

**VILLAGE OF HASTINGS-ON-HUDSON, NEW YORK
BOARD OF TRUSTEES
REGULAR MEETING
NOVEMBER 21, 2006**

A Regular Meeting was held by the Board of Trustees on Tuesday, November 21, 2006 at 8:41 p.m. in the Meeting Room, Municipal Building, 7 Maple Avenue.

PRESENT: Mayor Wm. Lee Kinnally, Jr., Trustee Peter Swiderski, Trustee Jeremiah Quinlan, Trustee Diggitt McLaughlin, Village Manager Francis A. Frobel, Village Attorney Marianne Stecich, and Village Clerk Susan Maggiotto.

CITIZENS: Twelve (12).

APPOINTMENTS

Mayor Kinnally: The first item is appointments to boards and commissions. Advisory Committee for the Disabled, Richard Barrett for a term expiring in 2007. Architectural Review Board, reappoint Christina Griffin for a term expiring 2009, and Toby Mardis for a term that expires 2007. The Building Board, appoint Abba Tor for a term that expires 2009. Conservation Commission, reappoint Ron Cascone for a term that expires 2008, Sandeep Mehrotra for a term that expires 2009. Draper Park Review Board, reappoint Sue Smith for a term, Michael Ankuda and Tom Lee, all 2007. Board of Ethics, reappoint Phyllis Frankel and Michael McElroy for terms expiring in 2011, and Maureen Cole for a term expiring 2010. Library Board of Trustees, reappoint Becca Mudge and Miriam Budin, both terms expiring 2011. Board of Police Commissioners, George Gevas, expires 2008, Barbara Fox, expires 2009. Public Health Board, reappoint Jeffrey Dyke, expires 2008; Robert Klein, and Kathy Bobenhausen, 2009; and appoint Bruce Jennings, 2009. Safety Council, reappoint Joseph Rodriguez for a term expiring 2008, Greg Bassman, for a term expiring 2009, and appoint Tony Wan for a term expiring 2009. Zoning Board of Appeals, reappoint Stan Pysior for a term expiring 2011.

I thank all who have previously served on boards and commissions and welcome those who have not previously. I thank everyone for their time and effort in helping out our village.

APPROVAL OF WARRANTS

On MOTION of Trustee Quinlan, SECONDED by Trustee Swiderski with a voice vote of all in favor, the following Warrants were approved:

Multi-Fund No. 32-2006-07 \$256,772.47
Multi-Fund No. 34-2006-07 \$ 23,308.00
Multi-Fund No. 35-2006-07 \$102,889.91

**89:06 GRANT AUTHORIZATION – REHABILITATION AND IMPROVEMENT
OF ROWLEY’S BRIDGE TRAIL AND TRAILWAY EDUCATION AND
INTERPRETATION PROGRAM**

Village Manager Frobel: This is an application that Fred Hubbard, the Village naturalist, has put together for a \$2,000 grant with a \$2,000 match. He is looking to do a reprint of the trailway map with some modification and changes that have occurred in the trails over the past several years and for some improvements on the Rowley’s Bridge trail. A lot of this work is done with volunteers, but the grant would help fund any materials he might need, or if he needed to bring in a crew with any kind of specialized equipment.

On MOTION of Trustee Swiderski, SECONDED by Trustee McLaughlin the following Resolution was duly adopted upon roll call vote:

WHEREAS, the Village of Hastings-on-Hudson is applying to the Hudson River Valley Greenway for a grant under the 2006 Greenway Conservancy for the Hudson River Valley Annual Grant Program for a project entitled Rehabilitation and Improvement of Rowley’s Bridge Trail and Trailway Education and Interpretation Program to be located in Hastings-on-Hudson, and

WHEREAS, the grant application requires the applicant municipality to obtain the approval/endorsement of the governing body of the municipality in which the project will be located, now therefore be it

RESOLVED: that the Board of Trustees of the Village of Hastings-on-Hudson does hereby approve and endorse the application for a grant under the 2006 Greenway Conservancy for the Hudson River Valley Annual Grant Program, for a project known as Rehabilitation and Improvement of Rowley’s Bridge Trail and Trailway Education and Interpretation Program.

ROLL CALL VOTE	AYE	NAY
Trustee Marjorie Apel	Absent	
Trustee Peter Swiderski	X	
Trustee Jeremiah Quinlan	X	
Trustee Diggitt McLaughlin	X	
Mayor Wm. Lee Kinnally, Jr.	X	

90:06 DEPUTIZATION OF ELECTRICAL INSPECTORS

Village Manager Frobel: The code allows other firms to be available to Hastings residents who wish to have their properties inspected for electrical improvements. We have relied on the New York Board of Fire Underwriters. The Building Inspector is recommending that two other firms be added to the list of services that would be available to our residents.

On MOTION of Trustee McLaughlin, SECONDED by Trustee Swiderski the following Resolution was duly adopted upon roll call vote:

WHEREAS, the Code of the Village of Hastings-on-Hudson, §128-12 authorizes the Board of Trustees to deputize electrical inspectors from agencies properly qualified to perform inspections of electrical installations in the Village, and

WHEREAS, the following companies have applied to perform electrical inspections in the Village:

New York Electrical Inspection Services, Inc.
54 North Central Avenue
Elmsford, New York 10523
Weroelin Inc. (Westchester Rockland Electrical Inspection Services, Inc.)
43 North Lawn Avenue
Elmsford, New York 10523, and

WHEREAS, the Building Inspector has reviewed the qualifications of these companies and found them to be properly qualified, now therefore be it

RESOLVED: that the Mayor and Board of Trustees deputize New York Electrical Inspection Services, Inc., and Weroelin Inc. to perform inspections of electrical installations in the Village.

