

**VILLAGE OF HASTINGS-ON-HUDSON, NEW YORK
PLANNING BOARD
REGULAR MEETING AND PUBLIC HEARING
JUNE 17, 2010**

A Regular Meeting and Public Hearing was held by the Planning Board on Thursday, June 17, 2010 at 8:15p.m. in the Municipal Building Meeting Room, 7 Maple Avenue, Hastings-on-Hudson, New York, 10706.

PRESENT: Chairperson Patricia Speranza, Boardmember Jamie Cameron, Boardmember Eva Alligood, Boardmember Bruce Dale, Boardmember Rhoda Barr, Village Attorney Marianne Stecich, and Building Inspector Deven Sharma

I. ROLL CALL

Chairperson Speranza: Bill Logan and Ed Dandridge are not here tonight.

II. APPROVAL OF MINUTES

Minutes of May 20, 2010 Meeting

Chairperson Speranza: Changes, modifications?

Boardmember Dale: I had one, on page ... there are no page numbers.

Building Inspector Sharma: What happened to the page numbers?

Boardmember Dale: It's at the end, three pages from the back, where we're talking about the proposal they had for NAG audits as part of getting a permit. In a discussion with Eva, I respond, "*Yes, there is a definition.*" It should be a "need for" a definition.

On MOTION of Boardmember Barr, SECONDED by Boardmember Dale with a voice vote of all in favor, the Minutes of the Regular Meeting and Public Hearing of May 20, 2010 were approved as amended.

III. OLD BUSINESS

Public Hearing on the application of Sprint/Nextel Corp. for the addition and alterations to an existing antenna system at Andrus Home.

Chairperson Speranza: The public hearing on the application of Sprint/Nextel for additions and alterations to their existing system at the Andrus Home has been pulled for this evening. The materials from our consultant, and response from Sprint, have not been prepared yet. We see some of the materials come back and forth, but there is no package for us to take a look at now.

So we will deal with that at the next meeting, assuming everything comes in. So we will skip that item, table that item for next meeting.

IV. NEW BUSINESS

Review the application of Sarah Silbert Hinawi for the waiver of off-street parking requirements for the proposed new office use in an existing building at 52 Main Street in CC district, pursuant to section 295-24B(2) of the Village Code.

Chairperson Speranza: We will move to the application of Sarah Silbert Hinawi for the waiver of off-street parking requirements for a new office use in an existing building at 52 Main Street.

If people are wondering why this is coming to us rather than to the Zoning Board of Appeals, you might recall that we, the Planning Board, are responsible for issuing a waiver. We can issue a waiver for any off-street parking requirements within the CC district. Marianne, is there anything else?

Village Attorney Stecich: That's it.

Chairperson Speranza: So it's before us. If you tell us a little bit about what you're proposing to do with the building that would be great. If you just state your name.

Sarah Silbert Hinawi, executive director – Saul Silbert Trust: We're a nonprofit trust. It was established by my grandfather, and I've taken over management of it in the past few years. We're proposing to open a center called the Purple Crayon at 52 Main Street. It's the former St. Stanislaus church.

The center is a concept that's grown out of many years of working in the educational field, as I have, and the trust's mission overall is to help students develop a personal connection to learning. That's kind of the broad vision. And what we're hoping to do in this space is provide a place where middle schoolers and high schoolers can feel that they have ownership

of a space where they can express themselves and build a community that they really feel a part of.

There's a number of ways that we're hoping to do this. One is to provide creative resources for expression and community-building in the space as an afterschool activity for middle schoolers and high schoolers as part of the Draw Your Future program. I think everybody got a description of the programs in the packets, so I won't go into too much detail.

The idea is that through providing a space where students can have a very self-directed exploratory learning experience they can develop an ownership of their own learning process – and of their future and career planning that is not inherent to a typical school education – that would supplement what they're getting, the kind of direction in education they're getting in the Hastings schools, with this kind of self-direction, ownership, and personal responsibility about their futures.

So the creative expression is part of that. Building a very strong and safe supportive community of peers is a part of that. And then having an ongoing dialogue about future and about self; for example, talking about the idea of community, what it means to be part of community, what they hope to have as part of their community as they move forward into their futures.

That's a primary component of what we're hoping to do with the space. That being said, along the lines of this mission of helping people work toward their passions and plan for a future that is based in their personal voice and direction, as I grew older and became a parent and changed my circle of peers I noticed that there's really a very big need for this among adults, as well.

The idea of having a collaborative workspace for young nonprofits, kind of an incubator space for young nonprofits in the downstairs space, grew out of this. There are so many people local to Hastings and the surrounding areas who are trying to do good things. So to support them in that by providing resources, some shared office space, some resources for collaboration out of the Purple Crayon, is the secondary use.

And finally, just to create a community gathering space around the products of the kids' creativity or around other creative things that bring Hastings residents, who are so creative and expressive kind of a nature, together around these things.

So that is essentially the goal. We're getting a lot of excitement from people locally, including the Mayor. I actually brought a few letters of support, if we can distribute them to you. Because there really is a hole in terms of a space for high schoolers and middle

schoolers in town I think a lot of people are really feeling the need for this and looking forward to it.

I had just a few other points. We did the parking survey – I believe you all have it in your packets there – about what's needed in terms of parking and what the proposed possibilities are. But I had just a few additional points I wanted to put out on the record. One is that, like I said, our primary use is for high schoolers and middle schoolers who are within walking distance of the center. Most of the times of peak gathering are going to be after prime shopping hours, and it's going to be mostly kids walking to the center. So just taking that into account for the parking really addresses some of the concern there.

Again, the uses later in the day: primarily after 3 p.m., after prime shopping time. And you'll see on the parking survey there was ample street parking or municipal lot parking at that time. Also, the building was a church in prior use, which had a congregation of 70 to 100 even at its smallest point, and they managed to function there without a problem.

In terms of any larger performances or gatherings, like I was saying I'm already in touch with Lisa O'Reilly at the Community Center. They've been tremendously supportive, and we would definitely work with them to make sure we don't plan anything simultaneous or conflicting with anything that they're working on. Just to point out also, the Community Center does hold events like this without parking and they have not had a problem.

And I have also have spoken at the rector at Grace Church, who said that we could use their parking lot on occasion when it doesn't conflict with something that they're doing. So that is a supportive parking possibility.

And just to also say that I think that this has the potential to offer a lot of benefits to local businesses downtown in terms of increasing foot traffic. There is a lot of research to support that when there's a cultural center in a downtown area it benefits local businesses significantly. So I hope that we would do that.

That's about it. Any questions?

Chairperson Speranza: Could you just give me a better impression of the collaboration space? Is that something where you're expecting that there would be 15 or 20 people – grownups, drivers – who would be using the building?

Ms. Hinawi: Right. I understand, downstairs. No, it would be more the idea that we'll have three or four spaces that different nonprofits could utilize. So each one of them would

probably have one, maybe two, people coming maybe every day, maybe not, to use that space.

And the idea is that we would gather a group of nonprofits that could collaborate and that support each other in their interests and in their lines of work so that in that space they can be working together. But not a place where we would, on a regular basis, have 15 people coming in.

Chairperson Speranza: Oh, six people total?

Ms. Hinawi: Yes, six people total. This is my co-trustee of the trust, and he's experiencing some health problems that are affecting his voice so I'm going to speak his comment.

Right. Our plan for the downstairs space was six nonprofit employees. And the upstairs youth programs, we're anticipating two to three dozen maximum, at any given time, youths.

Chairperson Speranza: Students.

Ms. Hinawi: Yes, in the upstairs space.

Boardmember Dale: Can you describe the outreach you're doing? Is it limited to Hastings school districts, or does it include other villages, as well?

Ms. Hinawi: No, it's including other villages as well, and I would like to ultimately be doing some outreach to Yonkers. I've been pacing myself over time as we acquired the church, and now as we're going through this Planning Board process in terms of very specific hardcore outreach to make specific plans. But I am in touch with the Yonkers Partners in Education. And ultimately I'd love to do some outreach from the center to other districts, as well.

But I'd like to bring together a mix of students for the afterschool programs from the surrounding areas. Does that answer your question?

Boardmember Dale: Yes.

Boardmember Alligood: I think it's a lovely proposal. I've been waiting for that space to get used for something, and I'm glad it's not something that seems it won't have a negative impact on the community. It'll be positive, I think, especially given that it's going to be mostly youth. Most of them won't be driving so close to the school. And then the evening

programs probably, in my estimation, won't be a huge issue conflicting with other uses. So I'm supportive of it.

Ms. Hinawi: Great, good. Thank you.

Boardmember Cameron: I'm enthusiastic about this, as well. I guess I do have a question, which will come to you, Marianne, which is whether if we do give our recommendation on this parking issue whether a future owner of the building, not you, could use it for another purpose, and what restraints we have over it. We might think that this doesn't cause a lot of parking because of so many students and what have you. This goes to the Zoning Board for a change of use? I'm trying to figure it out.

Village Attorney Stecich: No, this isn't going to the Zoning Board at all. This waiver is granted by you. The parking waivers for the CC district are granted by you, by the Planning Board. This won't go to the Zoning Board.

Boardmember Cameron: You don't need a change of use for the building?

Village Attorney Stecich: They do, but they don't need it from the Zoning Board. You don't need a variance for a change of use. It's a permitted use. So they can go in, but they just have to be before you for a parking review.

You know, what's possible is that what triggered them having to meet the parking requirement is that the use that they have is different from what the use was there before. But another program, it's the same use, would probably be able to come in without having to go to the plan – if that's your question.

Boardmember Cameron: That was my question.

Village Attorney Stecich: If it's the same use. Otherwise, there's kind of no triggering event.

