



## AGENDA

### Ardasley Village Board of Trustees

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**8:00 PM - Monday, July 6, 2020**

507 Ashford Avenue

BROADCAST LIVE ON VERIZON 32/35 & CABLEVISION 75

CALL IN NUMBER (914) 693-6202

Join Zoom Meeting

<https://us02web.zoom.us/j/7958421333?pwd=TzB3aWFsZUZTdTFpeE1abTE2SktrUT09>

Meeting ID: 795 842 1333

Password: 04072020

One tap mobile

+19292056099,,7958421333# US (New York)

13126266799,,7958421333# US

+(Chicago)

Dial by your location

+1 929 205 6099 US (New York)

+1 312 626 6799 US (Chicago)

+1 301 715 8592 US (Germantown)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

Meeting ID: 795 842 1333

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

**\*SPECIAL PRESENTATION\*-JASMINE GRAHAM-WESTCHESTER  
POWER COMMUNITY ENERGY PROGRAM**

Page

#### **8:15 p.m. - PUBLIC HEARING-Continuation**

To Pursue Eminent Domain Proceedings for the Properties  
Located on Heatherdell Road & Saw Mill River Road

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

4 - 14

**2. PLEDGE OF ALLEGIANCE**

**3. APPROVAL OF MINUTES:**

Regular Meeting - June 15, 2020

3.a

**4. DEPARTMENT REPORTS**

**4.1. LEGAL**

**4.2. MANAGER**

15

4.2.a Village Manager Report July 6, 2020

**4.3. TREASURER**

16 - 20

4.3.a Abstract Report-July 6, 2020

**4.4. BUILDING**

No Building Department Report

**4.5. FIRE**

No Fire Department Report

**4.6. POLICE**

No Police Department Report

**4.7. MAYOR'S ANNOUNCEMENTS**

**4.8. COMMITTEE & BOARD REPORTS**

**5. VISITORS**

**6. OLD BUSINESS:**

**7. NEW BUSINESS:**

21 - 25

7.a Consider a Resolution Declaring Lead Agency and Scheduling a Public Hearing for Doonger Inc. 800 Saw Mill River Road

26 - 28

7.b Consider a Resolution Authorizing the Village Manager to Sign an Agreement for Contract Services with Richard Thompson

29 - 33

7.c Consider a Resolution Authorizing the Village Manager to Sign an Agreement for SEQRA Consulting with Kevin Dwarka LLC Land Use & Economic Consulting

**8. CALL FOR EXECUTIVE SESSION**

**9. ADJOURNMENT OF MEETING**

**10. NEXT BOARD MEETING:**

August 3, 2020

**VILLAGE OF ARDSLEY  
BOARD OF TRUSTEES  
REGULAR MEETING  
MONDAY, JUNE 15, 2020**

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

**8:10 P.M. – PUBLIC HEARING – To Pursue Eminent Domain Proceedings for the Properties Located on Heatherdell Road & Saw Mill River Road**

**8:20 P.M. – PUBLIC HEARING – To consider Proposed Plan Revisions for 708 Saw Mill River Road**

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

**I. ANNOUNCEMENT OF EXIT SIGNS**

**II. PLEDGE OF ALLEGIANCE**

**III. APPROVAL OF MINUTES:** Regular Meeting – Monday, June 1, 2020

**Trustee DiJusto: RESOLVED**, that the Village Board of the Village of Ardsley hereby approves the minutes of the Regular Meeting of Monday, June 1, 2020 as submitted.  
**Seconded by Trustee Yager and passed unanimously.**

**IV. DEPARTMENT REPORTS:**

**LEGAL REPORT:** Village Attorney Robert Ponzini stated there is nothing to report and has been working with staff on various ongoing items.

**MANAGER’S REPORT – June 15, 2020**

Village Manager Robson read the following report:

- 1. TAXES DUE:** The 1<sup>st</sup> half of the 2020 Village Tax is due, without penalty, by July 1, 2020. Payments made in person after July 1, 2020, or that arrive via mail postmarked by the postal service after July 1, 2020, or arrive thereafter without a postmark, will be

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assessed a late penalty as required by the New York State Real Property Law. Meter-mailed postmarks are not a valid proof of timely payment. Most payments made through online banking come in without dates and will not be accepted if the envelope is not postmarked by the deadline. Please bear in mind that no Village official is empowered to waive the late fee for any reason.

**2. CENSUS:** Census takers will begin knocking on doors on August 11<sup>th</sup> for those who have not yet completed their census forms. Please complete the form as soon as possible!

**3. DOCUMENT DROP OFF AT VILLAGE HALL:** We are now allowing for the drop off of taxes and other documents at Village Hall, even though the offices are not yet open to the public. Individuals can leave such items in the drop box located in the vestibule in the front of the building between the hours of 9:00AM and 4:00PM. We intend to continue this option even after we re-open for those who prefer to limit person to person contact and for some reason do not wish to mail such items to Village Hall.

#### **TREASURER'S REPORT:**

Village Manager Robson, read the Treasurer's Report for June 15, 2020:

Village Manager Robson, stated the bills for the past two weeks totaled as follows: From the General Fund: \$86,670.08 from the Trust & Agency Fund: \$1,272.75 and from the Capital Fund: \$821.25

**Trustee Yager: RESOLVED**, that the Village Board of the Village of Ardsley hereby authorizes the Village Treasurer to make the following payments: From the General Fund: \$86,670.08 from the Trust & Agency Fund: \$1,272.75 and from the Capital Fund: \$821.25. **Seconded by Trustee DiJusto and passed unanimously.**

**BUILDING DEPARTMENT REPORT:** Mayor Kaboolian stated that the Building Department Report be accepted under submission for May 2020:

- 4 Building permits
- 10 Application fees
- 3 Certificates of Occupancy
- 6 Plumbing permits
- 2 Electrical permits
- 7 Title Search & Compliance Letter
- 3 Miscellaneous

Total received - \$3,342.50

Other activities –

- 30 Building Inspections Performed
- 24 Zoning inspections

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- 0 Fire inspections
- 9 Violation notices
- 2 Warning notices
- 0 Appearance tickets

**8:10 P.M. – OPEN PUBLIC HEARING – To Pursue Eminent Domain Proceedings for the Properties Located on Heatherdell Road and Saw Mill River Road**

**Mayor read the Notice on the Record**

Special Counsel David Venditti provided a brief overview of the project. Eminent Domain is the right of a municipality to expropriate private property for public use, with payment of compensation. This is the start of the process under which the Board will review and make a determination. At any point during the proceedings the Board may determine not to proceed.

