

**VILLAGE OF HASTINGS-ON-HUDSON, NEW YORK
PLANNING BOARD
REGULAR MEETING AND PUBLIC HEARING
SEPTEMBER 18, 2014**

A Regular Meeting and Public Hearing was held by the Planning Board on Thursday, September 18, 2014 at 8:15 p.m. in the Municipal Building Meeting Room, 7 Maple Avenue, Hastings-on-Hudson, New York, 10706.

PRESENT: Chairman James Cameron, Boardmember Michael Ambrozek, Boardmember William O'Reilly, Boardmember Kathleen Sullivan, Boardmember Richard Bass, Village Attorney Linda Whitehead, Deputy Building Inspector Charles Minozzi, Jr., and Deputy Village Clerk Mary Ellen Ballantine

I. ROLL CALL

Chairman Cameron: I'm hoping that Bill shows up while we're doing the minutes.

II. APPROVAL OF MINUTES

Meeting of August 21, 2014

Chairman Cameron: Does anyone have any comments on the minutes? I don't have any comments, either.

On MOTION of Boardmember Ambrozek, SECONDED Boardmember Sullivan by with a voice vote of all in favor, the Minutes of the Regular Meeting of August 21, 2014 were approved as amended.

Chairman Cameron: I hear footsteps. There we are.

Deputy Building Inspector Minozzi: You're late.

Chairman Cameron: We still have a micro-moment to put in any comments on the minutes, if you have any.

Boardmember O'Reilly: There were a couple that I probably came across because they're obvious. "*Trustee Armacost,*" when I think they meant "Ambrozek."

Chairman Cameron: Oh, yes. All right. So look for the mistaken Trustee.

Boardmember O'Reilly: Page 9, top of page 9.

Village Attorney Whitehead: I think you made it just in time.

III. NEW PUBLIC HEARINGS

Steep Slopes Approval – Application of James & Karryn Angoff for the double height addition to an existing two-story structure, the replacement of existing foot paths and the removal of a raised parking area, returning it to natural grade, at 16 Edgewood Avenue. Said property is in the R-10 Zoning District and is known as SBL: 4.90-78-14 on the Village Tax Maps.

Chairman Cameron: The first item is a steep slopes approval for the application of James and Karryn Angoff for the double height addition to an existing two-story, the replacement of existing foot paths and removal of a raised parking area, returning it to its natural grade, at 16 Edgewood Ave. Said property is in the R-10 Zoning District and is known as – I'll put this in the minutes for you – SBL: 4.90-78-14. It comes from the notes.

Mitch, would you like to come forward and present this item?

Mitchell Koch, architect of record: I'm here for the Angoffs. I genuinely hope you guys had an opportunity to look at the treasure map that we prepared for you because it's very layered. The gist of the project is that it's a site with some very steep slopes which we're not messing with, and a little flat area. And then half of it, fully, is steep slopes and that's where we're building. We believe that all of our work falls within the as-of-right limitations for building on steep slopes. And, in addition, we counted some things as being disturbances, when I think we could make a case for them not being. For example, this addition is gonna be built on columns below the piers in the ground. So there's a lot less disturbance in the actual footprint.

That being said, I color-coded this. And I realized that if you're sitting over there you can barely make out the colors, or I can barely make them out. Basically, here's a section which you people have seen, I hope. The double height bit of the project runs along the side of the house, and it's really a connector – which I highlighted in yellow – and it basically follows the path of the existing exterior stairs that are there now. And from the outside, it goes up and joins kind of a family room addition. It's just basically a one-room addition, with a closet and a bathroom. It's a big connector and, really, we tried to give them an entry to their site, to their house, right up front.

Currently, it's a little bit lost. Because the original house, which is this classic mid-century, modern thing, designed by a guy named Carl "Koch," or Carl "Koke," that had the entrance on the side at the split-level. Many owners ago, I think that was abandoned and pretty much never used. All traffic's been coming down this way anyway.

If you got over to see it, the slope just basically brings you right down to the house here. There are some beautiful, beautiful rock outcroppings here. The neighbors adjacent are also a little bit above them. So it's sort of like a hole. The effort here is going to be to return this site to some of the natural contours. On our map, we're showing an area here that was a raised driveway area. It's indicated, really, erroneously ... indicated as number 6. Actually, that's the correct number. It's obviously right on Edgewood. They now have a new driveway on the flat part of the property. So they would like to get rid of this and restore it to natural contours.

Additionally, it's the intention to remove a lot of paving and other earlier site developments, and restore that to a natural contour. And additionally, their intention is to replant the property with natural indigenous plants that, hopefully, the deer won't eat. Because the whole place is rather chewed on.

That's the gist of it. The strategy, we had Larry Nardecchia from Ardsley come over and help with some of the engineering. Basically, the strategy is to pick up any water that we can by organizing some gentle swales to a couple catchbasins, and then to convey that water to CULTEC drywells just beyond the deck. Otherwise, as I said, the size ... I mean, it looks like much ado, but it's really a 500 square foot room addition. And then this hallway takes up another 500 square feet, actually. Like I said, we're making an attempt to float this thing over the landscape. The family room sits up and will be above grade, and we expect water and everything to run right below it. This connective piece, because it is actually moving up the grade, is tied into the grade. But we expect the water to basically part, you know. I mean, we have everything but a prow on this. But it's headed straight up the contours so it's a very narrow little face.