Chairperson Speranza: But if someone, for instance, wanted to open a store ...

Village Attorney Stecich: Yes. Well, that's a different use.

Chairperson Speranza: ... then it has to come back to us for that kind of use.

Village Attorney Stecich: It's a different use, right. Just like this had to come in because this is a different use than a church.

Boardmember Dale: So the definition of the use is exactly what?

Village Attorney Stecich: I'm having a little hard time with this one, how I would define it.

Boardmember Dale: Not that I would ask the use.

Boardmember Cameron: The reason I brought it up is that this use you're planning has six employees, and then a lot of students who aren't driving. I want to be careful, if we grant this, that we don't end up with a use which has many, many more workers who have cars and very few students. We need to think that one through. This is a good-sized building and you're making a lovely use of it, but we need to make sure ... and I'm sure you're going to be here forever.

Ms. Hinawi: Right. Well – and I don't know if this is helpful or if it's my place to interject, I know that the code – since we're considering this zoned as office space, the code required, was it ... it's a certain number of parking spaces per square footage, which is way beyond. Oh, no, I guess that doesn't really address your question. Sorry.

Boardmember Cameron: Well, we can look at it. Because most of these things talk about plus-one space for each employee, whichever is greater, at least if I'm looking at the one ... it says: "*... one space for each 250 square feet of gross floor area, the sum of two spaces for each tenant plus one space for each employee.*" And we could do a grant which, you know, you'd run into problems if you had more than some of your employees.

I don't know. I'm just thinking it through. That we do it in a way in which we don't get surprised by what ends up here later on.

Chairperson Speranza: Well, I would imagine there's no reason why we can't condition our approval for this particular application.

Village Attorney Stecich: You could, but I think if we define the use pretty narrowly ... it says, as I expected, that "*... where the Board determines that a change of use or expansion of a use occupying more than 2,500 square feet.*" So if you call this use office, and some other office person ... so it's not ... I would define the use narrowly to what this is would be whatever kind of center limited to six employees, whatever.

Boardmember Cameron: The way I was thinking of doing it, but we can think about it, is we allow them to change it to office but we allow them to have a forgiveness of so many spots, which would catch them if they had more than, let's say, 10 employees.

Boardmember Dale: But that puts you in a position of having to survey how many people are working there. It's an enforcement problem.

Boardmember Barr: First of all, it is a ... the property is now owned by a nonprofit foundation. So you could say that it is being given for the mission – in accordance with the mission – of the foundation. To get its tax exempt status it has a statement of purpose. So we could give it for that specific statement of purpose.

To me, it seems like the alternative is to have an empty decrepit building going on there. And the reality is that certainly when it was a church it had traffic. And quite candidly, I've never had a parking problem. So I think if we align it with the mission of the nonprofit organization we'll be safe.

Boardmember Cameron: Well, we should hear what the mission is. It could be "for the benefit of mankind." That's the classic one.

Boardmember Barr: No, I don't think you'd get a tax exemption for that.

Boardmember Dale: It's "humankind," not "mankind."

Chairperson Speranza: Let me ask one other question specific to the parking before we deal with that. Have you had any discussion at all with Citibank in terms of being able to use any spaces over there for any programs?

Ms. Hinawi: You know, I haven't approached Citibank. I did approach A&P. They had a new manager. I think it was really his first day, first or second day, and he wasn't ready, I think, to have that conversation yet. I know that Grace Church does have a cooperative agreement with A&P for some weekend functions, and so I'm optimistic that we could work something out eventually.

I could approach Citibank. It seems to me that the hours that Citibank is operating are not going to be our prime hours of needing parking. So, right, we could address that with them further.

Chairperson Speranza: So how do we want to do this then? I'm sensing that there's no real opposition to this application. We're waiving the parking requirements for this, but putting some sort of limit on it with respect to ensuring that it's for this program.

Boardmember Alligood: I want to echo that I hadn't thought of that, but I think it's an excellent point. I think we want to protect the Village from somebody coming in with an office use that really would be a problem, and it's grandfathered in. There's nothing we can do. And that would be a disaster.

Boardmember Dale: Marianne, can we do what Rhoda has suggested and tie it to the mission of the owner?

Village Attorney Stecich: I just see that as being a little bit difficult in enforcement. Does the Building Inspector have to then subsequently look and see, oh, are these missions the same. I mean, I think you could grant the waiver to this group. Why don't you just grant it to this group, this operation.

[crosstalk]

Boardmember Alligood: Then it has to come before us for ... even it's any other office use it has to come before us, and then we can decide at the time.

Village Attorney Stecich: Or even if it's a different not-for-profit. Because they have different traffic demands. So I would just give the waiver to this particular organization.

Chairperson Speranza: And I'd like to further ensure that it's per the programming as has been expressed in the letter to us of April 20. Because your group potentially could build something else, and we want to make sure that that doesn't happen either.

Ms. Hinawi: I understand.

Chairperson Speranza: We want you to be successful.

Ms. Hinawi: No, no, I understand.

Building Inspector Sharma: Can it be tied to different tenancy or ownership?

Chairperson Speranza: That's what we're saying. We don't want it to be tied. We want it to be specific to this.

Building Inspector Sharma: That's what I was saying. Any new tenancy or ownership of the building, whatever use rather than what they are doing, would have to come back to us.

Chairperson Speranza: They have to come back, right.

Mr. Hinawi: And the records can show that in the minutes.

Chairperson Speranza: Yes.

Village Attorney Stecich: You know what I'll do? After this meeting ... you can decide it tonight and I'll write out the decision, like I've done in some other cases, and circulate it if that's what you meant. And then we'll make sure it's in the file. Even though minutes are really well kept, to try to go find them later on ... so we'll just put something in the property file.

Building Inspector Sharma: Or you can make a resolution of some kind.

Chairperson Speranza: And also really keep to your agreement to coordinate with the Village with respect to events at the Community Center. Because you're right: they have big events there, but if there were two of you that could be a real problem.

Ms. Hinawi: Absolutely. I mean, this project comes out of our love of the community and desire to help the community, and so we will definitely work in partnership. Thank you.

On MOTION of Boardmember Dale, SECONDED by Boardmember Alligood with a voice vote of all in favor, the Board resolved to approve to the waivers subject to this organization subject to Marianne's creative writing.

IV. DISCUSSION ITEMS

Chairperson Speranza: This could be a really short meeting. Fred wanted to talk a little bit about the Comprehensive Plan. He did expect to be here, so I will leave that to the end and hope that he will be here.

Greening the Village Code

Chairperson Speranza: We are not going to have a long discussion about this tonight. We spoke at the last meeting. Since then, the Conservation Commission, some of their members, were on the phone with Ron Piester, who's with the state code division.

Building Inspector Sharma: Department of State Code Division.

Chairperson Speranza: And Dottie Harris, who's on the International Green Construction Code Council.

Building Inspector Sharma: IGCC, that's right.

Chairperson Speranza: They had a very good conversation. I wasn't able to be a part of it. They had a lot of questions with respect to how the adoption, the early adoption, of this International Green Construction Code could impact the Village: would we need a waiver, how could it work. For those of you who haven't seen it and don't know about it, there is a synopsis online. And I brought a couple copies of the synopsis; the code is much longer. It's expected that this code is actually going to be adopted by New York State

Building Inspector Sharma: By New York State and many other states, too, I think, about the same time.

Chairperson Speranza: Yes. They are looking at having – the Code Division is looking at having – municipalities become early adopters of the code so they can see how it actually works within communities. There are several things in the code that are subject to ... or let me put it another way. The code can be tailored to the community. So for instance, given the fact that we are a small village, we can determine the kinds of areas that we would want the code to focus on in terms of the standards and energy savings. We can kind of pick and choose.

Ron Piester and Dottie Harris are making arrangements to come down here and meet with the Village to describe this and how it could possibly work, and the kind of assistance they would give us, the Village, to be able tailor this to what we want. Deven, you're looking puzzled.

Building Inspector Sharma: No. Dottie Harris is the one I spoke to, and I think you were going to say – and I was suggesting – that there should be a few members of the Board so she can come and make a little presentation. But we didn't quite decide if, and when, we can have her come here. As for Ron Piester, I didn't know. But I'm sure if we asked them, and make time for them, they'll come and talk to us.

Chairperson Speranza: Yes. Kerrie Jane King, the chair of the Conservation Commission, spoke to him. At one of their meetings they came up with a list of questions to ask them with respect to how something like this could work in this village – knowing that we want to encourage people and not penalize people. We don't want people to meet a standard that's

more appropriate for New York City or Boulder, Colorado, but we want something for the Village.

So there's more to come on this. I wanted to share the document with you. There is a code, a draft code book, as you can imagine. And again, we can get kind of our fingerprints on this early on, since it will likely be something that is adopted by the state.

Boardmember Cameron: How does this fit in with what Columbia law school is doing?

Chairperson Speranza: It's different. The climate change, I did get back from – I don't have it with me – Michael Gerrard; the answer to a couple of questions that I had with respect to how this has been implemented in Greenburgh, and some conflicts with what we heard from the planning commissioner there. They also have been getting numerous comments with respect to their model code, and they are going to be issuing a new model ordinance over the summer.

Boardmember Cameron: Is this Greenburgh you're talking about?

Chairperson Speranza: No, the Columbia ... the climate change stuff.

Boardmember Cameron: The Columbia Web site says, "Get all your comments in by September 10th, and then we'll take your comments and produce a new version of our bill." That's what the Web site says.

Chairperson Speranza: There's no reason we can't monitor both ways of going down this path.

Boardmember Dale: If this is adopted by the state does that mean it supersedes the existing state code entirely?