Consulting Engineer Douglas Hahn from Hahn Engineering provide a detailed overview of this project and what we are looking to accomplish on these two parcels of land. The proposed capital improvements include replacing 860 linear feet of sidewalks and curb, replacing 850 linear feet of fence, installing 620 linear feet of guiderail, grading and stabilizing the slope and replacing one of the drainage structures.

**Public Comments:**

Mark Kowalsky 13 Captain Honeywells Rd. Thanked the Board for pursuing this project and asked if there was any consideration on the type of materials that will be used to reconstruct the fence to help with screening? Mr. Kowalsky also questioned the standard width of the road way after the project is completed.

Mr. Hahn explained that they are looking into a few types of fencing and the cost.

Village Manager Robson explained that there is no definite information on types of fencing.

Mr. Hahn explained that the roadway will be narrow in certain sections.

Vicky Dong from Cornerstone Ardsley-800 Saw Mill River Road questioned if the sidewalk would be built towards the vegetation or grass and is worried about the slope when there is rain fall.

Mr. Hahn explained that part of the project is to stabilize that slope and will be re-grading the sidewalk.

Vicky Dong questioned if an appraisal has been prepared?

Village Attorney, Robert Ponzini explained nothing has been finalized.

There will be a public hearing concerning the eminent domain purchase of land tonight.  
Can you please pass my question on for an explanation?

Does the land provide plans to straighten or alter Saw Mill River Road?

The road is a state road. If alterations are to be made the state should pay part of the cost to purchase the land?

What is Ardsley going to pay for the purchase? How will it be financed?

Thank you,  
Judy Lindey  
7 Lookout Place  
Ardsley, NY

### **Adjourn Public Hearing**

**Trustee Yager:** Resolved, that the Board of Trustees of the Village of Ardsley declares its intent to serve as Lead Agency pursuant to the SEQR laws of the State of New York, and directs that the attached Environmental Assessment Form (“EAF”) of this Unlisted Action be circulated, together with its Notice of Intent to serve as lead Agency, to all Involved Agencies and other parties the Village deems appropriate, and

Be it further resolved, that this public hearing be adjourned and continued for public comment and submissions and all other necessary proceedings and deliberations until July 6, 2020. **Seconded by Trustee DiJusto and passed unanimously.**

**8:20 P.M. – OPEN PUBLIC HEARING –** To Consider Proposed Plan Revision for 708 Saw Mill River Road.

### **Mayor read the Notice on the Record**

#### **Public Comments:**

Architect for 708 Saw Mill River Road explained what the revision are for 708 Saw Mill River Road.

Building Inspector Larry Tomasso explained that since all the other portions of the project needed site plan approval, the siding should be part of approval as well.

### **Close Public Hearing**

**Trustee D’Emilio:** RESOLVED, that the Village Board of Ardsley hereby closes the public hearing on Tuesday, June 15, 2020 at 8:56 p.m. to consider the proposed plan revision for 708 Saw Mill River Road. **Seconded by Trustee Edelstein and passed unanimously.**

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**FIRE DEPARTMENT REPORT:** Fire Chief Padraic Murray presented the May 2020 Fire Department report:

- 5/5/20, 5/20/20, 5/21/20 – Chief Lindsay and Murray attended Village Emergency Management Meeting via Zoom.
- 5/6/2020 Chief Lindsay, Murray and Mancini attended B-14 Chiefs Meeting via Zoom.
- 5/26/2020 –Company held monthly meeting and annual meeting with the following department officers:
  - o Chief Padriac Murray
  - o 1<sup>st</sup> Assistant Chief Robert Mancini
  - o 2<sup>nd</sup> Assistant Chief Joan Podolski
  - o Captain Brenden Lindsay
  - o 1<sup>st</sup> Lt. Kyle Lindsay
- 5/27/20 Chiefs’ Murray, Mancini and Podolski attended B-14 Chiefs Zoom Meeting.
- 2<sup>nd</sup> Assistant Chief Podolski is the first female ever to hold rank of Assistant Chief.
- 18 Calls for the month of May 2020.

**POLICE DEPARTMENT REPORT:**

Chief Piccolino reported the following activities for May 2020:

- Court fine and fees - \$2,232.00.
- Property lost or stolen - \$2,424.75
- Property Recovered - \$1,784.75
- Alarm fines and fees - \$40.00
- Meter collection - \$212.90
- 0 Parking summonses issued
- 0 UTT summonses issued
- 3 Appearance ticket issued

Other activities attended by Officers –

**TRAINING**

- Total training for the month of May - 0 hours  
(Most training had been cancelled due to the pandemic)

**COMMUNITY POLICING**

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Due to the current Coronavirus epidemic community policing officers have been reassigned to patrol duties.

### **Community Information**

The County has seen an uptick in stolen vehicles and unlocked vehicles being entered and items stolen. Please ensure that your vehicle is locked and that valuables are not left in open view.

I want to commend our residents for their continued cooperation in social distancing. Our officers continue to monitor the situation and follow up on all complaints.

Congratulations to Officer Jonathan Goldstein who graduated from the Police Academy and is now starting his field training.

