



## **AGENDA**

### **Ardsey Village Board of Trustees**

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

**Via Zoom**

BROADCAST LIVE ON VERIZON 32/35 & CABLEVISION 75

Join Zoom Meeting

<https://us02web.zoom.us/j/82135676239?pwd=V3pQcXdrchZlMnZhQ0lIUUTJzZFdadz09>

Meeting ID: 821 3567 6239

Passcode: 416868

One tap mobile

+19292056099,,82135676239# US (New York)

Dial by your location

+1 929 205 6099 US (New York)

Meeting ID: 821 3567 6239

Find your local number: <https://us02web.zoom.us/u/kdkS4eJ7TY>

Page

#### **SPECIAL PRESENTATION**

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

#### **1. ANNOUNCEMENT OF EXIT SIGNS**

#### **2. PLEDGE OF ALLEGIANCE**

#### **3. APPROVAL OF MINUTES:**

3.a Regular Meeting Minutes November 2, 2020

#### **4. DEPARTMENT REPORTS**

##### **4.1. LEGAL**

4 - 10

11	<p><b>4.2. MANAGER</b></p> <p>4.2.a Village Manager Report November 16, 2020</p>
12 - 15	<p><b>4.3. TREASURER</b></p> <p>4.3.a November 16, 2020 Abstract Report</p>
16 - 27	<p><b>4.4. BUILDING</b></p> <p>4.4.a October 2020 Building Department Report</p>
28 - 32	<p><b>4.5. FIRE</b></p> <p>4.5.a October 2020 Fire Department Report</p>
33 - 40	<p><b>4.6. POLICE</b></p> <p>4.6.a October 2020 Police Department Report</p>
	<p><b>4.7. MAYOR’S ANNOUNCEMENTS</b></p>
	<p><b>4.8. COMMITTEE &amp; BOARD REPORTS</b></p>
	<p><b>5. VISITORS</b></p>
41 - 44	<p><b>6. OLD BUSINESS:</b></p> <p>6.a 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</p>
45 - 49	<p><b>7. NEW BUSINESS:</b></p> <p>7.a Consider a Resolution Authorizing the Village Manager to Accept a Proposal with Kevin Dwarka LLC Land Use &amp; Economic Consulting</p>
50	<p>7.b 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</p>
51	<p>7.c Consider a Resolution Modifying the 2019/2020 Budget by Enabling the Village Treasurer to Make the Necessary Transfers within the General Fund</p>
52	<p>7.d Consider a Resolution Mondifying the 2020/2021 Budget by enabling the Village Treasurer to Make Necessary Transfers</p>

Within the General Fund

**8. CALL FOR EXECUTIVE SESSION**

**9. ADJOURNMENT OF MEETING**

**10. NEXT BOARD MEETING:**

December 7, 2020



## **MINUTES**

### **Ardsey Village Board of Trustees**

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**8:00 PM - Monday, November 2, 2020**

Via Zoom

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

- 1. ANNOUNCEMENT OF EXIT SIGNS**
- 2. PLEDGE OF ALLEGIANCE**
- 3. APPROVAL OF MINUTES:**

3.1 Regular Meeting Minutes-October 19, 2020

**Moved by Trustee DiJusto, Seconded by Trustee Yager and passed unanimously.**  
**RESOLVED** that the Village Board of the Village of Ardsley hereby approves the minutes of the Regular Meeting of Monday, October 19, 2020 as submitted.

- 4. DEPARTMENT REPORTS**

**1. LEGAL**

**2. MANAGER**

2.a Village Manager's Report -November 2, 2020-Village Manager, Meredith Robson read the following report:

1. **Road Paving:** Just a reminder that we are working through our 2020 road paving and curbing projects. We have put out information on a number of occasions and I want to again take this opportunity to remind the community that road improvements will include concrete curbing and any Belgian Block curbing in the public right-of-way will be removed. The following is the tentative schedule for this work, subject to change based on weather, contractor changes, etc. Work not completed this calendar year will be scheduled for the Spring. Please note that Ashford Ave was not originally scheduled for this year, however, since Con Ed was only going to repave the area of disturbance, i.e. half the road, the Village Board approved the paving of the entire roadway. Con Ed will be reimbursing the Village for the portion of the work they would have otherwise been obligated to complete.

Curbing :

Bramble brook (completed)

Overlook (in progress) should be completed by 11/6

Capt. Honeywell (anticipated start 11/9 ) 5 days to complete

Exeter Pl. (anticipated start 11/16) 7 to 10 days to complete

Milling and Paving: anticipated to start week of Nov 23rd:

1. Bramblebrook
2. Ashford – this is contingent upon completion of the Con Ed gas main work and may need to be pushed back
3. Addyman Sq.
4. Overlook
5. Capt. Honeywell
6. Exeter

2. **Veterans Day Reminder:**

Please be advised all Village Offices, including the Library, Community Center, Court and the Department of Public Works will be CLOSED on Wednesday, November 11, 2020 in observance of Veterans Day.

Since there will be no commingled glass, metal & plastic on Wednesday, ALL recyclables including newspaper, cardboard, junk mail, office paper, bulk mail & e-waste, commingled glass, metal & plastic WILL BE collected Village wide on Thursday, November 12, 2020.

3. **Thanksgiving Reminder:**

Please be advised all Village Offices, including the Library, Community Center, Court and the Department of Public Works will be CLOSED on Thursday, November 26th and Friday, November 27th for the Thanksgiving holiday. There WILL BE double collection of recyclables on Wednesday, November 25th and refuse collection for the entire village on Saturday, November 28th.

4. **Tax Reminder:**  
The 2nd half of the 2020 Village tax is due on or before December 31st, 2020. Payments that arrive via postmark after December 31st, 2020 will be assessed a late penalty as required by NYS Real Property Law. No Village Official is empowered to waive the late fee for any reason. We are currently accepting payments via mail (by check or money order payable to the “Village of Ardsley”) or through our new online payment system. The Village is not accepting cash payment at this time.
  
5. **Sewer Bills:** The first sewer bills will be out this week. This process is new to both Village staff as well as the community. Despite a great deal of work to coordinate the process of this first billing, we are aware of remaining issues in a number of areas that we are working to correct. A fair number of the issues are related to the way in which the Suez data comes to our billing agent. There are also a few instances where properties that should have been included are not, and others that should not have been included on the bill list are on the list. Additional information is available on our website at <https://www.ardsleyvillage.com/public-works/pages/sanitary-sewer-information>. We will resolve all of these issues as quickly as possible. We recommend that the first call be made to Minol, our billing agent. They may be able to resolve the vast majority of issues with a call. If they are unable to resolve a particular issue, they will notify us and the property owner is more than welcome to call Village Hall. The Village and Minol will be working closely together to review and resolve any issues that arise. Some may take time to investigate so please bear with us as we work through everything with you.  
  
Please remember that the costs involved under the new Sewer Fund and reflected in the new sewer billing are either costs that had previously been covered under the General Fund (on which the tax bills are based) or that would be covered under the General Fund had the Sewer Fund not been established. The costs, therefore, are NOT covered both in the General Fund and the Sewer Fund. The Sewer Fund and related billing allows us to cover costs that the Village would have to incur under any scenario in order to maintain and improve our aging sewer infrastructure. These costs are then distributed over a greater number of properties than just those that bear the cost of property taxes, which reduces the individual property tax burden related to these services.
  
6. **Voting:** Voting places remain at the Community Center and St. Barnabas Church from 6:00AM to 9:00PM.

### 3. TREASURER

3.a Abstract Report -November 2, 2020

Village Manager Robson stated the bills for the past two weeks totaled as follows:  
From the General Fund: \$41,394.44; from the Sewer Fund: \$0.00; from the Trust & Agency Fund: \$1,305.00 and from the Capital Fund: \$33,600.00.

**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: \$41,394.44; from the Sewer Fund: \$0.00; from the Trust & Agency fund: \$1,305.00 and from the Capital Fund: \$33,600.00

**4. BUILDING** No Building Department Report

**5. FIRE** No Fire Department Report

**6. POLICE** No Police Department Report

**7. MAYOR'S ANNOUNCEMENTS**

7.a Mayor Kaboolian announced the following:

- Reminded residents to Vote and to go to your usual polling place.
- November 11th is Veterans Day. We are thankful for all of our Veterans. Mayor will be attending a ceremony at Anthony F. Veterans Park to honor and thank our Veterans.

**8. COMMITTEE & BOARD REPORTS**

8.a Trustee DiJusto announced the following:

- All of Ardsley residents will be voting at either the Community Center or St. Barnabas Church.
- Our high school will be open for Dobbs Ferry and Hartsdale.
- Middle School is open for Unincorporated Greenburgh and Hastings.
- The Traffic Committee met again and we are still working on the noise. Greenburgh had a public hearing about the drag racing and noise. The committee discussed the best practices for the intersection at 9A & Center Street crossing. The committee agreed that a crossing guard would be a good temporary solution. We have asked the County to put up on a sign on the east bound side indicating what lane drivers need to be in for right/left turns at the Ashford Avenue bridge. This sign should be ready by the end of November. The Committee agreed to table this conversation about the path at Huntley Drive. The residents are looking into signage regarding the "Slow down in Ardsley" campaign. The committee is putting together a list of addition locations for installations of bicycle racks throughout the Village.