Chairperson Speranza: Yes. Well, it supersedes it, but it's not in conflict with it in many areas.

Boardmember Dale: So it would absorb ...

Chairperson Speranza: It's a supplement. That's the best word.

Boardmember Dale: And for us to adopt a part of this before the state takes action is what I understand you were suggesting is possible? Aren't we required to be in conformity with the existing state code now? So if we went ahead of the state, we would be ...

[crosstalk]

Chairperson Speranza: Well, we would have the state with us. I will forward to you the notes that I have from Kerrie Jane King that I just received today based on her phone conversation. Let me just see.

Boardmember Cameron: I guess my question is, we are pretty small community. And if we are the first ones to adopt this I would hate to be the first builder who comes in the door. And I haven't read it, of course, since I haven't seen it. Because neither us nor the builder would necessarily understand what we're doing. I don't think we have the resources to do it.

Chairperson Speranza: And this is not something we would do lightly at all.

Building Inspector Sharma: Patty, can I make a comment, please?

Boardmember Cameron: It's the same as our law, mostly. I don't know.

Building Inspector Sharma: The way it happened with this so-called fire and building code, similarly it will be IGCC code. It's more inclusive. For example, we enforce a uniform fire and building code which applies to huge complexes as opposed to small additions and alterations. So what happens, the IGCC will be exactly the same thing. All the elements that applied to certain situations will be there, and they'll only be using and applying the things that apply to us.

For example, for smaller additions and alterations, smaller residential projects, that element would also be there in IGCC. And we only would take ... for example, the uniform building code applies to multi-story, 100-story buildings, but we don't have any. We don't apply it. But if that were to happen, we'll do that too.

Boardmember Cameron: I understand that. But even if you take the parts that only apply to the buildings you're building here, you're going to have to learn and understand them. The builder is going to have to learn and understand them.

Building Inspector Sharma: Not necessarily.

Boardmember Cameron: Well, I hope so. Otherwise ...

[crosstalk]

Building Inspector Sharma: No, here's what happens. Code is something you will be able to come to my office. We don't memorize the code. We can't. So we only look up the code, the section of the code, that applies. So the builders and developers and architects read up on the code as it applies to their certain situation. Nobody has to remember.

We'll be giving classes, by the way – the new uniform code, for example – because it gets updated every three years. All building officials are called in. They have to attend some mandatory classes. But a lot of times many of the changes don't even apply to me.

Boardmember Cameron: I understand that completely. I'm just saying that there is an expense to being the Guinea pig and there is an expense to being the first one out of the box to apply something. And evidently we're supposed to be a Guinea pig to tell them what changes they should do, or some problems with usage. And I'm not sure whether we should be the Guinea pig.

My point really is, are there five or six other communities in Westchester that are going to adopt this at the same time, in which case we could all be Guinea pigs together. I just don't know if I really want us, as a town and as an appointed official, getting into something which we're the first ones trying it.

Chairperson Speranza: Let me send you the notes that I have. Certainly, when the officials – when Ron Piester and Dottie Harris – can down here, we can sit with them and go through these things.

The State of Rhode Island is about to adopt this code. And evidently – I'm just looking through this – it has also been adopted in South Hampton now.

Boardmember Cameron: But we're surrounded by Greenburgh, which has adopted something else.

Chairperson Speranza: And again, this is something – and we knew this when we started this discussion, gosh, over a year ago now – that there are many, many different ways of handling it. This is another one. You know, what we have heard so far with respect to the LEED and building on the LEED is that you can end up with people getting ridiculous – getting points for ridiculous things. You know, the story about getting points for a bike rack when nobody has a bike.

Again, this is something else that we can look at. And again, it becomes tailored to us by virtue of what they call "electives." Where does the Village need to focus? Do we need to

conserve so much in terms of BTUs? Where do we want to put the priority? So it's interesting, it's very interesting.

But you're right, Jamie. There are a lot of things that we still have to talk about with respect to this, and look at it. And again, the book – this is the synopsis – the book is the book, and that's what we actually have to ...

[crosstalk]

Boardmember Dale: Well, in support of what Jamie is saying, my greatest concern when we started this discussion was that we were going to have to sit down with our existing building code, go line-by-line, and say how do you make this sentence greener. That is a task that is daunting and that we really aren't in a position to do. It would take a much greater commitment of time than we currently have.

In the same way, adopting something that hasn't been used and tested puts us in a very similar position of having to sort through where this actually does apply to us and where it doesn't.

Chairperson Speranza: Yes, it does.

Boardmember Dale: I would be much more comfortable if the State of New York adopted it and we were folded into their practices. It doesn't mean we can't take actions in greening our code prior to that.

Boardmember Cameron: I think we should study this if we think there's a reasonable chance that New York State's going to adopt it, and we should become advocates for it if we like it. But there's no reason why, in my view, we should adopt it until other people – some who may be smarter than us – have looked at it and decided it's really a good idea, too. I want to be comfortably in the rear, as they say.

Building Inspector Sharma: I keep going back to the uniform building code. It's going to be pretty much the same way as the uniform fire and building code. The states adopt the codes. IGCC, by the way, put together those codes also. And the states adopt them with some modifications that only apply to those states, and then it becomes mandate for all the municipalities within the state. So it's not selecting some.

Boardmember Cameron: I understand that completely. And if New York State adopts this we need to get up to speed on it very quickly and make sure we know how to apply it.

Building Inspector Sharma: Just as quickly as any other municipality in the entire state.

Boardmember Cameron: Yes. But I don't want us necessarily adopting it, and then New York State ... we have a wonderful senate and house, I won't pick on them.

[laughter]

Five years or 10 years, and we're the 10-year Guinea pig while they sit up there wondering about what they're going to do.

Boardmember Dale: What a disgrace.

Building Inspector Sharma: It looks like some disparities are in the pressure to adopt, do something, even when something else may be happening.

Chairperson Speranza: That is a commitment that the Village has made: to undertake some steps to make sure that when developments come in we have a way to – particularly new developments – that we have a way to make sure that they are more energy efficient and their siting, their water usage is more conservation-oriented than what has traditionally been.

So you're right. There is some pressure on us.

Boardmember Cameron: I think that's one of the questions we should put to the people ... to Michael Gerrard, you know: "Do you think this other one's going forward and, if so, what are you going to do with yours?"

Chairperson Speranza: And we can do that.

Boardmember Cameron: Just put it to them. We might as well ask one of the competitors.

Building Inspector Sharma: The pressure is on the entire nation and entire state, on a lot of municipalities. This is the same pressure as nationwide, state-wide. But obviously, some disparities (sic) do want to be slightly ahead of the pack. And some may succeed and some may not. We may do something that may work, or it may not.

Boardmember Barr: At the risk of repeating what I said last time, we also could do a lot about educating people. It's not a question of having lots of restrictions they've got to play with. But when they come in to Deven to say, "Well, you know, this is a better way of doing this," you can accomplish a lot that way because people do care. Most of what goes on here

is renovations of existing buildings. You could say, "Well, this is the material you should use."

Chairperson Speranza: And I sat in on a little bit, the very end, of the last Conservation Commission meeting. They were talking about elements of their Web site; what's going to go in there, how to present things, how to get the word out to people of different kinds of materials and strategies that they can use.

I think it's important also to make sure of some of the items that you had mentioned, Bruce, with respect to at what point you draw the line. Somebody comes in for something that requires a permit, the point where we're able to say OK, where the permit makes you take the step of becoming much more, or more, energy conservative.

So I will get this out to you. Take a look through the document. As soon as I hear from the Conservation Commission ... and they're more than welcome to have us meet with them in the dialogue on this. So we'll keep it moving. But again, it's another path that we go down in addition to looking at the climate change.

Boardmember Cameron: Not realizing that this was coming may be the best thing, and even better than what we were looking at. I was going to suggest that we actually contact the other municipalities – their planning boards or whoever – to find out where their head is and where they're going, what are they thinking of doing.

Maybe through your office, Deven, we could actually call five or ten communities and say, "Your planning board, where are they going, what are they doing?" just so we can get a feel of the lay of the land. Otherwise, we're going to get pressure from whichever group wants to advance their thing. I think in the final analysis, even if we decide the International Green Construction Code is the best one, if every other municipality in Westchester adopted a different one we would probably adopt a different one. I think we're such a small place that we need to be like our neighbors.

Chairperson Speranza: We do have ... Dobbs Ferry, I know, is looking into this, too. And I have the card of someone who's on their planning board. I'll touch base with Ed Plotkin, who's the chair of their planning board, and see what it is they're doing.

And Jamie, we're involved in the Saw Mill Coalition. Their focus has been stormwater, but maybe through their organization and their mailing list we can touch base with Tarrytown and Irvington.

Boardmember Dale: I was going to suggest that this is something it would seem to me the county would want to organize a conference around and have various towns attend and learn the state of the art – what is the Columbia proposal, what is the IBCC proposal – and then discussion about how it fits with what the individual planning boards have been thinking about.

Chairperson Speranza: And they did that to some extent at the forum they had up at Pace. Of course I don't know how you felt, but in my mind it was too short. The sessions were just too short. You can never have really good dialogue.

But that's where Mike Gerrard was speaking, and spoke about his ...

[crosstalk]

Boardmember Dale: There was also that conference I went to in Greenburgh, where they had somebody who was from – I forget which village it was now, further north in Westchester – who basically was in the same place we are.

Chairperson Speranza: They're looking.

Boardmember Dale: The exploration stage of what does it all mean, and what's out there. I think there's clearly a lot of confusion.

Boardmember Cameron: Mike Gerrard published a new article just last week, June 3rd, in the *New York Law Journal*. I emailed it all to you this afternoon.