The Department strongly rejects any form of racism and will always work closely with our community and our partners to ensure fair and transparent policing. As Police Chief I have always believed in having an open door policy and as such I invite anyone who would like to have a conversation of any kind to contact me and share your thoughts or concerns.

### **CORONAVIRUS 2019:**

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

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

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 such as N-95 respirators are reserved for healthcare workers and other first responders, as recommended by current CDC guidance.

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

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

For information about handwashing, see CDC's Handwashing website:  
<https://www.cdc.gov/handwashing/index.html>

For information specific to healthcare, see CDC's Hand Hygiene in Healthcare Settings:  
<https://www.cdc.gov/handhygiene/index.html>

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

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

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

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

Mayor Kaboolian announced the following:

- Supports the Black Lives Matters Movement. There will be another rally on Friday, June 19<sup>th</sup> at Pascone Park.
- Village Manager will be setting up diversity and implicit bias training for all Village employees and Volunteer Boards.
- Attended the Zoom Drag Queen Story hour hosted by the Multicultural Committee.
- Participated in School Districts re-entry task force community forum.
- Attended WMOA executive meeting.
- Attended zoom NYCOM training sessions
- Congratulated the Class of 2020 including the Village Manager's daughter!

#### **TRUSTEE DIJUSTO:**

Nothing to report

#### **TRUSTEE YAGER:**

Nothing to report

#### **TRUSTEE D'EMILIO:**

##### **Trustee D'Emilio announced:**

- SAYF Coalition is participating in two programs this summer.
  - o Youth Task Force - 3 High School students needed to participate.

- o Youth to Youth program.

If you would like more information on these programs, please contact Theresa Del Gross at ardselycoalition@gmail.com

**TRUSTEE EDELSTEIN:**

Nothing to report

**VISITORS: No Visitors**

**V. OLD BUSINESS**

1. Consider a Resolution Approving Plan Revisions for 708 Saw Mill River Road

**RESOLUTION APPROVING PLAN REVISIONS FOR  
708 SAW MILL RIVER ROAD**

**Trustee D’Emilio:** RESOLVED, that the Village Board of the Village of Ardsley hereby authorizes the proposed plan revisions for 708 Saw Mill River Road as presented by the applicant. **Seconded by Trustee Edelstein and passed unanimously.**

**VI. NEW BUSINESS**

1. Consider a Resolution to Permit Outdoor Dining Operations

**RESOLUTION TO PERMITTING OUTDOOR DINING OPERATIONS**

**Trustee DiJusto:** WHEREAS, the Village of Ardsley (“Ardsley”) is currently engaged in a coordinated response to the ongoing COVID-19 Pandemic (“Pandemic”) in the State of New York, and

WHEREAS, as a result of this ongoing pandemic the commercial district within Ardsley has not been permitted to provide dining services to the general public, causing not only economic hardship to Ardsley businesses but also inconvenience to its residents, and

WHEREAS, the State of New York (“New York”) has entered into Phase II of its pandemic response which now permits outdoor dining at commercial establishments, and

WHEREAS, the Ardsley Village Manager (“Manager”) as Chief Executive Officer has declared a State of Emergency by Executive Order (“Executive Order”) dated June 8, 2020 which allows for the temporary suspension of parking in the area of Ardsley known as Addyman Square together with permission for outdoor commercial dining, together with the suspension of any restriction on outdoor dining in commercial districts, including parking lots and sidewalks, and

WHEREAS, the authority to grant permission for such outdoor commercial dining has been delegated to the Ardsley Building Inspector with final approval reserved to the

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Village Manager, to include such times, locations, safety and occupancy regulations, insurance and any and all other reasonable conditions in the best interests of Ardsley and the general public, and

WHEREAS, this Executive Order will expire June 14, 2020 and it is the intention of Ardsley to continue its provisions for an additional period of time,

NOW THEREFORE BE IT RESOLVED,

That the terms and intent of the Executive Order shall continue through October 1, 2020,

That the Building Inspector, subject to the final approval of the Village Manager, shall be delegated during that period of time the authority to issue temporary permits for such a duration and on such reasonable conditions that will provide for the orderly operation of outdoor dining in the foregoing described commercial areas. Included, but not limited to the application process, will be capacity, location, hours of operation, sanitary provision, together with compliance with all Federal, State and local guidelines, as well as the Centers for Disease Control and Prevention (CDC) and Occupational Safety and Health Administration (OSHA) guidance. Where appropriate, liability insurance may be required as necessary.

The Building Inspector will develop application forms together with submissions, if necessary, to facilitate the approval process.

This Resolution shall remain in effect until October 1, 2020 unless repealed or extended by the Ardsley Board of Trustees. **Seconded by Trustee Yager and passed unanimously.**

2. Consider a Resolution Extending Building Permit Expiration

**RESOLUTION TO EXTENDING BUILDING PERMIT EXPIRATION**

**Trustee D’Emilio:** WHEREAS, the Village of Ardsley (“Ardsley”) is currently engaged in a coordinated response to the ongoing COVID-19 pandemic (“Pandemic”) in the State of New York, and

WHEREAS, as a result of this ongoing pandemic, building construction and building inspections were, until June 9, 2020, limited to work deemed to be essential by an Executive Order issued by the Governor of New York State, and

WHEREAS, most projects that are in progress in Ardsley are not deemed to be essential by said executive order, and

WHEREAS, Section 64-17A of the Code of the Village of Ardsley (“Village Code”) provides that building, permits shall expire 24 months after the date of issuance, and

WHEREAS, Section 64-17A of the Village Code further provides that if a CO is not obtained with the that 24 month period, the permit shall be renewed and a fee assessed as provided in the Village Code (currently 50% of the original permit fee), and

WHEREAS, the Board of Trustees of the Village of Ardsley realizes that the limitations placed on non-essential building construction and building inspection services has caused and will continue to cause delays in the completion of non-essential construction projects causing some building permits to expire before the completion of work,