ROLL CALL VOTE	AYE	NAY
Trustee Marjorie Apel	Absent	
Trustee Peter Swiderski	X	
Trustee Jeremiah Quinlan	X	
Trustee Diggitt McLaughlin	X	
Mayor Wm. Lee Kinnally, Jr.	X	

**91:06 WESTCHESTER COUNTY DEPARTMENT OF COMMUNITY MENTAL
HEALTH UNIFIED SERVICES 2007/2011 AGREEMENT**

Village Manager Frobel: This is an action item by the Board to affirm a five-year agreement with the county. This program has been in existence in the community since 1969, providing an important service to our residents and families. This is a reimbursable grant. We receive our monies four times each year. Based on the preliminary budget supplied to us by the county, it appears there is a slight increase from upwards of \$130,000 to upwards of \$150,000 per year.

On MOTION of Trustee McLaughlin, SECONDED by Trustee Swiderski the following Resolution was duly adopted upon roll call vote:

RESOLVED: that the Mayor and Board of Trustees authorize the Village Manager to execute the Unified Services Agreement between the Village of Hastings-on-Hudson and the Westchester County Department of Community Mental Health for the period January 1, 2007 through December 31, 2011.

ROLL CALL VOTE	AYE	NAY
Trustee Marjorie Apel	Absent	
Trustee Peter Swiderski	X	
Trustee Jeremiah Quinlan	X	
Trustee Diggitt McLaughlin	X	
Mayor Wm. Lee Kinnally, Jr.	X	

92:06 FREE HOLIDAY PARKING

Mayor Kinnally: This is the result of a request from the Chamber of Commerce, and something that we have done over the last number of years to encourage holiday shopping in our Village to support the merchants. It is free, but if there are problems with people staying beyond two hours, and possibly a grace period, we will be issuing summonses.

Village Manager Frobel: The Chamber would like to see this program begin sooner than is reflected in the resolution. But we did design and offer it tonight in keeping with what has been your practice over the past several years.

Trustee McLaughlin: We are anticipating that the shopping season begins the day after Thanksgiving and continues until the New Year. Has the Chamber brought that up?

Village Manager Frobel: Yes, their request is a longer duration.

Mayor Kinnally: But traditionally we have done this, and it is also a revenue item.

Trustee McLaughlin: I have had customers say they not want to shop anywhere they have to pay for parking. On the other hand, villages were designed differently from the way Central Avenue is designed. I have thought of asking about how much our budget depends on parking revenue. Is that a significant issue?

Mayor Kinnally: It is significant. We have quite a number of meters throughout the Village, and there are the fines.

Trustee Quinlan: I would like to see free parking starting a week before what is proposed here and continuing during the week that is after. It is holiday parking, and that is when the holidays begin. I am already hearing Christmas music on the radio, and we know Thanksgiving is coming up Thursday. I would like it to start Monday and go through Monday, January 2. We would lose from four to ten thousand dollars, but I think it would be worth it, especially this year, with the disruption in the parking at Boulanger. If we can budget \$440,000 to build a spectacular parking lot, which I am totally in favor of, we could give our citizens a break and somehow figure out how to budget less than 1% of that and increase the holiday parking for two weeks. I am all in favor of traditions, but we could start a new one tonight and everyone would be happy with it and we could live with it.

Trustee Swiderski: Having a week of paid parking between Thanksgiving and this kick-in period does not seem to make a lot of sense. Whether it is a loss of two or three thousand, I am willing to give it up, not on a precedent-setting basis but this year, given all the difficulty around the other parking lot. Beyond Christmas, it might be a shopping season, but I am more comfortable in giving up the first week than the second week, and leaving it at that.

Just a comment on the 25 cents, or whatever it is that people pay. It is not just a revenue raiser, it is a regulator. Chalking tires and hoping the police catch those who stay longer than two hours counts for something. But we have to balance not just revenue but circulating cars through the downtown. If you are not doing it via a meter, you are going to have cars staying there longer and then people complaining that there is not enough parking downtown. I have to recognize that one of the side effects is people do stay longer than two hours. I would be willing to support something after Thanksgiving. But beyond Christmas, I would rather not.

Trustee McLaughlin: With chalking tires rather than having meters, is there a significant drop in tickets?

Village Manager Frobel: I do not know but I could find out.

Trustee McLaughlin: I agree with the point about moving traffic because it is too easy for people who are there all day to pull into a place and stay there. Jerry, do you have a motion in mind?

Trustee Quinlan: Would you be in favor of any extension, or are you in favor of the back-end extension, the front-end extension, or both?

Trustee McLaughlin: If Peter is willing to go along with extending it a week at the beginning, then how about framing a motion to that, because we would be able to pass that.

Nina Cangiano, President, Chamber of Commerce: Since we are given a choice, the week before or the week after, we are better off on the other end. Everyone thinks that people are doing their holiday shopping now. But for our local village, we get a lot of visitors from out of town, we get people who have Christmas money and Hanukkah money and they come in after the holiday, so it would be better to do the week through the New Year. Being in business for four years in the downtown, my week after Christmas is much, much better and busier than the week after Thanksgiving.

Mayor Kinnally: Good point. Anyone else? Jerry, do you want to modify the resolution?

Trustee Quinlan: Through Saturday, December 30.

On MOTION of Trustee Quinlan, SECONDED by Trustee Swiderski the following Resolution was duly adopted upon roll call vote:

RESOLVED: that the Mayor and Board of Trustees approve free two-hour holiday parking from Saturday, Dec. 2 through Saturday, Dec. 30, 2006 at the following locations: Boulanger Plaza, Steinschneider Lot, Post Office Lot, Warburton Avenue (North Street to Bridge), Main Street, Whitman Street, Spring Street, Southside Avenue, and Maple Avenue (Spring Street to Municipal Building Driveway).

ROLL CALL VOTE

AYE

NAY

Trustee Marjorie Apel	Absent
Trustee Peter Swiderski	X
Trustee Jeremiah Quinlan	X
Trustee Diggitt McLaughlin	X
Mayor Wm. Lee Kinnally, Jr.	X

VILLAGE MANAGER'S REPORT

Village Manager Frobel: Boulanger Plaza, we expect to do the line striping Monday, November 27 dependent upon the weather. Notices are being sent to the shop owners and residents who live near the parking lot as well as other businesses. That will require the lot to be closed at least part of the day. Tree pits are being dug this week. We expect to continue the cleanup of the site. The bench in the front will be installed soon. It has been ordered. The top of the lights are not there yet, but we have the poles. They should be installed shortly. The brickwork at the community center continues to move along on schedule. Windows have begun to be installed today, and that is moving along nicely. We expect perhaps as early as next week some roof installation.