Deputy Building Inspector Minozzi: What is "prow"?

Mr. Koch: For a boat. You know, in a heavy rain I could imagine ... I mean, the water we expect to go like this, such as it is, with the planning. Interestingly, the site – even though it's got these super heavy rock outcroppings and some big boulders that have sort of fallen off of it over time – we did have a probe done and found on this site, in fact, that the ground is pretty good, like a sand mix. We dug down 5 feet without hitting rock. So go figure. It might just be only here, and the rest of this is just organic.

That's it basically. I hope I presented it well. I understand it's pretty complicated.

Chairman Cameron: I have a question. It looked to be, actually, like your corridor – when it starts out next to the family room – is above ground. It looks like it continues to be up above ground until almost you get to the existing building, looking at it from the side. I know later on it's on the ground, but I think at the beginning I'm ...

Mr. Koch: Down here at the bottom it really sits right on grade. One of our challenges, once we get past this hurdle, is gonna to be to figure out how to make a good thermal envelope. Also have significant water issues that would be associated with this. We're gonna gather all the water that runs on the side of it and pipe it down to our CULTEC. Then this stair is not exactly 100 percent following the contours, but pretty much. And we're basically going to fill between two walls and do cast-in-place concrete. It would be a little open space. By the time you get to the top – to the level of the family room addition – we're gonna have about 6 to 7 feet of some kind of storage space underneath ...

Chairman Cameron: Oh, you're gonna put storage space ...

Mr. Koch: ... with limited access. I mean, you'd have to clamber under the building, and no one's really happy about it. But it'll be there.

Chairman Cameron: Where are you gonna take these nice large boulders to?

Mr. Koch: We had, basically ... Vincent Civitano came and took a look and said he felt comfortable that with an excavator you could actually just pull them to the side and flop them over. We're just gonna ... the intention, at least ... if you could see, one of them sits right where the corner of our property is. So the intention would be to just drag them back a little bit to clear the corner. They're handsome, and we don't want to actually break them up, we don't want to pull them off. But he seemed confident that with not a small excavator, but a large excavator, it could be just pulled back.

Chairman Cameron: Attach a mattress to it so you don't scratch it. Any questions, starting with you down at the end?

Boardmember Ambrozek: No, I don't have any questions.

Chairman Cameron: Bill.

Boardmember O'Reilly: I only had a couple of sort of decorative questions, I suppose you'd call them.

Mr. Koch: Sure.

Boardmember O'Reilly: The main entrance currently is down at that red door, which is on the lower level, on the side?

Mr. Koch: Exactly, right.

Boardmember O'Reilly: Is that gonna remain, or does this ...

Mr. Koch: We're gonna remove that wall. In this section, I don't know if you can see this, but you can make out this person standing sort of in an opening to the dining room. We're gonna support it with like a steel lally column and probably paint that red to kind of speak to the modernist character of the house. The idea was that the view of the rocks is very important. So we're fenestrating (sic) it with these big panels. It's a very sort of minimalist modern attempt that we're, again, trying to speak to the house but make it new.

The siding actually is going to be clear cedar, vertical on both the lower house and the upper family room addition. This thing moving up through the landscape would be done with cementitious board panel pretty much as it's shown. Which is actually, believe it or not, like their shed. It's on the top, but not better we hope.

Boardmember O'Reilly: Looking at the property from the front, most of what you're gonna be doing new is on the left side.

Mr. Koch: That's correct, yeah, left of the house.

Boardmember O'Reilly: Left of the house.

Mr. Koch: All of it is, except for the landscaping.

Boardmember O'Reilly: Yeah. But as far as I could see, to what extent are you interfering with the slope? I don't see that there is much except for driving something in to support the ...

Mr. Koch: No, it's just because it's a steep slope we know we have to come here. There's gonna be some development, and we think we've delineated all of it here. For example, we're gonna be putting new ... we're taking out some sidewalks, but we're proposing – here shown in purple, I don't know if you can see it – putting a sidewalk coming from the street. And it's really gonna be steps going down the slope, attaching to a bridge in the front. You

see this happy family crossing, and it's gonna clue everybody to the fact that we're trying to respect the contour, keep our feet clean, or something. Again, we're trying to make something that says entry, at least.

Boardmember O'Reilly: And it has a postal address of 14, which I realized when I was gonna ...

Mr. Koch: Yes, it does. And yet on the Village website, the GIS maps call it 16.

Boardmember O'Reilly: OK.

Chairman Cameron: Kathy?

Boardmember Sullivan: I just have one suggestion. I think it's a very nice design. It respects the slopes very well. And I think, as you said, you're under the limitation so there's no real issue.