NOW THEREFORE BE IT RESOLVED, that the expiration dates for any building permits that expired or shall be expired from March 1, 2020 through August 31, 2020 shall be extended for a period not to exceed 180 days from the original expiration date. **Seconded by Trustee Edelstein and passed unanimously.**

3. Consider a Resolution Authorizing the Village Manager to Sign an Agreement with Camoin Associates to Complete Additional Work Related to the Market Analysis & Development Strategy

**RESOLUTION AUTHORIZING THE VILLAGE MANAGER TO SIGN AN AGREEMENT WITH CAMOIN ASSOCIATES TO COMPLETE ADDITIONAL WORK RELATED TO THE MARKET ANALYSIS & DEVELOPMENT STRAEGY**

**Trustee Edelstein:** RESOLVED, that the Village Board of the Village of Ardsley hereby authorizes the Village Manager to sign an agreement to complete additional work related to the market analysis and development strategy with Camoin Associates located at 120 West Avenue, Suite 303, Saratoga Springs, New York 12866. **Seconded by Trustee DiJusto and passed unanimously.**

**VII. CALL FOR EXECUTIVE SESSION –Personnel Matters & Legal Advice**

**VIII. ADJOURNMENT OF MEETING**

**Trustee DiJusto: RESOLVED,** that the Village Board of the Village of Ardsley Hereby adjourns the regular meeting of Monday, June 15, 2020, at 9:17 p.m. **Seconded by Trustee D’Emilio and passed unanimously.**

**IX. NEXT VILLAGE BOARD MEETING:** Monday, July 6, 2020 at 8:00 p.m.

Respectfully submitted,

Ann Marie Rocco  
Village Clerk

Email received regarding Eminent Domain Proceedings June, 2020:

Does the land provide plans to straighten or alter Saw Mill River Road? There will be no change to or taking of Saw Mill River Road (Rt 9A)

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The road is a state road. If alterations are to be made the state should pay part of the cost to purchase the land? The value of any proposed taking has not yet been determined, if the Village elects to go forward.

What is Ardsley going to pay for the purchase? How will it be financed? The Village will explore all of the options available to pay any required compensation and no one in particular method has been decided has been decided upon

Thank you,  
Judy Lindey  
7 Lookout Place  
Ardsley, NY

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### MANAGER'S REPORT 7/6/20

- 1. CENSUS:** Census takers will begin knocking on doors on August 11<sup>th</sup> for those who have not yet completed their census forms. Please complete the form as soon as possible! Although we have a relatively high response rate, we have not yet even hit our response rate mark from the 2010 census.
- 2. OPENING OF VILLAGE HALL:** As of Monday, June 29<sup>th</sup>, Village Hall is open to the public. However, there are strict COVID-19 preventative measures in place that are required to be followed. All documents should be left in either the drop box in the vestibule or in a box in the administrative side of Village Hall and they will be reviewed and acted upon by staff at a later date. The documents will not be handled immediately. Masks AND social distancing requirements are in place. Until further notice, the only public entrance is the main entrance on Ashford Ave. We encourage everyone to call Village Hall before coming in to see a particular staff member to ensure that they will be available and that the requested service is one that needs to be handled other than through mail, drop off or electronic means.
- 3. HIRING:** I am pleased to announce that I have hired the following staff members:

  - Seasonal Laborer - Christopher Addorisiu, \$13/hour, started 6/22/20.
  - Rocco Cipriano, \$13/hour, started 6/30/20.
  - Michael Napoli, \$13/hour, starting 7/6/20.
  - Skate Park Attendants – Sebastian DeMeo, \$11/hr, starting 7/7/20
  - Paige Parker, \$11/hr, starting 7/7/20
  - Leann Serrantes, \$11/hr, starting 7/7/20
  - Emnet Zewdie, \$11/hr, starting 7/7/20

In addition to these seasonal employees, I am in the process of hiring a full time laborer to fill a spot vacated by an employee who moved out of the area. I will provide information on that hire in August. I am also looking to hire a new General Foreman for the Highway Department to replace Rick Thompson who is retiring after 21+ years of service to the Village of Ardsley! Rick is, however, staying on temporarily in a contractual role until we are able to secure a replacement. That agreement is on this agenda.
- 4. CON EDISON GAS LINE PROJECT:** We have been working for some time with Con Ed trying to get a clear schedule of their gas line project. Although it is subject to possible adjustments along the way, the schedule will be posted on our website and we will do our best to keep up with their changes and provide as much notice as possible regarding their plans.

## ABSTRACT FOR VILLAGE BOARD MEETING OF JULY 6th, 2020

<u>GENERAL FUND</u>	<u>\$173,746.80</u>
<u>SEWER FUND</u>	<u>\$5,850.00</u>
<u>TRUST &amp; AGENCY FUND</u>	<u>\$0.00</u>
<u>CAPITAL FUND</u>	<u>\$4,718.75</u>

ABSTRACT FOR VILLAGE BOARD MEETING OF JULY 6TH, 2020			
PO Date	Vendor Name	Description	Amount
1/13/2020	JAMES J HAHN ENGINEERING PC	Milling & Paving	\$75.00
1/13/2020	JAMES J HAHN ENGINEERING PC	Milling & Paving	\$637.50
1/24/2020	READERS HARDWARE INC	Halogen Lights	\$8.77
1/24/2020	READERS HARDWARE INC	Tape, Outlet Covers, lights	\$128.37
2/13/2020	LONG ISLAND SANITATION EQUIP.	Bracket	\$34.06
2/14/2020	JAMES J HAHN ENGINEERING PC	Heatherdell Fence	\$900.00
3/11/2020	AAA EMERGENCY SUPPLY CO	Repairs	\$164.88