Boardmember Cameron: I didn't get a chance to read it yet.

Boardmember Cameron: But there's nothing in it that's new. It goes through all the things we've seen before with where they're going to go and what they're doing. So I just said that, as they use a summary. I have a few questions on [off-mic].

Chairperson Speranza: I will, of course, keep everybody informed with respect to when we might have the session when we have people from ... Dottie Harris or Ron Piester who could be here. And we'll figure out how we can do that. And also depending on where our agenda is, 4th of July meeting, which might be Sprint. But that may be it.

Deven, have you heard of anything else coming through the system that might end up at the Planning Board for the July meeting? Likely Sprint will be back, but that might be it.

Building Inspector Sharma: That perhaps is only it.

Chairperson Speranza: So maybe we'll again have the Conservation Commission members in and have a dialogue.

The other thing that we have to think about for July – and I just need input from you as far as how we want to do this, what Fred was going to talk about – was the Comprehensive Plan that is out. I have not looked at the over-100-page document. I went to the public meeting, which was good. The summary was good.

I've seen various parts of the document as it's been released. Haven't seen it all in one document. Fred was wondering how we, as the Planning Board, could review the document and either submit comments to them, submit endorsement of the document ... how we want to proceed with the evaluation, so to speak, or for the Planning Board weighing in on the Comprehensive Plan.

Certainly, we could all submit comments individually. We can all vow to go through it in advance of the next meeting, and then ...

Boardmember Dale: I'm on page 20.

Boardmember Alligood: That's the problem. It's a long document.

Boardmember Dale: It's huge.

Chairperson Speranza: To be able to give input to the Board of Trustees. It's going to them for their review and their action.

Boardmember Alligood: When?

Chairperson Speranza: I know it's in July.

Boardmember Alligood: Will it be before, or after, our meeting? Because that has a large impact on what we're going to do in terms of ...

[crosstalk]

Chairperson Speranza: Well, I'm sure they're not going to adopt or endorse it before our next meeting because they have to take several steps.

Boardmember Dale: They'd basically have a work session, I would assume, opening it to the public and blah, blah, blah. And it'll be a process.

Chairperson Speranza: I would think it's going to be the summer.

Boardmember Dale: But the Comprehensive Plan Committee has it and not the Board of Trustees. Kind of like what they did with the LWRP. It was subject to a whole series of public discussion with various input from various boards.

Chairperson Speranza: And there's going to have to be a SEQRA as part of the process of adoption. That would be the Board of Trustees action. So that process has to play out. I think we'll be fine before the July meeting. I don't think they'll take action before the July meeting.

Boardmember Alligood: I think, especially if we have a light agenda, I'm happy ... I want to read it anyway. But I didn't come prepared with my own thoughts on it. Rather than writing memos separately, I think it's realistic to say we all can skim the parts that are ... we can pick which parts we want to delve into, but come prepared to have our comments and say them.

Boardmember Dale: The problem, it goes from like tiny detail to the big concepts. So do we respond on all levels, or do we ...

Boardmember Alligood: I think we just choose which parts we think we want to comment on.

Boardmember Dale: It's on the Web site, on the Village's Web site.

Chairperson Speranza: You're right. There are going to be very, very specific actions that are included, for instance rezoning certain parcels from residential to office. That's nothing new. That's been out there in the public for awhile now. If we, as a board, all thought that that was a terrible, horrible, horrendous idea, then that's something that I think we as a board would say as a board.

Boardmember Alligood: What's going to be tricky though, Patty, is it's not like we're voting on individual components. The way I see it is, we're going to have a session where we individually give our comments and we'll pass them along to the Board. I don't see how we like all say yes, we all disagree with this one point.

Boardmember Dale: Patty's point, I think, is valid. If we all really did ... we passed a recommendation to the Board of Trustees saying don't do this, that would be taken very seriously by the Board in terms of the adoption of that plan.

Boardmember Alligood: Right. And that will come out during the discussion. I think we just all have to read it and decide what are the key points that we feel strongly we want to share.

Boardmember Dale: For, or against.

Boardmember Alligood: Yes. I don't think we have to go over it, comment on every part.

Chairperson Speranza: And then certainly not wordsmithing. They're not looking for us to change the wording or anything.

Boardmember Dale: No, it's well-written. The consultant wrote it.

Boardmember Alligood: So that's what I would suggest, is that we come prepared to share our salient points, our salient thoughts.

Chairperson Speranza: And hopefully at the end of it we come and are able to give a rousing endorsement to the Board of Trustees.

Boardmember Cameron: The other part I think we want to discuss in July is the International Green Construction Code versus what Columbia's doing. And it would be really useful if we could get the email in the next two weeks about the sense of the other planning boards in Westchester so we know whether the whole thing's rolling towards the International Green Council, or whether it's in turmoil, or where it is.

Chairperson Speranza: I don't mind doing that. I can do that. I'll get that sign-in sheet from them. And like I said, I know Dobbs Ferry, and the head of the Ardsley board, have been involved and have actually been here talking about the 9-A piece. So I don't mind, I can do that.

Boardmember Cameron: You can work on what you're supposed to say about us when you talk to them.

Boardmember Dale: There's somewhat of an historic process taking place across the country, I think. And Columbia's contributed to it.

Boardmember Cameron: Yes.

Boardmember Dale: And it may not be the piece that survives in the end.

Boardmember Cameron: Oh, I understand that.

Boardmember Dale: But it's clearly made a contribution since it's made it accessible to villages like ourselves where this may roll over it in the end, but it's still part of the same process.

Boardmember Cameron: You might find, when you talk to Mike Gerrard, that he's saying, "God, if people go towards the IGCC it's wonderful. We'll just roll over and disappear."

Boardmember Dale: Right. He's made his contribution.

Boardmember Cameron: [off-mic]

Building Inspector Sharma: My counterparts [off-mic], nobody is even talking about it or aware of it. You know, they're aware, but nobody's involved in any way in that discussion. I'm talking about my [comrades] XXX.

In Dobbs Ferry, we know there's a very active citizen group and they're actively trying to do something. They [off-mic] to do some energy things, but not anything for the code was set. So I think some disparities may have ... and maybe in the process of using the shortcuts I [used that work] XXX to adopt LEED or Energy Star in some fashion. Other than that, I don't think anyone [off-mic] is equipped, expertise-wise and otherwise, to come up with what IGCC will come up with.

Of course, to come up with a good package it takes time and input from different expert [off-mic]. So yes, as I've said, they're under pressure to be done by a certain time. For example, they have had some public comment already, and they are holding a meeting. Then that will become the agenda in August. I might go to that meeting, I'm not sure.

At that time, they would have formed a real code that this is what the consensus is of expert organizations: [BIA, NC] XXX, and three other organizations. And at that time, the states ... that would be the easiest thing for the states. Because even the building code, energy code, is done the same way. You could have 10 different ... the reason the building code used to be many different separate organizations doing building code and Hastings and Dobbs Ferry, OK, both got standards that some other organizations adopt.

Now it has become international. All [zones] XXX in the country gather, and they create what they call a uniform code, meaning they give you the parameters. For example, Westchester happened to be, code-wise, in zone 4. We have so many [off-mic] [temperature range] XXX for their [off-mic] condition, here are the standards they need to meet.

In the Rochester area, for example, [off-mic]. Those standards are [current there] XXX. Different code situations, different sets of standards there. And I think that's what's going to happen with IGCC, and very soon I have a feeling.

Boardmember Cameron: We were talking about, you know, partial adoption. I would be very leery about doing LEED because I think LEED would disappear if the International Green Construction Code came along. On the other hand, I'm going to guess the International Green Construction Code will include Energy Star-type provisions in it. So maybe that wasn't such a big change.

But, look, I don't know that much. I'm just giving you my gut reaction.

Boardmember Dale: This is supported by some very important organizations in the building world.

Chairperson Speranza: So we'll learn more about it. And I will tell you, the Conservation Commission is a dynamic group that's working on this. So they're out there, and they're trying to get all of the questions that have been raised to date answered through the organization.

So it's something that we'll keep progressing with them. Ultimately, there will be a decision made.

Building Inspector Sharma: Patty, remember when we attended Dobbs Ferry seminar in [masters school] XXX.

Chairperson Speranza: I wasn't there.

Building Inspector Sharma: [off-mic] said I wish we had a similar dynamic citizen group here. And the Conservation Commission may be [off-mic]. And I think we need a few more. I think volunteers, obviously [off-mic], can make things happen so much more so than [enacted] XXX or paid officials.

Of course, we can do the best we can. But we do need active, dynamic people who spend their time and energy understanding [off-mic] and come up with not only what we should do,

but here is what we're proposing being done. Whether it's a LEED or a partial LEED, or Energy Star, at some point there has to be a deadline for [off-mic] to say, "OK, this is what, out of the LEED, we have taken up, and this is what we're going to do."

Chairperson Speranza: And I thought we had an approach. Then something else was brought up and, hey, maybe this is the way to go. So we're getting there. No one can accuse us of not exploring all possibilities.

Boardmember Cameron: Yes. If we'd gone quick enough we would've had the Columbia University stuff almost adopted by now.

Chairperson Speranza: And then something else ...

Boardmember Cameron: Anyway, we know the parameters. We want to go ... we don't want to be that much of a leader because we're not big enough to be the leader.

Chairperson Speranza: Right. We'll take this and see where it goes, particularly with the guidance from the state to have a conversation with them as far as how it could work in Hastings.

Building Inspector Sharma: Contact with Ron Piester ...

Chairperson Speranza: Kerrie Jane.

Building Inspector Sharma: I've already been in contact with them, and ...