One thing we didn't see, which I think I'd like to ask you to provide to Buddy, is a plan indicating where you're going to put the silt fence during construction.

Deputy Building Inspector Minozzi: Oh, yeah. Well, I'll address site plan at time of building permit, yes.

Mr. Koch: And we are showing down at the bottom here ... bear with me a second. It's called ...

Boardmember Ambrozek: "Erosion control barrier."

Mr. Koch: But erosion control barriers down at the bottom only because we're doing all this work up here. All silt and water is funneled right down this bowl.

Boardmember Sullivan: Thank you. I didn't see that. Buddy, it's just nice to see it on the plans. We often see it on the steep slopes. But thank you. That was my ...

Deputy Building Inspector Minozzi: No problem. Being that one- and two-family houses don't require site plan, we always make sure that when it comes in for building permit we make sure that it's there.

Boardmember Sullivan: Since I didn't see that, I was just gonna ask to make sure that you saw it.

Deputy Building Inspector Minozzi: No problem.

Boardmember Sullivan: And I guess the only other question is that you did a probe underneath where the family room/studio is planning to be. But given the rock, hopefully you can verify that the CULTEC will work in that area, as well. I don't know if you did a probe where those are being planned. Because seeing that rock outcropping, you just get concerned. You can't assume anything, given you might have 5 feet in one area and less than a foot someplace else.

Mr. Koch: Absolutely. We're gonna bury it one way or the other. If we hit rock right away I think our alternative plan would be to come back and propose like a retaining wall and bring some fill down to raise ... you know, we'll have to take that as it comes. We hadn't done our probes down there, but visual inspection shows just sort of a grade without outcroppings.

Boardmember Sullivan: Been accumulating sediment for a long time.

Mr. Koch: You're right, absolutely.

Deputy Building Inspector Minozzi: Mitch, make sure you talk into the mic.

Mr. Koch: ... can't really tell yet.

Boardmember Sullivan: But, no. It's a very sensitive design, so thank you.

Mr. Koch: Thank you.

Boardmember Bass: I was impressed by it. My only question is timing on construction.

Mr. Koch: Timeline, we're talking next spring.

Boardmember Bass: And how long to take?

Mr. Koch: This'd take probably 8 months, in a guess. I would point out that their intention – part of the work – is also to reinsulate the original house: new windows, new roof. And we're hoping to be able to do that work literally by peeling off the exterior. Because they've really done a lovely job finishing the interior, and it would be kind of heartbreaking if we damaged that much. Obviously, some things are gonna happen. So the intention is to do it

from the outside. We have a really great insulater (sic) who blows cellulose, and that would be our approach.

Chairman Cameron: We're on 14/16 Edgewood, looking at the steep slopes approval. I was about to ask for comments from the audience if anybody had any comments. All right.

With that in mind, I'm looking for an approval of the steep slopes application of James and Karryn Angoff, 16 Edgewood Avenue, which is in the R-10 zoning district and is known as SBL: 4.90-78-14 on the Village tax maps. Anybody wish to make that motion?

On MOTION of Boardmember O'Reilly, **SECONDED** by Boardmember Ambrozek with a voice vote of all in favor, the Board approved the steep slopes application of James & Karryn Angoff of 16 Edgewood Avenue for the double height addition to an existing two story structure, the replacement of existing foot paths and the removal of a raised parking area, returning it to natural grade.

Chairman Cameron: Passed. Thank you.

Mr. Koch: Thank you.

Chairman Cameron: So I hope you're angry. Were you angry?

Mr. Koch: I am.

Chairman Cameron: Oh, good.

That was my next choice here.

IV. NEW BUSINESS - None

V. OLD PUBLIC HEARINGS - None

VI. OLD BUSINESS - None

VII. DISCUSSION ITEMS

1. "Complete Streets" Resolution

Chairman Cameron: We next have a discussion item to be presented by Andrew Ratzkin, involving a proposal for a Complete Streets resolution, which was earlier presented to the Board of Trustees by the Village Conservation Commission.

We are, unfortunately, missing two members who I know have great interest in this. But we'll see where we go from here. Can you come forward and make your presentation? It'd be great.

Andrew Ratzkin, Conservation Commission: We presented this to the Board of Trustees back last fall, and they were very interested and supportive of it and asked that we just have some discussions with your board and also with the Department of Public Works and with the Safety Council. That's all happening simultaneously. Hopefully, you have a copy of the resolution and have had a chance to look at it. I'll just give an overview briefly, in any event.

The idea is that our streets are more than just a place for autos. There's other users: there's pedestrians, there's bicycles, there's pedestrians of different ages – elderly, children, et cetera. Complete Streets at the state level, there's legislation that was passed a few years past. Westchester passed its own Complete Streets legislation about a year ago. Other municipalities have in Westchester, including New Rochelle. I'm forgetting who the most recent one is, but there's about 40 municipalities in New York State that have passed it.