BOARD DISCUSSION AND COMMENTS

1. Economic Development Committee

Village Manager Frobel: I prepared a draft mission statement to get the conversation moving. You should have received by e-mail from the Chamber a draft of what they thought might help in that conversation, as well. I have also asked Angie to be here tonight because Angie has been instrumental in other communities in working with the Chambers of Commerce and business improvement districts.

Mayor Kinnally: Let me read it. Resolved that the Board of Trustees hereby establish an economic development committee comprised of five members serving staggered two-year terms, to be appointed by the Mayor with the consent of the Board of Trustees. The committee is hereby established to promote and encourage the location and development of new businesses in the Village and to encourage the maintenance and expansion of commercial business in the Village. The economic development committee shall act as an advisory board to the Mayor, the Board of Trustees, and the Village Manager on programs, policies, and activities consistent with the purpose whereby this committee is hereby established.

Village Manager Frobel: I toss that out as a suggestion. The Chamber's is a little broader. As in some of my earlier memos, I still wish we would allow your comprehensive plan process to move forward. I met with your advisory committee that is making recommendations to the Board on the comprehensive plan, and out of that you are going to see a high level of public participation. To allow them an opportunity to offer suggestions as to how they want to see the downtown appear or the types of businesses they would like to see here, to get that kind of public input, is going to be very valuable to you.

I have voiced this before, that I would hate to have a false start, where we would begin this process and be unclear as to where we want to end up. I am also reluctant to ask volunteers to come forward and to meet with myself and the staff and the Chamber, and give up an evening of conversation and not have a result to show you in a few months. I wish that we would allow more time to allow the comprehensive plan to begin its work, allow a consultant to help us in this endeavor. We would have a higher probability of success if we would allow that process to move forward. But we are equipped to move forward today. Angie has the skills. I have been involved in economic development, although in the community that I worked most recently, the pressure was to bring industry and large-scale commercial developments to the community. But we can work on this, and we can certainly contribute and make a difference perhaps. But I wish we would have a little more of an opportunity to get more input from the community at large before we begin on this task.

Trustee McLaughlin: Can you give us some indication of where the comprehensive plan committee is?

Village Manager Frobel: I have only met with the committee once, but Angie has met a couple of times, and I will let her talk about what she thinks she can contribute during that process. Again, they can run in tandem, having an economic development committee. But I just saw it as a natural process by going through the plan.

Village Planner Witkowski: I have met a couple of times with the group that is doing the initial reviews. They have been reading various plans from other communities. They want to talk to people who worked on those plans and that were involved in the planning process. They will then write up a report, with recommendations as to what the approach should be and what should be included in the plan and how the process should move forward.

I have handed out to you the proposed comprehensive plan timetable that I put together for both of the grant applications. I split it up into three different phases. The first phase would be goals and objective-setting, the initial community participation meetings and initial data gathering, which we have already done much of, and anything else that could be done without a consultant. We already received \$15,000 from the Greenway and I just submitted

a grant application asking the Department of State through the Quality Communities program for \$56,000, with a local match of \$14,000. The way I presented that in the grant application would be to cover phase B and C, to hire a consultant to continue the citizen participation and facilitating that part of it, and also to write the plan itself. In putting together the application, I have a list of the chapters that would be included in the plan. One of the most important chapters is going to be the economic development chapter. Within the economic development chapter will be a downtown plan.

I made a copy of the comprehensive development plan that I worked on with Ed Garling for the town of Cornwall, New York. They had a lot of similar problems: a small downtown, and everybody concerned about parking and traffic circulation. We did a complete downtown revitalization plan. We looked at existing land use. We did an inventory of all the stores. We did a retail service mix study, which I have already started on in working on the LWRP. I am putting together a map that is going to go into the LWRP of the downtown. We have a list of all the stores that are there that I got from Nina initially. I am grouping all those stores and offices into the types of establishment that they are. That could be the start of the retail service mix study. The way Jen and I were designing the map is that it is something that can be pulled right out of the LWRP. We can fold it up, and it can be a handout in the stores so people will know what stores and services are available. If vacancies come up we would know how many of what we have and what types of businesses. If we know of a franchise that is looking at the downtown area we can maybe approach them, or a local realtor could approach them, to see if they would have an interest.

I have a book by Edward Blakely that has a lot of good information, including good charts about the economic development process and the importance of defining the role. Economic development is an outgrowth of the planning profession. A lot of those tasks that an economic development organization has to do, the data gathering and the analysis and all of that, the planner has to do anyway. What will come out the comprehensive planning process, and particularly the economic development element, will be a well-defined role for both the public and the private players in the economic development arena.

My opinion is that it may be a little bit premature. Maybe the thing to do would be to work more closely with the Chamber in more of a partnership. We need to define more what can be done that would be proactive in the meantime.

In this latest grant application what I wrote under economic development criteria was: "Downtown revitalization is a primary concern of the Village, and the economic development element will include updated portions of the 2002 downtown study, along with current analysis of retail service mix, building conditions, etc. The Village is committed to preserving its historic small-scale character, and the plan is expected to result in

recommendations for rehabilitation, preservation, or adaptive re-use of certain sites and buildings. Economic development recommendations from the LWRP will be summarized and augmented with recommendations evolving from this planning process, particularly with regard to mixed use and transit-related land uses in the context of the entire Village.”

Mayor Kinnally: It is a question of do we work in tandem with the comprehensive plan or outside of it, parallel with it, or do we want to have some free-standing organization that will be a supplement to it.