[crosstalk]

Chairperson Speranza: They're handling it, yes.

Building Inspector Sharma: OK, good.

Chairperson Speranza: Yes. And, of course, you'll be invited.

Building Inspector Sharma: [off-mic].

V. ADJOURNMENT

**VILLAGE OF HASTINGS-ON-HUDSON, NEW YORK
PLANNING BOARD
REGULAR MEETING AND PUBLIC HEARING
JUNE 17, 2010**

A Regular Meeting and Public Hearing was held by the Planning Board on Thursday, June 17, 2010 at 8:15p.m. in the Municipal Building Meeting Room, 7 Maple Avenue, Hastings-on-Hudson, New York, 10706.

PRESENT: Chairperson Patricia Speranza, Boardmember Jamie Cameron, Boardmember Eva Alligood, Boardmember Bruce Dale, Boardmember Rhoda Barr, Village Attorney Marianne Stecich, and Building Inspector Deven Sharma

I. ROLL CALL

Chairperson Speranza: Bill Logan and Ed Dandridge are not here tonight.

II. APPROVAL OF MINUTES

Minutes of May 20, 2010 Meeting

Chairperson Speranza: Changes, modifications?

Boardmember Dale: I had one, on page ... there are no page numbers.

Building Inspector Sharma: What happened to the page numbers?

Boardmember Dale: It's at the end, three pages from the back, where we're talking about the proposal they had for NAG audits as part of getting a permit. In a discussion with Eva, I respond, "*Yes, there is a definition.*" It should be a "need for" a definition.

On MOTION of Boardmember Barr, SECONDED by Boardmember Dale with a voice vote of all in favor, the Minutes of the Regular Meeting and Public Hearing of May 20, 2010 were approved as amended.

III. OLD BUSINESS

Public Hearing on the application of Sprint/Nextel Corp. for the addition and alterations to an existing antenna system at Andrus Home.

Chairperson Speranza: The public hearing on the application of Sprint/Nextel for additions and alterations to their existing system at the Andrus Home has been pulled for this evening. The materials from our consultant, and response from Sprint, have not been prepared yet. We see some of the materials come back and forth, but there is no package for us to take a look at now.

So we will deal with that at the next meeting, assuming everything comes in. So we will skip that item, table that item for next meeting.

IV. NEW BUSINESS

Review the application of Sarah Silbert Hinawi for the waiver of off-street parking requirements for the proposed new office use in an existing building at 52 Main Street in CC district, pursuant to section 295-24B(2) of the Village Code.

Chairperson Speranza: We will move to the application of Sarah Silbert Hinawi for the waiver of off-street parking requirements for a new office use in an existing building at 52 Main Street.

If people are wondering why this is coming to us rather than to the Zoning Board of Appeals, you might recall that we, the Planning Board, are responsible for issuing a waiver. We can issue a waiver for any off-street parking requirements within the CC district. Marianne, is there anything else?

Village Attorney Stecich: That's it.

Chairperson Speranza: So it's before us. If you tell us a little bit about what you're proposing to do with the building that would be great. If you just state your name.

Sarah Silbert Hinawi, executive director – Saul Silbert Trust: We're a nonprofit trust. It was established by my grandfather, and I've taken over management of it in the past few

years. We're proposing to open a center called the Purple Crayon at 52 Main Street. It's the former St. Stanislaus church.

The center is a concept that's grown out of many years of working in the educational field, as I have, and the trust's mission overall is to help students develop a personal connection to learning. That's kind of the broad vision. And what we're hoping to do in this space is provide a place where middle schoolers and high schoolers can feel that they have ownership of a space where they can express themselves and build a community that they really feel a part of.

There's a number of ways that we're hoping to do this. One is to provide creative resources for expression and community-building in the space as an afterschool activity for middle schoolers and high schoolers as part of the Draw Your Future program. I think everybody got a description of the programs in the packets, so I won't go into too much detail.

The idea is that through providing a space where students can have a very self-directed exploratory learning experience they can develop an ownership of their own learning process – and of their future and career planning that is not inherent to a typical school education – that would supplement what they're getting, the kind of direction in education they're getting in the Hastings schools, with this kind of self-direction, ownership, and personal responsibility about their futures.

So the creative expression is part of that. Building a very strong and safe supportive community of peers is a part of that. And then having an ongoing dialogue about future and about self; for example, talking about the idea of community, what it means to be part of community, what they hope to have as part of their community as they move forward into their futures.

That's a primary component of what we're hoping to do with the space. That being said, along the lines of this mission of helping people work toward their passions and plan for a future that is based in their personal voice and direction, as I grew older and became a parent and changed my circle of peers I noticed that there's really a very big need for this among adults, as well.

The idea of having a collaborative workspace for young nonprofits, kind of an incubator space for young nonprofits in the downstairs space, grew out of this. There are so many people local to Hastings and the surrounding areas who are trying to do good things. So to support them in that by providing resources, some shared office space, some resources for collaboration out of the Purple Crayon, is the secondary use.

And finally, just to create a community gathering space around the products of the kids' creativity or around other creative things that bring Hastings residents, who are so creative and expressive kind of a nature, together around these things.

So that is essentially the goal. We're getting a lot of excitement from people locally, including the Mayor. I actually brought a few letters of support, if we can distribute them to you. Because there really is a hole in terms of a space for high schoolers and middle schoolers in town I think a lot of people are really feeling the need for this and looking forward to it.

I had just a few other points. We did the parking survey – I believe you all have it in your packets there – about what's needed in terms of parking and what the proposed possibilities are. But I had just a few additional points I wanted to put out on the record. One is that, like I said, our primary use is for high schoolers and middle schoolers who are within walking distance of the center. Most of the times of peak gathering are going to be after prime shopping hours, and it's going to be mostly kids walking to the center. So just taking that into account for the parking really addresses some of the concern there.

Again, the uses later in the day: primarily after 3 p.m., after prime shopping time. And you'll see on the parking survey there was ample street parking or municipal lot parking at that time. Also, the building was a church in prior use, which had a congregation of 70 to 100 even at its smallest point, and they managed to function there without a problem.

In terms of any larger performances or gatherings, like I was saying I'm already in touch with Lisa O'Reilly at the Community Center. They've been tremendously supportive, and we would definitely work with them to make sure we don't plan anything simultaneous or conflicting with anything that they're working on. Just to point out also, the Community Center does hold events like this without parking and they have not had a problem.

And I have also have spoken at the rector at Grace Church, who said that we could use their parking lot on occasion when it doesn't conflict with something that they're doing. So that is a supportive parking possibility.

And just to also say that I think that this has the potential to offer a lot of benefits to local businesses downtown in terms of increasing foot traffic. There is a lot of research to support that when there's a cultural center in a downtown area it benefits local businesses significantly. So I hope that we would do that.

That's about it. Any questions?

Chairperson Speranza: Could you just give me a better impression of the collaboration space? Is that something where you're expecting that there would be 15 or 20 people – grownups, drivers – who would be using the building?

Ms. Hinawi: Right. I understand, downstairs. No, it would be more the idea that we'll have three or four spaces that different nonprofits could utilize. So each one of them would probably have one, maybe two, people coming maybe every day, maybe not, to use that space.

And the idea is that we would gather a group of nonprofits that could collaborate and that support each other in their interests and in their lines of work so that in that space they can be working together. But not a place where we would, on a regular basis, have 15 people coming in.

Chairperson Speranza: Oh, six people total?

Ms. Hinawi: Yes, six people total. This is my co-trustee of the trust, and he's experiencing some health problems that are affecting his voice so I'm going to speak his comment.

Right. Our plan for the downstairs space was six nonprofit employees. And the upstairs youth programs, we're anticipating two to three dozen maximum, at any given time, youths.

Chairperson Speranza: Students.

Ms. Hinawi: Yes, in the upstairs space.

Boardmember Dale: Can you describe the outreach you're doing? Is it limited to Hastings school districts, or does it include other villages, as well?

Ms. Hinawi: No, it's including other villages as well, and I would like to ultimately be doing some outreach to Yonkers. I've been pacing myself over time as we acquired the church, and now as we're going through this Planning Board process in terms of very specific hardcore outreach to make specific plans. But I am in touch with the Yonkers Partners in Education. And ultimately I'd love to do some outreach from the center to other districts, as well.

But I'd like to bring together a mix of students for the afterschool programs from the surrounding areas. Does that answer your question?

Boardmember Dale: Yes.

Boardmember Alligood: I think it's a lovely proposal. I've been waiting for that space to get used for something, and I'm glad it's not something that seems it won't have a negative impact on the community. It'll be positive, I think, especially given that it's going to be mostly youth. Most of them won't be driving so close to the school. And then the evening programs probably, in my estimation, won't be a huge issue conflicting with other uses. So I'm supportive of it.

Ms. Hinawi: Great, good. Thank you.

Boardmember Cameron: I'm enthusiastic about this, as well. I guess I do have a question, which will come to you, Marianne, which is whether if we do give our recommendation on this parking issue whether a future owner of the building, not you, could use it for another purpose, and what restraints we have over it. We might think that this doesn't cause a lot of parking because of so many students and what have you. This goes to the Zoning Board for a change of use? I'm trying to figure it out.

Village Attorney Stecich: No, this isn't going to the Zoning Board at all. This waiver is granted by you. The parking waivers for the CC district are granted by you, by the Planning Board. This won't go to the Zoning Board.

Boardmember Cameron: You don't need a change of use for the building?

Village Attorney Stecich: They do, but they don't need it from the Zoning Board. You don't need a variance for a change of use. It's a permitted use. So they can go in, but they just have to be before you for a parking review.