What it does, in essence, is require that the Village, when it's performing a capital project – just as a planning exercise – to consider, while that money's being spent, whether it can be spent in such a way as to promote pedestrian, bicycle, transit, other uses. If there's a re-paving, could there be a striping that promotes pedestrian crosswalks? Could there be a neck-down, could there be an adjustment in the crosswalk so it lines up with a bus stop better, things of that nature? On a bigger project, is there room to carve out a bike lane while you're doing it. It's a mandate to consider those options before the money is spent.

That's really it, in a nutshell. It doesn't require any expenditure of funds, there's nothing mandatory about it except the process.

Boardmember Bass: I noticed that lighting isn't part of the Complete Streets program.

Mr. Ratzkin: It's been a little while since I read it. I don't believe it's specifically discussed. However, it could apply if the Village is going to construct new outdoor lighting; is the

lighting optimally placed for a crosswalk at night and that kind of thing.

Boardmember Bass: Why I bring it up is the crosswalk right here by the library. As I drive north on Maple, the glare from the street lights I can't see the pedestrians in the crosswalk.

Mr. Ratzkin: Oh, that's a good ...

Boardmember Bass: So that's why I'm aware of the lighting issue.

Mr. Ratzkin: Yeah, that's a good issue. I know that crosswalk's an issue, too. There's some people on the Conservation Commission that have a real issue. Because to cross from one side of Maple to the library, if you're really following the crosswalks, you have to do this crazy thing. So to try to get us, as a village, to think about those impacts with really no extra cost, or minor extra cost.

Boardmember Sullivan: How would that process work? Who is going to help? If a project comes up for re-paving by the Village, who is going to review it or advise to it? I mean, what's the process?

Mr. Ratzkin: It's the parties that already would be doing that work. There is also a process for a consultation with the Village Engineer, if necessary, to consider changes which required more of a technical input. If it's DPW that's handling the project in the first place, then it's DPW that's supposed to consider these elements.

Boardmember O'Reilly: So your concern is to kind of present a resolution that you would like to see all instrumentalities in the Village buy into. This is your part of the work, or does it go beyond that?

Mr. Ratzkin: Well, what I'm doing here is just I think the Mayor and the Board of Trustees wanted to ... I mean, the Board of Trustees pretty much unanimously thought it was a good idea. But before they acted, they wanted to just touch base with the other entities in the Village that would have the most to say about it, make sure that you're aware of it before it would pass, and if you had any questions or concerns or opinions to either relate them through me or directly to the Board of Trustees. I can hear your discussion tonight, or I can contact Charles after you have more time to consider. Or you can communicate directly with the DOT.

Boardmember Bass: Well, not to put words in Kathy's mouth, but I think the question is the process of implementation. If the Village adopts this, does it become part of all contracts with outside vendors? Is it part of the scope of work even if it's done by Village employees?

I think that's really the crux of the question. because we could have this goal, and then no one really ... there's a disconnect between the goal and the implementation.

Boardmember Ambrozek: Well, if one looks at the applicability of this resolution, section C-3 clearly says that land development or any new development project will be as determined applicable by the Village of Hastings-on-Hudson Planning Board. So we will certainly be responsible for applying some of this, and we may need to look to see how this will impact the Village code.

Village Attorney Whitehead: It's not intended to require any changes to the code or anything. And you don't do a lot of subdivisions where you're building new roads or things like that. This is sort of an across the board for all types of communities. If you were doing a subdivision where a new road was going in, it would be taken into consideration – sidewalks, crosswalks – where the new road comes off the main road, things like that. There may be some instances ... even something like having bike racks, you put in a walking path there, you provided for a sidewalk. So you've actually considered some of the things that this recommends.

That's what it is. It's just a policy that's really directing you that as you're making these types of decisions and looking at these plans to think about how can we improve the safety of the streets. Should we, if you're approving a new building, look at where the crosswalks are and maybe there should be one. So sometimes, if it's related to a project that you're looking at, there may be things you could ask a developer for. Because if you're asking them to do upside improvements they have to be reasonably related to the development. But that's really where *your* role is gonna be.

Chairman Cameron: Yeah, well, we indirectly did that on the Ginsburg development. We had a choke-down with the crossing. We could have asked for more striping or something like that, but we did the choke-down and the pathways and everything else, which is part of this whole plan.

I have to say, it doesn't surprise me that three of the injuries all happened at Five Corners. It's no surprise, with two of the schools, and one down at Main and Warburton and Reynolds Field. I've spent quite a bit of time, actually, in Saratoga Springs and it's just beautiful what they've done there. They've got the finest small city main street in the country.

Boardmember Bass: Saratoga has (inaudible).

Chairman Cameron: Yeah, it's just absolutely beautiful; all the restaurants, people walking, and it's beautifully done. I think we probably won't get there ... I mean, we still

have to discuss whether we want to have Five Corners be a roundabout.

Mr. Ratzkin: Just to (inaudible) contracts, there's much more detail. Then the resolution gets in. And Linda's correct. It's not a change to the code, it's just a policy. But I wouldn't really think it would arise to a contract until a decision was made what the project was gonna be.

Boardmember Bass: How I would envision it in applying for contracts is that there's a clause in there that this policy must be considered in the contract. That's how I'd do it.