Trustee Swiderski: The sense of urgency I got from the Chamber of Commerce was that we do not necessarily have the two years or however long it will take for the comprehensive plan, and their data collection element could provide a nice feed into the comprehensive planning process. Setting something up that would play a dynamic role in the comprehensive planning process is getting the process going from the economic development perspective, and I am fine with that. The uses this group is likely to define will not be radically different from what the comprehensive planning committee at large is going to define. I am not too worried that there is going to be radical misdirection of this economic development committee. They will gather good information and come up with ideas that will serve the process and, meanwhile, get something going. I do not see the two at odds, but, if anything, highly complementary.

Trustee McLaughlin: It has not seemed to me that what we want to do in going ahead with economic development would conflict with the comprehensive plan. I am glad to hear Peter confirm the idea that the two can work in a complementary way, and that going ahead with an economic development committee will only help the comprehensive planning process.

Trustee Quinlan: At the last meeting I indicated that I thought we were making this more complicated than it needed to be and that we did not have to micromanage it. We should do it, do it as soon as possible, try to find the people to put on it, and let them go to work.

Mayor Kinnally: I still have not been able to get over the hurdle that I see this as a wrinkle on what the Chamber could do, but I have given up on that. The data collection and the database is an intriguing approach. There has to be another component: although you may have this repository of information, there still has to be a public face to it so that you will be able to reach out to the existing and potential universe of business people. It is not just enough to have a web site. There is a proliferation of web sites, but people want to talk to people. I understand Fran’s approach. One of the questions that I have had is, where are we with the present preliminary committee on the comprehensive plan. When can we expect the report from them?

Elizabeth Felber: We have been meeting weekly, and we are getting to the end of it. We are hoping to have a report by the end of December, although it would make sense to do it in the beginning of January. We are wrapping things up pretty quickly.

Mayor Kinnally: Our first Board meeting is going to be January 9.

Ms. Felber: I think I can speak for the others that we will have it done by then.

Trustee Swiderski: Five members seems small. I do not know how Jerry or Diggitt feel, but maybe seven.

Trustee McLaughlin: Seven would seem like a workable size in terms of having people who represent different parts.

Mayor Kinnally: My suggestion would be to put it on for action at our next regular Board meeting. We have a workable draft here. We may want to take another look at what Nina suggested, but the level of detail and the fine-tuning I do not think is necessary for this resolution. The more general is preferable, and then the committee will have its own dynamic to come up with: what they would like to do and how they are going to do it within the four corners of what is suggested here.

Ms. Cangiano: The specificity of the draft mission statement that the Chamber submitted was not intended to be a resolution. I like Fran's resolution just fine. It is broad enough, and it covers everything that we would need to do as a committee. But I do not think that waiting for the comprehensive plan makes any sense. I am getting concerned that we are too concerned with the Village that will be rather than the Village that is. I do not think we have the luxury of time. The committee is going to feed information into the comprehensive planners, and I do not anticipate the EDC coming up with just a web site. The first step is to collect the data. But then an all-out blitz has to happen in terms of press releases and marketing and advertising, and analyzing data and information, to attract businesses that will serve out downtown. You heard from the business that our downtown is suffering. It is not a vibrant, bustling town as it once was. If we do not do it sooner rather than later, we might not have a downtown. And I do not want to go to the waterfront to shop.

Mayor Kinnally: I do not think we have a sense of the Board wanting to put this off.

Ms. Cangiano: If the striping is not going to happen on the 27th the Chamber would propose that it happen after the first of the year. With the stadium lights in the parking lot, when you drive into the parking lot, you cannot see. I almost hit someone because it blinds you. Perhaps you could put them on the opposite side so that it directs the light on the exit.

Trustee Swiderski: Is everybody comfortable with two years? Does that seem short? What is the term on other boards?

Mayor Kinnally: It ranges from two to five. But we can have three years.

Trustee Swiderski: I do not know. I will leave it to fellow Board members

Danielle Goodman, 28 Ashley Road: I understand Fran's concern about a false start, but I think no start would be even worse. If there is a concern about the mission or having this group folded into the comprehensive plan you might direct that in your resolution.

2. Senior Council

Trustee Quinlan: At the last meeting we got a sense from the Board that a senior council was a good idea, and Fran graciously offered to work with me to draft a resolution, which we did. I have to say that working with Fran was fantastic for me. Fran, you were everything that this village needs in a Village Manager, and we are very lucky to have you. It was a pleasure working with you on this.

Resolved: that the Board of Trustees hereby establish a Village senior citizen advisory committee comprised of three members serving staggered three-year terms of office, to be appointed by the Mayor with the consent of the Board of Trustees. The senior citizen advisory committee shall work to identify, develop, and coordinate services that help meet the needs of the Village's older residents. Said services shall be designed to enhance the independence and opportunities in the lives of older adults living in the community. The committee shall advocate for older adults to identify and to meet their social and cultural needs, to encourage maximum independence, and to insure their quality of life. The senior citizens advisory committee shall serve as an advisory board to the Mayor, the Board of Trustees, and the Village Manager on programs, policies, and activities consistent with the purpose whereby this committee is hereby established.

After the last meeting I spoke at length with Jenny Murphy. She is excited about it. And she is doing a great job for the Village also, as I said at the last meeting. My hope would be that this would help her and all the other members of the community, the police, the school, the recreation department, the fire department, provide better services to seniors.

Trustee McLaughlin: I am delighted to have this. When Jerry and I were elected, Walter Stugis gave each of us a book on the value of older people. It has a lot of comments about the value to a community of people who are not, let us say, in the kind of sequestered

situation that maybe people at the Andrus are. I am really happy to have this. Thank you, Jerry, and thank you, Fran.

Trustee Swiderski: Ditto. It speaks for itself.

Jenny Murphy, Senior Outreach Worker: I brought this to the attention of some of the seniors as they were coming in for programs. A lot of them got excited about it. One senior talked about a previous senior council that involved representatives of each of the different churches, and groups like the Mothers' Club and the Social Athletic Club. They used to get together and prepare socials for them on Sundays, which we have tried to incorporate through the senior outreach program.