5/31/2020	DUNCAN PARKING TECHNOLOGIES IN	may 2020 parking meter charges	\$663.00
5/29/2020	READERS HARDWARE INC	COVID related supplies	\$144.96
5/29/2020	ALANIS REDDY	refund rental-Reddy	\$525.00
5/29/2020	BOND SCHOENECK & KING	legal services through 4/30/20	\$1,075.00
6/30/2020	Bound Tree	Medical Supplies	\$222.18
5/29/2020	3D WALLAUER	various supplies	\$1,109.88
6/11/2020	Michael John Mitaro	Open Gym staff	\$495.00
6/11/2020	Matt Crowe	Open gym staff	\$585.00
6/11/2020	RCA ASPHALT LLC	Pot Hole Repair	\$500.00
6/11/2020	RCA ASPHALT LLC	Pot Hole Repair	\$300.00
5/31/2020	WEST PAYMENT CENTER .	West Information Charges 5/20	\$255.00
6/11/2020	ARGENTO AND SONS INC	Pulley & 2 cycle oil	\$35.90
6/11/2020	ARGENTO AND SONS INC	Pulley & 2 cycle oil	\$177.00
6/11/2020	PARTS AUTHORITY	Freon	\$187.03
6/11/2020	DUNCAN PARKING TECHNOLOGIES IN	Parking meter maintenance	\$25.00
6/11/2020	DUNCAN PARKING TECHNOLOGIES IN	Parking meter maintenance	\$60.00
6/11/2020	DUNCAN PARKING TECHNOLOGIES IN	Parking meter maintenance	\$180.00
6/11/2020	DUNCAN PARKING TECHNOLOGIES IN	Parking meter maintenance	\$75.00
6/11/2020	DUNCAN PARKING TECHNOLOGIES IN	Parking meter maintenance	\$255.00
6/11/2020	DUNCAN PARKING TECHNOLOGIES IN	Parking meter maintenance	\$50.00
6/11/2020	DUNCAN PARKING TECHNOLOGIES IN	Parking meter maintenance	\$18.00
6/11/2020	CENTRAL AVE CHRYSLER JEEP	Hose & Shield	\$90.08
5/31/2020	THE RIVERTOWNS ENTERPRISE	eminent domain ad x2	\$105.20
6/15/2020	ARGENTO AND SONS INC	Weed Trimmers 7 Peripherals	\$639.90
6/15/2020	PARTS AUTHORITY	Battery Speed Trailer/Supplies	\$169.06
6/15/2020	J&J BACKFLOW DEVICE TEST	Back Flow Prevention	\$350.00
6/15/2020	LONG ISLAND SANITATION EQUIP.	Brooms for Sweeper	\$885.14
6/15/2020	J&J BACKFLOW DEVICE TEST	Backflow Test Firehouse	\$450.00
6/15/2020	COUNTY AUTO & COMM. TOW.	2013 Car inspection	\$37.00
6/15/2020	THYSSENKRUMP ELEVATOR CORP	Elevator Service	\$3,375.84
6/17/2020	CDW GOVERNMENT	Storage Device	\$246.63
6/17/2020	RCA ASPHALT LLC	Asphalt-Pot Hole	\$756.70
6/17/2020	PARTS AUTHORITY	Battery & Oil Filter	\$128.72
6/17/2020	PARTS AUTHORITY	Battery & Oil Filter	\$24.72
6/17/2020	NORTH AMERICAN RESCUE	Tourniquets	\$464.31

6/18/2020	W.B. MASON CO. INC.	C-folds, HP ink	\$247.46
6/18/2020	W.B. MASON CO. INC.	Steno books, toner, banker box	\$171.08
6/18/2020	CDW GOVERNMENT	Computer Software Subscription	\$189.02
6/19/2020	FEDEX	Shipping Cost-Street Brooms	\$145.00
6/19/2020	WESTCHESTER TOOL RENTALS	Roller Rental	\$237.17
6/19/2020	PROSPERO NURSERY	Mulch	\$120.00
6/19/2020	3D WALLAUER	Base Paint, Chip Brush	\$46.54
6/19/2020	3D WALLAUER	Glass Scraper	\$8.38
5/31/2020	J&J BACKFLOW DEVICE TEST	Parks Backflow Test	\$200.00
6/26/2020	PROSPERO NURSERY	Mulch	\$80.00
6/26/2020	RCA ASPHALT LLC	Asphalt-Pot Hole	\$333.45
6/26/2020	RCA ASPHALT LLC	Asphalt-Pot Hole	\$226.98
5/31/2020	PROSPERO NURSERY	Potting Mix & Annuals	\$517.35
6/29/2020	ATLANTIC HYDRAULICS	Fabricate Hyd. Hose	\$192.76
6/29/2020	DELL MARKETING L.P.	Extend Warranty Impact Server	\$1,658.80
6/29/2020	GENERAL CODE PUBLISHERS	Laserfiche SW Assurance Plan	\$2,524.00
6/30/2020	GOVCONNECTION INC	Troy NICRO Toner	\$372.83
7/2/2020	STANDARD INSURANCE COMPANY	July Premium	\$955.50
7/2/2020	READERS HARDWARE INC	COVID related supplies	\$19.95
7/2/2020	TEAMSTERS LOCAL 456	Teamsters Welfare fund 20-21	\$2,800.00
7/2/2020	ROBERT PONZINI	July monthly retainer	\$5,833.00
7/2/2020	VERIZON	Phone Bill	\$164.27
7/2/2020	SCARSDALE FORD INC.	Sleeve & Frame	\$174.47
7/2/2020	WESTCHESTER TOOL RENTALS	Roller Rental	\$159.58
7/2/2020	GABRIELLI TRUCK SALES LTD	Seat cover & Foam	\$132.90
2/13/2020	XEROX CORPORATION	Invoice 09297994	\$64.74
5/11/2020	AIRGAS	rent cyl	\$89.60
5/28/2020	ARGENTO AND SONS INC	CF3 Pro Lone 3lb Spool	\$49.95
5/29/2020	XEROX CORPORATION	Invoice 010515450	\$58.48
5/29/2020	ALARM SPECIALISTS INC	Alarm Monitoring inv 125230	\$89.85
6/1/2020	SUEZ WATER WESTCHESTER DISTRIC	Usage for 5/5-6/4	\$37.10
5/29/2020	SUEZ WATER WESTCHESTER DIST. #	Usage for 5/5-6/4	\$165.19
5/29/2020	CON EDISON	Usage for 5/8-6/9	\$72.58
5/29/2020	CON EDISON	Usage for 5/8-6/9	\$200.81
5/29/2020	CON EDISON	Usage for 5/8-6/9	\$314.34