But I have another policy question. How does the board of ed ... how does it apply to the board of ed? They have a really big project going on in Reynolds Field, and it seems to be a disconnect with everything else going on in the Village.

Mr. Ratzkin: The board of ed, the general [off-mic] jurisdiction from the Village. Now that said, there's a sidewalk there. So the sidewalk and the street, whatever they're doing there, that belongs to the Village and the Village would have something to say about that.

Boardmember Bass: Right. But my issue is, we're a very small village and that's the big elephant in the room. If they don't make their field improvements pedestrian-friendly we could have more conflict between kids and vehicles. So I understand there's this disconnect.

Village Attorney Whitehead: There's no jurisdiction.

Boardmember Bass: There's no jurisdiction, but this is a ...

Village Attorney Whitehead: I think all we can do is ask the school district ...

Boardmember Bass: But are you making this presentation to ...

Mr. Ratzkin: No, it's not. It's just ...

Boardmember Bass: So I would urge you to make the same presentation.

Mr. Ratzkin: That's a good point.

Boardmember Bass: And that they should adopt it, too, so it becomes their policy.

Mr. Ratzkin: But it's the Village, though, even though ...

Village Attorney Whitehead: Because the Village controls the streets.

Mr. Ratzkin: The Village controls the streets and the sidewalks. So, obviously, interactive with the plans or for the land use at Reynolds Field, but ...

Village Attorney Whitehead: Reynolds Field is a major ...

Boardmember Ambrozek: But to Richard's point, they have large amounts of property in the Village. How they direct the pedestrian flow from those properties will impact, for example, pedestrian crossings and also bicycle movements. All of these could affect the kind of issues that are addressed by Complete Streets.

Mr. Ratzkin: No, that's a great point. Because as you pointed out, the accidents are clustered around the schools, and some of those are kids.

Boardmember Bass: Another place for you to go to help with the coordination. That's all I'm saying.

Boardmember Sullivan: I think it's a really good suggestion. They only have the safety of the children coming to and from their schools at heart, so they would appreciate being aware of this.

Boardmember Ambrozek: I mean, specifically they added parking from the school and the Burke Estate, and that's causing more pedestrian traffic across a private parkway. One example.

Village Attorney Whitehead: There's kids who walk to school through both the Burke Estate and Reynolds Field. So they're important parts of the pedestrian system.

Boardmember Sullivan: I'm gonna stretch back a little bit. I was part of the team of people that put together the Comprehensive Plan, and one of my subgroups was circulation.

Mr. Ratzkin: OK.

Boardmember Sullivan: We had very specific workshops, where people would come with the specific intersections or streets that lacked a sidewalk. I was a little disappointed when I read the resolution that it was kind of big-picture. Because the Comp Plan has a lot of detail about what people wanted to achieve. And the two documents are completely aligned because people wanted to walk to downtown, wanted to walk around the Village safely, wanted kids to get to and from school safely. So in the Comprehensive Plan – and I know

you shared the Implementation Committee's prioritizations – I think we need to look at the Comprehensive Plan itself for specific areas that need attention.

That's kind of, Richard, whether we talk about contracts or not I still think the Village needs a sort of synthesis of where those streets are and sort of a plan. It could just be with a marker, a highlighter, saying this is a street where we want to ... people have talked about the need for sidewalks. If a project is coming, either Village project or something by chance when you deal with them, that people can look to that and say, Well, look, this is the master thinking.

Boardmember Bass: Right, it's already been set out.

Boardmember Sullivan: And I have to say, if it's there – at least from 2009-2010 – we haven't done a lot of repairs except, thankfully, the stairs that lead down to the train station. Because that was high on the list, and that got fixed by the DPW – thank you very much. So I support this, but I just see it as a policy thing that floats there. There needs to be ... I'm kind of into implementation, and I don't ... my suggestion would be somehow synthesizing the Comp Plan in a document so people can refer to it for Village projects so they know what people are thinking.

My hope would be, at some point, that these things would ... as you prioritized to a detailed level ... the implementation group, you know, went through and chose things that they thought should go first. And I think their priorities are, you know, very well thought out. And it was a new group of people, and one of the members of the board of ed actually was part of that. So there was this bridge that got crossed, at least in that committee. But somehow I think, and I don't know the answer to it, but I think that would be a really good step for either the Conservation Commission. Maybe working with the Planning Board or working with the Board of Trustees to kind of help come up with a guiding document based on information that the residents put together when the Comp Plan was written.

Mr. Ratzkin: Yeah, that's an excellent point. So what this is, this is, again, a process tool. So, for example, to implement recommendations coming out of the Comp Plan this would just be another tool available to help do that. But just to let you know that some of us on the Conservation Commission were asked by Meg Walker to lead an implementation effort on the circulation aspect of the Comprehensive Plan. That's the next item of business after we go along. We're trying to get this done, and then the next thing is to turn to the circulation.

Village Attorney Whitehead: Kathy, that's what I wanted to tell you. The Board of Trustees has actually formed a subcommittee of the Conservation Commission to work on, specifically, the circulation issues and follow up on the Comprehensive Plan implementation

and recommendation.