At the last meeting Jerry read a letter from one of the seniors who said there are currently no programs. We do have quite a few programs in the Village. This is exactly what I do in my job, try to keep seniors out of nursing homes and keep their life independent. This will be enhanced by a senior council. I am all for it, especially for more outreach to seniors. I have *The Sentinel*, I distribute it at the flu shots. I have a web site with a calendar for everything we do. There is something every day of the week, with transportation furnished. I have written Medicare articles, we have Medicare SOS counseling one-on-one, we have income tax preparation. The recreation department does fitness three days a week, two social gatherings between Busy Bees and Senior Canteen, and daily nutrition at the Dobbs Ferry site. In the *Rivertowns Enterprise* weekly I put the current events for seniors. I thought it would be helpful for you to know something about what I do.

I get to meet so many people, mostly in their 80s and some in their 90s. You cannot believe how smart and capable they are. Some of them feel that people do not appreciate who they are. For that reason, I think it would serve the Village better if the senior council was comprised of seniors. They have the most experience. They are not like a youth council. They are grownups, and they have more experience than anyone. There are many professionals among them, and you will find willing people among our senior population.

Mayor Kinnally: This has to be a collaborative effort with the seniors. Nobody can assess the needs of seniors better than the seniors who know what they are struggling with and what they can contribute to the Village. They have been a vital part of wherever they were living for all these years, and there is no reason that they should not have a lot of input into programs, services, and resources that are available to them.

Trustee McLaughlin: That being the case, and hearing what she has to say about the interest among the senior population, I wonder if the council should have five people rather than three.

Mayor Kinnally: One person who probably has some opinions on this is here, Trustee Gavin. Would you like to be heard, Jack?

Jack Gavin, 21 Kent Avenue: For the past six years I have been going around Westchester County giving talks on Medicare to senior groups in different environments. The village of Hastings has had, and does now have, one of the best senior advisors going. It used to be Rosemary Richards, it is now Jenny Murphy. We get to see the programs that they put out before I talk, but that is not the only thing that I get to observe. I observe the people that are there and whether they are being stockpiled, whether they are there just for bingo, if there are any other programs that would be interesting to them. It is amazing, Hastings has a very vital and vibrant senior community. People may come down to play a little bingo, they do that. They may come down to kvetch a little bit about all of the things that are happening to them. But at the same time, they are very willing to participate in things. So I would recommend that you follow Jenny's advice. Appoint senior members of the community to this senior council. I would like to see this happen soon. At the same time, I would like to make sure that what you are doing is picking out very good people. Jenny is a good resource for finding out who those people are.

Village Planner Witkowski: I was at a community development block grant meeting last week and they got some more money for lead-based paint removal, and more funding for a property improvement program. I will get all of that information to Jen because there are probably senior homeowners that may not know about those programs. I wanted to make sure that she knows, and anybody listening, that there are those resources available through Westchester county planning.

Ms. Goodman: I do not want to invade the province of the seniors, but I am aware of certain people in the Village who have expertise in aging. In addition to having seniors on the council, would they find it helpful to have resources for aging issues from physicians or social workers who work in the Village who could provide free expert consultation?

I am a big proponent of aging-in. The Beacon Hill neighborhood in Boston has been written about in the *New York Times*. They took their senior council and spun it into a not-for-profit organization that does things like retrofit homes and gets services in a broader way than just a government organization could. I would ask you to put that on your wish list, so I can age-in at 28 Ashley Road.

Jim Metzger, 427 Warburton Avenue: The one thing I did not hear tonight is integrating the senior community into the rest of the community. One of the more interesting aspects of having worked on several campaigns was getting to meet seniors that I otherwise never

would have met. Without fail, every one of them had interesting stories, incredible ideas to bring to the table. I find myself standing on a street corner for 25 minutes discussing historical issues of Hastings that I would have had no way of knowing otherwise. I have no idea how this would be accomplished, but it would be nice to figure out a way to start integrating the senior community back into the community.

Ms. Murphy: I should have elaborated more. I recommend to everyone who is interested in this to check out my web site because there is great detail about the programs we offer. And there are many social workers and many professionals among our aged population. Not that I would consider excluding someone because they are not a senior, but I can assure you that we have them among the senior citizens in our neighborhood.

As far as integrating the seniors in our community, we have done a lot to do that. One is Cyber Seniors, where we have a bus of seniors on Tuesday afternoons transported to the high school where they are taught computer skills by our high school students. That has evolved into wonderful relationships. I go there just for the joy of watching it. They start talking when they get together, and they share stories and they drink apple cider and have cookies. At the end, you have to yell at them: you have to break it up, the bus is here, we have to go. At the nutrition center they have Adopt a Senior. They also have a similar program where a lot of our Hastings seniors participate. They are in the broader-reaching recreation programs. They do RSVP at Hillside, where they teach sewing to the students and read to the students. We also try to incorporate the Andrus seniors, some of them are very independent also, into our Village things. I always encourage them. They take some of the shopping trips with our seniors and they participate in a lot of the socials. I really recommend the web site. Some remote-living relatives get a lot of relief. They ask about a program for their parent that they may have seen on there.

Mr. Gavin: Danielle brought up the Beacon Hill project. I work with a group called SOS, Seniors Out Speaking on Medicare. One of the projects we have had over the past six months is looking for localities to create a study dealing with a Beacon Hill project-like format. It is going on now in northern Yonkers. It was going to be here in Hastings, but the Hastings group is now going over to the north side in Larchmont and they will be studying over there. This allows people to live in their homes, to contract out with transportation services, meal services, simple things like plumbing leaks, electrical problems. A great deal of work has been done on this. A study is now underway in Westchester in two locations, and it is breaking out all over the country, because it is a lot cheaper to leave seniors in their own homes, where they would rather be, than in some administered senior housing project. The gentleman talked about taking advantage of the seniors. One of the ways you can do that, if you stop and say hello it takes you 20 minutes to get away from them. But they are very willing to talk, to share their experiences, and to make friends.

Trustee Quinlan: I suggested three members because I was concerned about recruiting enough people, but five is fine if everyone thinks five would be better and there would be no problem getting them. We will talk to Ms. Murphy about who she would suggest.