You know, what's possible is that what triggered them having to meet the parking requirement is that the use that they have is different from what the use was there before. But another program, it's the same use, would probably be able to come in without having to go to the plan – if that's your question.

Boardmember Cameron: That was my question.

Village Attorney Stecich: If it's the same use. Otherwise, there's kind of no triggering event.

Chairperson Speranza: But if someone, for instance, wanted to open a store ...

Village Attorney Stecich: Yes. Well, that's a different use.

Chairperson Speranza: ... then it has to come back to us for that kind of use.

Village Attorney Stecich: It's a different use, right. Just like this had to come in because this is a different use than a church.

Boardmember Dale: So the definition of the use is exactly what?

Village Attorney Stecich: I'm having a little hard time with this one, how I would define it.

Boardmember Dale: Not that I would ask the use.

Boardmember Cameron: The reason I brought it up is that this use you're planning has six employees, and then a lot of students who aren't driving. I want to be careful, if we grant this, that we don't end up with a use which has many, many more workers who have cars and very few students. We need to think that one through. This is a good-sized building and you're making a lovely use of it, but we need to make sure ... and I'm sure you're going to be here forever.

Ms. Hinawi: Right. Well – and I don't know if this is helpful or if it's my place to interject, I know that the code – since we're considering this zoned as office space, the code required, was it ... it's a certain number of parking spaces per square footage, which is way beyond. Oh, no, I guess that doesn't really address your question. Sorry.

Boardmember Cameron: Well, we can look at it. Because most of these things talk about plus-one space for each employee, whichever is greater, at least if I'm looking at the one ... it says: "*... one space for each 250 square feet of gross floor area, the sum of two spaces for each tenant plus one space for each employee.*" And we could do a grant which, you know, you'd run into problems if you had more than some of your employees.

I don't know. I'm just thinking it through. That we do it in a way in which we don't get surprised by what ends up here later on.

Chairperson Speranza: Well, I would imagine there's no reason why we can't condition our approval for this particular application.

Village Attorney Stecich: You could, but I think if we define the use pretty narrowly ... it says, as I expected, that "*... where the Board determines that a change of use or expansion of a use occupying more than 2,500 square feet.*" So if you call this use office, and some other

office person ... so it's not ... I would define the use narrowly to what this is would be whatever kind of center limited to six employees, whatever.

Boardmember Cameron: The way I was thinking of doing it, but we can think about it, is we allow them to change it to office but we allow them to have a forgiveness of so many spots, which would catch them if they had more than, let's say, 10 employees.

Boardmember Dale: But that puts you in a position of having to survey how many people are working there. It's an enforcement problem.

Boardmember Barr: First of all, it is a ... the property is now owned by a nonprofit foundation. So you could say that it is being given for the mission – in accordance with the mission – of the foundation. To get its tax exempt status it has a statement of purpose. So we could give it for that specific statement of purpose.

To me, it seems like the alternative is to have an empty decrepit building going on there. And the reality is that certainly when it was a church it had traffic. And quite candidly, I've never had a parking problem. So I think if we align it with the mission of the nonprofit organization we'll be safe.

Boardmember Cameron: Well, we should hear what the mission is. It could be "for the benefit of mankind." That's the classic one.

Boardmember Barr: No, I don't think you'd get a tax exemption for that.

Boardmember Dale: It's "humankind," not "mankind."

Chairperson Speranza: Let me ask one other question specific to the parking before we deal with that. Have you had any discussion at all with Citibank in terms of being able to use any spaces over there for any programs?

Ms. Hinawi: You know, I haven't approached Citibank. I did approach A&P. They had a new manager. I think it was really his first day, first or second day, and he wasn't ready, I think, to have that conversation yet. I know that Grace Church does have a cooperative agreement with A&P for some weekend functions, and so I'm optimistic that we could work something out eventually.

I could approach Citibank. It seems to me that the hours that Citibank is operating are not going to be our prime hours of needing parking. So, right, we could address that with them further.

Chairperson Speranza: So how do we want to do this then? I'm sensing that there's no real opposition to this application. We're waiving the parking requirements for this, but putting some sort of limit on it with respect to ensuring that it's for this program.

Boardmember Alligood: I want to echo that I hadn't thought of that, but I think it's an excellent point. I think we want to protect the Village from somebody coming in with an office use that really would be a problem, and it's grandfathered in. There's nothing we can do. And that would be a disaster.

Boardmember Dale: Marianne, can we do what Rhoda has suggested and tie it to the mission of the owner?

Village Attorney Stecich: I just see that as being a little bit difficult in enforcement. Does the Building Inspector have to then subsequently look and see, oh, are these missions the same. I mean, I think you could grant the waiver to this group. Why don't you just grant it to this group, this operation.

[crosstalk]

Boardmember Alligood: Then it has to come before us for ... even it's any other office use it has to come before us, and then we can decide at the time.

Village Attorney Stecich: Or even if it's a different not-for-profit. Because they have different traffic demands. So I would just give the waiver to this particular organization.

Chairperson Speranza: And I'd like to further ensure that it's per the programming as has been expressed in the letter to us of April 20. Because your group potentially could build something else, and we want to make sure that that doesn't happen either.

Ms. Hinawi: I understand.

Chairperson Speranza: We want you to be successful.

Ms. Hinawi: No, no, I understand.

Building Inspector Sharma: Can it be tied to different tenancy or ownership?

Chairperson Speranza: That's what we're saying. We don't want it to be tied. We want it to be specific to this.

Building Inspector Sharma: That's what I was saying. Any new tenancy or ownership of the building, whatever use rather than what they are doing, would have to come back to us.

Chairperson Speranza: They have to come back, right.

Mr. Hinawi: And the records can show that in the minutes.

Chairperson Speranza: Yes.

Village Attorney Stecich: You know what I'll do? After this meeting ... you can decide it tonight and I'll write out the decision, like I've done in some other cases, and circulate it if that's what you meant. And then we'll make sure it's in the file. Even though minutes are really well kept, to try to go find them later on ... so we'll just put something in the property file.

Building Inspector Sharma: Or you can make a resolution of some kind.

Chairperson Speranza: And also really keep to your agreement to coordinate with the Village with respect to events at the Community Center. Because you're right: they have big events there, but if there were two of you that could be a real problem.

Ms. Hinawi: Absolutely. I mean, this project comes out of our love of the community and desire to help the community, and so we will definitely work in partnership. Thank you.

On MOTION of Boardmember Dale, SECONDED by Boardmember Alligood with a voice vote of all in favor, the Board resolved to approve to the waivers subject to this organization subject to Marianne's creative writing.

IV. DISCUSSION ITEMS

Chairperson Speranza: This could be a really short meeting. Fred wanted to talk a little bit about the Comprehensive Plan. He did expect to be here, so I will leave that to the end and hope that he will be here.

Greening the Village Code

Chairperson Speranza: We are not going to have a long discussion about this tonight. We spoke at the last meeting. Since then, the Conservation Commission, some of their members, were on the phone with Ron Piester, who's with the state code division.

Building Inspector Sharma: Department of State Code Division.

Chairperson Speranza: And Dottie Harris, who's on the International Green Construction Code Council.

Building Inspector Sharma: IGCC, that's right.

Chairperson Speranza: They had a very good conversation. I wasn't able to be a part of it. They had a lot of questions with respect to how the adoption, the early adoption, of this International Green Construction Code could impact the Village: would we need a waiver, how could it work. For those of you who haven't seen it and don't know about it, there is a synopsis online. And I brought a couple copies of the synopsis; the code is much longer. It's expected that this code is actually going to be adopted by New York State

Building Inspector Sharma: By New York State and many other states, too, I think, about the same time.

Chairperson Speranza: Yes. They are looking at having – the Code Division is looking at having – municipalities become early adopters of the code so they can see how it actually works within communities. There are several things in the code that are subject to ... or let me put it another way. The code can be tailored to the community. So for instance, given the fact that we are a small village, we can determine the kinds of areas that we would want the code to focus on in terms of the standards and energy savings. We can kind of pick and choose.

Ron Piester and Dottie Harris are making arrangements to come down here and meet with the Village to describe this and how it could possibly work, and the kind of assistance they would give us, the Village, to be able tailor this to what we want. Deven, you're looking puzzled.

Building Inspector Sharma: No. Dottie Harris is the one I spoke to, and I think you were going to say – and I was suggesting – that there should be a few members of the Board so she can come and make a little presentation. But we didn't quite decide if, and when, we can have her come here. As for Ron Piester, I didn't know. But I'm sure if we asked them, and make time for them, they'll come and talk to us.

Chairperson Speranza: Yes. Kerrie Jane King, the chair of the Conservation Commission, spoke to him. At one of their meetings they came up with a list of questions to ask them with respect to how something like this could work in this village – knowing that we want to encourage people and not penalize people. We don't want people to meet a standard that's more appropriate for New York City or Boulder, Colorado, but we want something for the Village.

So there's more to come on this. I wanted to share the document with you. There is a code, a draft code book, as you can imagine. And again, we can get kind of our fingerprints on this early on, since it will likely be something that is adopted by the state.

Boardmember Cameron: How does this fit in with what Columbia law school is doing?

Chairperson Speranza: It's different. The climate change, I did get back from – I don't have it with me – Michael Gerrard; the answer to a couple of questions that I had with respect to how this has been implemented in Greenburgh, and some conflicts with what we heard from the planning commissioner there. They also have been getting numerous comments with respect to their model code, and they are going to be issuing a new model ordinance over the summer.

Boardmember Cameron: Is this Greenburgh you're talking about?

Chairperson Speranza: No, the Columbia ... the climate change stuff.

Boardmember Cameron: The Columbia Web site says, "Get all your comments in by September 10th, and then we'll take your comments and produce a new version of our bill." That's what the Web site says.