5/29/2020	Con Edison	Usage for 05/12-6/11	\$51.79
5/29/2020	Con Edison	Usage for 5-12 to 6-11	\$36.62
5/29/2020	CABLEVISION LIGHTPATH INC.	Usage for 5/1-5/31	\$2,277.16
5/29/2020	READERS HARDWARE INC	Various Invoices	\$47.21
5/29/2020	READERS HARDWARE INC	Various Invoices	\$81.92
5/29/2020	READERS HARDWARE INC	Various Invoices	\$7.47
5/29/2020	READERS HARDWARE INC	Various Invoices	\$4.49
5/29/2020	WESTCHESTER COUNTY DEF	May Tipping Fee	\$4,579.68
5/29/2020	TOLLS BY MAIL PAYMENT CENTER	Toll Bill 17414292693	\$7.25
5/29/2020	VERIZON WIRELESS	Usage for 5/13-6/12	\$504.84
5/29/2020	CON EDISON	gas charges	\$88.58
5/29/2020	READERS HARDWARE INC	various items inv 933025	\$67.96
5/29/2020	READERS HARDWARE INC	various items inv 933025	\$45.18
5/29/2020	READERS HARDWARE INC	various items inv 933025	\$20.23
5/29/2020	BOND SCHOENECK & KING	Legal Services	\$550.00
5/29/2020	3D WALLAUER	Batteries, Safety Glasses	\$4.24
5/29/2020	3D WALLAUER	Batteries, Safety Glasses	\$7.98
5/29/2020	VERIZON	Usage for 4/2 - 4/21	\$27.86
5/29/2020	PAYLOCITY	Payroll Fee May 2020	\$791.25
5/29/2020	READERS HARDWARE INC	bulbs, batteries, blades	\$15.99
5/29/2020	READERS HARDWARE INC	Covid Supplies	\$108.96
5/29/2020	READERS HARDWARE INC	Covid Supplies	\$36.00
5/29/2020	PARTS AUTHORITY	Filters	\$6.18
5/29/2020	PARTS AUTHORITY	Filters	\$63.12
5/29/2020	PARTS AUTHORITY	Break Cleaner, Oil	\$40.83
5/29/2020	PARTS AUTHORITY	Break Pad	\$93.50
6/18/2020	VERIZON	Usage for 6/4-7/3	\$47.14
6/18/2020	VERIZON	Usage for 6/10-7/9	\$309.60
6/22/2020	BRUNI & CAMPISI INC	Heating, HAVC Contract	\$797.50
6/22/2020	BRUNI & CAMPISI INC	Heating, HAVC Contract	\$797.50
6/22/2020	MEREDITH ROBSON	Cell Phone Usage for July 2020	\$79.00
6/22/2020	VILLAGE OF TARRYTOWN	Sanitizer	\$263.76
6/26/2020	FEDEX	Postage-inv 7-044-30828	\$43.50
6/26/2020	NYS EMPLOYEES HEALTH INS	July 2020 Payment	\$124,245.30
6/26/2020	VERIZON	Usage for 6/22-7/21	\$27.70

6/26/2020	VERIZON	914-478-3618 6/22-7/21	\$32.59
6/29/2020	PAYLOCITY	Payroll Fees June 2020	\$791.25
6/29/2020	BP	Gas usage for 5/28-6/27	\$109.01
6/29/2020	PITNEY BOWES	Usage for June 2020	\$297.00
6/29/2020	READERS HARDWARE INC	Signs, batteries inv939470	\$29.99
6/29/2020	READERS HARDWARE INC	signs for COVID	\$54.12
6/29/2020	OPTIMUM	Usage for 5/23-6/2	\$16.80
6/30/2020	Lexitas Deitz Court Reporting	Legal Services	\$395.00
7/2/2020	MINUTEMAN PRESS	Signs related to COVID	\$380.00
7/2/2020	W.B. MASON CO. INC.	cleaner for COVID	\$57.99
7/2/2020	VERIZON WIRELESS	Usage for 5/24-6/23	\$126.00
7/2/2020	OPTIMUM	Usage for 6/23-7/22	\$16.80
		<b>General Fund Total</b>	<b>\$173,746.80</b>

6/11/2020	BUCCI EXCAVATING	Ejector Pump Repair	\$3,500.00
6/19/2020	BUCCI EXCAVATING	Sewer Repair 1 Windsong	\$2,350.00
		<b>Sewer Fund Total</b>	<b>\$5,850.00</b>

		<b>Trust &amp; Agency Fund Total</b>	<b>\$0.00</b>
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6/30/2020	JAMES J HAHN ENGINEERING PC	Tennis Court	\$1,668.75
6/30/2020	JAMES J HAHN ENGINEERING PC	Summit Drainage	\$1,687.50
6/30/2020	JAMES J HAHN ENGINEERING PC	Pascone Park Comfort Station	\$1,362.50
		<b>Capital Fund Total</b>	<b>\$4,718.75</b>

**RESOLUTION DECLARING LEAD AGENCY AND SCHEDULING A PUBLIC HEARING FOR DOONGER INC. 800 SAW MILL RIVER ROAD**

RESOLVED, that the Village Board of the Village of Ardsley hereby declares itself Lead Agency for site plan approval for the proposed permit to convert the former Dunkin' Donuts at 800 Saw Mill River Road into a Carvel ice cream shop. (This project is not subject to SEQRA review.)