Mayor Kinnally: I think probably five is a good size on this, and the mix is up to us and to what is doable. I suggest that we put this on for action on December 5.

3. Waterfront Structures - Committee to Explore Preservation

Mayor Kinnally: I met with Dave Kalet of ARCO and raised the issue that Peter had raised dealing with the discrepancy from the previously published reports about the size and scope of the remediation adjacent to and inside Buildings 51 and 52. It seemed that ARCO has changed its position as to the size of the plume inside Building 52 and the extent to which that building may be in jeopardy because of the remediation work that will have to be done. Dave said that they have done additional testing of the subsurface conditions that indicates the extent of the contamination is beyond the footprint they had originally anticipated. Before they go into the ground, they feel at this point that the footprint is going to impinge upon Building 52 and that part of Building 52 is going to be adversely affected by the remediation, meaning part of it has to come down.

We know right now that Building 51, which is perpendicular to the river and the tracks, the westernmost half of that building is going to come down because of the extent of the contamination in the northwest corner. And the same can be said possibly for the additional part of 51 and certainly for part of 52. He did not disagree that things had changed. But they have changed for a reason, not that they wanted it to be that way. They continue to test in connection with dealing with the DEC and their own design engineering. He is pretty confident that is going to be a much larger remediation in the northwest corner than had originally been anticipated.

I also asked Dave how I would formalize the request for ARCO to put the money into the stabilization of the buildings in the interim. He said that we have to do that through the chain of command; he would take it to the next level. I asked if a formal letter had to come from the Village. He said it was not necessary, he understood the request, and he would take it up the chain as far as he could take it. I told him that time of the essence. He said that he would push it as best he can.

Which brings us to what, if anything, we want to do to explore the further preservation of these buildings. I do not know what this committee would do beyond what they have already done, except the question I and others have raised: where are we going to get the money?

Trustee Swiderski: Using the maxim of trust but verify, it would be useful to post those test results on the web site that indicate a greater plume just for all to see, and to satisfy any curiosity, suspicion, or concern about the extent of it.

Fred Yaeger ARCO Liaison: Consider it done.

Mayor Kinnally: I had a meeting with an individual who is involved in redevelopment of part of the Yonkers waterfront at another wire and cable site. He said that he is interested in developing the properties here in Hastings, not only the ARCO site but also the Exxon/Mobil site in Uhlich, and that he had experience in other communities using saw tooth buildings and recycling buildings. I expect to get some additional information from him. He also told me that his organization had made overtures to ARCO. So that initiative is under way. I do not know if he or any members of his organization have seen the buildings. He asked me about a number of things on the site. He was not aware of the consent decree. I told him all of these documents are posted on our web site, and I hope he is doing his homework. I also met with his attorney, who is quite familiar not only with this village but also development in the county and throughout the state. He lived in this village for a number of years, knows the properties very well, and seemed to be conversant with some of the restrictions and problems we have had with the site over the years.

But if we are going to move this forward we have to come up with a viable work plan so we can fund this. It is not going to come from the Village. I do not know if it is going to come from ARCO. That is the hole in the analysis at this point. So Stuart, if you want to be deputized to go forward with that, I do not know if we need another committee of the Village. You have been an advocate, if you can fill in those gaps.

Stuart Cadenhead, 5 Valley Place: I want to second everything that you said. That is the hole in the hypothesis. I am an advocate but I am certainly not an expert. Going forward, that is the hole that we are going to try to fill in any way that we can. Working in conjunction with other committees, I see that as the only way to proceed. So thank you.

Trustee Swiderski: We are jumping ahead to the hole he has to fill. In deputizing, and I do not like that term, in urging Stuart and whoever else who will work on this group to move forward, there are four issues about the waterfront. Maybe Mr. Yaeger can address at least one of them. We can say roughly when certain things are going to happen: when remediation will begin, when development will begin on the waterfront. We have an idea of how much both corrections to the building will cost and the waterfront as a whole, but specifically to the buildings within an order of magnitude in terms of millions.

There are two things that leave me wondering if we are sending Stuart on a fool's errand. The first issue is around ownership of the site. What are we asking this group to do? I am not realistically looking at 51 as a likely survivor here, but in terms of Building 52, are we carving it off into a separate development that somebody would look at, bid on, make plans for by itself, devoid of plans for the rest of the site? And is ARCO ready to do that, and is that something the Village is ready to let ARCO do? We have not thought about these basic ownership issues, and I do not know if that has to be solved for somebody to come up with intelligent ideas. But some basic business sense in me says you have to solve that.

The second unknown to me is what are we willing to let these buildings be. This comes back to comprehensive planning, LWRP, everything else. What is Stuart/the committee going to go off to a developer and say? Nice buildings, give us \$2 million to save them? The developer is going to come back and say, what can we use the buildings for? If you cannot delineate use I do not know what happens at that point. If you told the developer you can put giant condos into 52, they are going to be around the block. Are we ready to say that, as a Board? Where does that fit into the comprehensive planning process, LWRP, all of that? I am still blocked on these two topics: the issues of ownership, and use. I do not know whether we are empowering Stuart to do something that will quickly run aground with the first question a developer is going to ask, which is what are the development rights for this building and what can I use it for.

Mayor Kinnally: Well, the other question is what is the timetable. The timetable probably is 10 years.

Trustee Swiderski: Right, but that is an answer. I have more confidence in that answer than what can we use this building for. I would be happy to see that as a municipal parking lot. I do not know if that is the consensus on the Board, I do not know if that is what the LWRP said, I do not know of that is what the comprehensive plan would advocate. It is a fundamental question. I am happy to send Stuart off and come up with something creative. I just do not know what he can do without the answers to those two questions.

Mr. Cadenhead: I am a little uncomfortable with the personification of this committee. I do not have the answers to any of these questions. That may be the purpose of forming this committee, to move in a direction of finding the answers to these questions.

Ms. Goodman: Peter, you are assuming that it is a developer you are going to speak to. If you imbue the committee with the authority to go and ask the questions they can talk to land trust organizations. Those people are expert in this, and it does not involve a developer. It involves somebody who would get the money together to buy and to preserve.

Mayor Kinnally: To buy and to preserve what?

Ms. Goodman: To buy the property and the warehouse, perhaps.

Mayor Kinnally: But it is not enough to buy it.

Ms. Goodman: No, I know that. You need to restore.

Mayor Kinnally: No, we need to stabilize at this point.

Ms. Goodman: To stabilize, and then eventually turn it into something. Worrying about the use now is maybe putting the cart before the horse.

Trustee Swiderski: You are already mentioning something outside of my limited box. It is already an idea I had not thought of. But would not the land trust also ask what can we do with those buildings? Would they not want to know?

Ms. Goodman: But they are going to have a whole list of uses.

Trustee Swiderski: But they are not the one setting the use.

Ms. Goodman: But if they come to you with a list of possible uses, that is how you zone, from the whole set of possibilities: museum, parking lot. The land trust people are going to have national connections and they are going to look at these kinds of warehouses, and what did they do about this in San Francisco and other places. It is not going to be a fool's errand. And we only have a year. At least see what else is out there aside from a developer. And a developer who has done this kind of work before is also a possibility.

Mayor Kinnally: One of the hopes in our waterfront is that we have a mixed use site. I would hate to see that the first thing we have down there is a structure that is not going to generate any taxables to this village.

Ms. Goodman: Oh, of course. I am all about taxes, Mr. Mayor.

Mayor Kinnally: But a museum, the last thing I heard about museums is that they do not pay taxes.

Ms. Goodman: I just threw that out because it was at one of your presentations. Your experts came here and gave you the list. Museum was one of them

Mayor Kinnally: I understand, but we desperately need taxables in this community.

Ms. Goodman: I agree. Good commercial taxables that are not going to send schoolchildren to school.

Trustee McLaughlin: Danielle has brought up an interesting point, the point of standing. To send Stuart Cadenhead off by himself is not going to be helpful to him. But to send him with the standing of representing a committee of the Village of Hastings-on-Hudson gives him an entirely different stature if he is talking to land trusts, foundation, or whatever.

Mayor Kinnally: You are right. But my experience is that we are not asking him to do that. We are asking him to find out resources. And generally, the developers are going to come back to the Village itself. That is my experience. I used the term deputize before, and I know Peter has wrapped my knuckles with that. But I do not know if we are asking him to go into the community and say, I am here to deal with you. I am looking for someone who can identify what is possible out there, and not to close the deal. And window of a year is not a year to identify. It is a year to close the deal.

Trustee Swiderski: Right. Identification is the first few months.

Mayor Kinnally: The problem here is that you can have all the grandiose plans, but unless somebody is willing to put \$3 million into this structure to stabilize, knowing that any potential payday is going to be five to 10 years down the road, the universe is small of those people. We have had discussions with land trusts having to do with the Exxon/Mobil property a number of years ago, having to do with Hillside Woods. So that is not an alien concept. But generally it is open land, it is not burdened land as this is. No matter who owns the property, it has got to be cleaned up. So someone is going to take it subject to that. ARCO repurchased this property so they would have control over the property to clean it up. We are asking them to go backwards here rather than forwards.

Trustee McLaughlin: But we are not asking ARCO to do anything. We are being asked if we will create an ad hoc committee to give Stuart and Doug Alligood and maybe one other person some official name to put underneath their name if they sign a letter or make a phone call. We are not asking them to close any deals.

Mayor Kinnally: I understand that. I am going beyond that. You have to have a willing buyer and a willing seller, and I do not know if ARCO is a willing seller at this point. I do not know if Fred can speak to this, but I have had any number of discussions with the people at ARCO. First and foremost in their business plan is that they want to have control over the site so they do not have to go through anybody else to do what has to be done. They are

committed by the consent decree and through the law of the state of New York to cleaning up that site. Fred, do you want to respond?

Mr. Yaeger: I cannot talk about the selling of the property. That is going to be down the road. But as Dave Kalet mentioned at the last meeting, Atlantic Richfield Company really wants to work with Stuart, with whatever committee is formed and with the Village in terms of having whatever reality that you decide would be appropriate for the waterfront. We are going to do everything that we can to support that effort. It is our property, but we are going to do anything we can to provide you with the opportunities of using that property once the remediation and the cleanup is done. With the new administration in Albany coming, our remediation efforts have been somewhat stalled. We want to see that move along much more quickly. That is also going to impact on reuse and working with developers and the like.

I am not an expert on it, but if a developer is spending X amount of dollars, say \$3 million now as an investment, a developer might have to hold that money in lieu of knowing that maybe seven or eight years down the road in terms of development that \$3 million might be worth \$8 million. So sometimes a developer who has enough cash on hand can invest in the property, working with the Village, working with communities, in knowing that the money invested now will reap tremendous benefits later on.

Trustee Quinlan: Do you work for ARCO?

Mr. Yaeger: No, I am a consultant. I have my own public relations firm.

Trustee Quinlan: Lee, you had mentioned earlier that you had asked someone to go up the line.

Mayor Kinnally: Yes, Dave Kalet. He is the project manager.

Mr. Yaeger: Remediation project manager.

Trustee Quinlan: And did you ask him to fix what he broke, or did you ask him to spend the \$3 million to stabilize the buildings? I understand that during the demolition of some of the buildings that 51 and 52 were damaged to some extent. I do not know if that is true, but I have heard that.

Mayor Kinnally: I did not ask him to fix what he broke. I asked him to see if they would commit the funds to stabilize the buildings.

Trustee Quinlan: So you are asking them to spend the \$2 or 3 million to stabilize the buildings, and I think that is a great idea. I agree with Stuart that that is the hole we need the answer to. Because if they are willing to do that, then we have the solution to our problems. I would ask you, as their consultant, to go to them and say to them it might be worth investing \$2 or 3 million in those buildings. Because some day down the line when they do sell them, then they would be able to make the \$8 or 9 million you are talking about. Considering how much money ARCO makes a year, what do they make, billions? You know, you are their consultant. How much money do they make in one year? Fifty billion, 20 billion, 100 billion?

Mr. Yaeger: Something in that range.

Trustee Quinlan: Okay, so let us say \$50 billion. It seems to me that maybe a \$3 million investment would be like me investing \$100 in the fire department or something like that. So that is where we need the answer, and I do not think we have to wait a year. How long does it take to go up the line? Ask the president, ask the chairman of the board. Let us get an answer.

Mayor Kinnally: I have already talked to them. You do not have to send Fred to do that. Dave Kalet committed to me that he was going to go up their chain.

Trustee Swiderski: Okay, but Jerry brings up a good point. If that question is working its way up the line, and that money does materialize, why should Stuart and others bother?

Mayor Kinnally: That may take a few months. We have got a window here of less than a year. You cannot assume you are going to get either a positive answer or a quick answer. This is a large organization. I am just saying let us parallel track it.

Mr. Yaeger: I am in agreement with you. Atlantic Richfield has been a good corporate neighbor in the community, ever since I have been involved with them for the past two years, in supporting local efforts. As any big company, they are concerned about their image and how they are looked upon in the communities that they live and work in. I know Dave Kalet very well. He is a consummate professional, very concerned with the company but also very concerned with the activities here that he is representing. He is going to do everything he can to fight for the monies that he talked to the Mayor about. People know me as well, and I will support it as much as I can as well.

Trustee Quinlan: I have never worked in the big corporate culture, but why it would take so long to get an answer to that question? Someone is there that can make that decision. So the delay would be on their part. Whether the answer is what we want to hear I do not know.

They know more than us because they are giving us the timetable. I sat here for the first time a couple of months ago and heard that we need an answer by September. So if they know that, they are telling me that, then it seems to me that in a matter of weeks or a month or two they could give us the answer to that question.

Mayor Kinnally: I certainly stressed the urgency of the matter with Dave. He has sat here through the meetings. I will reach out again to him.

Mr. Yaeger: And so will I. I will speak to him first thing tomorrow morning.

Trustee Swiderski: While it is great that the Mayor sent that signal, I think the unanimous sense of the Board is that we completely endorse that effort. A board that would leap at the opportunity if that money materialized.

Mr. Cadenhead: I just wanted to thank everybody who made comments tonight. They are all excellent comments. In the formation of the Historic Preservation Committee, we are not interested in an echo chamber and a group of dreamers repeating ideas back to each other. We would like to have people who have some experience and can put a realistic frame around this picture. To that end, I would just request that the committee not be a committee of three but a larger committee, if that is possible.

Mayor Kinnally: We are not going to set the size. Reach out to whoever you think is a resource that can help you and continue what you have been doing.

Trustee Quinlan: We have to decide if we are going to form a committee or not, right?

Mayor Kinnally: I do not know what a formal committee is going to do. Stuart has done a lot on his own.

Trustee Quinlan: I know what your feelings are, Lee. But the question is whether the Board decides to form a committee or not.

Mayor Kinnally: I understand that. I am just giving you my reaction to it and opening up the discussion to everyone else. We are having a proliferation of committees. If we break down the amount of time that we have spent on committees in the last few weeks you would think that was our job description. I do not mean to belittle it.

Trustee Quinlan: I totally agree with you on that, but we are trying to be proactive.

Mayor Kinnally: I want not only to be proactive, I want to be efficient.

Trustee Swiderski: I think Stuart is pretty empowered right now.

Mr. Cadenhead: Okay, I lied. I would not be satisfied without the endorsement of the Village in some form. I think it is an important thing, and a lot of other people feel that way.

Trustee McLaughlin: To be on the receiving end of a contact from Stuart Cadenhead of the Friends of Building 52 is a very different thing from being on the receiving end of a contact from Stuart Cadenhead from the Village of Hastings Building 52 committee. There is an implication of greater standing.

Mayor Kinnally: What is the sense of the Board? Do they want a committee?

Trustee Swiderski: And what will that mean? Resolution and a set number of people, and we have got to choose them?

Trustee Quinlan: Since we have a proliferation of committees, and Diggitt took the lead on the economic development committee, I took the lead on the senior committee, Peter, would you be willing to think about a resolution that we could vote on as to whether we should form a committee? You have been here the longest. You know the most about the waterfront and the most about the problems.

Trustee Swiderski: All right.

Mayor Kinnally: Put it on for the December 5.

Ms. Goodman: In order to preserve the warehouse, we need money. I can tell you from my practical experience if he calls Tom Anderson at the Westchester Land Use Trust, the first question Tom is going to ask Stuart before he can speak to him is, do you have the authority of the Village to be contacting me? Because they cannot talk about grants, even to give him a ball park, without a letter or whatever you want to give him. So maybe you give him a letter that says this is the parameter of his authority. But you need a committee that the Village is going to sanction, or he will not get any real answers. We could go to the Internet and we could come back to you with a whole list. You do not want to spend your time vetting the list. What you want him to do is come back to you with a very real idea of who can give you what, when, and in what time frame.

Mayor Kinnally: Jerry has a proposal on term limits. My suggestion is that we put it on for a public hearing at our next regular Board meeting.

On MOTION of Trustee Quinlan, SECONDED by Trustee McLaughlin with a voice vote of all in favor, the Board of Trustees scheduled a Public Hearing for December 5, 2006 at 8 p.m. to consider a local law to establish term limits for the offices of mayor and trustee

Trustee Swiderski: In the tedious, never-ending VOC, it is Thanksgiving so I guess it is something to be thankful for. Last we left this, the judge had rejected our request to join the second Bernstein suit against Greenburgh on the side of the Town, saying we had a right to have an opinion in the challenge to the Finneran law, which the second Bernstein suit does. We have finally had our first victory in awhile. The appellate court has stayed the judge's motion, and we hope in due time will allow us to join the suit.

ADJOURNMENT

On MOTION of Trustee McLaughlin, SECONDED by Trustee Swiderski with a voice vote of all in favor, Mayor Kinnally adjourned the Regular Meeting at 10:40 p.m.