Chairperson Speranza: There's no reason we can't monitor both ways of going down this path.

Boardmember Dale: If this is adopted by the state does that mean it supersedes the existing state code entirely?

Chairperson Speranza: Yes. Well, it supersedes it, but it's not in conflict with it in many areas.

Boardmember Dale: So it would absorb ...

Chairperson Speranza: It's a supplement. That's the best word.

Boardmember Dale: And for us to adopt a part of this before the state takes action is what I understand you were suggesting is possible? Aren't we required to be in conformity with the existing state code now? So if we went ahead of the state, we would be ...

[crosstalk]

Chairperson Speranza: Well, we would have the state with us. I will forward to you the notes that I have from Kerrie Jane King that I just received today based on her phone conversation. Let me just see.

Boardmember Cameron: I guess my question is, we are pretty small community. And if we are the first ones to adopt this I would hate to be the first builder who comes in the door. And I haven't read it, of course, since I haven't seen it. Because neither us nor the builder would necessarily understand what we're doing. I don't think we have the resources to do it.

Chairperson Speranza: And this is not something we would do lightly at all.

Building Inspector Sharma: Patty, can I make a comment, please?

Boardmember Cameron: It's the same as our law, mostly. I don't know.

Building Inspector Sharma: The way it happened with this so-called fire and building code, similarly it will be IGCC code. It's more inclusive. For example, we enforce a uniform fire and building code which applies to huge complexes as opposed to small additions and alterations. So what happens, the IGCC will be exactly the same thing. All the elements that applied to certain situations will be there, and they'll only be using and applying the things that apply to us.

For example, for smaller additions and alterations, smaller residential projects, that element would also be there in IGCC. And we only would take ... for example, the uniform building code applies to multi-story, 100-story buildings, but we don't have any. We don't apply it. But if that were to happen, we'll do that too.

Boardmember Cameron: I understand that. But even if you take the parts that only apply to the buildings you're building here, you're going to have to learn and understand them. The builder is going to have to learn and understand them.

Building Inspector Sharma: Not necessarily.

Boardmember Cameron: Well, I hope so. Otherwise ...

[crosstalk]

Building Inspector Sharma: No, here's what happens. Code is something you will be able to come to my office. We don't memorize the code. We can't. So we only look up the code, the section of the code, that applies. So the builders and developers and architects read up on the code as it applies to their certain situation. Nobody has to remember.

We'll be giving classes, by the way – the new uniform code, for example – because it gets updated every three years. All building officials are called in. They have to attend some mandatory classes. But a lot of times many of the changes don't even apply to me.

Boardmember Cameron: I understand that completely. I'm just saying that there is an expense to being the Guinea pig and there is an expense to being the first one out of the box to apply something. And evidently we're supposed to be a Guinea pig to tell them what changes they should do, or some problems with usage. And I'm not sure whether we should be the Guinea pig.

My point really is, are there five or six other communities in Westchester that are going to adopt this at the same time, in which case we could all be Guinea pigs together. I just don't know if I really want us, as a town and as an appointed official, getting into something which we're the first ones trying it.

Chairperson Speranza: Let me send you the notes that I have. Certainly, when the officials – when Ron Piester and Dottie Harris – can down here, we can sit with them and go through these things.

The State of Rhode Island is about to adopt this code. And evidently – I'm just looking through this – it has also been adopted in South Hampton now.

Boardmember Cameron: But we're surrounded by Greenburgh, which has adopted something else.

Chairperson Speranza: And again, this is something – and we knew this when we started this discussion, gosh, over a year ago now – that there are many, many different ways of handling it. This is another one. You know, what we have heard so far with respect to the LEED and building on the LEED is that you can end up with people getting ridiculous – getting points for ridiculous things. You know, the story about getting points for a bike rack when nobody has a bike.

Again, this is something else that we can look at. And again, it becomes tailored to us by virtue of what they call "electives." Where does the Village need to focus? Do we need to conserve so much in terms of BTUs? Where do we want to put the priority? So it's interesting, it's very interesting.

But you're right, Jamie. There are a lot of things that we still have to talk about with respect to this, and look at it. And again, the book – this is the synopsis – the book is the book, and that's what we actually have to ...

[crosstalk]

Boardmember Dale: Well, in support of what Jamie is saying, my greatest concern when we started this discussion was that we were going to have to sit down with our existing building code, go line-by-line, and say how do you make this sentence greener. That is a task that is daunting and that we really aren't in a position to do. It would take a much greater commitment of time than we currently have.

In the same way, adopting something that hasn't been used and tested puts us in a very similar position of having to sort through where this actually does apply to us and where it doesn't.

Chairperson Speranza: Yes, it does.

Boardmember Dale: I would be much more comfortable if the State of New York adopted it and we were folded into their practices. It doesn't mean we can't take actions in greening our code prior to that.

Boardmember Cameron: I think we should study this if we think there's a reasonable chance that New York State's going to adopt it, and we should become advocates for it if we like it. But there's no reason why, in my view, we should adopt it until other people – some who may be smarter than us – have looked at it and decided it's really a good idea, too. I want to be comfortably in the rear, as they say.

Building Inspector Sharma: I keep going back to the uniform building code. It's going to be pretty much the same way as the uniform fire and building code. The states adopt the codes. IGCC, by the way, put together those codes also. And the states adopt them with some modifications that only apply to those states, and then it becomes mandate for all the municipalities within the state. So it's not selecting some.

Boardmember Cameron: I understand that completely. And if New York State adopts this we need to get up to speed on it very quickly and make sure we know how to apply it.

Building Inspector Sharma: Just as quickly as any other municipality in the entire state.

Boardmember Cameron: Yes. But I don't want us necessarily adopting it, and then New York State ... we have a wonderful senate and house, I won't pick on them.

[laughter]

Five years or 10 years, and we're the 10-year Guinea pig while they sit up there wondering about what they're going to do.

Boardmember Dale: What a disgrace.

Building Inspector Sharma: It looks like some disparities are in the pressure to adopt, do something, even when something else may be happening.

Chairperson Speranza: That is a commitment that the Village has made: to undertake some steps to make sure that when developments come in we have a way to – particularly new developments – that we have a way to make sure that they are more energy efficient and their siting, their water usage is more conservation-oriented than what has traditionally been.

So you're right. There is some pressure on us.

Boardmember Cameron: I think that's one of the questions we should put to the people ... to Michael Gerrard, you know: "Do you think this other one's going forward and, if so, what are you going to do with yours?"

Chairperson Speranza: And we can do that.

Boardmember Cameron: Just put it to them. We might as well ask one of the competitors.

Building Inspector Sharma: The pressure is on the entire nation and entire state, on a lot of municipalities. This is the same pressure as nationwide, state-wide. But obviously, some disparities (sic) do want to be slightly ahead of the pack. And some may succeed and some may not. We may do something that may work, or it may not.

Boardmember Barr: At the risk of repeating what I said last time, we also could do a lot about educating people. It's not a question of having lots of restrictions they've got to play

with. But when they come in to Deven to say, "Well, you know, this is a better way of doing this," you can accomplish a lot that way because people do care. Most of what goes on here is renovations of existing buildings. You could say, "Well, this is the material you should use."

Chairperson Speranza: And I sat in on a little bit, the very end, of the last Conservation Commission meeting. They were talking about elements of their Web site; what's going to go in there, how to present things, how to get the word out to people of different kinds of materials and strategies that they can use.

I think it's important also to make sure of some of the items that you had mentioned, Bruce, with respect to at what point you draw the line. Somebody comes in for something that requires a permit, the point where we're able to say OK, where the permit makes you take the step of becoming much more, or more, energy conservative.

So I will get this out to you. Take a look through the document. As soon as I hear from the Conservation Commission ... and they're more than welcome to have us meet with them in the dialogue on this. So we'll keep it moving. But again, it's another path that we go down in addition to looking at the climate change.

Boardmember Cameron: Not realizing that this was coming may be the best thing, and even better than what we were looking at. I was going to suggest that we actually contact the other municipalities – their planning boards or whoever – to find out where their head is and where they're going, what are they thinking of doing.

Maybe through your office, Deven, we could actually call five or ten communities and say, "Your planning board, where are they going, what are they doing?" just so we can get a feel of the lay of the land. Otherwise, we're going to get pressure from whichever group wants to advance their thing. I think in the final analysis, even if we decide the International Green Construction Code is the best one, if every other municipality in Westchester adopted a different one we would probably adopt a different one. I think we're such a small place that we need to be like our neighbors.

Chairperson Speranza: We do have ... Dobbs Ferry, I know, is looking into this, too. And I have the card of someone who's on their planning board. I'll touch base with Ed Plotkin, who's the chair of their planning board, and see what it is they're doing.

And Jamie, we're involved in the Saw Mill Coalition. Their focus has been stormwater, but maybe through their organization and their mailing list we can touch base with Tarrytown and Irvington.

Boardmember Dale: I was going to suggest that this is something it would seem to me the county would want to organize a conference around and have various towns attend and learn the state of the art – what is the Columbia proposal, what is the IBCC proposal – and then discussion about how it fits with what the individual planning boards have been thinking about.

Chairperson Speranza: And they did that to some extent at the forum they had up at Pace. Of course I don't know how you felt, but in my mind it was too short. The sessions were just too short. You can never have really good dialogue.

But that's where Mike Gerrard was speaking, and spoke about his ...

[crosstalk]

Boardmember Dale: There was also that conference I went to in Greenburgh, where they had somebody who was from – I forget which village it was now, further north in Westchester – who basically was in the same place we are.

Chairperson Speranza: They're looking.