Boardmember Sullivan: Awesome.

Village Attorney Whitehead: So that step actually is there. They worked hard on a charge for that committee, so that actually is in the works. This, I think, is intended to be sort of a broad, overreaching policy so that everything that the Village does sort of takes this into consideration.

Boardmember Sullivan: It's wonderful, again, that the goals are aligned, and stuff I've heard awhile back. The thing that kind of caught my eye – and I didn't mark where I read it – would this potentially be open to funding coming from the state? Is that part of this Complete Streets?

Mr. Ratzkin: At least as far as this policy goes, there's no funding connected to it. Whether there's, in a founding Complete Streets legislation, any grant vehicles for implementing actual projects, to be honest, I'm not aware. But that would be, I think, when we'll start to pay attention to it more closely on the next step when we get into trying to implement specific improvements. So the circulation plan, Meg has always been very aware of funding opportunities, as well.

Chairman Cameron: Just to go back, sometimes when a policy like this gets passed people just keep on doing what they've been doing before. Or they just don't want to get bogged down in something to go forward. An example of that might be our new Community Center, which the Board of Trustees adopted and did the whole Community Center without consulting anybody on the Planning Board, the ARB or anybody. It was sort of funny. I wasn't on the Planning Board then so it wasn't offending me. But some of the people were not pleased.

So you could just have these things happen when someone just wants to move forward quickly on something. I'm also advocating that you somehow get this. Part of something which you're doing forces it out so that people who are keen on this stuff, or who have the vision – and Meg may be the person, she's inside, that's perfect – that we get a chance to really do what you've put down here. Because it can be quite wonderful, as you well know.

Mr. Ratzkin: Just along those lines, one thing we've been thinking about – which is not in the resolution itself, but again so it just doesn't sit on a shelf – is have a train component in conjunction with some of the other municipalities that have a similar policy. Try to get a session that it could be rolled out. But some people who are technically [off-mic] and how this has worked well where it's already in place.

Boardmember O'Reilly: I have just a general issue in terms of integration again; go back to that run. Because to me, complete streets are safe streets. I was interested in the agenda from the Safety Council recently about the difficulties at the bottom of High Street and Farragut Avenue, a number of automobile accidents there in the last few weeks, some quite serious. But also the difficulty in walking. I'm a pedestrian, I'm not a cyclist. I mean, if I'm out of the car I'm walking. Got nothing against cyclists, but more people walk than ride bicycles and this is sometimes not an easy town to walk around. You look at the sidewalks up Villard Avenue between Warburton Avenue and Broadway. One side is very good, one side is terrible.

The importance of safety, I think, is also important – a very important element – in complete streets. The integration, I say, with the school is obviously important. I think if that's a recommendation coming out of tonight I would say that's well worth putting forward as a strong recommendation in any implementation. But also, don't we have some issue when it comes to a number of Village streets? Don't we have some difficulty sometimes when it comes to, "Well, that's a state street. That's run by New York State," or, "That's a county road, we can't do something there." It's great to paint a pedestrian crossing, but it's not so good if drivers take no notice of it. I think the idea of lights or warning lights approaching pedestrian crossings is a great idea.

But all of that, I think, has to be taken into the notion of "complete." And I would say safety is a strong element of that.

Mr. Ratzkin: Your reference to the state and county roads, obviously Broadway is the big state road. But some local residents – really, ad hoc on their own, and I'm sure you've all seen – on South Broadway have had success in – actually, and North, as well – taking a lane back to try to slow down traffic to create a little buffer along the sides where kids walk to school up by Burnside and around there. Although it's not in the jurisdiction of Hastings, people have been successful in making a first step to try to calm some of those streets, as well.

Chairman Cameron: Well, quite frankly, I think the state and the county were the most cooperative people on Broadway. They, in fact, approached the town and asked the question, and then the town came up with the ideas of what they wanted to do. I think that's been a great success.

Another thing which is not in your outline but maybe it should be indirectly, we have a lot of sidewalks in this town which, quite frankly, aren't being maintained. I think if you're a politician you don't want to go out disturbing the people. But maybe if you slip into this

thing that we do an overall evaluation of all the sidewalks and see which ones, you can sort of get into it the same way we're getting to a revaluation: by having not our town doing it, but having whatever they're called do it instead.

I just think we should be looking at our sidewalks and doing a better job. I live on a street where we have sidewalks down both sides and everyone maintains it, but it's a very small street. We also put out dead end signs and things like that. If you're on the street all by yourselves, there you are.

Boardmember Bass: Wildcat action.

Chairman Cameron: Do I have a feeling that people are in favor of this?

Boardmember Sullivan: I think we've heard the talk. Go talk to the board of ed was a suggestion. And being very concerned about safety.