FURTHER BE IT RESOLVED, that the Village Board of the Village of Ardsley hereby schedules a public hearing on Monday, August 3, 2020 at 8:15 p.m. to discuss the proposed permit.

## MEMO

TO: Mayor Kaboolian  
Village Board of Trustees

FROM: Larry J. Tomasso 

DATE: June 23, 2020

RE: Carvel, 800 Saw Mill River Road

Alexander Doong of Doonger Inc applied for a permit to convert the former Dunkin' Donuts at 800 SMRR into a Carvel ice cream shop. Mr. Doong currently owns the existing Carvel store at 666 SMRR and he intends to move to this new location when his lease expires.

The property is located in a B-1 Zoning District and VB approval is required for this project. Parking is not an issue on this site at this time so review and comment by the PB is not required.

Attached is the applicant's letter of intent, a permission letter from the property owner and a very basic floor plan. More detailed plans will be available for the public hearing.

This project is not subject to SEQRA review so the VB should declare itself Lead Agency for the site plan approval process and schedule a public hearing for the August meeting.

Let me know if you need any additional information.

Files: VILLAGE BOARD/smrr800 carvel 06-23-20

June 1, 2020

Village of Ardsley  
Building Department  
507 Ashford Avenue  
Ardsley, NY 10502

Re: Letter of Intent for new business at:  
800 Saw Mill River Road  
Ardsley, New York 10502

To Whom It May Concern,

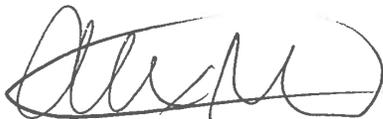
I, Alexander Doong of Doonger Inc., am currently leasing the building located on 666 Saw Mill River Road for a Carvel Ice Cream Store. Upon fulfillment of the lease, I intent to establish a new ice cream store located at 800 Saw Mill River Road, Suite 2 (location of former Dunkin Donuts).

Hours of operation will be 11am to 10pm, Monday to Sunday.

Please let this serve as a letter of intent.

If you have any questions or require anything further, please advise.

Yours Truly,

A handwritten signature in black ink, appearing to read 'Alexander Doong', with a date '6/1/2020' written to its right.

Alexander Doong, PE  
Doonger Inc.  
President

# CORNERSTONE ARDSLEY LLC

5 Pinehurst Drive, Mount Sinai, NY 11766

## LETTER OF PERMISSION

May 28, 2020

Village of Ardsley  
Building Department  
507 Ashford Avenue  
Ardsley, New York 10502

To Whom It May Concern,

Re: Letter of Authorization  
To Obtain a Building Permit  
800 Saw Mill River Road  
Ardsley, New York 10502

Please accept this letter of permission [My signature included below] for the application to be submitted by Alexander Doong of Doonger Inc. in obtaining a building permit for the property 800 Saw Mill River Road, Suite 2 for the sole usage of an ice cream ~~parlor~~ *store/shop* <sup>\*</sup>

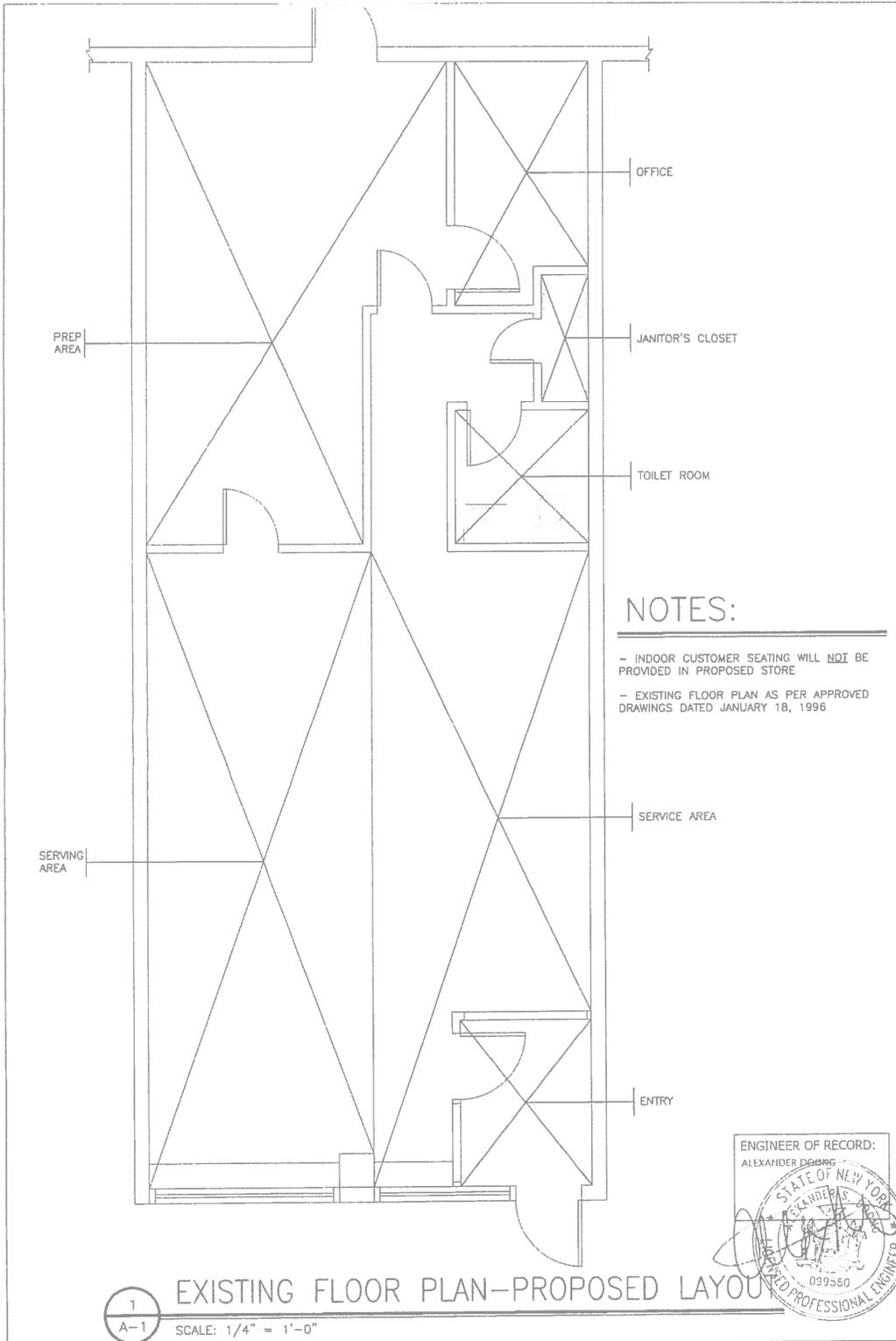
I certify that I am the owner of the property for which the permit is to be issued.