Trustee Yager did not have anything to report. Trustee Yager questioned Village Manager Robson on the Comprehensive Plan update.

Village Manager, Meredith Robson explained that once we finish the work on the implementation plan for the Comprehensive Plan it will be finalized. Ms. Robson will be distributing survey information to the Board.

Trustee D'Emilio announced the following:

- Drug take back day was a success! Police collected 238 pounds of drugs on October 24th.
- If residents would like to drop off prescription drugs a drug collection box is always located at the Police Station.
- Reminded residents to vote.

**5. VISITORS**

**6. OLD BUSINESS:**

**7. NEW BUSINESS:**

- 7.1 Consider a Resolution Authorizing the Village Manager to Execute a Revised Memorandum of Agreement with the Saw Mill River Coalition-Groundwork Hudson Valley

Lorraine Kuhn was present to provide the Board with a brief explanation of the 5 year plan:

As an MS4 (Municipal Separate Storm Sewer System), the Village of Ardsley is encouraged by NYSDEC to develop partnerships to help implement the Phase II Stormwater Management program. VofA has had an MOA with the Westchester County Planning Watershed Advisory Committee (WAC 7) since 2005. In 2012, WAC 7 was replaced by Westchester County BOL Bronx River Watershed Advisory Board (Bx Riv WAB) and VofA continued as a member of the Advisory Board. County Planning prepared the Bronx River Watershed Management Plan in 2007. This Plan was updated in 2011. County Planning is currently working on a second update, and this work is funded by a NYS DOS LWRP grant. Bronx River Alliance partnered with County Planning to prepare the grant application and perform the work, and County Planning submitted the grant application. Village of Ardsley had submitted letters of support to County Planning to aid in their grant application process.

The Village has had an MOA with the Saw Mill River Coalition (SMRC) since 2005. In 2009, SMRC affiliated with Groundwork Hudson Valley (HV). In 2011, Westchester County BOL formed the Saw Mill River Watershed Advisory Board (SMR WAB), and VofA became a member of this Advisory Board. There is presently no Saw Mill River Watershed Management Plan.



SMRC/Groundwork HV has partnered with County Planning to submit a NYS DOS LWRP grant application for preparation of a Saw Mill River Watershed Management Plan. County Planning will submit the grant application. Renewal of the SMRC/Groundwork HV MOA will help to support the application. Village of Ardsley association with SMRC/Groundwork HV benefits the Village in many ways including their sponsorship of SMR watershed-wide cleanups (eg Great Saw Mill River Cleanup) and river restoration efforts (eg Free-a-Tree invasives removal). Preparation of a Saw Mill River Watershed Management Plan will greatly benefit the Village as well.

The 2020 updated MOA has been sent separately, along with a copy of the SMRC Groundwork HV 5 Year SMR Watershed Plan and 2014 SMR Recreation Plan.

**Moved by Trustee D'Emilio, Seconded by Trustee Yager and passed unanimously. RESOLVED,**

that the Village Board of the Village of Ardsley hereby authorizes the Village Manager to execute a revised Memorandum of Agreement regarding participation with Saw Mill River Coalition – Groundwork Hudson Valley located at 22 Main Street, Yonkers, NY 10701.

7.2 Consider a Resolution Acknowledging the Ongoing Service Arrangements with the Ardsley Garden Club

**Moved by Trustee DiJusto, Seconded by Trustee Yager and passed unanimously. WHEREAS,** the Village of Ardsley (“Ardsley”) finds it in the public interest to provide for the beautification of Ardsley by the display and maintenance of horticultural plantings and exhibits in its various municipal locations, and

WHEREAS, the Ardsley Garden Club (“Garden Club”) is a long time local not for profit local organization under the auspices of the New York State Garden Club, and

WHEREAS, the Garden Club has taken upon itself the responsibility, at no cost to Ardsley, to create and maintain these various municipal sites with horticultural displays, and

WHEREAS, Ardsley recognizes that these services to the Village that could not be duplicated without additional cost to Ardsley, and

WHEREAS, Ardsley wishes to continue this relationship with the Garden Club and recognizes the Garden Club’s labor and out of pocket contributions to municipal services,

NOW THEREFORE BE IT RESOLVED that the Garden Club is authorized to utilize the Ardsley Community Center (“Community Center”) for its official club meetings and any events scheduled for the benefit of Ardsley and its residents as may occur from time to time, and such meetings and events may be scheduled upon the review and consent, and in the sole discretion, of the Village Manager,

AND BE IT FURTHER RESOLVED that permission provided for in this resolution may be terminated at any time by the Village Manager.

7.3 Consider a Resolution to Reject Village Facility Cleaning Bid

**Moved by Trustee Yager, Seconded by Trustee DiJusto and passed unanimously.**  
**WHEREAS**, a public notice for Village Facility Contract was duly advertised in an official newspaper on October 16, 2020; and

WHEREAS, on October 29, 2020, at 11:00 a.m. the Village Manager, in the presence of the Village Clerk and Confidential Secretary, opened three bids;

WHEREAS, the bid results were inconsistent with the intent of the work required and therefore the bid document requires clarification;

NOW, THEREFORE, BE IT RESOLVED, the Village Board of the Village of Ardsley hereby rejects the bids received and authorizes the Village Manager to re-bid the services.

**8. CALL FOR EXECUTIVE SESSION**

**9. ADJOURNMENT OF MEETING** Trustee D'Emilio: RESOLVED, that the Village Board of the Village of Ardsley Hereby adjourns the regular meeting of Tuesday, November 2, 2020, at 8:49 p.m. Seconded by Trustee Yager and passed unanimously.

**10. NEXT BOARD MEETING:** November 16, 2020

\_\_\_\_\_  
Village Clerk, Ann Marie Rocco

\_\_\_\_\_  
Date:

## MANAGER'S REPORT 11/16/2020

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

**ABSTRACT FOR VILLAGE BOARD MEETING OF  
NOVEMBER 16th, 2020**

<u>GENERAL FUND</u>	<u>\$202,429.99</u>
<u>TRUST &amp; AGENCY FUND</u>	<u>\$1,513.29</u>
<u>CAPITAL FUND</u>	<u>\$0.00</u>
<u>SEWER FUND</u>	<u>\$0.00</u>

ABSTRACT FOR VILLAGE BOARD MEETING OF NOVEMBER 16, 2020			
Date	Vendor Name	Description	Amount
11/5/2020	A1 COMPUTER SERVICES INC.	IT support Nov 2020	327.99
11/5/2020	A1 COMPUTER SERVICES INC.	IT support Nov 2020	732.00
11/5/2020	A1 COMPUTER SERVICES INC.	IT support Nov 2020	1,326.50
11/5/2020	A1 COMPUTER SERVICES INC.	IT support Nov 2020	175.00
11/6/2020	AAA EMERGENCY SUPPLY CO	Hoods, booms and Extinguisher	284.40
11/10/2020	ACME EXTERMINATING	Pest Service for November 2020	69.66
11/10/2020	AIRGAS	Cyl Rental Fee	91.96
11/12/2020	AMERITAS LIFE INSURANCE CORP	November 2020 Premium	5,992.15

11/6/2020	ATLANTIC HYDRAULICS	Sweeper-various supplies	188.00
11/10/2020	AYO OBI	Fall 20 private tennis lessons	2,204.00
11/10/2020	CACAVAS ADR, LLC	Hearing Cancellation Fee	1,000.00
11/10/2020	CARDMEMBER SERVICE	Law Posters	972.00
11/10/2020	CARDMEMBER SERVICE	Softsoap	59.57
11/10/2020	CARDMEMBER SERVICE	Name Plate	24.99
11/10/2020	CARDMEMBER SERVICE	Certificates	20.88
11/10/2020	CARDMEMBER SERVICE	Batteries	36.80
11/10/2020	CARDMEMBER SERVICE	Highway Supplies	213.04
11/10/2020	CARDMEMBER SERVICE	Highway Supplies	543.29
11/10/2020	CARDMEMBER SERVICE	COVID supplies	19.98
10/26/2020	CARDMEMBER SERVICE	Training	49.00
11/6/2020	CARDMEMBER SERVICE	Ipads for Rigs	806.97
10/9/2020	CARDMEMBER SERVICE	Dewalt Batteries	119.99
11/10/2020	CARDMEMBER SERVICE	Fire Scanner	78.28
11/10/2020	CARDMEMBER SERVICE	IPads	244.02
11/10/2020	CARDMEMBER SERVICE	Sprayer	745.00
11/10/2020	CARDMEMBER SERVICE	Cases for IPads	26.43
10/16/2020	CARDMEMBER SERVICE	Fire Prevention Materials	463.98
10/26/2020	CARDMEMBER SERVICE	Halloween candy	146.22
10/1/2020	CARDMEMBER SERVICE	purchases for trunk or treat	16.21
10/23/2020	CARDMEMBER SERVICE	registration HRWA Conf	50.00
10/23/2020	CARDMEMBER SERVICE	registration for SENY SW Conf	40.00
11/4/2020	Colonial Scientific	Nitrile Gloves Purchase	513.58
11/13/2020	CON EDISON	Usage for 10-7 to 11-5	325.10
11/13/2020	CON EDISON	Usage for 10-7 to 11-5	761.67
11/5/2020	CON EDISON	Usage for 9-30 to 10-31	276.30
11/13/2020	CON EDISON	Usage for 10-7 to 11-5	220.59
11/6/2020	COUNTY TOWING & COMMERCIAL TOW	Trunk Latch 2011	376.67
11/10/20	Danziger & Markoff LLP	GASB 45 Actuarial Service	1800.00
11/12/2020	DIEHL & SONS INC	truck parts/brake assembly	369.68
11/12/2020	DIEHL & SONS INC	truck parts/brake assembly	296.28
6/25/2020	DUNCAN PARKING TECHNOLOGIES IN	parking meter charges	465.00
10/30/2020	Essential Manufacturing Corpor	Covid supplies-Wipes	504.00
11/12/2020	EXPANDED SUPPLY PROD INC	spreader chains/sander	974.00