Chairman Cameron: Well, I think we can put together a little list of comments. But I think you can leave here – once we have a little vote on it – that we're basically in favor of it, but we're gonna send in a little report with some comments. And I'm thinking particularly of Eva Alligood, who couldn't be here tonight. She was on the board of ed and she was the sort of person that was heavily involved in safety, safe street safety. And I think she'd feel disappointed not to get in her \$10 worth or whatever it is.

Mr. Ratzkin: Maybe I could reach out to her.

Chairman Cameron: Yeah, that'd be great, and then we can go from there. So maybe I'll just suggest we have a resolution that we are generally in favor of this and we will be sending a short report to the Board of Trustees on that. Do I have a motion to that effect, or you want it more complicated than that?

Boardmember Sullivan: No, I move to simplicity.

On MOTION of Boardmember Sullivan, SECONDED by Boardmember Ambrozek with a voice vote of all in favor, the Board resolved to send a report to the Board of Trustees with their comments regarding the “Complete Streets” project.

Chairman Cameron: Thank you very much. Great idea.

Mr. Ratzkin: Thank you.

2. Town of Greenburgh 239-m Referral [PB 13-05 Amendola Amended Site Plan (2-story Storage Building Proposal) Saw Mill River Road, P.O. Hastings-on-Hudson, Town of Greenburgh].

Chairman Cameron: So now we go on to the second discussion item, which involves proposed development in the Town of Greenburgh, which is both on the border of Yonkers and on ourselves. Kathy brought this to our attention.

Boardmember Sullivan: Well, this came from ...

Chairman Cameron: Mary Ellen sent it here.

Boardmember Sullivan: It came to the Village. I just thought we should talk about it.

Village Attorney Whitehead: It went to the Village as a referral.

Chairman Cameron: Right, but Kathy was the one who said we should make sure we discuss this. The one thing that caught me in the writeup they sent to us, it says the applicant also proposes landscaping improvements, off-street parking and an ingress-egress from Saw Mill River Road. Then it says the applicant requests landscaping proper waivers from the Planning Board – that's their planning board.

Anyway, we have a copy of the plans for what they are if anybody has comments on it. I went over there and looked at it, and it is already there in a lesser form. It is opposite a few of the residential houses in that part of Hastings, and mostly opposite, however, the storage unit. But they made reference, in what I read, that they were gonna move the entryway. I don't necessarily see that. And as they move the entryway north it gets, I would say, more dangerous because it's a bigger drop.

Village Attorney Whitehead: It says existing curbcut to remain so I don't know where they're moving it.

Chairman Cameron: Yeah, I know.

Boardmember Ambrozek: Well, they actually say that they're not going to require a new curbcut. That they're moving it.

Chairman Cameron: They have another removed curbcut in front of that, and that's what I was thinking.

Village Attorney Whitehead: They got two, they're going to one.

Chairman Cameron: And I'm not quite sure – maybe someone has seen – what they're doing inside the building.

Deputy Building Inspector Minozzi: It appears to be that it's just going to be a storehouse for the granite. Instead of storing all the granite on the outside, it looks like they want to store it inside now.

Chairman Cameron: But where do they do the work on the granite?

Deputy Building Inspector Minozzi: Not on-site, presently. I mean, I'm very familiar with this particular site, I live right next to it, I'm not too far down the street and I pass the lot. According to the plans, it doesn't show that they're looking to make a manufacturing facility there; well, according to the plans that they submitted in this e-mail. It appears to be an interior warehouse, maybe Greenburgh.

Village Attorney Whitehead: It's a light industrial zone.

Deputy Building Inspector Minozzi: Yeah, maybe they didn't care for them storing it outside. I don't know.

Chairman Cameron: So what are they doing with 13 parking spots? I'm just trying to figure out what they're doing.

Deputy Building Inspector Minozzi: Even down the street, at SMS Stone, they have required a substantial amount of parking spaces there that he had to put in when the ownership was changed over. It may be just part of their planning loss. Maybe it goes by square footage of the lot, I'm not sure. But believe it or not, it is not a high traffic – I don't want to say "store." It's not a high traffic site.

Village Attorney Whitehead: They refer to it just as a storage facility.

Deputy Building Inspector Minozzi: I mean, people are there picking out their slabs but that's about it.

Boardmember O'Reilly: Are they mostly contractors going in and out that use that site?

Deputy Building Inspector Minozzi: Believe it or not, I see more homeowners, or customers, that are purchasing slabs there.

Boardmember O'Reilly: So they go ...

Deputy Building Inspector Minozzi: I mean, granted, I'm not there every day. But the traffic that I see appears to be the homeowner type traffic.

Village Attorney Whitehead: They're going to pick out their slabs, then the contractors are going to get it.

Deputy Building Inspector Minozzi: Going to pick out their slabs. Don't see a whole lot of contractor trucks in there, for sure.

Boardmember O'Reilly: No, I haven't either. That's why I wondered how they do their business. Again, not like I'm past there every day either.

Deputy Building Inspector Minozzi: Exactly. You know, you do see a lot of container trucks there bringing the granite to them. I've seen that dozens and dozens of times.

Chairman Cameron: I think it's granite that's been imported.

Deputy Building Inspector Minozzi: Most likely. Most of that specialized granite is imported from all over the world.

