka worked closely together in 2020 to develop a comprehensive plan for the Village. The comprehensive plan can be found on the Village's website for review. Ms. Zezula explained DARIS focuses on an action plan and creating a vibrant downtown village. DARIS gives you the full assessment of the downtown, existing conditions to date, list of the property owners and it gives you a new vision for your downtown center on Center Street. There are also actions that the Village staff can undertake to help this move forward. This is a working document and we can expect changes and things evolve.

Mayor Kaboolian understands that there are a number of zoning changes that need to take place in our downtown district. Mayor Kaboolian questioned why did you decide Center Street would be the best place to have our downtown?

Mr. Dwarka explained that after a lot of analysis we determined that Center Street was the most robust and the street has potential.

Mayor Kaboolian questioned what be the role of the Junior Urban Planner?

Mr. Dwarka explained that the work that has to be done consists of implementation steps and a Junior Urban Planner would have that expertise to make this happen. This person would be in charge of the Comprehensive Plan.

Trustee Bencosme questioned the requirements for minimal lot areas, minimum yard and side step setbacks?

Mr. Dwarka explained this would be an observation of the building set backs and to create a pedestrian way.

Trustee Edelstein questioned page 26 of the DARIS. Mr. Dwarka explained that it is a typo and they will correct.

Trustee Bencosme questioned if we will have realistic parking and could their be traffic congestion?

We have a flood control project on one side of the Saw Mill River and during our last storm we had some business flooding. Are we thinking of potential risks to those businesses?

Mr. Dwarka explained that if we could find a location for structured parking capacity it would help with traffic congestion. A Planner could help with the parking. Mr. Dwarka commented on the potential risks and feels that this should continue be addressed through the Comprehensive Plan resiliency and strengthen the resiliency measurers.

PUBLIC HEARING Mayor Kaboolian opened Public Hearing at 8:03 p.m.in the matter of the Proposed Application to convert the Vacant Commercial Space at 469 Ashford Avenue into a Grocery/Convenience Store.

Mayor Kaboolian read the Notice into the record.

1. Mayor Kaboolian opened Public Hearing at 8:03 p.m.

Building Inspector, Larry Tomasso suggested that the Architect supply the Board with a floor plan and explain what will be in the display cases and a list of the merchandise that will be sold in the store.

Public Hearing was adjourned to March 21, 2022.

2. APPROVAL OF MINUTES:

2.1 February 22, 2022 Regular Meeting Minutes

Moved by Trustee Bencosme, Seconded by Trustee Weitz and passed 3-0-2
RESOLVED, that the Village Board of the Village of Ardsley hereby approves the minutes of the Regular Meeting of February 22, 2022 as submitted.

3. DEPARTMENT REPORTS

1. LEGAL

- 1.a Village Attorney Ponzini stated there is nothing to report other than those items that he submitted in memorandum form and he is continuing to work on various items with staff and he stated that he is available for an Executive Session.

2. MANAGER

- 2.a March 7, 2022 Village Manager Report
Village Manager Joseph Cerretani read the following report:
- The Budget process is well underway.
 - We are planning to have the tentative budget provided to the Village Board and available online on March 18th.

3. TREASURER

- 3.a March 7, 2022 Abstract Report
Village Manager, Joseph Cerretani read the Treasurer's Report for March 7, 2022:
Village Manager Cerretani stated the bills for the past two weeks totaled as follows: From the General Fund: \$103,422.49; from the Trust & Agency Fund: \$79.00 and from the Capital Fund: \$14,597.78; Sewer Fund \$27,289.90.

Moved by Trustee Edelstein, 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: \$103,422.49 from the

Trust & Agency Fund: \$79.00 and from the Capital Fund \$14,597.78; Sewer Fund \$27,289.90.

4. BUILDING No Building Department Report

5. FIRE No Fire Department Report

6. POLICE No Police Department Report

7. MAYOR'S ANNOUNCEMENTS

- Mayor Kaboolian sending hope and prayers to Ukraine during this difficult time.
- WMOA & VOC meetings are back to in person again.
- Attended legislative meetings for what we need for local municipalities

8. COMMITTEE & BOARD REPORTS

Trustee DiJusto did not have anything to report.