11/12/2020	GABRIELLI TRUCK SALES LTD	garbage truck repair	1,819.80
6/11/2020	GEORGE MALONE	direct public and govt access	791.45
11/12/2020	GRAINGER	hook/vinyl apron	153.85
7/20/2020	JAMES J HAHN ENGINEERING PC	Heatherdell Fence & Slope	71.25
10/14/2020	JAMES J HAHN ENGINEERING PC	Milling and Paving	8,667.50
11/12/2020	NEW YORK POWER AUTHORITY	October Invoice 6100090721	1,484.29
11/12/2020	NEW YORK POWER AUTHORITY	October Invoice 6100090721	391.97
11/12/2020	NEW YORK POWER AUTHORITY	October Invoice 6100090721	1,387.77
11/12/2020	NEW YORK POWER AUTHORITY	October Invoice 6100090721	3,276.71
11/12/2020	NEW YORK POWER AUTHORITY	October Invoice 6100090721	191.89
11/12/2020	NEW YORK POWER AUTHORITY	October Invoice 6100090721	428.61
11/12/2020	NYS EMPLOYEES HEALTH INS	Insurance Benefits #558	124,957.80
11/13/2020	OPTIMUM	Usage for 11-08 to 12-07	120.22
11/13/2020	OPTIMUM	Usage for 11-08 to 12-07	156.76
11/13/2020	OPTIMUM	Usage for 11-08 to 12-07	201.44
11/12/2020	PARKWAY PEST SERVICES	Service for November 2020	150.00
11/12/2020	PAUL BUNYAN TREE SERVICE	tree removal	1,200.00
11/12/2020	PAYLOCITY	Oct-20	857.50
11/12/2020	PETER ROVIDA	BPV vest carrier	137.94
7/13/2020	READERS HARDWARE INC	Various	19.99
7/13/2020	READERS HARDWARE INC	Various	34.66
7/13/2020	READERS HARDWARE INC	Various	69.54
11/6/2020	READERS HARDWARE INC	Holiday Lights, Tape	14.67
11/6/2020	READERS HARDWARE INC	Holiday Lights, Tape	1,078.92
10/29/2020	RICHARD THOMPSON	Fire inspector November 2020	1,600.71
7/8/2020	RINA SCHUNK	October 2020 Invoice	400.00
10/15/2020	ROCKET PRINTERS	Business Cards D.Digregiroi	75.00
11/12/2020	SAW MILL STONE & MASONRY SUPPL	stone dust/mulch	165.00
11/12/2020	SAW MILL STONE & MASONRY SUPPL	stone dust/mulch	110.00
11/12/2020	SAW MILL STONE & MASONRY SUPPL	stone dust/mulch	32.50
11/10/2020	STECICH MURPHY & LAMMERS LLP	Professional Service 10-30-20	821.00
11/12/2020	SUEZ WATER WESTCHESTER DIST. #	Usage for 9-27 to 11-2	253.16
11/12/2020	SUEZ WATER WESTCHESTER DIST. 1	Usage for 9-27 to 11-2	87.84
11/12/2020	SUEZ WATER WESTCHESTER DIST. 1	Usage for 9-29 to 11-2	102.99
11/12/2020	SUEZ WATER WESTCHESTER DIST. 1	Usage for 9-27 to 11-2	102.95
11/12/2020	SUEZ WATER WESTCHESTER DISTRIC	Suez usage 9-28 to 11-1	321.53

11/10/2020	The Grit Ninja	6 wk Ninja Grit 9/10-10/30/20	15,328.00
11/10/2020	TOWN OF GREENBURGH	Water cust# 13709, 13707	3,651.75
11/10/2020	TOWN OF GREENBURGH	Water cust# 13709, 13707	20.00
11/6/2020	VERIZON	Invoice for 10-22	3.33
11/10/2020	VERIZON	Usage for 11-2 to 12-1	65.79
11/10/2020	VERIZON SELECT SERVICES INC.	usage for bill dated 10-31-20	0.51
11/5/2020	VERIZON WIRELESS	Usage for 9-24 - 10-23	445.25
11/6/2020	VILLAGE OF DOBBS FERRY	Highway Diesel Usage October	3,387.34
11/6/2020	VILLAGE OF DOBBS FERRY	Highway Gas Usage October	466.77
11/6/2020	VILLAGE OF DOBBS FERRY	Police Gas Usage October	1,452.47
11/6/2020	VILLAGE OF DOBBS FERRY	Fire Diesel Usage October	239.36
11/6/2020	VILLAGE OF DOBBS FERRY	Fire Gas Usage October	597.21
6/18/2020	W.B. MASON CO. INC.	calendar desk refill	18.49
6/18/2020	W.B. MASON CO. INC.	Wall Calendar	23.99
6/18/2020	W.B. MASON CO. INC.	File	53.98
6/18/2020	W.B. MASON CO. INC.	Planner	23.99
11/10/2020	W.B. MASON CO. INC.	Thermometer	33.99
10/30/20	West Cty Dep of Human Resources	Application Fee	40.00
11/6/2020	WEST PAYMENT CENTER.	West Information Charges	255.00
11/6/2020	XEROX CORPORATION	Court usage for 9-21 to 10-21	189.94
11/6/2020	XEROX CORPORATION	Usage for 9-28 to 10-21	201.28
11/10/2020	XEROX CORPORATION	Usage for 9-21 to 10-21	183.32
11/10/2020	XEROX CORPORATION	Usage for 9-21 to 10-21	59.84
		<b>General Fund Total</b>	<b>\$202,429.99</b>

11/13/2020	ALLISON MASTROGIACOMO	Babysitting Course expense	177.30
11/10/2020	CARDMEMBER SERVICE	File Cabinet	285.99
11/5/2020	PLANNING & DEVELOPMENT ADVISOR	SMRR inv 20189	487.50
11/5/2020	PLANNING & DEVELOPMENT ADVISOR	Ridge Road inv 20188	562.50
		<b>Trust &amp; Agency Fund Total</b>	<b>\$1,513.29</b>

		<b>Capital Fund Total</b>	<b>\$0.00</b>
		<b>Sewer Fund Total</b>	<b>\$0.00</b>

**BUILDING INSPECTOR'S REPORT**  
**For the Month and Fiscal Year To Date - October 2020**

	<u>Current Fiscal Year</u> October	<u>Prior Fiscal Year</u> October	<u>Fiscal Year to Date</u> #	<u>Fiscal Year to Date</u> \$ Amount	<u>Fiscal Year</u> Budget \$ Amount	<u>Prior Fiscal Year to Date</u> #	<u>Prior Fiscal Year to Date</u> \$ Amount
BUILDING PERMITS	18	12	79	52,995.00	125,000.00	71	54,315.00
APPLICATION FEES	16	12	82	5,100.00	-	67	4,575.00
C/O'S	4	33	26	615.00	-	97	1,840.00
PLUMBING PERMITS	10	7	35	4,710.00	13,000.00	48	7,354.00
ELECTRICAL PERMITS	9	4	36	3,975.00	7,000.00	35	4,050.00
TITLE SEARCH & COMPLIANCE LETTER	10	5	55	2,752.25	-	47	2,490.25
MISC FEES	2	0	5	1,620.00	-	3	3,805.00
<b>TOTALS</b>	<b>69</b>	<b>73</b>	<b>318</b>	<b>\$ 71,767.25</b>	<b>\$ 145,000.00</b>	<b>368</b>	<b>\$ 78,429.25</b>

BUILDING INSPECTIONS PERFORMED	57	122	297	490
ZONING INSPECTIONS PERFORMED	22	33	72	102
FIRE INSPECTIONS PERFORMED	0	1	0	6
VIOLATION NOTICES ISSUED	6	10	35	42
WARNING NOTICES ISSUED	10	8	15	25
APPEARANCE TICKETS ISSUED	1	0	1	0

The fire inspections listed above were performed by the Building Inspector. The Fire Inspector will issue a separate report.

The misc fees listed above were collected to cover jobs where the cost of construction exceeded the amount originally stated on the building permit, and for permit renewal fees.

The building inspector completed 1 hour of required in-service training this month.





