



MINUTES

Ardsley Village Board of Trustees

8:00 PM - Monday, February 5, 2024

507 Ashford Avenue & Zoom Platform

Present: Mayor	Nancy Kaboolian
Deputy Mayor/Trustee	Steven Edelstein
Trustee	Andy Di Justo
Trustee	Barry McGoey arrived at 8:37 p.m.
Trustee	Sheila Narayanan
Village Manager	Joseph L. Cerretani
Village Clerk	Ann Marie Rocco
Village Attorney	David E. Venditti

Absent:

1. CALL TO ORDER-PLEDGE OF ALLEGIANCE-ROLL CALL

- 1.1 The Regular Meeting of the Village of Ardsley Board of Trustees was held on Monday, February 5, 2024 at Village Hall, Court Facility, 507 Ashford Avenue, Ardsley, NY 10502. Mayor Kaboolian called to order the Regular Meeting at 8:01 p.m.

Members Present:

Mayor Nancy Kaboolian

Deputy Mayor/Trustee Steve Edelstein

Trustee Andy DiJusto

Trustee Barry McGoey arrived at 8:37 pm

Trustee Sheila Narayanan

Also present were: Village Manager, Joseph Cerretani, Interim Village Attorney, David Venditti, and Village Clerk, Ann Marie Rocco

2. CONTINUATION OF PUBLIC HEARING In the Matter of the Proposed Development Located at 657 Saw Mill River Road in the Village of Ardsley.

- 2.1 Mayor Kaboolian read the Public Notice into the record:

NOTICE OF RESCHEDULING PUBLIC HEARING

**FOR THE PROPOSED DEVELOPMENT AT 657 SAW MILL RIVER ROAD
IN THE VILLAGE OF ARDSLEY**

NOTICE IS HEREBY GIVEN, that the adjournment and continuation of the Public Hearing on the proposed development at 657 Saw Mill River Road in the Village of Ardsley was cancelled due to inclement weather on January 16, 2024.

The Village Board of the Village of Ardsley hereby reschedules the public hearing in the matter of the proposed development at 657 Saw Mill River Road in the Village of Ardsley to Tuesday, February 20, 2024 at 8:00 pm or soon thereafter at Ardsley Village Hall-Court Room, 507 Ashford Avenue, Ardsley, NY 10502.

Please check the calendar on the village website for meeting details at: www.ardsleyvillage.com

Further details on this amendment is available at the Clerk's office, 507 Ashford Avenue, Ardsley, NY during normal office hours Monday through Friday 9:00 am-4:00 pm.

Written comments may be sent to the Village Clerk at arocco@ardsleyvillage.com or sent via regular mail to 507 Ashford Ave, Ardsley, NY 10502. All comments will be shared with the Board of Trustees and questions will be answered as quickly as possible.

All residents and taxpayers are invited to attend.

BY ORDER OF THE BOARD OF TRUSTEES OF THE
VILLAGE OF ARDSLEY, NEW YORK

Ann Marie Rocco
Village Clerk
Dated: January 26, 2024

- 2.2 This Public Hearing was adjourned to and will be continued to the Tuesday, February 20th, 2024 Board of Trustees Meeting beginning at 8:00 p.m. or soon thereafter.

3. PUBLIC HEARING In the Matter of Amending Section 190-60 of the Ardsley Village Code Entitled "Schedule XII: Parking Prohibited at All Times"

- 3.1 Mayor Kaboolian opened the Public Hearing at 8:03 p.m. in the matter of amending Section 190-60 of the Ardsley Village Code Entitled " Schedule XII Parking Prohibited at All Times" and read the public notice into the record.

**AMENDING SECTION 190-60 OF THE ARDSLEY VILLAGE CODE
ENTITLED "SCHEDULE XII: PARKING PROHIBITED AT ALL TIMES"**

NOTICE IS HEREBY GIVEN, that the Public Hearing on the proposed amendments of section 190-60 of the Ardsley Village Code entitled "Schedule XII: Parking Prohibited at all times" was cancelled due to inclement weather on January 16, 2024.

The Village Board of the Village of Ardsley hereby reschedules the public hearing in the matter of the proposed amendments of section 190-60 of the Ardsley Village Code entitled "Schedule XII: Parking Prohibited at all times" to Monday, February 5, 2024 at 8:00 p.m. or soon thereafter at Ardsley Village Hall-Court Room, 507 Ashford Avenue, Ardsley, NY 10502.

Please check the calendar on the village website for meeting details at: www.ardsleyvillage.com

Further details on this amendment is available at the Clerk's office, 507 Ashford Avenue, Ardsley, NY during normal office hours Monday through Friday 9:00 am-4:00 pm.

Written comments may be sent to the Village Clerk at arocco@ardsleyvillage.com or sent via regular mail to 507 Ashford Ave, Ardsley, NY 10502. All comments will be shared with the Board of Trustees and questions will be answered as quickly as possible.

All residents and taxpayers are invited to attend.

BY ORDER OF THE BOARD OF TRUSTEES OF THE
VILLAGE OF ARDSLEY, NEW YORK

Ann Marie Rocco
Village Clerk
Dated: January 26, 2024

Chief Piccolino spoke on this public hearing and the parking situation on Concord Road in the area of Heatherdell Road. This will limit parking/no parking from Heatherdell Road to Morningside. Due to the curvature in the road we have had near

head on collisions and several complaints. Since we have posted signs we have seen a difference.

3.2 Closing of the Public Hearing

Moved by Trustee Edelstein, Seconded by Trustee Narayanan and passed unanimously.

RESOLVED, that the Public Hearing be closed in the matter of the Amending Section 190-60 of the Ardsley Village Code Entitled "Schedule XII Parking Prohibited At All Times" at 9:38 p.m.

Carried by the following votes: 5-0-0

Ayes: Mayor Kaboolian, Trustee DiJusto, Trustee McGoe, Trustee Narayanan & Trustee Edelstein

Nays: None

Abstained: None

4. ARDSLEY HISTORICAL SOCIETY ANNUAL REPORT

4.1 Peter Marcus, Ardsley Historical Society President read the following report:

During 2023, the Ardsley Historical Society (“AHS”) continued its active engagement with the Ardsley community. Last year we had 152 dues paying members, including nearly 50 former residents, 10 business sponsors, and 25 new members. 2023 marked the 41st anniversary of the Society’s creation and our 2023 calendar reflected many of the Society’s accomplishments over that time.

2023 saw us continue a new chapter in our goals of further enriching the experience for our members and deepening our community ties, particularly with Ardsley’s schools.

We continued to enhance our website, where we uploaded all of our past newsletters and additionally 29 editions (412 pages) of Masterson Press and 35 editions (140 pages) of the Ardsley Sun Leader, as well as posting new photographs, and adding various links, including video links for three programs: The History of the New Croton Aqueduct in Ardsley, The Great Hunger Memorial, and Jackie Robinson & Branch Rickey: The Men who broke baseball’s Color Barrier. We also added a search capability so users can locate specific information in our PDF documents (newsletters, newspapers, etc.).

Our website is now integrated with analytics software that allows us to track page and site performance, and also allows for electronic payments for membership and donations. We now average 700 page views a month. We also updated our website’s list of business sponsors and encouraged our members to support them.

Our Summer Newsletter, again in color, was very well received. It contained articles relating to Revolutionary War history in the Ardsley area, especially focusing on the six-week joint encampment during the summer of 1781 of the American troops, led by General George Washington, and the French troops, led by the Comte de Rochambeau. The two generals' decisions and actions during this six-week encampment led directly to the end of the war when the British general, Lord Cornwallis was forced to surrender on October 19, 1781 at the Battle of Yorktown (Virginia).

The significance of this encampment can be better understood in the context of all the related locations: George Washington's troops' encampment along Heatherdell Road (including the areas where Concord Road Elementary School and the High School now stand); Washington's headquarters at Joseph Appleby's farmhouse (no longer in existence but understood to have been located on Secor Road near where the WFAS radio station tower is located); the French troops' encampment (on and near the Sunningdale Country Club property on Underhill Road); and General Rochambeau's headquarters at the Odell House on Ridge Road (now undergoing restoration with plans to eventually become a museum). Generals Washington and Rochambeau met frequently at the Odell House to plan their strategy.

In 2004, the Village of Ardsley approved a resolution to accept a NY State grant for the purchase and installation of six historical markers to commemorate the role our area played during the Revolutionary War. These markers were installed in 2008 (4 in Ardsley and 2 in Greenburgh on the property of the Odell House), and in 2009 President Obama made the encampment and associated roads part of the Washington-Rochambeau Revolutionary Route National Historic Trail (w3R-US.org). On the pages of our summer newsletter, we examined each of these 6 markers plus 2 additional markers that were later installed (one for the French Camp, in 2014, and the other for the American Camp in 2022). The centerfold map of the newsletter shows the relative locations of each of the markers.

Throughout the year, Gary Rappaport, one of our directors, continued his Timepiece series, including stories entitled "What's in a Name ? The Origins of Ardsley and the 5-Hive," "America's Divided Loyalties" and "Yesterday's papers;" thank you Gary, for your significant contributions.

In addition to website improvements, our upcoming events and other Society news are reported on Ardsley Connect as well as on Facebook, where we have also added photographs and other content. We also continue to expand our digital inventory as people generously make donations of articles, photographs, and other memorabilia as well as monetary contributions. In December we also created an Instagram page to try and attract interest from the student population, present and past.

Last year's High School extern (Luke Farberman) took on several tasks: he updated captions on our photo repository (on Smug Mug) and scanned the senior sections of 15

Ardsley High School yearbooks. This latter task will help us be more responsive for future high school reunions.

As in all other years, we continued to offer programs to both our members and the general public at no charge. On March 19, we offered “The Great Hunger Memorial” by Jim Houlihan. This program was our most popular in recent memory with over 70 people attending. On May 7, we conducted our annual business meeting that included the featured presentation “Jackie Robinson & Branch Rickey: The Men Who Broke Baseball’s Color Barrier” by John Vorperian. We received excellent feedback on this program and the recorded program is now on our website for access by our members. On September 10, Mary Calvi presented a program on her latest book, *If a Poem Could Live and Breathe: A Novel of Teddy Roosevelt’s First Love*. There was a great deal of audience participation and we recorded this program as well; it will be on our website for our members in the very near future. On September 15, our President, Peter Marcus, delivered a presentation to 22 residents of The Atria about the History of the Ardsley Community.

Another of the programs is a repeat program I’ve had the privilege of doing for several years, “The Ardsley Community” for all the second grade classes at Concord Road School. On February 6 via Zoom I covered topics like How Ardsley Got Its Name, Pickle factories, the Impact of the Railroad and Early Schools in Ardsley.

Among the highlights of 2023 was our Society’s excellent collaboration with the Ardsley Middle School’s Local History Club for interested students, created by Middle School Teachers Andrew Nappi and Sean Grady. Artifacts they selected for display were moved from the Middle School lobby to the High School where they remained until the end of March. At the end of March, these artifacts were moved back to the Middle School lobby where they remained until the end of May. On September 30 nine students from the History club attended the Odell House’s Colonial Day and they enjoyed participating in their activities very much.

Our two historical markers (Ardsley Train Station and the Revolutionary War Encampment) both have QR Code signs that remain active. In 2023 we had 98 scans at the Train Station marker and 76 scans at the Encampment marker. The signs are linked to our website pages which provide more information to anyone who scans the QR Code. Both markers are now listed on CLIO (a list of places of interest that is maintained by Westchester County Historical Society).

On Memorial Day, we opened the American Legion building and our Village Historian, Rob Pellegrino, gave tours of the museum to residents after the Village’s Memorial Day parade ceremony ended. On Veterans Day we sent out a link to our membership telling them about the Living History program that was being broadcast on the local public access TV channel. We also unlocked the 1995 video program on our website about the 14 Ardsley high school graduates who made the supreme sacrifice during WWII and who are honored with a star on the Roll of Honor in Pascone Park.

The AHS enjoys supporting other Ardsley organizations. On March 12, we supported the Garden Club's event at the Community Center by hanging up 3 of their quilts. On April 15, we attended the Ardsley Little League parade and we staffed a table at McDowell Park with some of our memorabilia. We also took photos of the coaches and members of the team we sponsored. On June 24, we supported MVR's (McCartney, Verino & Rosenberry) 100th anniversary celebration at Pascone Park by hosting a table with some of the organization's artifacts and having the Village Historian open the American Legion Museum for tours. Before its use as a meeting place for WWI veterans, the museum was McCartney's original offices. On August 31, we assisted Sharon Colabello with the presentation of the new Military Tribute Banners at Pascone Park. We also gave Tim Lamorte (Editor of the Rivertowns Enterprise) a tour of the American Legion Museum. On September 19, two Ardsley Girl Scout leaders attended our Board meeting to discuss their plans for Ardsley's 100th Anniversary celebration planned for 2024. We promised to provide them with access to our photographs and newsletter articles as well as to an old girl scout uniform. We also provided them with some ideas for their "gold star" projects. In November, we tried to assist the Village with organizing a trip for the seniors to visit the Jackie Robinson Museum in NY City. Due to a lack of interest, the trip had to be canceled. Hopefully, the trip can be rescheduled by expanding the audience.

On several occasions during 2023 we met with the Ardsley School Superintendent to discuss installing the WWII memorial on the high school property. This was the memorial that commemorated the 14 Ardsley high school students who enlisted in WWII after graduation and were killed in the line of duty. In 1954, the Honor Society at the former Ashford Avenue School (now Ashford Court Condominiums) raised money for the marker and had the memorial erected in the school courtyard. Unfortunately, when the new high school opened in 1958 this memorial was never relocated there.

In October, the Society's President updated the Ardsley History Timeline by adding an introduction as well as entries for the Girl Scouts, this year's Juneteenth celebration, and MVR's 100th anniversary celebration. In November, we created our own YouTube channel and we have since moved all of our program recordings there for easier access. In December, a high school junior (Sari Barnattan) volunteered to be an intern for the next two years. She wants to try to expand interest in our organization, especially among young people. Throughout the year she will be adding posts to our new Instagram page.

As always, the Village Historian and I have continued to respond to inquiries from current and former village residents. These inquiries include requests for information and pictures about past events, their ancestors, and their homes. Our archives have been a great resource in responding to these inquiries and we welcome them.

Our Society, in addition to its core mission, has extended itself to support two other important ongoing historical projects that will ultimately highlight the Ardsley School

District area's strong connection to the Revolutionary War. One is the ongoing Odell House Restoration, where General Rochambeau was headquartered and regularly met with George Washington and his officers during the six-week long encampment in our area. We supported the *Follow the French* audio tour on May 20, where one of our members (Pierre Fontaine) created extraordinary 3D model kits of the Odell House for students to assemble. We also supported Colonial Day on September 30. At the event, reenactors demonstrated cooking, blacksmithing, medicinal, and wool-spinning skills. In addition, militia reenactors demonstrated marching and drills. Most significant was the Museum of the American Revolution's agreement to allow the replica of General Washington tent, used throughout the War, to travel to the site, together with the associated docents, and be assembled for visitors to enter.

During 2023, our organization has also actively supported the RW250 initiative (an organization that is working to promote events that focus on the 250th Anniversary of the Revolutionary War) in Westchester. We've communicated information about the many events and activities (both in person and online) that took place in Westchester. On September 27, President Marcus attended the RW250 County-wide Summit that took place at the Westchester County Center. This event was well-attended by multiple organizations and historical societies. Planning for activities to celebrate our country's 250th anniversary in 2026 is already underway.

2024 has begun with our latest calendar which was mailed to all AHS members at the end of December. The calendar showcases some of our recent programs on local and national history.

Our Winter Newsletter, again in color, is currently at the printer. It will be mailed to all Village residents. Included are articles about two treasures in Ardsley history: one a place, the other a person. For the place, Matt Arone performed an extensive investigation of both present and previous owners of the Riviera Bakehouse which will be closing its doors at the end of January after 70 years of doing business in Ardsley. Follow along as Matt begins at their original location in the Ardsley Village Green and concludes at the current location on Saw Mill River Road next to Carvel. I am sure that as people read this article, they will have their own fond memories of sweets they purchased from Riviera and how much they enjoyed them.

For the person, Sharon Colabello writes about her father, Marty Engleman, and Marty's Mug and Munch, his restaurant. However, Marty was much more than the restaurant, and you can read it to share in Sharon's walk down memory lane.

Our newest endeavor, in its earliest stages, is to create a short YouTube video that highlights certain key people, places, and/or events central to Ardsley's history. Our working title is "Ardsley: more than a great school district." We also plan to continue to support and participate in the RW250 initiative and the Odell House restoration.

One of our primary goals is to build on our collaboration with the Ardsley School District beyond the Middle School Local History Club, which will necessarily remain

a focus. As before, our goal remains to explore ways to encourage students and teachers to learn about our area's history. On January 30, President Marcus once again delivered a program on Zoom about The Ardsley Community for all of the second grade classes at Concord Road School. He covered topics including How Ardsley Got Its Name, Pickle factories, the Impact of the Railroad, and Early Schools in Ardsley.

As noted above, the memorial plaque listing the 14 young men who died in WWII was located, in part through the efforts of the Society, and we will be continuing our efforts to see the plaque, and a replica of the monument on which it appeared, located in an appropriate place of reverence on the Ardsley High School grounds. Part of those efforts will necessarily involve seeking significant funding to realize that goal.

We would also like to obtain recognition for Adolph Lewisohn (ideally a readily visible sign or plaque) in connection with the new Village DPW Garage, currently under construction. Another notable, to say the least, is Alexander Hamilton. The original address of Concord Elementary when it opened in 1953 was Alexander Hamilton Avenue, the name of the street that is now a stub next to the entrance to the school. In fact, the official address of the home on that stub is 25 Alexander Hamilton Avenue, and the Society believes that it would be appropriate to restore a street sign at that stub. Accordingly, we ask that we be given an opportunity to meet with one or more Trustees to discuss these efforts further.

Of course, these are just a few of the many activities and endeavors we have planned for 2024.

The AHS has two openings on our Board of Directors as well as an opening for an editor for our newsletters, and someone interested in working on our archives. We also welcome ideas and articles for consideration for publication. If you have an interest in Ardsley history, please contact me for more information (Pete Marcus at 914-393-3222).

Of course, we are always happy to have new members. To become a member or to renew your membership go to our website (ardsleyhistoricalsociety.org) and under "membership" you can either pay by credit card or go to the bottom of the page and download our membership application, enclose your check and mail it to our PO Box (523). Our next monthly Board meeting is scheduled for Tuesday, February 20, at 7:30 at the Ardsley Public Library. All Ardsley residents are welcome to attend.

I can't close out 2023 without expressing our gratitude to Trish Lacy who has made the community center available to us for our programs with their increased attendance; David DiGregorio for his department's help with displaying our banner on the Village bulletin board, and Trustee DiJusto who has regularly attended our meetings with a sincere interest and desire to be of assistance.

Respectfully Submitted,

Peter Marcus, President

5. DPW GARAGE UPDATE

- 5.1 Andrew Laidlaw, Calgi Construction Management was present to discuss the change orders that are listed on the agenda and provided a general overall update on the new Highway Garage construction project.

All members of the Board were in agreement to move forward with this installation.

6. BOARD DISCUSSION

6.1 Police Department Radio Tower

- Chief Piccolino provided the Board with a short presentation regarding the installation of a radio communications tower. The proposed site is behind the old Highway Garage on Elm Street. This tower would improve LTE service. This would be strictly radio communication for the Police Department. Dobbs Ferry would also be using this tower as well.

All members of the Board were in agreement with giving the Police Chief and the Village Manager to move forward with this project.

6.2 Development of 410-460 Saw Mill River Road, Town of Greenburgh

- Mayor Kaboolian explained based upon the plans they have submitted it looks like it will be warehouse and trucks will be in and out all day. Mayor Kaboolian would like to have our consultants take a look at this project development and to send a letter to the Town of Greenburgh expressing our concerns on the traffic on 9a.

7. APPROVAL OF MINUTES:

7.1 January 2, 2024 Regular Meeting Minutes

Moved by Trustee McGoe, Seconded by Trustee DiJusto and passed unanimously.

RESOLVED, that the Village Board of the Village of Ardsley hereby approves the minutes of the Regular Meeting of Tuesday, January 2, 2024 as submitted.

Carried by the following votes: 5-0-0

Ayes: Mayor Kaboolian, Trustee DiJusto, Trustee McGoe, Trustee Narayanan & Trustee Edelstein

Nays: None
Abstained: None

7.2 January 18, 2024 Special Meeting Minutes

Moved by Trustee McGoey, Seconded by Trustee DiJusto and passed unanimously.

RESOLVED, that the Village Board of the Village of Ardsley hereby approves the minutes of the Regular Meeting of Thursday, January 18, 2024 as submitted.

Carried by the following votes: 5-0-0

Ayes: Mayor Kaboolian, Trustee DiJusto, Trustee McGoey, Trustee Narayanan & Trustee Edelstein

Nays: None

Abstained: None

8. DEPARTMENT REPORTS

1. LEGAL

- 1.a Interim Village Attorney, David E. Venditti did not have anything to report but is available for executive session if needed.

2. MANAGER

- 2.a Village Manager, Joseph L. Cerretani read the following report:

JANUARY WEATHER EVENTS: Since the start of the New Year, we had numerous snow, ice, and rain events over the past month, one of which even resulted in the cancellation of our last Board Meeting. I would like to thank David and the DPW team on their hard work and dedication in keeping roads safe and clear during our recent weather events; they have all really done a great job. I would also like to thank Chief Piccolino and the Ardsley Police Department, Chief Knoesel and the Ardsley Fire Department, and ASVAC for their efforts keeping the community safe during these weather events as well.

DPW PROJECT UPDATE: We do have some important and good news for the DPW Garage project. We received the new, permanent transformer for the site on Friday last week. The electrical team will now be focusing their efforts on getting that equipment on line, which will in turn allow us to get the heat working, which will then allow the other services such as water to come on line. We have a few change orders for the project that are on tonight's agenda for Board consideration. We are fortunate tonight to have Andrew Laidlaw and Calgi Construction Management who will be providing further updates and technical insights on the project.

ELECTRIC VEHICLE CHARGING STATIONS: The Village has applied for funding under the Westchester County MI3 Grant program and the “Make Ready” incentive program through ConEdison. The programs will fund the installation of 8 EV charging ports at Village Hall, 14 charging ports at the front parking lot at Pascone Park, 6 charging ports in the rear parking lot at Pascone Park, and 8 charging ports at McDowell Park. The gross costs of all of these projects is \$517,262.18; however, leveraging these two programs, the net cost to the Village will be \$0 for the 36 charging ports. We will be notified about grant awards by the end of May. I would like to thank many people who assisted with this process, starting with the Mayor and Board, who had provided the guidance and direction to prioritize this and seek funding for this project. I would also like to thank David DiGregorio and Dennis Oke who conducted the site visits with the engineers and provided feedback on best locations, Larry Tomasso who helped me review and complete technical components to the grant applications, and David Venditti who provided counsel on the necessary agreements to submit these applications. This really was a team effort and I am hopeful that our efforts are fruitful this spring.

OVERNIGHT PARKING PERMITS: Residents are reminded to renew their overnight parking permits for 2024 with the Police Desk. For applications and information, kindly telephone the Police Desk at 693-1700.

ALARM PERMITS: Residents are reminded to renew their alarm permits for 2024 with the Village Clerk. Any questions, please contact the Village Clerk at 914-693-1550.

2024-2025 BUDGET: The budget process has begun! All department have submitted their budget request packets and we are all beginning to work through these and get estimates put together on capital items and projects throughout the Village. The Village Manager’s Tentative Budget will be submitted to the Board of Trustees and made available to the public by March 20, as required by New York State Village Law.

OFFICE/DEPARTMENT CLOSURES: The Highway Department will be CLOSED on Monday, February 12, 2024 in observance of Lincoln's Birthday. All other offices will remain Open on Monday February 13th. Refuse & Recycle Schedule as follows:

- Monday, February 12, 2024-NO Refuse Collection.
- Tuesday, February 13, 2024- There WILL BE Village Refuse collection.
- Schedule remains the same Wednesday-Friday.

All Village Offices will be CLOSED on Monday, February 19th in observance of President’s Day. Recycle & Refuse Schedule as follows:

- Monday, February 19, 2024- No Refuse Collection.
- Tuesday, February 20, 2024- There WILL BE Village Refuse collection.

- Schedule remains the same Wednesday-Friday.

3. TREASURER/ABSTRACT REPORT

- 3.a Mayor Kaboolian accepted the Acknowledgement of Receipt of Report on Uncollected Taxes:

Treasurer's Return of Unpaid
Taxes as of February 1, 2024
Village of Ardsley

Fiscal Year June 1, 2023 – May 31, 2024

Budget Appropriation \$13,812,702

Taxes collected by Treasurer through and including January 31, 2024 \$13,306,906

Uncollected taxes as of January 31, 2024 505,796

Total Tax Levy

\$13,812,702

- 3.b February 5, 2024 Abstract Report:

Village Manager, Joseph Cerretani read the February 6, 2023 Abstract Report as follows: From the General Fund: \$112,353.37 from the Trust & Agency Fund: \$10,013.75 and from the Capital Fund: \$607,764.71, Sewer Fund: \$0.00.

Moved by Trustee Narayanan, Seconded by Trustee Edelstein 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: \$112,353.37 from the Trust & Agency Fund: \$10,013.75 and from the Capital Fund: \$607,764.71 Sewer Fund: \$0.00.

Carried by the following votes: 5-0-0

Ayes: Mayor Kaboolian, Trustee DiJusto, Trustee McGoe, Trustee Narayanan & Trustee Edelstein

Nays: None

Abstained: None

4. MAYOR'S ANNOUNCEMENTS

- 4.a Mayor Kaboolian announced the following:

- Attended the African American Men of Westchester MLK Luncheon.
- Participated in a mock trial with Judge, Associate Judge and Boy Scouts. The trial was about texting and driving.

- Attended WMOA meeting.

5. COMMITTEE & BOARD REPORTS

- 5.a
- Trustee DiJusto did not have anything to report.
 - Trustee McGoeys did not have anything to report
 - Trustee Narayanan attended Library meeting were they discussed their focus on budgets and long term space planning. Specifically to designate a quiet space.
 - Trustee Edelstein announced the following:
 - Black History Event will take place on February 10th at the Community Center beginning at 1:00 pm
 - Lunar New Year will begin on February 10th. Check out the books that are on display at the Ardsley Public Library.
 - Ramadan/Eid Celebration will take place on March 8th beginning at 6pm at Legion Park
 - Ardsley Spring Garden Festival will take place on March 10th beginning at 12:00 pm at the Community Center.

9. OLD BUSINESS:

- 9.1 Consider a Resolution to Amend Section 190-60 of the Ardsley Village Code Entitled: "Schedule XII Parking Prohibited at all times"

Moved by Trustee Edelstein, Seconded by Trustee Narayanan and passed unanimously.

RESOLVED, that the Village Board of the Village of Ardsley hereby amends Section 190-60 of the Ardsley Village Code entitled "Schedule XII Parking Prohibited at All Times" as follows:

No text to be deleted. New text is Bold Underlined

Section 190-60 Schedule XII: Parking Prohibited at All Times

In accordance with provisions of Section 190-17, no person shall park a vehicle at any time upon any of the following described streets or parts of streets:

Name of Street	Side	Location
Colony St	North	Saw Mill River Road to NYS
Thruway		

<u>Concord Rd</u>	East	From Heatherdell Rd to
<u>Morningside Rd</u>		
Concord Rd	West	From Heatherdell Road to
Revere Road		

Carried by the following votes: 5-0-0

Ayes: Mayor Kaboolian, Trustee DiJusto, Trustee McGoey, Trustee Narayanan & Trustee Edelstein

Nays: None

Abstained: None

10. NEW BUSINESS:

10.1 Consider a Resolution Permitting a Ramadan-Eid Display - 2024

Moved by Trustee Edelstein, Seconded by Trustee Narayan and passed unanimously.

WHEREAS, the Village of Ardsley (“Ardsley”) has a policy of providing locations within its territorial limits for holiday display with equal opportunity for all Village groups and organizations; and

WHEREAS, permission has been requested from Ardsley by the Westchester Muslim Center to permit the display of a Crescent Moon sculpture in celebration of Ramadan-Eid from March 7, 2024 through April 14, 2024; and

WHEREAS, the location that has been requested is in or about Legion Park within the Village of Ardsley; and

WHEREAS, Ardsley believes that such permission is a continuation of its non-discriminatory policy for holiday displays by Village groups and organizations; and

NOW THEREFORE BE IT RESOLVED, that Westchester Muslim Center is permitted to construct a Crescent Moon display at or about Village property in Legion Park provided such a display and location is reviewed for safety and compliance by the Chief of Police, the Building Inspector, the Fire Department, and the Department of Public Works, and that all costs for the erection, use and maintenance of this display are borne by the Westchester Muslim Center, that a policy of insurance in acceptable form be provided to Ardsley to insure, indemnify, and defend against any and all claims or losses that may arise out of the erection, use, or maintenance of this display.

Carried by the following votes: 5-0-0

Ayes: Mayor Kaboolian, Trustee DiJusto, Trustee McGoey, Trustee Narayanan & Trustee Edelstein

Nays: None

Abstained: None

- 10.2 Consider to Approve Work Change Order Number 4 for Deletion of Drains and Assorted Piping and Upsizing Water Line for Wash Bay Equipment for the New Highway Garage

Moved by Trustee McGoe, Seconded by Trustee DiJusto and passed unanimously.

WHEREAS, on June 6, 2022, the Village Board of the Village Ardsley unanimously approved a resolution to award a bid with alternates for the water installation for the new highway garage to L. J. Cappola, Inc. located at 40 Farrington Rd, Brewster, NY 10509 in the amount of \$758,500.00; and

WHEREAS, it has been determined that there were changes made to the contract drawings that resulted in the deletion of 2 drains and associated piping and the upsizing of the water line for wash bay equipment; and

WHEREAS, the Engineer, Highway Foreman and Village Manager have reviewed and approved the work in the field;

NOW THEREFORE, BE IT RESOLVED, that the Village Board of the Village of Ardsley hereby approves work change order number 4 in the amount of \$2,366.45 related to the deletion of 2 drains and associated piping and the upsizing of the water line for wash bay equipment.

Carried by the following votes: 5-0-0

Ayes: Mayor Kaboolian, Trustee DiJusto, Trustee McGoe, Trustee Narayanan & Trustee Edelstein

Nays: None

Abstained: None

- 10.3 Consider a Resolution to Approve Work Change Order Number 5 for the Addition of a Pressure Reducing Valve on the Domestic Water Rig for the New Highway Garage

Moved by Trustee Narayanan, Seconded by Trustee Edelstein and passed unanimously.

WHEREAS, on June 6, 2022, the Village Board of the Village Ardsley unanimously approved a resolution to award a bid with alternates for the water installation for the new highway garage to L. J. Cappola, Inc. located at 40 Farrington Rd, Brewster, NY 10509 in the amount of \$758,500.00; and

WHEREAS, it has been determined that as per the response to Request for Proposals #67, it is necessary to add a pressure reducing valve on the domestic water rig; and

WHEREAS, the Engineer, Highway Foreman and Village Manager have reviewed and approved the work in the field;

NOW THEREFORE, BE IT RESOLVED, that the Village Board of the Village of Ardsley hereby approves work change order number 5 in the amount of \$5,841.30 related to the addition of a pressure reducing valve on the domestic water rig.

Carried by the following votes: 5-0-0

Ayes: Mayor Kaboolian, Trustee DiJusto, Trustee McGoe, Trustee Narayanan & Trustee Edelstein

Nays: None

Abstained: None

- 10.4 Consider a Resolution to Approve Work Change Order Number 6 for the Additional Work Related to the Addition of a Washer/Dryer, Condensate Pump, and Washer Boxes for the New Highway Garage

Moved by Trustee Edelstein, Seconded by Trustee Narayanan and passed unanimously.

WHEREAS, on June 6, 2022, the Village Board of the Village Ardsley unanimously approved a resolution to award a bid with alternates for the water installation for the new highway garage to L. J. Cappola, Inc. located at 40 Farrington Rd, Brewster, NY 10509 in the amount of \$758,500.00; and

WHEREAS, it has been determined that it was appropriate to include a washer and dryer in the plans for the new facility; and

WHEREAS, the Engineer, Highway Foreman and Village Manager have reviewed and approved the work in the field;

NOW THEREFORE, BE IT RESOLVED, that the Village Board of the Village of Ardsley hereby approves work change order number 6 in the amount of \$8,134.71 related to the additional work related to the addition of a washer/dryer, condensate pump and washer boxes.

Carried by the following votes: 5-0-0

Ayes: Mayor Kaboolian, Trustee DiJusto, Trustee McGoe, Trustee Narayana & Trustee Edelstein

Nays: None

Abstained: None

- 10.5 Consider a Resolution to Approve Work Change Order Number 7 for the Additional Work Related to the Insulation of the Waste and Vent PVC Pipe in the Administration Plenum Ceiling for the New Highway Garage

Moved by Trustee DiJusto, Seconded by Trustee McGoey and passed unanimously.

WHEREAS, on June 6, 2022, the Village Board of the Village Ardsley unanimously approved a resolution to award a bid with alternates for the water installation for the new highway garage to L. J. Cappola, Inc. located at 40 Farrington Rd, Brewster, NY 10509 in the amount of \$758,500.00; and

WHEREAS, it has been determined through a Request for Information that it was appropriate to insulate the waste and vent PVC pipe in the Administration plenum ceiling; and

WHEREAS, the Engineer, Highway Foreman and Village Manager have reviewed and approved the work in the field;

NOW THEREFORE, BE IT RESOLVED, that the Village Board of the Village of Ardsley hereby approves work change order number 7 in the amount of \$8,222.50 related to the additional work related to the insulation of the waste and vent PVC pipe in the Administration plenum ceiling.

Carried by the following votes: 5-0-0

Ayes: Mayor Kaboolian, Trustee DiJusto, Trustee McGoey, Trustee Narayanan & Trustee Edelstein

Nays: None

Abstained: None

- 10.6 Consider a Resolution to Approve Work Change Order Number 8 for the Additional Work Related to Running a 3/4" Make-Up Water Line to the Boiler for the New Highway Garage

Moved by Trustee McGoey, Seconded by Trustee DiJusto and passed unanimously.

WHEREAS, on June 6, 2022, the Village Board of the Village Ardsley unanimously approved a resolution to award a bid with alternates for the water installation for the new highway garage to L. J. Cappola, Inc. located at 40 Farrington Rd, Brewster, NY 10509 in the amount of \$758,500.00; and

WHEREAS, it has been determined through Request for Information P-21 that it was appropriate to run a 3/4" make-up water line to the boiler; and

WHEREAS, the Engineer, Highway Foreman and Village Manager have reviewed and approved the work in the field;

NOW THEREFORE, BE IT RESOLVED, that the Village Board of the Village of Ardsley hereby approves work change order number 8 in the amount of \$6,621.57 related to the additional work related to running a ¾” make-up water line to the boiler.

Carried by the following votes: 5-0-0

Ayes: Mayor Kaboolian, Trustee DiJusto, Trustee McGoey, Trustee Narayanan & Trustee Edelstein

Nays: None

Abstained: None

10.7 Consider a Resolution to Approve Work Change Order Number 9 for an Additional Sprinkler Head in the Compressor Room for the New Highway Garage

Moved by Trustee Narayanan, Seconded by Trustee Edelstein and passed unanimously.

WHEREAS, on June 6, 2022, the Village Board of the Village Ardsley unanimously approved a resolution to award a bid for the fire suppression sprinkler system for the new highway garage to SRI located at 1060 Central Avenue, Albany, NY 12205 in the amount of \$230,000.00; and

WHEREAS, it has been determined to accommodate the increased size of the compressor room, an additional sprinkler head would be necessary; and

WHEREAS, the Engineer, Highway Foreman and Village Manager have reviewed and approved the work in the field;

NOW THEREFORE, BE IT RESOLVED, that the Village Board of the Village of Ardsley hereby approves work change order number 9 in the amount of \$1,020.00 related to the additional sprinkler head in the compressor room.

Carried by the following votes: 5-0-0

Ayes: Mayor Kaboolian, Trustee DiJusto, Trustee McGoey, Trustee Narayanan, Trustee Edelstein

Nays: None

Abstained: None

10.8 Consider a Resolution to Approve Work Change Order Number 10 for Furnishing One Step Transformer for the New Highway Garage

Moved by Trustee Edelstein, Seconded by Trustee Narayanan and passed unanimously.

WHEREAS, on June 6, 2022, the Village Board of the Village Ardsley unanimously approved a resolution to award a bid with alternates for the electrical contracting for the

new highway garage to RLJ Electric Corp. located at 860 Washington St, Peekskill NY in the amount of \$1,359,000; and

WHEREAS, it has been determined to provide additional temporary power to the site, it was necessary to furnish one 225kva 208/480v step up transformer for electrical service to the facility; and

WHEREAS, the Engineer, Highway Foreman and Village Manager have reviewed and approved the work in the field;

NOW THEREFORE, BE IT RESOLVED, that the Village Board of the Village of Ardsley hereby approves work change order number 10 in the amount of \$10,385.98 related to the purchase of one 225kva 208/480v step up transformer for electrical service to the facility.

Carried by the following votes: 5-0-0

Ayes: Mayor Kaboolian, Trustee DiJusto, Trustee McGoey, Trustee Narayanan & Trustee Edelstein

Nays: None

Abstained: None

- 10.9 Consider a Resolution to Approve Work Change Order Number 11 for the Excavation and Restoration for Underground Raceways Associated with the Modified Electrical Service for the New Highway Garage

Moved by Trustee DiJusto, Seconded by Trustee McGoey and passed unanimously.

WHEREAS, on June 6, 2022, the Village Board of the Village Ardsley unanimously approved a resolution to award a bid with alternates for the electrical contracting for the new highway garage to RLJ Electric Corp. located at 860 Washington St, Peekskill NY in the amount of \$1,359,000; and

WHEREAS, it has been determined to provide additional temporary power to the site, it was necessary to include excavation and restoration for underground raceways associated with the modified electrical service, including a concrete equipment pad; and

WHEREAS, the Engineer, Highway Foreman and Village Manager have reviewed and approved the work in the field;

NOW THEREFORE, BE IT RESOLVED, that the Village Board of the Village of Ardsley hereby approves work change order number 11 in the amount of \$11,275.00 related to the excavation and restoration for underground raceways associated with the modified electrical service.

Carried by the following votes: 5-0-0

Ayes: Mayor Kaboolian, Trustee DiJusto, Trustee McGoey, Trustee Narayanan & Trustee

Edelstein
Nays: None
Abstained: None

- 10.10 Consider a Resolution to Suspend Parking Meter Fees in the Village of Ardsley through May 1, 2024

Moved by Trustee McGoey, Seconded by Trustee DiJusto and passed unanimously.

RESOLVED, that the Village Board of the Village of Ardsley hereby suspends parking meter fees at all metered parking spaces in the Village of Ardsley through May 1, 2024; and

BE IT FURTHER RESOLVED, that all other parking rules and regulations, including but not limited to posted time limits, shall remain in full effect.

Carried by the following votes: 5-0-0
Ayes: Mayor Kaboolian, Trustee DiJusto, Trustee McGoey, Trustee Narayanan & Trustee Edelstein
Nays: None
Abstained: None

- 10.11 Consider a Resolution Declaring Lead Agency and Scheduling a Public Hearing for Life Through Hoops, LLC. 652 Saw Mill River Road

Moved by Trustee DiJusto, Seconded by Trustee McGoey 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 permit to convert the former Alaya Dance Studio at 692 Saw Mill River Road into a youth wellness studio.

NOW THERE FORE BE IT FURTHER RESOLVED, that the Village Board of the Village of Ardsley hereby schedules a public hearing on Tuesday, February 20, 2024 at 8:00 p.m. or soon thereafter to discuss the proposed permit.

Carried by the following votes: 5-0-0
Ayes: Mayor Kaboolian, Trustee DiJusto, Trustee McGoey, Trustee Narayanan & Trustee Edelstein
Nays: None
Abstained: None

- 10.12 Consider a Resolution Authorizing the Village Manager to Sign a Contract for Legal Counsel Services with Interim Village Attorney David E. Venditti, Esq. Murtagh, Cossu, Venditti & Castro-Blanco, LLP

Moved by Trustee Naryanan, Seconded by Trustee Edelstein and passed unanimously.

RESOLVED, that the Village Board of the Village of Ardsley hereby authorizes the Village Manager to execute the proposed contract for Legal Counsel services with Interim Village Attorney, David E. Venditti Esq., Murtagh, Cossu, Venditti & Castro-Blanco, LLP, located at 222 Bloomingdale Road Suite 202, White Plains, NY 10605 from January 1, 2024 through June 30, 2024.

Carried by the following votes: 5-0-0

Ayes: Mayor Kaboolian, Trustee DiJusto, Trustee McGoe, Trustee Narayanan & Trustee Edelstein

Nays: None

Abstained: None

10.13 Consider a Resolution to Approve the Annual Certification of the Volunteer Fire Fighter Service Award List for 2023

Moved by Trustee Edelstein, Seconded by Trustee Naryanan and passed unanimously.

WHEREAS, in 1991 the Village of Ardsley established a Volunteer Fire Fighters Service Award Program, and

WHEREAS, it is the responsibility of a participating volunteer fire company to maintain all required records on forms prescribed by the governing board of the Village of Ardsley, and

WHEREAS, in accordance with General Municipal Law, Article 11-A, Service Award Programs, Section 219-a.2.d, Ardsley Engine Company No. 1 has furnished the Village Board of Trustees a list, certified under oath, identifying those volunteer members who have qualified for credit under the award program for calendar year 2023, and

WHEREAS, the Village Board of Trustees has reviewed the list of Ardsley Engine Company, No. 1

BE IT RESOLVED, that the Village Board of Trustees hereby approves the annual certification of the service award list for 2023 and that the approved list of certified members be returned to Ardsley Engine Company No. 1 and posted for at least 30 days for review by the membership.

Carried by the following votes: 5-0-0

Ayes: Mayor Kaboolian, Trustee DiJusto, Trustee McGoe, Trustee Narayanan & Trustee Edelstein

Nays: None

Abstained: None

10.14 Consider a Resolution to Appoint Jeff Rosen as a Member to the Planning Board

Moved by Trustee Edelstein, Seconded by Trustee Naryanan and passed unanimously.

RESOLVED, that the Mayor of the Village of Ardsley hereby makes the appointment of Jeff Rosen as a member to the Planning Board effective immediately through December 3, 2029.

Carried by the following votes: 5-0-0

Ayes: Mayor Kaboolian, Trustee DiJusto, Trustee McGoey, Trustee Narayanan & Trustee Edelstein

Nays: None

Abstained: None

10.15 Consider a Resolution to Appoint Andy Laub as an Alternate Member to the Board of Architectural Review

Moved by Trustee DiJusto, Seconded by Trustee McGoey and passed unanimously.

RESOLVED, that the Mayor of the Village of Ardsley hereby makes the appointment of Andy Laub as an alternate member to the Board of Architectural Review completing the unexpired term of Sun Lee, effective February 5, 2024 through December 1, 2025.

Carried by the following votes: 5-0-0

Ayes: Mayor Kaboolian, Trustee DiJusto, Trustee McGoey, Trustee Narayanan & Trustee Edelstein

Nays: None

Abstained: None

10.16 Consider a Resolution to Schedule a Public Hearing-Tax Override for Fiscal Year 2024-2025

Moved by Trustee DiJusto, Seconded by Trustee McGoey and passed unanimously.

RESOLVED, that the Village Board of the Village of Ardsley hereby schedules a public hearing on Tuesday, February 20, 2024 in the Municipal Building–Court Room Facility, 507 Ashford Avenue, Ardsley, New York, to consider a resolution to override the property tax levy for fiscal year 2024-2025.

Section 1. Legislative Intent

It is the intent of this local law to allow the Village of Ardsley to adopt a budget for the fiscal year commencing June 1, 2024 that requires a real property tax levy in excess of the “tax levy limit” as defined by General Municipal Law § 3-c.

Section 2. Authority

This local law is adopted pursuant to subdivision 5 of General Municipal Law §3-c, which expressly authorizes a local government's governing body to override the property tax cap for the coming fiscal year by the adoption of a local law approved by a vote of sixty percent (60%) of said governing body.

Section 3. Tax Levy Limit Override

The Village Board of Trustees of the Village of Ardsley, County of Westchester, is hereby authorized to adopt a budget for the fiscal year commencing June 1, 2024 that requires a real property tax levy in excess of the amount otherwise prescribed in General Municipal Law §3-c.

Section 4. Severability

If a court determines that any clause, sentence, paragraph, subdivision, or part of this local law or the application thereof to any person, firm or corporation, or circumstance is invalid or unconstitutional, the court's order or judgment shall not affect, impair, or invalidate the remainder of this local law, but shall be confined in its operation to the clause, sentence, paragraph, subdivision, or part of this local law or in its application to the person, individual, firm or corporation or circumstance, directly involved in the controversy in which such judgment or order shall be rendered.

Section 5. Effective date

This local law shall take effect immediately upon filing with the Secretary of State by the Village Clerk.

Carried by the following votes: 5-0-0

Ayes: Mayor Kaboolian, Trustee DiJusto, Trustee McGoey, Trustee Narayanan & Trustee Edelstein

Nays: None Abstained: None

11. CORRESPONDENCE

11.1 Email received from Mr. Apter regarding Public Hearing: 657 Saw Mill River Road:

Can you please tell me who is the owner of the land that housed the former Getty gas station. If the current developer has not purchased the land yet, pending approval of their plans, do you know the price that has been agreed upon or what the asking price is? Has the town any plans to offer the developer who would like to get their plans approved a tax abatement of any length?

Thank you for your time.
Bob Apter Resident of Ardsley

The attached document expresses my feelings related to the proposal for the gas station/convenience store on Saw Mill River Road.

Please relate that this document has also been sent to The Rivertowns Enterprise as a Letter To The Editor, although I don't know whether they will choose to print it in a future edition.

Thank you, Bob Apter

I endorse this limiting proposal but it will likely force more to park on Morningside - this is increasingly a problem. We need a limit on parking on Morningside during the hours school buses are running. So you are not solving the problem - just moving it. We need to get people out of their cars and using the bus as much as reasonably possible. The other problem we have is school buses idling in the area. We need the Ardsley police to address this.

[Letter to Rivertowns Enterprise](#)

- 11.2 Email received from Mr. Rappaport regarding Public Hearing in the matter of Amending Section 190-60 of the Ardsley Village Code "Entitled "Schedule XII Parking Prohibited at all times".

I endorse this limiting proposal but it will likely force more to park on Morningside - this is increasingly a problem. We need a limit on parking on Morningside during the hours school buses are running. So you are not solving the problem - just moving it. We need to get people out of their cars and using the bus as much as reasonably possible.

The other problem we have is school buses idling in the area. We need the Ardsley police to address this.

12. VISITORS

- 12.1 Ardsley resident Mr. Jeff Rosen was present to provide the Board with a brief background of his experience and his interest on serving on the Ardsley Planning Board.
- 12.2 Ardsley resident, Andy Laub was present to provide the Board with a brief background of his experience and his interest on serving on the Board of Architectural Review. This is his third time joining the board and he looking forward to re-joining again and is appreciative for this opportunity.
- 12.3 Bushra Sidiki was present to speak on the crescent display on the corner of Ashford Ave. and 9A. to signify the month of Ramadan in March and will last about 30 days and continues with Eid which is another 3 days. The display will be up for roughly 35 days. The crescent moon signifies when Ramadan starts after looking at the moon.

All members of the Board were in agreement with moving forward with the display.

13. CALL FOR EXECUTIVE SESSION-LEGAL ADVICE

14. ADJOURNMENT OF MEETING

14.1 Adjournment

Moved by Trustee McGoe, Seconded by Trustee DiJusto and passed unanimously.

RESOLVED, that the Village Board of the Village of Ardsley Hereby adjourns the regular meeting of Monday, February 5, 2024 to enter into Executive Session for Legal Advice at 10:10 p.m. and will not return.

Carried by the following votes: 5-0-0

Ayes: Mayor Kaboolian, Trustee DiJusto, Trustee McGoe, Trustee Narayanan & Trustee Edelstein

Nays: None

Abstained: None

15. UPCOMING EVENTS

- February 8th Easy Native Shrubs for Your Yard 7:30 pm
- February 8th Books & Banter Book Club 7:00 pm
- February 10th HAPPY LUNAR NEW YEAR!
- February 10th AMDI Black History Event 1:00 pm
- February 12th HIGHWAY DEPT. CLOSED-LINCOLN'S BIRTHDAY
- February 19th President's Day-ALL VILLAGE OFFICES CLOSED
- March 10th Ardsley Spring Gardening Festival 12:00 pm

16. UPCOMING MEETINGS

- February 6th Board of Architectural Review Meeting 8:00 pm
- February 6th Ardsley Pollinator Pathway Meeting 8:30pm
- February 11th Multicultural Diversity Inclusion Committee Meeting 8:00 pm
- February 12th Planning Board Meeting 8:00 pm
- February 15th Library Board Meeting 7:30 pm
- February 20th Board of Architectural Review Meeting 8:00 pm
- February 28th Zoning Board of Appeals Meeting 8:00 pm

17. NEXT BOARD MEETING

- February 20th Board of Trustees Legislative Meeting 8:00 pm
- February 26th Board of Trustees Work Session 7:30 pm

Village Clerk, Ann Marie Rocco

Date:

Let's make the January 16th hearing about the proposed gas station and convenience store on 9A the last hearing that the Village Board must have about this proposal. I urge the Village Board to once and for all refuse permission for this proposal to go any further and end this process.

Here are just a few reasons why that is the decision that should be made.

The Village of Ardsley is about one square mile and has a population of about 5,000 people. We have three gas stations within our village and multiple convenience stores. The three gas stations charge well in excess for fuel than the many stations on Central Avenue. The Ardsley Market which has been in business for many years now is literally across the street from this proposed convenience store. They have been a good neighbor, are in a very small strip mall with limited parking and have survived and deserve to continue to do so without unneeded competition just a couple of hundred feet away.

The map that was published in The Rivertown's Enterprise shows that the developer is trying to be all things to all people, but they have not succeeded. They have included a "dog park". It is 15 feet by 24 feet. That's about large enough for two chihuahua's. Where are the dog owners going to park their cars when then bring their dogs there? There is a "meditation park" hidden in one of the corners of the property. No size is indicated and there is no indication if there will be benches, tables, umbrellas, etc. Really, a meditation park? If electric cars are going to be more prevalent in the future, why is there only 1 EV charging station? They show the location of a "free air station". How long will it be before they start charging for air? If you drive on Saw Mill River Road in the northbound direction, you already know that the road adjacent to this area is usually backed up with cars waiting for the light to change. This proposal will just exacerbate that situation. We already have to deal with the backup on Saw Mill River Road by the car wash. Traffic is already a problem in our town. Why should we make it worse.

Here's a possible solution to the use of that land. Who currently owns it? Why doesn't the town purchase it and make it a grassy area with some benches? What would it cost the town to buy it? We all talk about making Ardsley "greener", let's do it and call this area the "Ardsley Green".

Bob Apter