Chairman Cameron: Well, in northern Vermont and southern Quebec, where they have a lot of stoneworks, all those stoneworks have gone out of business because they take the granite and they ship it to China, where they work it, and then they ship it back.

Village Attorney Whitehead: Wow.

Deputy Building Inspector Minozzi: It's actually cheaper than hiring local artisans. That's incredible.

Chairman Cameron: It's so bad for the environment. Think of all that stuff in boats going back and forth.

So do we have any comments we want to give them? I think the comment, even though they seem to be anticipating this thing, if you look at the ... I mean, I think we should note that we

have housing across the way, and that we want to make sure that the trees they put in do the best they can. Seven of nine, they seem to have trees, if you look at the last diagram.

Boardmember Bass: There's no mention of what kind, what caliper.

Chairman Cameron: Right. It's just the landscaping. But I think we can make that comment to them, and just tell them that we think it's important. Admittedly, right now the place is not exactly screened. Somebody seems to be growing tomatoes out in front of the building.

Boardmember Sullivan: I know. And peppers. It's quite an operation. It's a pretty good screen, they're thick.

Chairman Cameron: I know. It's because it catches your eye.

Boardmember Sullivan: Well, they did a good job. I'm envious. The tomatoes look good.

Chairman Cameron: So whoever's in charge of it.

Village Attorney Whitehead: The parking requirements on the front that shows how they got to the 13, manufacturing is one per 500 square feet and storage is one per a thousand. They're saying that 4,390 square feet are manufacturing, and that requires nine parking spaces.

Chairman Cameron: Well, what about their manufacturing? Because most of it is manufacturing. How big is it?

Village Attorney Whitehead: Well, their numbers don't add up.

Chairman Cameron: Oh. Well, there's 40,000.

Boardmember Ambrozek: I believe the building is supposed to be 8,533 square feet if one looks at page two of part one, "project information."

Village Attorney Whitehead: And the zoning table on the front of the plans.

Chairman Cameron: Well, the principal building has got a 15 percent lot coverage, and they say the lot is 40 square feet.

Village Attorney Whitehead: It's got the FAR and the square footage at 8,533.

Boardmember Ambrozek: So approximately half would be ...

Village Attorney Whitehead: About half.

Chairman Cameron: Well, that must be really just refinishing the stones and cutting them.

Deputy Building Inspector Minozzi: Yeah, typically the manufacturing plants on these small mom and pop countertop places is not tremendous in size. Most of the shops I've been to are relatively small; like a couple of garages worth.

Chairman Cameron: Yeah. Well, actually one interesting thing is, a lot of the stone carving anyway is done with pressurized water. I don't know how the cutting's done.

All right, who wants to take a crack at this comment?

Boardmember Ambrozek: Well, I still have a concern about the relocation of the curbcuts. Because I think we need to bring to their attention that their application says they're not changing curbcuts. But they say they want to move the driveway.

Village Attorney Whitehead: I think it looks like they have a number of curbcuts now, and they're bringing it down to just one is what it looked like.

Chairman Cameron: Well, I thought of that, too. Does "existing curbcuts, two" mean remove curbcut? Yeah, the curbcut seems to be ... like if you look at three of nine, between "Saw" and "mill," it says remove [background noise]. And then under "mill," it says "existing curbcuts remain." And then further down, just before "river," it says, "remove curbcut."

Village Attorney Whitehead: So they're putting in new curbing.

Chairman Cameron: "Existing gate."

Boardmember O'Reilly: So they're going to one, one curbcut.

Village Attorney Whitehead: Which makes sense because it was just all an open, paved area before and it didn't really matter where people came in. Now it's a defined parking lot.

Chairman Cameron: And one big one's a lot better because you can more easily see who's coming down that road.

Boardmember Sullivan: I think your comment about making sure the trees are a good screening for the residential part of Hastings across the street makes a lot of sense. It would be helpful to share with them.

Chairman Cameron: OK. So anything else we want to put in that? All right, then we'll go with that, and thank them for referring it to us.

Boardmember O'Reilly: We thank them.

Chairman Cameron: So do we have anything else?

Boardmember Bass: I had a discussion. My interns gave me their reports on delinquent [off-mic] reviewing it. I will do it over the next month. I won't be here at the next meeting, so can we discuss it in November? But I'll get it to you in October.

Boardmember Sullivan: Thank you.

Chairman Cameron: All right, well, if we have nothing else I would make a motion that we end the meeting.

VIII. ANNOUNCEMENTS

Next Meeting Date – October 16, 2014

IX. ADJOURNMENT

On MOTION of Boardmember O'Reilly, SECONDED by Boardmember Ambrozek with a voice vote of all in favor, Chairman Cameron adjourned the Regular Meeting at 9:14 p.m.

Chairman Cameron: I will see you, is it October 15th or 16th?

Boardmember Bass: Happy new year, everybody.

Village Attorney Whitehead: Happy new year? A bunch of letters went out on the sidewalks.

Chairman Cameron: Oh, good.