Trustee Weitz did not have anything to report.

Trustee Edelstein announced the following:

- April 9th -Invasive Vine Maintenance Day at Macy Park
- At the end of April there will be some restoration in planting in front of the Library.
- Look out for information on a community clean out.
- March 20th-Ruchi Agarwal and Linda Caldwell are leading a fun new vegetable/herb gardening initiative: *Veggie Mania*. Come to the kick-off event to learn how to get started with easy vegetable and herb gardening. Get FREE seeds, enjoy coffee, tea and sweets while learning how to create your own vegetable gardens. Activities for kids too!

Trustee Bencosme announced the following:

- The Ardsley Youth Center programs are back in-person at Community Center. Home work helpers is on Wednesdays from 3 - 5 pm and Middle School Hangout is on Fridays from 3-5 pm.
- CAC will be teaming up with Sustainable Westchester webinar on clean heating and cooling on March 15th at 7:00 p.m. You can register for this event at: www.sustainablewestchester.gov.

4. VISITORS

Visitors had the following questions/comments regarding the DARIS presentation:

- S. Jainchill Focus on center street is a really interesting idea!
- Carol Sommerfield-We have so little green space in Ardsley - Let's develop our Parks!

- Matt Gonzales Consider including the library in the new civic center/village hall. This could free up the current library property for alternate development.
- Emily Barcliffe What is the solution for parking. Other towns with downtowns have impossible parking with shoppers and residents mixed.
- Marni Pinkow Has the impact to the schools been reviewed as it relates to the increase in housing that is being proposed?
- Kapila Juthani (she/her) what sort of time frame could this plan be implemented in?
- Paul Perillo A multi level parking facility behind the shell station raised above where the property floods.
- Rachel:
 - 1) As I enter into the Village daily from the Ashford Avenue Bridge, I find the entrance very welcoming. Its what happens after I turn left or right that presents more of an issue. I would hate to end up with something like the Compass Real Estate Building in Dobbs at the intersection of Ashford and Broadway. It always feels like a roadblock.
 - 2) Parking structures are never a good financial investment and this isn't White Plains which can support parking in that matter. Adding parking seems like a failure.in the use of space and not a benefit.
- S. Jainchill Great job. I think you are on the right track. There are details to work through, but Ardsley has been paralyzed for so long. This is an important step towards fixing the sea of asphalt and strip malls that what Ardsley has become.
- Paul Perillo Would it be possible to propose moving or adding an additional north bound exit off the NYS Thruway that is beyond the Village, north along 9A which would eliminate many of the trucks and vehicles which are forced to exit and travel through the Village unnecessarily in there way towards Elmsford and places north? There is an existing exit off the Thruway towards the Saw Mill Parkway which could potentially be connected to 9A.
- Marta Olah Are there any plans to connect Ardsley center with South County Trailways?

Visitors had the following questions/comments regarding the Public Hearing-469 Ashford Ave. Grocery/Convenience Store:

- Architect Max Parangi was very happy to see that the Ardsley adopted a comprehensive plan. Mr. Parangi explained that this a standard convenience store offering candy, snacks, soda, 20% of Tobacco and lottery.
- Mohammad Abbis typical convenience store with 2 employees, opening at 7am-Midnight and all pre-packaged food.
- E.Barcliffe Same as the other convenience store?
- KateWei I think it looks like a smoke shop.
- KateWei I checked the address in ScarsdaleThe other store has a name of smoke shop.
- E. Barcliffe Do we know why such high turn around in that shopping center? What makes for a successful business in that center?
- KateWei Maybe could have an anchor store in that business center, maybe Starbucks or some other nice coffee shop, our town has no coffee shop anymore
- E. Barcliffe List of inventory? Do we consider how many of the same business types within a certain distance or area? Also, Ardsley opted out of CBD right?