Yours Truly,



Tianyao Dong  
Property Owner  
Cornerstone Ardsley LLC  
Email: cornerstoneardsleyllc@gmail.com  
Phone: 631-682-5865

*changes are intinied above* <sup>TD.</sup>



Project  
**PROPOSED ICE CREAM STORE**  
 800 SAW MILL RIVER ROAD, SUITE 2  
 ARDSLEY, NY

SCALE: AS NOTED  
 DATE: 06/18/2020

Drawing title:  
**ARCHITECTURAL  
 EXISTING FLOOR PLAN -  
 PROPOSED LAYOUT**

Drawing No.  
**A-1**

**Resolution Authorizing the Village Manager to Sign an Agreement for Contract Services with Richard Thompson**

Resolved, that the Village Board of the Village of Ardsley hereby authorizes the Village Manager to execute an agreement for Highway General Foreman & Fire Inspection Contract Services with Richard Thompson.

**Village of Ardsley**

(hereinafter referred to as "the VILLAGE")

**CONTRACTOR AGREEMENT**

with

**Richard Thompson**

.....  
(hereinafter referred to as "the Contractor")

**CONTRACTOR DETAILS:**

Richard Thompson  
95 Ridge Road  
Ardsley, N.Y. 10502

This serves to confirm the terms and conditions of the agreement between the parties:

1. **AGREEMENT START DATE** 7/01/2020
2. **DURATION OF AGREEMENT** This agreement will continue until it terminates on the earliest of any of the following dates or events–
  - (a) On September 15, 2020, OR
  - (b) fifteen (15) days' notice from the Village Manager or Contractor
3. **TITLE OF RESPONSIBILITIES** General Foreman & Fire Inspector
4. **BRIEF JOB DESCRIPTION** Ardsley Department of Public Works/Highway General Foreman and Fire Inspector responsibilities as per previous employment
5. **SALARY/WAGE** \$602.16 per day for General Foreman; \$73.88 per day for Fire Inspector
6. **TIME AND METHOD OF PAYMENT** Bi-Weekly payments as approved by the Board of Trustees.

9. **HOURS OF WORK**

**General:** The Contractor's hours of work shall be -  
(a) Monday through Friday 7:00AM – 3:00PM and other hours required to meet emergency and administrative needs of the Village.

The Contractor confirms that these conditions have been explained to him/her and that he/she understands the contents hereof. The Contractor acknowledges having received a copy of this contract.

**Contractor**

\_\_\_\_\_ Date \_\_\_\_\_

Richard Thompson

**Village of Ardsley**

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

Meredith S. Robson, Village Manager

Resolution Authorizing the Village Manager to Sign an Agreement for  
SEQRA Consulting with  
Kevin Dwarka LLC Land Use & Economic Consulting

Resolved, that the Village Board of the Village of Ardsley hereby authorizes the Village Manager to sign an agreement for SEQRA Consulting with Kevin Dwarka LLC Land Use & Economic Consulting, 222 Broadway, 19<sup>th</sup> Floor, New York, NY .

## **CONTRACTUAL AGREEMENT**

*BETWEEN KEVIN DWARKA LLC & VILLAGE OF ARDSLEY FOR SEQRA GUIDANCE*

### **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**

On an as-needed hourly basis, KDLLC will provide regulatory guidance and technical support related to VA’s compliance with the New York State Environmental Quality Review Act (“SEQRA”).

### **SCOPE OF SERVICES**

For the six-month period between July 15<sup>th</sup>, 2020 and January 15<sup>th</sup>, 2021, Kevin Dwarka LLC will be available, as requested, to support VA on the following kinds of SEQRA compliance tasks:

- Review of development and infrastructure proposals
- Identification of a proposed project’s potential environmental impacts
- Presentation of relevant environmental rules, regulations, and administrative procedures
- Recommendations for complying with SEQRA through environmental review
- Preparation of Environmental Assessment Forms
- Communication with VA staff, elected officials, residents and stakeholders on SEQRA compliance

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 contract. VA is advised to retain independent legal counsel on all matters related to land use planning, infrastructure development, and regulatory compliance.

Certain development proposals may require a more expansive form of environmental review necessitating the engagement of a multi-disciplinary team of planners, architects, scientists, and engineers. For projects of this nature, KDLLC will provide the Village with recommendations for selecting a team that is professionally qualified to execute the full scope of required analyses.

### **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.

## CONTRACT AGREEMENT BETWEEN KDLLC AND VA

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 requested services at a rate of \$250/hour. Over the course of the six-month contract period, the maximum total number of hours that may be billed by KDLLC is 40 hours. The maximum total amount that can be billed during the contract period is \$10,000. No minimum amount of service is required under this contract. VA retains the right to not engage KDLLC for any SEQRA guidance work throughout the contract period.

KDLLC will provide an invoice for the hours expended at the end of each calendar month. VA agrees to remit full payment to KDLLC within 30 days of receipt of each 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.