Boardmember Dale: The exploration stage of what does it all mean, and what's out there. I think there's clearly a lot of confusion.

Boardmember Cameron: Mike Gerrard published a new article just last week, June 3rd, in the *New York Law Journal*. I emailed it all to you this afternoon.

Boardmember Cameron: I didn't get a chance to read it yet.

Boardmember Cameron: But there's nothing in it that's new. It goes through all the things we've seen before with where they're going to go and what they're doing. So I just said that, as they use a summary. I have a few questions on [off-mic].

Chairperson Speranza: I will, of course, keep everybody informed with respect to when we might have the session when we have people from ... Dottie Harris or Ron Piester who could be here. And we'll figure out how we can do that. And also depending on where our agenda is, 4th of July meeting, which might be Sprint. But that may be it.

Deven, have you heard of anything else coming through the system that might end up at the Planning Board for the July meeting? Likely Sprint will be back, but that might be it.

Building Inspector Sharma: That perhaps is only it.

Chairperson Speranza: So maybe we'll again have the Conservation Commission members in and have a dialogue.

The other thing that we have to think about for July – and I just need input from you as far as how we want to do this, what Fred was going to talk about – was the Comprehensive Plan that is out. I have not looked at the over-100-page document. I went to the public meeting, which was good. The summary was good.

I've seen various parts of the document as it's been released. Haven't seen it all in one document. Fred was wondering how we, as the Planning Board, could review the document and either submit comments to them, submit endorsement of the document ... how we want to proceed with the evaluation, so to speak, or for the Planning Board weighing in on the Comprehensive Plan.

Certainly, we could all submit comments individually. We can all vow to go through it in advance of the next meeting, and then ...

Boardmember Dale: I'm on page 20.

Boardmember Alligood: That's the problem. It's a long document.

Boardmember Dale: It's huge.

Chairperson Speranza: To be able to give input to the Board of Trustees. It's going to them for their review and their action.

Boardmember Alligood: When?

Chairperson Speranza: I know it's in July.

Boardmember Alligood: Will it be before, or after, our meeting? Because that has a large impact on what we're going to do in terms of ...

[crosstalk]

Chairperson Speranza: Well, I'm sure they're not going to adopt or endorse it before our next meeting because they have to take several steps.

Boardmember Dale: They'd basically have a work session, I would assume, opening it to the public and blah, blah, blah. And it'll be a process.

Chairperson Speranza: I would think it's going to be the summer.

Boardmember Dale: But the Comprehensive Plan Committee has it and not the Board of Trustees. Kind of like what they did with the LWRP. It was subject to a whole series of public discussion with various input from various boards.

Chairperson Speranza: And there's going to have to be a SEQRA as part of the process of adoption. That would be the Board of Trustees action. So that process has to play out. I think we'll be fine before the July meeting. I don't think they'll take action before the July meeting.

Boardmember Alligood: I think, especially if we have a light agenda, I'm happy ... I want to read it anyway. But I didn't come prepared with my own thoughts on it. Rather than writing memos separately, I think it's realistic to say we all can skim the parts that are ... we can pick which parts we want to delve into, but come prepared to have our comments and say them.

Boardmember Dale: The problem, it goes from like tiny detail to the big concepts. So do we respond on all levels, or do we ...

Boardmember Alligood: I think we just choose which parts we think we want to comment on.

Boardmember Dale: It's on the Web site, on the Village's Web site.

Chairperson Speranza: You're right. There are going to be very, very specific actions that are included, for instance rezoning certain parcels from residential to office. That's nothing new. That's been out there in the public for awhile now. If we, as a board, all thought that that was a terrible, horrible, horrendous idea, then that's something that I think we as a board would say as a board.

Boardmember Alligood: What's going to be tricky though, Patty, is it's not like we're voting on individual components. The way I see it is, we're going to have a session where we individually give our comments and we'll pass them along to the Board. I don't see how we like all say yes, we all disagree with this one point.

Boardmember Dale: Patty's point, I think, is valid. If we all really did ... we passed a recommendation to the Board of Trustees saying don't do this, that would be taken very seriously by the Board in terms of the adoption of that plan.

Boardmember Alligood: Right. And that will come out during the discussion. I think we just all have to read it and decide what are the key points that we feel strongly we want to share.

Boardmember Dale: For, or against.

Boardmember Alligood: Yes. I don't think we have to go over it, comment on every part.

Chairperson Speranza: And then certainly not wordsmithing. They're not looking for us to change the wording or anything.

Boardmember Dale: No, it's well-written. The consultant wrote it.

Boardmember Alligood: So that's what I would suggest, is that we come prepared to share our salient points, our salient thoughts.

Chairperson Speranza: And hopefully at the end of it we come and are able to give a rousing endorsement to the Board of Trustees.

Boardmember Cameron: The other part I think we want to discuss in July is the International Green Construction Code versus what Columbia's doing. And it would be really useful if we could get the email in the next two weeks about the sense of the other planning boards in Westchester so we know whether the whole thing's rolling towards the International Green Council, or whether it's in turmoil, or where it is.

Chairperson Speranza: I don't mind doing that. I can do that. I'll get that sign-in sheet from them. And like I said, I know Dobbs Ferry, and the head of the Ardsley board, have been involved and have actually been here talking about the 9-A piece. So I don't mind, I can do that.

Boardmember Cameron: You can work on what you're supposed to say about us when you talk to them.

Boardmember Dale: There's somewhat of an historic process taking place across the country, I think. And Columbia's contributed to it.

Boardmember Cameron: Yes.

Boardmember Dale: And it may not be the piece that survives in the end.

Boardmember Cameron: Oh, I understand that.

Boardmember Dale: But it's clearly made a contribution since it's made it accessible to villages like ourselves where this may roll over it in the end, but it's still part of the same process.

Boardmember Cameron: You might find, when you talk to Mike Gerrard, that he's saying, "God, if people go towards the IGCC it's wonderful. We'll just roll over and disappear."

Boardmember Dale: Right. He's made his contribution.

Boardmember Cameron: [off-mic]

Building Inspector Sharma: My counterparts [off-mic], nobody is even talking about it or aware of it. You know, they're aware, but nobody's involved in any way in that discussion. In Dobbs Ferry, we know there's a very active citizen group and they're actively trying to do something. They need to do some energy things, but not anything for the code was set. Other than that, I don't think anyone is equipped, expertise-wise and otherwise, to come up with what IGCC will come up with.

Of course, to come up with a good package it takes time and input from different expert [off-mic]. So yes, as I've said, they're under pressure to be done by a certain time. For example, they have had some public comment already, and they are holding a meeting. Then that will become the agenda in August. I might go to that meeting, I'm not sure.

At that time, they would have formed a real code that this is what the consensus is of expert organizations: AIA, ICC and three other organizations. And at that time, the states ... that would be the easiest thing for the states to do is to adopt the green code. The building code, energy code, are done the same way.

Now it has become international. Experts from the various zones in the country gather, and they create what they call a uniform code, meaning they give you the parameters. For example, Westchester happened to be, energy code code-wise, in zone 4 in terms of weather conditions condition and there are standards for this zone that we have to meet.

In the Rochester area, for example, there are different weather/temperature conditions and for that matter different sets of codes and standards to follow. And I think that's what's going to happen with IGCC, and very soon I have a feeling.

Boardmember Cameron: We were talking about, you know, partial adoption. I would be very leery about doing LEED because I think LEED would disappear if the International Green Construction Code came along. On the other hand, I'm going to guess the International Green Construction Code will include Energy Star-type provisions in it. So maybe that wasn't such a big change.

But, look, I don't know that much. I'm just giving you my gut reaction.

Boardmember Dale: This is supported by some very important organizations in the building world.

Chairperson Speranza: So we'll learn more about it. And I will tell you, the Conservation Commission is a dynamic group that's working on this. So they're out there, and they're trying to get all of the questions that have been raised to date answered through the organization.

So it's something that we'll keep progressing with them. Ultimately, there will be a decision made.

Building Inspector Sharma: Patty, remember when we attended Dobbs Ferry seminar in masters school

Chairperson Speranza: I wasn't there.

Building Inspector Sharma: I wish we had a similar dynamic citizen group here. And the Conservation Commission may be that kind of group. And I think we need a few more. I think volunteers, obviously can make things happen so much more so than the elected or paid officials.

Of course, we can do the best we can. But we do need active, dynamic people who spend their time and energy understanding [off-mic] and come up with not only what we should do, but here is what we're proposing being done. Whether it's a LEED or a partial LEED, or Energy Star, at some point there has to be a deadline for [off-mic] to say, "OK, this is what, out of the LEED, we have taken up, and this is what we're going to do."

Chairperson Speranza: And I thought we had an approach. Then something else was brought up and, hey, maybe this is the way to go. So we're getting there. No one can accuse us of not exploring all possibilities.

Boardmember Cameron: Yes. If we'd gone quick enough we would've had the Columbia University stuff almost adopted by now.

Chairperson Speranza: And then something else ...

Boardmember Cameron: Anyway, we know the parameters. We want to go ... we don't want to be that much of a leader because we're not big enough to be the leader.

Chairperson Speranza: Right. We'll take this and see where it goes, particularly with the guidance from the state to have a conversation with them as far as how it could work in Hastings.

Building Inspector Sharma: Contact with Ron Piester ...

Chairperson Speranza: Kerrie Jane.

Building Inspector Sharma: I've already been in contact with them, and ...

[crosstalk]

Chairperson Speranza: They're handling it, yes.

Building Inspector Sharma: OK, good.

Chairperson Speranza: Yes. And, of course, you'll be invited.

Building Inspector Sharma: [off-mic].

V. ADJOURNMENT