5. OLD BUSINESS:

- 5.1 Consider a Resolution Granting Permission to Convert the Vacant Space Located at 469 Ashford Avenue into a Grocery/Convenience Store

This Resolution has been adjourned until March 21, 2022. RESOLVED, that the Village Board of the Village of Ardsley hereby authorizes the proposed change of use to convert the vacant space at 469 Ashford Avenue into a grocery/convenience store as presented by the applicant.

Any approvals should contain the following provisions:

1. The applicant must provide plans for the remainder of the build-out showing full compliance with the NYS Building Code.
2. The applicant must obtain the required permits prior to commencing construction for the build-out.
3. The applicant must obtain a sign permit and BAR approval for all proposed signage.
4. The hours of operation should be identified/confirmed.
5. The business owner must install a Knox Box on the building.
6. The employees of the business must obtain parking permits

6. NEW BUSINESS:

- 6.1 Consider a Resolution to Award Bid for the Audio Video Production Equipment for the Upgrade of the Cable Control Studio

Moved by Trustee Bencosme, Seconded by Trustee Edelstein and passed unanimously. WHEREAS,

a public notice to purchase audio video production equipment for the upgrade of the cable control studio was duly advertised in an official newspaper on January 21, 2022 and;

WHEREAS, on February 18, 2022, at 12:00 p.m. at 507 Ashford Avenue (Court Room), Ardsley, NY 10502 in presence of the Village Manager, Village Clerk and Cable Access Director opened three bids as summarized below;

AUDIO VIDEO PRODUCTION EQUIPMENT/UPGRADE CABLE CONTROL STUDIO

| BIDDER | BASE BID |
|-------------------------|-------------|
| HB Communications, Inc. | \$81,279.13 |
| Tele-Measurements | \$76,505.00 |
| Corortone Audio Visual | \$85,896.35 |

RESOLVED, that the Village Board of the Village of Ardsley hereby awards the base bid for the Village to Tele-Measurements in the amount of \$76,505.00 to be funded through PEG Account Number 006.7560.0200

NOW, THEREFORE, BE IT RESOLVED, the Village Board of the Village of Ardsley hereby authorizes the Village Manager to execute a contract and all other applicable documents with Tele-Measurements 145 Main Avenue Clifton, NJ 07014 to perform work pertaining to audio video production equipment for the upgrade of the Cable Control Studio.

- 6.2 Consider a Resolution Authorizing the Execution Of Addendum #3 To Library Services Between The Village Of Ardsley, The Ardsley Library Board and The Village Of Elmsford

Moved by Trustee Weitz, seconded by Trustee DiJusto and passed unanimously.
RESOLVED, that the Village Board of the Village of Ardsley hereby authorizes the Mayor to sign addendum #3 to the agreement for purposes of clarification and extension whereby the Ardsley Public Library will provide services to the Village of Elmsford; and

BE IT RESOLVED, the Village of Elmsford will pay the Ardsley Public Library an annual lump sum for the period of June 1, 2021 through May 31, 2022 which such amount shall be due on or before March 31, 2022 with five year periodic adjustments thereafter for the remainder of the term of this agreement.

- 6.3 Consider a Resolution Declaring Lead Agency and Schedule a Public Hearing for River Rock Music, LLC. 721 Saw Mill River Road

Moved by Trustee DiJusto, Seconded by Trustee Weitz and passed unanimously.
RESOLVED, that the Village Board of the Village of Ardsley hereby declares itself Lead Agency for site plan approval for a proposed application to convert the vacant commercial building at 721 Saw Mill River Road into a music school; and

NOW THEREFORE BE IT FURTHER RESOLVED, that the Village Board of the Village of Ardsley hereby schedules a public hearing on Monday, March 21, 2022 to discuss the proposed application.

- 6.4 Consider a Resolution Condemning Antisemitism

Moved by Trustee Edelstein, Seconded by Trustee Bencosme and passed unanimously.
WHEREAS, the Ardsley Village Board is committed to speaking out against and opposing racism, prejudice, hate, and bigotry. The United States of America is a nation founded on the principles of religious freedom and the right of all people to life, liberty and the pursuit of happiness. We treasure our freedoms and our democratic values.

