

**VILLAGE OF ARDSLEY  
BOARD OF TRUSTEES  
REGULAR MEETING  
MONDAY, OCTOBER 19, 2015**

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

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

**I. ANNOUNCEMENT OF EXIT SIGNS**

**II. PLEDGE OF ALLEGIANCE**

**III. APPROVAL OF MINUTES:** Regular Meeting – October 5, 2015

**Trustee Kaboolian: RESOLVED**, that the Village Board of the Village of Ardsley hereby approves the minutes of the Regular Meeting of Monday, October 5, 2015 as submitted.  
**Seconded by Trustee DiJusto and passed unanimously.**

**IV. DEPARTMENT REPORTS:**

Fire Chief, Stephen Kaskawits, reported the following activities for September:

- 14 Calls for the month
- 74.75 Training Hours
- 56 NYS training hours
- 74.5 Maintenance hours

Other activities attended by Officers and Firefighters

- 9/11 – 911 Memorial Service
- 9/11 – Attended Hastings FD Inspection
- 9/12 – Attended Dobbs Ferry Inspection
- 9/19 – Participated in the County Parade
- 9/25 – Attended Open house at Hendrickson Fire Apparatus

## **POLICE DEPARTMENT REPORT:**

Police Chief, Emil Califano, reported the following activities for September:

- Court fine and fees - \$14,735
- Property Lost or Stolen - \$3,105
- 96 Parking summonses issued
- 32 UTT summonses issued
- 0 Appearance ticket issued
- 5 Arrests
- 246 Blotters

Other activities attended by Officers –

- Swat Officers training total 32 hours
- All officers received 2 days of firearms training. Training consisted of both handguns, long guns and off duty weapons
- 6 Officers attended 1 day of unified in service training provided by the county consisting of Taser recertification, OSHA, HazMA/PPE, OC/and Baton, Interactive Training Simulator

**BUILDING DEPARTMENT REPORT:** Building Inspector, Larry Tomasso reported the following activities for September:

- 17 Building permits
- 20 Application fees
- 8 Certificates of Occupancy
- 4 Plumbing permits
- 8 Electrical permits
- 11 Letters of Compliance
- 2 Miscellaneous

Total received - \$32,258.25

Other activities –

- 61 Building inspections
- 15 Zoning inspections
- 1 Fire inspection
- 9 Violation notices
- 2 Warning notices
- 0 Appearance tickets

## **LEGAL REPORT:**

Village Attorney Ponzini had nothing to report other than those items that may have been in memorandum form. We have one tax matter on the agenda. It is a small one that will be settled and another small one that is a holdover. That should be coming in in the next few weeks. Mr. Ponzini stated that he is available for an Executive Session if necessary.

## **MANAGER'S REPORT:**

### **VILLAGE MANAGER REPORT FOR MONDAY, OCTOBER 19, 2015**

1. Project work on 9A continues with sidewalk installation and drainage improvements. The contractor was waiting for certain engineering approvals and Con Ed relocation of a utility pole and gas line, which delayed progress to a certain degree. The contractor received approval from the property owner on 9A to utilize the vacant parking lot during the project, so crews are working to complete the Village parking lot as soon as possible to allow for the return of parking at that site.
2. We will be meeting soon with Lumen representatives to discuss the results of their field verification/audit report and begin installation of the LED streetlights. As soon as possible after this meeting, we will provide information on the installation schedule.
3. I am told by the County that they are “midway through” the award process for the Ashford Ave. bridge project. As we get any new information, we will provide updates and interested individuals can also sign up directly for project updates on the bridge through the County’s website.
4. Although we have yet to receive a “final” schedule from the contractor, we have been told that the Village’s own road improvement projects will begin on October 30<sup>th</sup>. We continue to reach out to the contractor for a more detailed schedule, but one has not been provided to any of the villages as far as I know. As soon as we get more definite information, we will get that out to the public. In addition to the road improvements themselves, Village crews are also installing curbing on most of the roads being milled and paved. This process has been more time consuming than originally expected, so it will take longer to complete, but the end results look very nice. We will soon post pictures of this work on our website and through social media. We will do our best to give ample advanced notice to residents for all of this work.

5. Con Edison has returned to complete the storm hardening work in front of Village Hall. I am waiting for an estimate on a date for full completion.

**TREASURER'S REPORT:** Village Manager read the Treasurer's Report on behalf of Marion DeMaio.

Ms. Robson stated the bills for the past two weeks totaled as follows: General Fund: \$156,886.68; Trust & Agency Fund: \$36.00; and from the Capital Fund: \$5,052.36.

**Trustee DiJusto: RESOLVED,** that the Village Board of the Village of Ardsley hereby authorizes the Village Treasurer to make the following payments: From the General Fund: \$156,886.68; From the Trust & Agency Fund: \$36.00 and from the Capital Fund: \$5,052.36.  
**Seconded by Trustee Monti and passed unanimously.**

#### **MAYOR'S ANNOUNCEMENTS:**

- This is our first electronic meeting; one of the benefits of this is that we will be able to post all the materials that we are looking at; people will have access to everything
- I attended WMOA dinner in Elmsford; We had a very interesting talk with Lisa Belkin who is the author of the book "Show Me A Hero" which was just recently turned into an HBO series about the Yonkers desegregation housing case which I had watched; it was truly worthwhile and very well done
- We have been identifying candidates for Boards; We are looking for engineers on the Planning Board; We will be holding our Reorganization Meeting on 12/7; We will be asking people that are presently sitting if they would serve again
- The Jefferson project at Saw Mill Corners is now before the Greenburgh Boards. There are comments that they are being requested by the State of the Department of Environmental Conservation; they are taking written comments up until November 16<sup>th</sup>. If people have comments and if anyone has a particular knowledge or expertise please get those to the DEC.

#### **COMMITTEE & BOARD REPORTS:**

##### **TRUSTEE DIJUSTO:**

- 10/8 - Attended WMOA Meeting
- 10/10 – Attended the attic sale at St. Barnabas
- Attended the ASVAC Open house; Became a volunteer driver on Ambulance Corps

##### **TRUSTEE MONTI:**

- Nothing to report

## **TRUSTEE KABOOLIAN:**

- Seniors have apple picking trip on 10/21; For more info Contact Nick at 914-693-8012
- 10/28 – Zumba dancing
- 10/29 – Halloween Party in Dobbs Ferry
- 11/10 - Garden Club will be meeting at St. Barnabas Church at 1:00; There is lecture; call Mary at 914-693-4328 and they take a \$5.00 donation
- 11/1 – Garden Club is also hosting Oktoberfest between 4 and 7 at the Women's Club in Dobbs Ferry and the ticket donation is \$36.00 donation
- SAYF Coalition had a successful drug give back; they collected five (5) boxes of unused and outdated drugs; they also had their last round of compliance checks with bars and establishments to see whether or not they are selling alcohol to underage drinking and all 25 establishments in Ardsley passed
- They had their public service announcements that we reviewed last week for the drug use. There was a speaker for the 7<sup>th</sup> graders on October 12<sup>th</sup>. On 10/28 there is going to be a speaker by a community member, Dr. Ross Fishman along with a narcotics officer to discuss heroin trends within the last 20 years. That will be held at the high school on 10/28 at 7:30 p.m.
- Attended WMOA dinner

## **V. VISITORS**

Walter Schwartz, Village Historian presented himself to the board to share a story that he wrote about Bernard Kaplan. He also expressed to the Board as Village Justice that he has some issues pertaining to reappointments.

## **VI. OLD BUSINESS**

1. Resolution to consider granting permission to Title Boxing Club for a request to convert the former Foodland Store located at 901 Saw Mill River Road into a fitness training facility

**8:15 P.M. – PUBLIC HEARING** – To consider a request from the Title Boxing Club for a permit to convert the former Foodland Store at 901 Saw Mill River Road into a fitness training facility

### **Open Public Hearing**

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

Architect, William P. Witt appeared with Frank and Jeanine Palumbo in support of their application for approval. A parking analysis was submitted and discussed before the Board. They determined that parking requirements will not be an issue.

## **Public Comments**

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

## **Close Public Hearing**

### **RESOLUTION TO CLOSE THE PUBLIC HEARING TO CONSIDER A REQUEST FROM THE TITLE BOXING CLUB FOR A PERMIT TO CONVERT THE FORMER FOODLAND STORE AT 901 SAW MILL RIVER ROAD INTO A FITNESS TRAINING FACILITY**

**Trustee Monti:** **RESOLVED**, that the Village Board of the Village of Ardsley hereby closes the public hearing at 8:47 p.m. to consider a request from the Title Boxing Club for a permit to convert the former Foodland Store at 901 Saw Mill River Road into a fitness training facility. **Seconded by Trustee DiJusto and passed unanimously.**

### **RESOLUTION GRANTING PERMISSION TO TITLE BOXING CLUB FOR A REQUEST TO CONVERT THE FORMER FOODLAND STORE AT 901 SAW MILL RIVER ROAD INTO FITNESS TRAINING FACILITY**

**Trustee Monti:** **RESOLVED**, that the Village of Ardsley hereby grants permission to Title Boxing Club to convert the former Foodland Store into a fitness training facility located at 901 Saw Mill River Road with the following conditions: **Seconded by Trustee DiJusto and passed unanimously.**

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 will be Monday through Friday 5:30 a.m. to 8:30 p.m. , Saturday and Sunday 8:00 a.m. to 2:00 p.m.

**8:30 P.M. – PUBLIC HEARING –** To consider a request from Fitness Now, LLC for a permit to convert the vacant space at 15 Center Street Unit #1 into a fitness training facility

## **Open Public Hearing**

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

Maurice Hyacinthe appeared with applicant, manager/owner, Mr. Luke Cleveland and discussed the parking allocation would remain unchanged. Mr. Cleveland presented a diagram of the entire Center and answered questions from the Board. Mr. Hyacinthe stated that parking is fungible in Ardsley, New York.

### **Public Comments**

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

### **Close Public Hearing**

#### **RESOLUTION TO CLOSE THE PUBLIC HEARING TO CONSIDER A REQUEST FROM FITNESS NOW, LLC FOR A PERMIT TO CONVERT THE VACANT SPACE AT 15 CENTER STREET UNIT #1 INTO A FITNESS TRAINING FACILITY**

**Trustee Kaboolian:** RESOLVED, that the Village Board of the Village of Ardsley hereby closes the public hearing at 9:00 p.m. to consider a request from Fitness Now, LLC for a permit to convert the vacant space at 15 Center Street, Unit #1 into a fitness training facility. **Seconded by Trustee DiJusto and passed unanimously.**

#### **RESOLUTION GRANTING PERMISSION TO FITNESS NOW, LLC FOR A REQUEST TO CONVERT THE VACANT SPACE LOCATED AT 15 CENTER STREET, UNIT #1 INTO A FITNESS TRAINING FACILITY**

**Trustee Kaboolian:** RESOLVED, that the Village Board of the Village of Ardsley hereby grants permission to Fitness Now LLC, to convert the vacant space at 15 Center Street Unit #1 into a fitness training facility with the following conditions: **Seconded by Trustee DiJusto and passed unanimously.**

1. The applicant must provide plans for the remainder of the build-out 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 will be from Monday through Friday 5:00 a.m. – 8:00 p.m, Saturday and Sunday 7:00 a.m. – 2:00 p.m.

### **VII. NEW BUSINESS**

1. Resolution granting tax refund (\$3,924.86) Re Certiorari proceeding for 500 Ashford Avenue owned by J P Morgan Chase [6.50-34-4]

**RESOLUTION GRANTING TAX REFUND (\$3,924.86)  
RE CERTIORARI PROCEEDING FOR 500 ASHFORD AVENUE OWNED BY JP  
MORGAN CHASE**

**Trustee: Monti:** RESOLVED, that the Village Board of the Village of Ardsley hereby authorizes the Village Treasurer to refund a portion of Village tax payments on a commercial property at 500 Ashford Avenue owned by JP Morgan Chase [6.50-35-4] as the result of a certiorari proceeding settlement for assessment years 2014-15 in the aggregate amount of \$3,924.86, assuming that taxes based on the over assessment were in fact actually paid. **Seconded by Trustee DiJusto and passed unanimously.**

**VIII. CALL FOR EXECUTIVE SESSION.** No Executive Session

**IX. ADJOURNMENT OF MEETING**

**Trustee DiJusto: RESOLVED,** that the Village Board of the Village of Ardsley hereby adjourns the regular meeting of Monday, October 19, 2015 at 9:10 p.m. **Seconded by Trustee Monti and passed unanimously.**

**X. NEXT VILLAGE BOARD MEETING:** Monday, November 2, 2015 at 8:00 p.m.

Respectfully submitted,

Donna Fusco  
Recording Secretary