Village of Ardsley  
 507 Ashford Avenue  
 Ardsley, NY 12533  
 (914) 693-6961

10/29/2020

## MONTHLY BUILDING PERMIT REPORT

From: 10/1/2020 To: 10/31/2020

Permit Number	Permit Date	Type	Parcel ID	Legal Address	Owner	Permit Fees
2020-7083	10/8/2020	RESIDENTIAL ALTERATI Remove a basement egress window and construct a new egress stair and door	6.30-14-15	5 OVERLOOK RD	TAYLOR, WENDY L & ROEMER,	\$100.00
2020-7084	10/8/2020	ROOF/SIDING Install new James Hardie siding as per the approved specifications	6.110-99-4	66 PROSPECT AVE	BONNABEAU, RICHARD & CECI	\$125.00
2020-7085	10/15/2020	FENCE Install approximately 144LF of aluminum fencing as per the approved plans	6.50-28-13	13 CAPTAIN HONEYWELLS RD	KOWALSKY, MARC S. & RACHE	\$160.00
2020-7086	10/15/2020	COMMERCIAL ALTERAT Minor interior alterations to reopen the existing dry cleaning facility. This permit does not cover the signs. All systems including the dry cleaning machine and boiler must be inspected and certified by qualified inspectors. Separate electrical and plumbing permits along with re-inspections are required.	6.50-19-1	800 SAW MILL RIVER RD	CORNERSTONE ARDSLEY LLC	\$100.00
2020-7087	10/15/2020	PATIO Install a paver block patio in the rear yard	6.110-96-4.2	7 SHADY ROAD	JAMES, ANOJ	\$120.00
2020-7088	10/15/2020	ROOF/SIDING Install new roofing and siding materials as per the approved specifications	6.80-74-7	1 HIGH ST	LYONS, THOMAS & JANET	\$125.00
2020-7089	10/15/2020	RESIDENTIAL ALTERATI Interior alterations to repair the fire damage in the second floor bathroom	6.110-102-16	29 MC KINLEY PL	LANGTON, DAVID & SHELLEY	\$200.00
2020-7090	10/15/2020	TANK Install a new 330 gallon above ground storage fuel oil tank in the garage	6.80-75-2	84 LINCOLN AVE	SCHWARTZ, MATTHEW J & JEN	\$60.00
2020-7091	10/21/2020	ROOF/SIDING Install new roofing materials as per the approved specifications	6.80-68-31	8 JOHNSON PL	MIRSKY, ALEX	\$125.00
2020-7092	10/21/2020	SOLAR ELECTRIC SYSTE Install a new rooftop solar array and an energy storage system as per the approved plans.	6.70-53-3	83 RIDGE RD	REDDY, PRIYAM	\$860.00



Village of Ardsley  
 507 Ashford Avenue  
 Ardsley, NY 12533  
 (914) 693-6961

10/29/2020

## MONTHLY BUILDING PERMIT REPORT

From: 10/1/2020 To: 10/31/2020

Permit Number	Permit Date	Type	Parcel ID	Legal Address	Owner	Permit Fees
2020-7093	10/21/2020	FENCE Install a new fence as per the approved plans	6.80-56-39	26 WESTERN DR	VARGHESE, LIJO CHIRAYIL & O	\$160.00
2020-7094	10/21/2020	RETAINING WALL Construct a 4 foot high retaining wall, a concrete patio and a walkway in the rear yard as per the approved plans. NOTE: This permit does not cover cutting, filling or re-grading on the property.	6.80-64-4	22 GRANDVIEW AVE	O'CARROLL, SIOBHAN	\$300.00
2020-7095	10/28/2020	STANDBY GENERATOR Install a new LP Gas fired generator	6.30-14-47	5 DELLWOOD LN	SHEEHAN, ROBERT D III & MAY	\$125.00
2020-7096	10/28/2020	COMMERCIAL ALTERAT Exterior lighting modifications as per the approved plans.	6.20-3-4	915 SAW MILL RIVER RD	ARDSLEY MALL INC	\$400.00
2020-7097	10/28/2020	COMMERCIAL ALTERAT Interior alterations to the existing restaurant space.	6.50-34-9	715 SAW MILL RIVER RD	LOVE, SYLVIA TRUSTEE 50% &	\$800.00
2020-7098	10/28/2020	SOLAR ELECTRIC SYSTE Install a new rooftop PV array plus an energy storage system.	6.20-4-67	38 VICTORIA RD	KAPISIS, EDA & MILLS, PAMELA	\$320.00
2020-7099	10/28/2020	RESIDENTIAL ADDITION Construct a new single story addition and deck in the rear yard and interior alterations.	6.60-38-18	90 HILLTOP RD	O'DONOVAN, KEVIN J. & KIM, J	\$5000.00
2020-7100	10/29/2020	RESIDENTIAL ALTERATI Construct new deck stairs, a patio and an arbor in the rear yard	6.50-21-4	14 FLINTLOCK LN	COOPERMAN, STEVEN M & STR	\$620.00



Village of Ardsley  
 507 Ashford Avenue  
 Ardsley, NY 12533  
 (914) 693-6961

10/29/2020

## MONTHLY BUILDING PERMIT REPORT TOTALS

From: 10/1/2020 To: 10/31/2020

<u>Permit Type</u>	<u>Count</u>	<u>Permit Fees</u>
COMMERCIAL ALTERATION/RENOVATION	3	\$1300.00
FENCE	2	\$320.00
PATIO	1	\$120.00
RESIDENTIAL ADDITION	1	\$5000.00
RESIDENTIAL ALTERATION/RENOVATION	3	\$920.00
RETAINING WALL	1	\$300.00
ROOF/SIDING	3	\$375.00
SOLAR ELECTRIC SYSTEM	2	\$1180.00
STANDBY GENERATOR	1	\$125.00
TANK	1	\$60.00
<b>Total Permits:</b>	<b>18</b>	<b>\$9,700.00</b>



Village of Ardsley  
 507 Ashford Avenue  
 Ardsley, NY 12533  
 (914) 693-6961

10/29/2020

## MONTHLY PERMIT APPLICATION REPORT

From: 10/1/2020 To: 10/31/2020

Application Number	Application Date	Type	Parcel ID	Owner	Legal Address	Cost of Const.	Fee
2020-109	10/7/2020	COMMERCIAL ALTERATIO	6.50-19-1	CORNERSTONE ARDSLEY LLC	800 SAW MILL RIVER RD	5000.00	75.00
2020-110	10/7/2020	RETAINING WALL	6.80-64-4	O'CARROLL, SIOBHAN	22 GRANDVIEW AVE	4000.00	75.00
2020-111	10/7/2020	ROOF/SIDING	6.110-99-4	BONNABEAU, RICHARD & CECI	66 PROSPECT AVE	30000.00	
2020-112	10/15/2020	ROOF/SIDING	6.80-74-7	LYONS, THOMAS & JANET	1 HIGH ST	50000.00	
2020-113	10/15/2020	RESIDENTIAL ALTERATIO	6.110-102-16	LANGTON, DAVID & SHELLEY	29 MC KINLEY PL	10000.00	75.00
2020-114	10/15/2020	TANK	6.80-75-2	SCHWARTZ, MATTHEW J & JEN	84 LINCOLN AVE	2800.00	75.00
2020-115	10/15/2020	RESIDENTIAL ALTERATIO	6.80-68-39.1	GOODWIN, DEBORAH	35 JUDDSON AVE	85000.00	75.00
2020-116	10/15/2020	ROOF/SIDING	6.80-68-31	MIRSKY, ALEX	8 JOHNSON PL	12615.00	
2020-117	10/15/2020	FENCE	6.80-66-12	VARISREDDY, KRISHNA PRASA	34 BRAMBLE BROOK RD	6000.00	75.00
2020-118	10/15/2020	SIGN	6.10-1-3	891 SAW MILL RIVER ASSOC.	891 SAW MILL RIVER ROAD	25000.00	75.00
2020-119	10/20/2020	STANDBY GENERATOR	6.30-14-47	SHEEHAN, ROBERT D III & MAY	5 DELLWOOD LN	10500.00	
2020-120	10/20/2020	RESIDENTIAL ALTERATIO	6.50-31-23	BRESLER, ANDREW B & ERIKA	61 BEACON HILL RD	25000.00	75.00
2020-121	10/20/2020	RESIDENTIAL ADDITION	6.30-13-8	O'SULLIVAN, DIARMAID	139 HUNTLEY DR	200000.00	75.00
2020-122	10/20/2020	COMMERCIAL ALTERATIO	6.50-34-9	LOVE, SYLVIA TRUSTEE 50% &	715 SAW MILL RIVER RD	40000.00	75.00
2020-123	10/28/2020	SOLAR ELECTRIC SYSTEM	6.60-38-46	FINCKEL, DAVID & HAN, WU	53 EASTERN DR	57000.00	75.00
2020-124	10/28/2020	STANDBY GENERATOR	6.20-4-43	SILBIGER, NAOMI & MORRY	22 VICTORIA RD	19500.00	



Village of Ardsley  
 507 Ashford Avenue  
 Ardsley, NY 12533  
 (914) 693-6961

10/29/2020

## MONTHLY PERMIT APPLICATION REPORT TOTALS

From: 10/1/2020 To: 10/31/2020

<u>Permit Type</u>	<u>Count</u>	<u>Fees</u>	<u>Cost of Const.</u>
COMMERCIAL ALTERATION/RENOVATION	2	\$150.00	\$45,000.00
FENCE	1	\$75.00	\$6,000.00
RESIDENTIAL ADDITION	1	\$75.00	\$200,000.00
RESIDENTIAL ALTERATION/RENOVATION	3	\$225.00	\$120,000.00
RETAINING WALL	1	\$75.00	\$4,000.00
ROOF/SIDING	3	\$0.00	\$92,615.00
SIGN	1	\$75.00	\$25,000.00
SOLAR ELECTRIC SYSTEM	1	\$75.00	\$57,000.00
STANDBY GENERATOR	2	\$0.00	\$30,000.00
TANK	1	\$75.00	\$2,800.00
<b>Total:</b>	<b>16</b>	<b>\$825.00</b>	<b>\$582,415.00</b>



Village of Ardsley  
507 Ashford Avenue  
Ardsley, NY 12533  
(914) 693-6961

10/29/2020

## CERTIFICATE REPORT

From: 10/1/2020 To: 10/31/2020

Certificate Number	Date	Type	Parcel ID	Owner	Legal Address	Certificate Fees
2020-5240	10/5/2020	CO	6.30-14-42	MEHMETAJ, ARJANIT &	17 DELLWOOD LN	\$45.00
2020-5241	10/15/2020	CL	6.80-72-22	CANNIZZO, JOSEPH J &	81 LINCOLN AVE	\$0.00
2020-5242	10/15/2020	CC	6.30-13-5	TINA, MARY ANN	145 HUNTLEY DR	\$15.00
2020-5243	10/15/2020	CO	6.30-14-7	CARBALLO, ALEXANDE	21 OVERLOOK RD	\$25.00



Village of Ardsley  
507 Ashford Avenue  
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(914) 693-6961

10/29/2020

## CERTIFICATE REPORT- TOTALS

From: 10/1/2020 To: 10/31/2020

Certificate Type	Count	Fees
CC	1	\$15.00
CL	1	\$0.00
CO	2	\$70.00
<b>Total: 4</b>		<b>\$85.00</b>



Village of Ardsley  
 507 Ashford Avenue  
 Ardsley, NY 12533  
 (914) 693-6961

10/29/2020

## MONTHLY PLUMBING PERMIT REPORT

From: 10/1/2020 To: 10/31/2020

Permit Number	Permit Date	Type	Parcel ID	Legal Address	Owner	Permit Fees
P-2020-1736	10/8/2020	HVAC	6.70-41-3	666 SAW MILL RIVER RD	666 CHENG'S REALTY CORP	\$100.00
P-2020-1737	10/8/2020	HVAC	6.20-3-4	915 SAW MILL RIVER RD	ARDSLEY MALL INC	\$320.00
P-2020-1738	10/15/2020	PLUMBING PERMIT	6.80-54-1	525 ASHFORD AVE	ARDSLEY METHODIST CHURC	\$125.00
P-2020-1739	10/15/2020	IRRIGATION	6.20-6-2	17 VICTORIA RD	RAUSCH, CONRAD J & MARY	\$200.00
P-2020-1740	10/21/2020	GAS	6.50-19-1	800 SAW MILL RIVER RD	CORNERSTONE ARDSLEY LLC	\$75.00
P-2020-1741	10/28/2020	GAS	6.20-3-4	915 SAW MILL RIVER RD	ARDSLEY MALL INC	\$75.00
P-2020-1742	10/28/2020	PLUMBING PERMIT	6.90-85-7	12 KENSINGTON RD	CHANG, QING & CHEN, JING	\$100.00
P-2020-1743	10/28/2020	PLUMBING PERMIT	6.100-93-18.2	94 RIDGE RD	BODDY, JULIAN & JESSICA	\$85.00
P-2020-1744	10/28/2020	GAS	6.30-14-47	5 DELLWOOD LN	SHEEHAN, ROBERT D III & MA	\$75.00
P-2020-1745	10/28/2020	PLUMBING PERMIT	6.110-102-16	29 MC KINLEY PL	LANGTON, DAVID & SHELLEY	\$85.00





Village of Ardsley  
 507 Ashford Avenue  
 Ardsley, NY 12533  
 (914) 693-6961

10/29/2020

**MONTHLY PLUMBING PERMIT REPORT TOTALS**

From: 10/1/2020 To: 10/31/2020

<u>Permit Type</u>	<u>Count</u>	<u>Fees</u>
GAS	3	\$225.00
HVAC	2	\$420.00
IRRIGATION	1	\$200.00
PLUMBING PERMIT	4	\$395.00
<b>Total Permits:</b>	<b>10</b>	<b>Total Fees: \$1240.00</b>



Village of Ardsley  
 507 Ashford Avenue  
 Ardsley, NY 12533  
 (914) 693-6961

10/29/2020

## MONTHLY ELECTRICAL PERMIT REPORT

From: 10/1/2020 To: 10/31/2020

Permit Number	Permit Date	Type	Parcel ID	Legal Address	Permit Fees:
E-2020-1439	10/8/2020	ELECTRICAL PERMIT	6.80-76-1	9 AUGUSTINE RD	\$75.00
E-2020-1440	10/8/2020	ELECTRICAL PERMIT	6.50-31-35	31 BEACON HILL RD	\$195.00
E-2020-1441	10/15/2020	ELECTRICAL PERMIT	6.20-4-29	11 COLUMBIA RD	\$75.00
E-2020-1442	10/15/2020	ELECTRICAL PERMIT	6.50-26-11	6 POWDER HORN RD	\$75.00
E-2020-1443	10/21/2020	ELECTRICAL PERMIT	6.20-3-4	915 SAW MILL RIVER RD	\$75.00
E-2020-1444	10/21/2020	ELECTRICAL PERMIT	6.80-69-12	12 LINCOLN AVE	\$75.00
E-2020-1445	10/29/2020	ELECTRICAL PERMIT	6.20-3-4	915 SAW MILL RIVER RD	\$120.00
E-2020-1446	10/29/2020	ELECTRICAL PERMIT	6.100-93-18.2	94 RIDGE RD	\$75.00
E-2020-1447	10/29/2020	ELECTRICAL PERMIT	6.70-44-8.2	4 FULLER AVE	\$75.00



Village of Ardsley  
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Ardsley, NY 12533  
(914) 693-6961

10/29/2020

## MONTHLY ELECTRICAL PERMIT REPORT TOTALS

From: 10/1/2020 To: 10/31/2020

<u>Permit Type</u>	<u>Count</u>	<u>Fees</u>
ELECTRICAL PERMIT	9	\$840.00
<b>Total Permits:</b>	<b>9</b>	<b>\$840.00</b>

# ARDSLEY FIRE DEPARTMENT

505 Ashford Avenue  
Ardsley, New York 10502

Phone (914) 693-6581  
Fax (914) 693-0279



Office of the Fire Chief  
Division of Fire Prevention

## **TRAINING OFFICERS REPORT- OCTOBER 2020**

### **October 1<sup>st</sup>**

Members participated in a skills lab scavenger hunt with tools and equipment around the Firehouse.

**Training Hrs. 30.00, 15 Member's Present**

### **October 8<sup>th</sup>**

Members played Dodgeball while on their SCBA's for their Annual Breath down

**Training Hrs. 30.00, 15 Member's Present**

### **October 15<sup>th</sup> – Monthly**

Mask Confidence course in basement & prepared for Fire Prevention

**Training Hrs. 40.00, 16 Member's Present**

### **October 22<sup>nd</sup>**

Maintenance Drill

**Training Hrs. 30.00, 15 Member's Present**

### **October 29<sup>th</sup>**

No Drill

**Training Hrs. 00.00, 0 Member's Present**

#### **New York State Classes:**

#### **Online Training / McNeil & Company E-Learning:**

Training 130.00 Hours

Inspection: 00.0 Hours

Maintenance: 00.0 Hours

New York State: 00:00 Hours

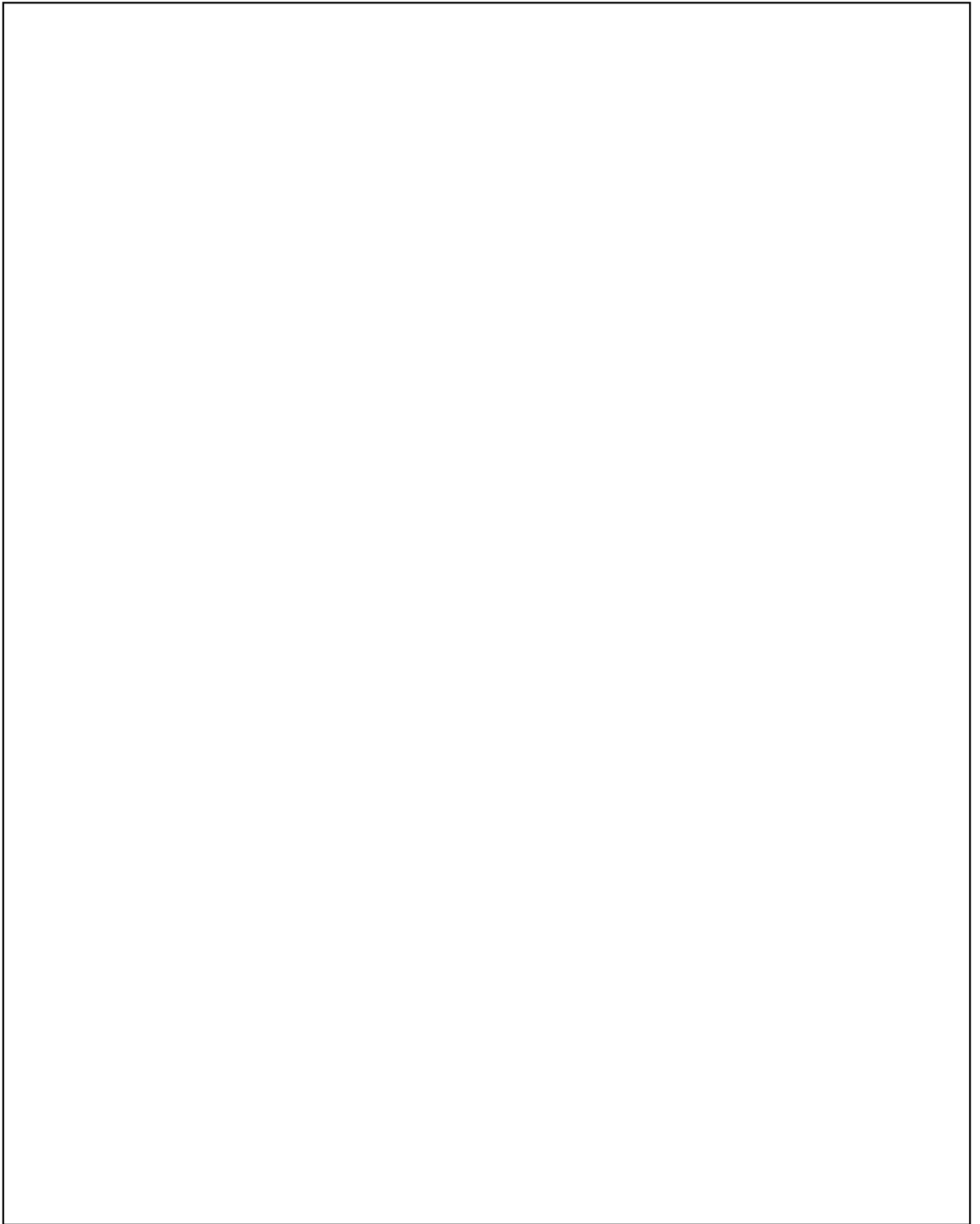
Online Training / McNeil & Company E-Learning: 00.0 Hours

Other Training: 00:00Hrs.

Total: 130.00 Hours

Respectfully Submitted,

Joan Podolski  
2nd Assistant Chief



Ardsley Fire Department  
Monthly Alarm Run List

DATE	TIME	ALARM #	LOCATION	TYPE
10/2/2020	13:43	20-0208	2 Concord Rd	False unintentional
10/4/2020	6:25	20-0209	1 Clubhouse Lane	CO Alarm with readings
10/6/2020	11:45	20-0210	OP. 2 Elm Street	Gasoline Leak into a Stream
10/7/2020	11:55	20-0211	10 Old Jackson Ave Hastings	False Malfunction
10/8/2020	13:54	20-0212	120 Bramblebroom Rd	False unintentional
10/10/2020	0:26	20-0213	10 Old Jackson Ave Hastings	False unintentional
10/13/2020	9:11	20-0214	2 Swanston Lane	Good Intent
10/13/2020	19:07	20-0215	71 Boulder Ridge Rd	False unintentional
10/16/2020	21:03	20-0216	IFO 536 Ashford Ave	Wires Arching
10/17/2020	18:57	20-0217	I-87 SB MM 7.8	Car Fire
10/21/2020	11:16	20-0218	143 Euclid Ave	False unintentional
10/23/2020	8:03	20-0219	Overlook Rd and Huntley Dr	Odor of Gas
10/25/2020	14:37	20-0220	I-87 N/B MM 5.9	Auto Accident
10/26/2020	11:33	20-0221	1 Cross Rd	False unintentional
10/26/2020	15:21	20-0222	6 Rest Ave	Good Intent
10/27/2020	9:09	20-0223	1 Cross Rd	False unintentional

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**POLICE DEPARTMENT**

**VILLAGE OF ARDSLEY**

INCORPORATED 1896



**Anthony D. Piccolino**

CHIEF of POLICE  
TEL. 914-693-1700  
FAX: 914-693-8298

Municipal Building  
507 Ashford Ave  
Ardsley NY 10502

WESTCHESTER COUNTY

**Monthly Report October – 2020**

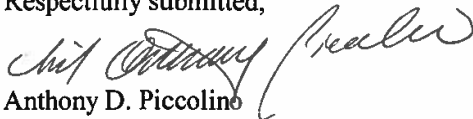
Property lost or stolen - \$	84,949.00
Property Recovered---- \$	87,900.00
Court fines and fees --- \$	13,849.00
Alarm fines and fees--- \$	.00
Meter collection----- \$	1,853.30

Traffic Accidents-----	7
Arrests-----	4
Calls for service-----	200
Investigations-----	15
Impounded vehicles-----	2

UTT summonses issued----	17
Parking summonses issued-	0
Appearance tickets issued—	3
Total summonses issued-----	20

**For monthly statistics, please see attached**

Respectfully submitted,



Anthony D. Piccolino  
Chief of police



**Anthony D. Piccolino**  
CHIEF of POLICE  
TEL. 914-693-1700  
FAX: 914-693-8298

**POLICE DEPARTMENT**  
-----  
**VILLAGE OF ARDSLEY**  
-----  
INCORPORATED 1896



MUNICIPAL BUILDING  
507 ASHFORD AVENUE ARDSLEY, NEW YORK 10502

WESTCHESTER COUNTY

**OCTOBER EVENTS 2020**

**Training**

Total training for the month of October -----136 hrs which consisted of SWAT and Supervision.

**COMMUNITY POLICING**

Trunk or Treat Halloween parade at Pascone park on October 24<sup>th</sup>

Concord road school lock down drill and a subsequent safety meeting

We installed 4 child seats

Movie in the park

Myself and officer Roemer walked around on Halloween and gave out candy to the 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.

ARDSLEY POLICE DEPARTMENT

**MONTHLY STATISTIC REPORT**

Activity From 10/01/2020 Thru 10/31/2020

Type of Activity	MTD	YTD
<b>Arrests</b>	4	51
Sex- Male - MTD: 3 YTD: 39		
Female - MTD: 1 YTD: 12		
Unknown- MTD: 0 YTD: 0		
Class- Felony- MTD: 1 YTD: 13		
Misd - MTD: 2 YTD: 33		
Violat- MTD: 1 YTD: 5		
<b>Blotters</b>	200	2079
<b>Cases</b>	15	130
Class- Felony- MTD: 4 YTD: 30		
Misd - MTD: 6 YTD: 66		
Violat- MTD: 5 YTD: 31		
<b>Citations</b>	17	248
Type- Parking- MTD: 0 YTD: 1		
Traffic- MTD: 17 YTD: 245		
Summons- MTD: 0 YTD: 2		
<b>Field Interviews</b>	0	0
<b>Impounds</b>	2	15
<b>Juveniles</b>	0	0
Sex- Male - MTD: 0 YTD: 0		
Female - MTD: 0 YTD: 0		
Unknown- MTD: 0 YTD: 0		
Class- Felony- MTD: 0 YTD: 0		
Misd - MTD: 0 YTD: 0		
Violat- MTD: 0 YTD: 0		
<b>Medical Aided</b>	0	0
<b>Traffic Accidents</b>	7	65
Type- Fatal- MTD: 0 YTD: 1		
Injury- MTD: 1 YTD: 13		
Other- MTD: 6 YTD: 51		

## **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 coronavirus disease 2019 (COVID-19). The best way to prevent illness is to avoid being exposed to this virus. However, as a reminder, CDC always recommends everyday preventive actions to help prevent the spread of respiratory diseases, including:

- Avoid close contact with people.
- Avoid touching your eyes, nose, and mouth.
- Stay home when possible and limit travel.
- 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.

In light of new data about how COVID-19 spreads, along with evidence of widespread COVID-19 illness in communities across the country, CDC recommends that people wear a [cloth face covering](#) to cover their nose and mouth in the community setting. This is an additional public health measure people should take to reduce the spread of COVID-19 in addition to (not instead of) social distancing, frequent hand cleaning and other everyday preventive actions. A cloth face covering is not intended to protect the wearer, but may prevent the spread of virus from the wearer to others. This would be especially important in the event that someone is infected but does not have symptoms. A cloth face covering should be worn whenever people must go into public settings (grocery stores, for example). Medical masks and N-95 respirators are reserved for healthcare workers and other first responders, as recommended by current CDC guidance.

- 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

For information specific to healthcare, see [CDC's Hand Hygiene in Healthcare Settings](#)

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

For more information, please visit the CDC website at <https://www.cdc.gov/coronavirus/2019-ncov/index.htm>

## How to Protect Yourself & Others

**Older adults and people who have severe underlying medical conditions** like heart or lung disease or diabetes seem to be at higher risk for developing serious complications from COVID-19 illness. More information on [Are you at higher risk for serious illness](#).

### Know how it spreads

- There is currently no vaccine to prevent coronavirus disease 2019 (COVID-19).
- **The best way to prevent illness is to avoid being exposed to this virus.**
- The virus is thought to [spread mainly from person-to-person](#).
  - Between people who are in close contact with one another (within about 6 feet).
  - Through respiratory droplets produced when an infected person coughs, sneezes or talks.
  - These droplets can land in the mouths or noses of people who are nearby or possibly be inhaled into the lungs.
  - Some recent studies have suggested that COVID-19 may be spread by people who are not showing symptoms.

### Everyone Should

### Wash your hands often

- [Wash your hands](#) often with soap and water for at least 20 seconds especially after you have been in a public place, or after blowing your nose, coughing, or sneezing.
- If soap and water are not readily available, **use a hand sanitizer that contains at least 60% alcohol**. Cover all surfaces of your hands and rub them together until they feel dry.
- **Avoid touching your eyes, nose, and mouth** with unwashed hands.

### Avoid close contact

- **Avoid close contact with people who are sick, even inside your home.** If possible, maintain 6 feet between the person who is sick and other household members.
- **Put distance between yourself and other people outside of your home.**
  - Remember that some people without symptoms may be able to spread virus.
  - [Stay at least 6 feet \(about 2 arms' length\) from other people.](#)
  - Keeping distance from others is especially important for [people who are at higher risk of getting very sick.](#)

### Cover your mouth and nose with a cloth face cover when around others

- You could spread COVID-19 to others even if you do not feel sick.
- Everyone should wear a [cloth face cover](#) when they have to go out in public, for example to the grocery store or to pick up other necessities.
  - Cloth face coverings should not be placed on young children under age 2, anyone who has trouble breathing, or is unconscious, incapacitated or otherwise unable to remove the mask without assistance.
- The cloth face cover is meant to protect other people in case you are infected.
- Do NOT use a facemask meant for a healthcare worker.
- Continue to keep about 6 feet between yourself and others. The cloth face cover is not a substitute for social distancing.

### Cover coughs and sneezes

- **Always cover your mouth and nose** with a tissue when you cough or sneeze or use the inside of your elbow and do not spit.

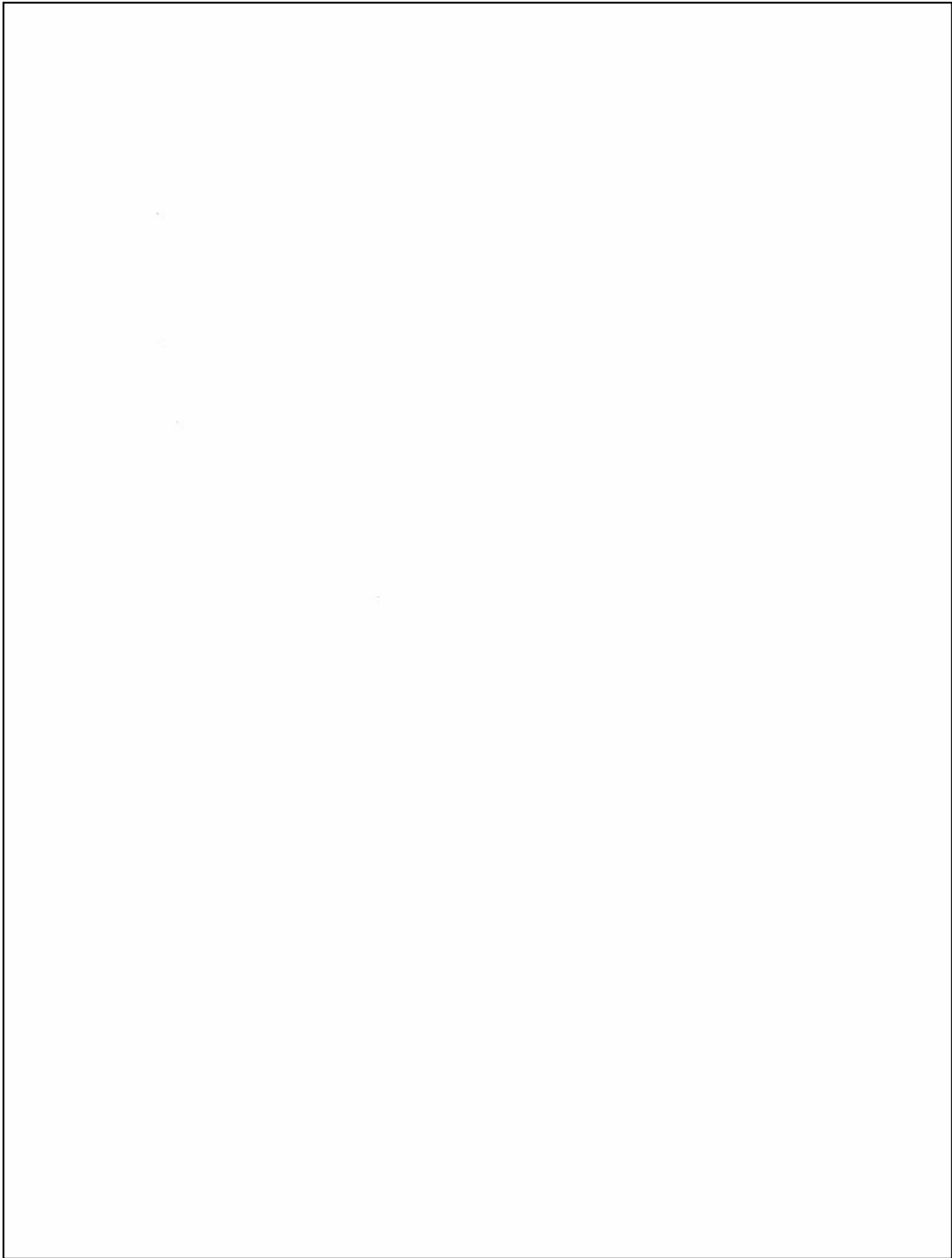
- **Throw used tissues** in the trash.
- Immediately **wash your hands** with soap and water for at least 20 seconds. If soap and water are not readily available, clean your hands with a hand sanitizer that contains at least 60% alcohol.

#### Clean and disinfect

- **Clean AND disinfect frequently touched surfaces daily.** This includes tables, doorknobs, light switches, countertops, handles, desks, phones, keyboards, toilets, faucets, and sinks.
- **If surfaces are dirty, clean them.** Use detergent or soap and water prior to disinfection.
- **Then, use a household disinfectant.** Most common [EPA-registered household disinfectant](#)[external icon](#) will work.

#### Monitor Your Health

- **Be alert for symptoms.** Watch for fever, cough, shortness of breath, or [other symptoms of COVID-19](#).
  - Especially important if you are [running essential errands](#), going into the office or workplace, and in settings where it may be difficult to keep a [physical distance of 6 feet](#).
- **Take your temperature** if symptoms develop.
  - Don't take your temperature within 30 minutes of exercising or after taking medications that could lower your temperature, like acetaminophen.
- Follow [CDC guidance](#) if symptoms develop.





At a regularly scheduled meeting of the Village Board of the Village of Ardsley, held at Village Hall 507 Ashford Avenue, Ardsley, New York on the November 16, 2020 at 8:00 o'clock p.m.

**RESOLUTION OF THE VILLAGE BOARD DETERMINING THAT THE VILLAGE BOARD SHALL ACT AS LEAD AGENCY FOR THE REVIEW OF THE DEVELOPMENT AT 657 SAW MILL RIVER ROAD IN THE VILLAGE OF ARDSLEY:**

Board Member \_\_\_\_\_ presented the following resolution which was seconded by Board Member \_\_\_\_\_.

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

Village of Ardsley Board of Trustees Agenda-November 16, 2020

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

Vote: \_\_\_\_\_ Aye \_\_\_\_\_ No

## Planning & Development Advisors



Creating value by unlocking opportunities

November 11, 2020

To: Hon. Nancy Kaboolian, Mayor and  
Board of Trustees

From: David B. Smith

Re: 657 Saw Mill River Road

Cc: Larry Tomasso, Building Inspector  
Robert Ponzini, Village Attorney

On October 5, 2020, the Village Board passed a resolution declaring their intent to act as Lead Agency for the review of the proposed site plan approval for 657 Saw Mill River Road. The Proposed Action includes 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.

While the Village received correspondence from various agencies regarding lead agency, none objected to the Village Board assuming the role of Lead Agency and conducting a coordinated review under the State Environmental Quality Review (SEQR) process. A resolution establishing the Village Board as Lead Agency has been provided with this correspondence.

As noted in our July 27, 2020 review memo, and as per Section 167-3.B and C of the Village Code, procedurally the application needs to be forwarded to the Village of Ardsley Planning Board and Board of Architectural Review (BAR) for review and recommendation. The Planning Board will review the site plan and associated SEQR submissions, and report back to the Board of Trustees with recommendations and any suggested modifications and or revisions to the site plan that it deems appropriate. The BAR's responsibility is to conduct a review and offer a recommendation regarding the suitability of the proposed building design and materials. The purpose of this review is to assure that the proposed building design and materials will be consistent and harmonious with the general character of the surrounding properties and neighborhood.

Based on our initial review of the application and to supplement the existing submission materials it is suggested that the Applicant prepare the following:

- Cover letter accurately documenting previous conditions and proposed improvements associated with the Proposed Action;
- Traffic analysis evaluating the potential impact of the Proposed Action using standard methodologies and including internal circulation diagrams for each of the proposed pumps;
- Produce a NYS DEC Closure Permit regarding the aforementioned remedial cleanup activities;

101 Lee Avenue  
Yonkers, New York 10705  
914.552.8413 |  
email: davidbsmith1992@gmail.com

- Stormwater management plan; and
- If it is determined that improvements are located with the Special Flood Hazard Zone then the preparation of Floodplain Development Permit materials.

It is noted that there is sufficient information provided by the Applicant to forward the application to the Planning Board and BAR. The resolution currently before you, directs the Applicant to prepare submissions to both Boards and supplement the submission with the additional information identified above.

Once recommendations are received from the Planning Board and BAR, the Village Board can schedule a public hearing on the proposed site plan.

Should you have any questions on the above or the attached resolution, please do not hesitate to reach out to this office directly.

**Resolution Authorizing the Village Manager to Accept a Proposal with  
Kevin Dwarka LLC Land Use & Economic Consulting**

Resolved, that the Village Board of the Village of Ardsley hereby authorizes the Village Manager to accept a proposal with Kevin Dwarka LLC Land Use & Economic Consulting, 222 Broadway, 19<sup>th</sup> Floor, New York, NY for consulting work related to SEQRA compliance of the Village's Comprehensive Plan.

**CONTRACTUAL AGREEMENT**

*BETWEEN KEVIN DWARKA LLC & VILLAGE OF ARDSLEY FOR  
ENVIRONMENTAL IMPACT ASSESSMENT OF THE DRAFT ARDSLEY COMPREHENSIVE PLAN*

**IDENTIFICATION OF CONTRACTING PARTIES**

This agreement is between Kevin Dwarka LLC (“KDLLC”), 145 West 79<sup>th</sup> Street, #17D, New York, NY 10024, and the Village of Ardsley (“VA”), 507 Ashford Avenue, Ardsley NY 10502.

**GENERAL NATURE OF CONTRACTED SERVICES**

In conformity with the New York State Environmental Quality Review Act (“SEQRA”), KDLLC will undertake an environmental impact assessment of the Draft Ardsley Comprehensive Plan.

**SCOPE OF SERVICES**

KDLLC’s engagement under this contract requires completion of the following four tasks and their associated deliverables.

- (1) Prepare a detailed work plan including specific milestones for completing the environmental impact assessment upon receipt of the Draft Ardsley Comprehensive Plan.
- (2) Complete Parts 1, 2, and 3 of the Environmental Assessment Form (“EAF”)
- (3) Prepare a Technical Memorandum outlining the rationale behind the answers submitted in the EAF form
- (4) Draft a Note summarizing the of EAF Outcome

The above tasks will be completed within a four-week period commencing with KDLLC’s receipt of the Draft Comprehensive Plan.

Kevin Dwarka, owner of KDLLC, will complete the above described Scope of Work in his capacity as a land use and economic consultant rather than as an attorney. KDLLC does not offer to provide legal representation to VA as part of this engagement.

VA is advised to retain independent legal counsel on all matters related to SEQRA compliance and comprehensive plan adoption.

## CONTRACT AGREEMENT BETWEEN KDLLC AND VA

### **KDLLC REPRESENTATIONS**

KDLLC represents that it is fully experienced, properly qualified, financially capitalized, and fully insured with both professional liability and general liability policies to undertake the agreed upon Services associated with completion of the scope of work. For a summary of KDLLC's qualifications, see Exhibit A.

KDLLC represents that in performing the Services under this Agreement, KDLLC shall operate as, and have the status of, an independent contractor and shall not act as agent or employee or be an agent or employee of VA.

As an independent contractor, KDLLC shall be solely responsible for determining the means and methods of performing the Services.

### **CONSULTING FEES AND TERMS OF PAYMENT**

KDLLC will perform this scope of work for a flat fee of \$9,500. A retainer is not required for this engagement. KDLLC will submit an invoice only upon completion of the scope of work. VA agrees to remit full payment to KDLLC within 30 days of receipt of the invoice.

### **TERMINATION**

VA may terminate this Agreement, in whole or in part, at any time upon 10 days' notice if VA is reasonably dissatisfied with KDLLC's work under this Agreement and after giving KDLLC an opportunity to address its dissatisfaction, or if KDLLC is in default under or breach of this Agreement.

Any such termination of this Agreement shall not relieve VA of its obligation to pay charges due KDLLC for services properly performed prior to such termination and shall not relieve KDLLC of any liability arising from any act or omission of KDLLC.

### **DISPUTE RESOLUTION**

Occasionally, consultants and their clients have disputes arising from their relationship. If this happens between KDLLC and VA, both parties agree that the dispute will not be resolved by lawsuit. Instead, if we are unable to work out the dispute among ourselves, then, upon the request of any party, it will be resolved by arbitration conducted by the New York State Dispute Resolution Association. Judgment upon any award rendered by the arbitrator may be entered in any court of competent jurisdiction.

### **MISCELLANEOUS**

This Agreement has been negotiated between parties of equal bargaining power and shall not be construed against either party by virtue of such party's attorney having drafted it.

KDLLC shall not engage in any discriminatory hiring practice or accept any engagement which might conflict with KDLLC's responsibilities under this Agreement.

**CONTRACT AGREEMENT BETWEEN KDLLC AND VA**

**ENTIRE AGREEMENT**

The rights and obligations of the parties, and their respective agents, successors, and assigns, under this Agreement shall be subject to and governed by this Agreement and this Agreement supersedes any other understanding or writing between the parties. No change, amendment, or modification of any term or condition of this Agreement shall be valid unless reduced to writing and signed by the party to be bound.

**AGREED AND ACCEPTED**

The foregoing is agreed upon by:

KDLLC

\_\_\_\_\_  
Kevin Dwarka, Owner

\_\_\_\_\_  
Date

VA

\_\_\_\_\_  
Meredith Robson, Village Manager

\_\_\_\_\_  
Date





**Kevin Dwarka LLC**  
Land Use & Economic Consulting

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### ABOUT KEVIN DWARKA LLC

Kevin Dwarka LLC is a multi-disciplinary consulting practice specializing in the revitalization of New York State's downtowns, neighborhoods, waterfronts, main streets, and train stations. The practice was founded by Dr. Kevin Dwarka in 2007. Headquartered in New York City, the firm offers a unique combination of development advisory services including land use guidance, economic analysis, and litigation support. The firm is certified as a Minority Owned Business Enterprise by New York State, New York City, and the Port Authority of New York & New Jersey.

- **Land use services** include real estate development advising, land use disposition strategies, development site analysis and marketing, zoning analysis, neighborhood planning, comprehensive planning, transit station area planning, local waterfront revitalization plans, housing policies, long-term redevelopment strategies, and environmental impact statements.
- **Economic consulting services** include market analysis, real estate demand analysis, cost benefit analysis, real estate financial modelling (pro-formas), retail leakage studies, feasibility analysis, economic impact analysis (via IMPLAN), fiscal impact analysis, and economic development strategy. Kevin Dwarka LLC also helps cities and local businesses secure public and private financing for major redevelopment projects, operations, and infrastructure improvements.
- **Litigation support services** including regulatory review, expert testimony, real property valuation, and technical analysis of land use, traffic, and environmental impact documents. The firm also regularly guides localities and developers on compliance with federal fair housing laws, SEQRA, and state redevelopment laws in order to protect them from legal disputes.

Kevin has performed revitalization planning for a broad range of Hudson Valley riverfront communities including Albany, Kingston, Poughkeepsie, Newburgh, Marlborough, Peekskill, Tarrytown, and Yonkers. Major waterfront studies in New York City include the South Brooklyn Marine Terminal Study and the Governors Island Transportation Study.

Prior to forming his own firm, Kevin Dwarka held senior positions at the MTA, Nelson Nygaard Consulting Associates, and the Israel Union for Environmental Defense. He is admitted to practice before the New York State Bar and serves on the New York City Bar Association's Housing and Urban Development Committee. He also serves as a Senior Fellow at Pace Land Use Law Center and on the board of the New York chapter of the Congress for New Urbanism. He received his BA from Columbia University, JD from Pace Law School, MCP from UC Berkeley, and PhD from the Hebrew University of Jerusalem's School of Public Policy.

Resolution to authorize the Village Manager to accept donations on behalf of the Village of Ardsley for the purpose of supporting the 125<sup>th</sup> Anniversary Committee Activities

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 125<sup>th</sup> 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.

**RESOLUTION MODIFYING THE 2019/2020 BUDGET BY  
ENABLING THE VILLAGE TREASURER TO MAKE NECESSARY  
TRANSFERS WITHIN THE GENERAL FUND**

RESOLVED, that the Village Board of the Village of Ardsley hereby authorizes the Village Treasurer to modify the 2019/2020 Village Budget by transferring \$91,375.00

**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
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**RESOLUTION MODIFYING THE 2020/2021 BUDGET BY ENABLING THE  
VILLAGE TREASURER TO MAKE NECESSARY TRANSFERS WITHIN THE  
GENERAL FUND**

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 125<sup>th</sup> 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
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**TO LINE ITEMS:**

A-9901-0900-0000 Transfers	3,000.00
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