WHEREAS, antisemitism has been defined as certain perception of Jews, which may be expressed as hatred toward Jews. Rhetorical and physical manifestations of antisemitism are directed toward Jewish or non-Jewish individuals and/or their property, toward Jewish community institutions and religious facilities.” The Anti-Defamation League describes antisemitism as “[t]he belief or behavior hostile toward Jews just because they are Jewish.”

WHEREAS, according to the FBI data, 8,263 hate crimes took place in the United States in 2020, an increase of nearly 9% compared to the 7,287 reported in 2019. Of all reported hate crimes, 1,174 targeted victims due to their religion and 676 or 54.9% targeted American Jews. More than one in three American Jews reported having been the victim of antisemitism over the past five years;

WHEREAS, this surge of antisemitic acts of hate crimes, vandalism and harassment, including attacks on individuals for the policies of Israel, have made American Jews feel more vulnerable than they have felt in decades. The Unite the Right March in Charlottesville, Virginia; the fatal attack on the Tree of Life synagogue in Pittsburgh, Pennsylvania; and the most recent hostage-taking at a synagogue in Colleyville, Texas are prominent examples of this disturbing rise on attacks on Jews across our country.

WHEREAS, here in Westchester County we have seen a rise in antisemitism acts of hate crimes, assault, vandalism and harassment including online Jewish religious services interrupted by antisemitic acts, displaying and posting swastikas and other offensive materials in public areas; and antisemitic graffiti has been found at high schools, on Westchester County and Village of Ardsley-owned property, on playgrounds, at train station parking lots, and at homes throughout the County;

WHEREAS, as leaders in our community we must speak out, confront, and condemn all forms of antisemitism. The fight against antisemitism should not be fought solely by Jews. When antisemitism remains unchecked, it endangers our democracy and harms both Jews and other marginalized groups. The most powerful way to counter antisemitism is through education. We must seek ways to educate and promote community conversations about antisemitism. We must speak up and fight against Holocaust denial and distortion. Hatred and disinformation endanger democracy and the values we live by.

NOW BE IT RESOLVED, that the Ardsley Police Department include in its annual report to the Village Board a report of antisemitic acts within the Village of Ardsley that year and that the department report any such incidents to Westchester County, as required by law, as the County Human Rights Commission records actions of county-wide incidents of hate; and

NOW BE IT FURTHER RESOLVED, that the Ardsley Village Board of Trustees is committed to opposing the threat antisemitic hate poses to the American values of religious freedom and democracy, hereby condemns all forms of hate and antisemitism. The Village of Ardsley will make every effort to ensure that our community is one where all people are welcome and included and where all faiths and traditions are respected. We are resolved to respect and support one another as a community to work together to ensure that

antisemitism here in the Village of Ardsley, Westchester County, the State of New York, the United States of America and around the world ends now.

6.5 Consider a Resolution to Approve the Placing of Little League Sponsorship Banners/Signs at McDowell Park Ballfields

Moved by Trustee Bencosme, Seconded by Trustee Edelstein and passed unanimously as amended. RESOLVED, that the Village Board of the Village of Ardsley hereby approves the placement of Little League Sponsorship Banners / Signs starting April 1, 2022 through October 31, 2022 on the outfield fences at the McDowell Park ballfields. These signs will be subject to prior approval from the Village Manager and the Village reserves the right to remove the signs at any time.

7. CALL FOR EXECUTIVE SESSION

8. ADJOURNMENT OF MEETING

8.1 Adjournment

Moved by Trustee Weitz, Seconded by Trustee DiJusto and passed unanimously. RESOLVED, that the Village Board of the Village of Ardsley Hereby adjourns the regular meeting of Monday, March 7, 2022 at 9:35 p.m.

9. ANNOUNCEMENTS March 8, 2022 Recreation Commission Meeting 5:00 pm
March 8, 2022 Multicultural, Diversity, & Inclusion Committee Meeting 7:30 pm
March 9, 2022 Board of Trustees Work Session 7:30 pm
March 14, 2022 Planning Board Meeting 8:00 pm
March 16, 2022 Board of Architectural Review Meeting

10. NEXT BOARD MEETING: March 21, 2022

Village Clerk, Ann Marie Rocco

Date: