

**VILLAGE OF HASTINGS-ON-HUDSON, NEW YORK
BOARD OF TRUSTEES
REGULAR MEETING
OCTOBER 17, 2006**

A Regular Meeting was held by the Board of Trustees on Tuesday, October 17, 2006 at 8:05 p.m. in the Meeting Room, Municipal Building, 7 Maple Avenue.

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

CITIZENS: Twenty-seven (27).

DISCUSSION - Waterfront Infrastructure & Existing Buildings/Hutton Report

Dave Kalet, ARCO Remediation Manager: I would like to begin with the formal written report we presented earlier this year in a PowerPoint presentation. We have gotten some comments back and we will take into consideration those comments and present the study by the people responsible for putting it together.

Parsons is our primary engineering contractor for the project, and Parsons helped us find a firm, Hutton & Associates, to do an evaluation of the buildings. I would like to introduce Ray d'Hollander, main project manager from Parsons, who helped us put together a scope of work, and Ernie Hutton, who performed this evaluation. We did a proper peer review by Parsons to make sure that we covered the scope. We have some questions and we need some input from the community at the conclusion of our presentation.

Ernie Hutton, Hutton Associates: I am a former partner with Buckhurst Fish Hutton & Katz. We have done work in the New York area, and have a background in both preservation and urban planning/urban design on a number of projects. Our team included an architect, a specialist in historic analysis, an engineering firm, and structural engineers, so we could look at all the aspects of the structure, preservation, and evaluation as asked by Parsons and Atlantic Richfield.

Our task was to look at the water tower, Building 51, and Building 52, in terms of four aspects: to do a review of their reuse potential, especially as it was looked at in the past, to see what assumptions there were in that regard; to look at the historic importance of these structures; to do a condition assessment from the structural engineering point of view; and to look at all those aspects with reference to their remediation impacts on the site

A number of studies have been done on the site over the last 30 years. Most were done at a time when there was not an understanding of the remediation needs. There are a number of reuses of similar old factory sites, up and down the Hudson. Potential uses that have been talked about range from public uses like museum exhibition space, recreation uses, commercial uses like retail, festival market, trade shows, antique center, water-related uses, parking, or even warehousing. We have not studied the uses from the perspective of a developer. That is a later stage of work, but these are some of the things that people have talked about should the buildings be available for development. The site's history goes back to 1907. There was not even any land under where the buildings are now. That was water, and the buildings were built right before 1924, which is the next map you have here in which the buildings were built on landfill. You also see the water tower, which appeared sometime just prior to 1924. This was when the site was the brass works. By 1955 it had been the Anaconda wire factory, and other buildings had been added adjacent to it on the site.

The eastern section of Building 51 has a wooden roof and is considered earlier than the western part. Both buildings had many more windows than they have now. They have all been blocked up. Building 51 had an upper clear story that had a rack and pinion mechanism to open and close the skylight. Building 52 has the saw tooth skylights, which are now blocked off so that it is very dark. Each of these buildings is typical of early 20th century factory buildings. They are not expressly historically significant, but they are typical of buildings up and down the Hudson. The water tower is a focal point for the community. When they think of the waterfront, people think of the water tower as a magnet for their views.

There was a finding by the state historic preservation office in 1988 that the buildings do not meet the criteria for the national register, so they do not qualify as historically significant structures. But we should not overlook their significance locally as industrial resources, examples of the industrial heritage up and down the Hudson which is disappearing now. The challenge, if it is feasible, is to identify ways in which potential constraints to reuse can be overcome. Those constraints are building and soil contamination, obstruction of views, the impact on the scale, and the cost of rehabilitation. The issue is that the remediation impacts we found, even more so than in the report, the most recent information is that these remediation impacts are increasingly severe and we are going to have to make some hard choices as to preservation priorities on the site.

We also looked at it from the structural engineering point of view. Building 51, for instance, is made up of long-span steel trusses. At the eastern end it has wood rafters that are quite deteriorated. Part of that building has had to be blocked off. On the western end there are concrete planks. It is in a little better shape. But unfortunately, the western end is where the remediation will have the most impact on the potential of that site. Other things would need to be repaired on the buildings. There are cracks within the piers. There is steel delamination. The steel is pushing the brick piers out from the wall. There is evidence of wicking action, which is drawing moisture up from the soil into the interior walls and making those deteriorate. In terms of repair on the east end of the building closest to the Village, we need to totally replace the wood rafters and planking because of their damage right now

Trustee Swiderski: You say cracks within piers. What is a pier in terms of the building?

Mr. Hutton: The piers are the columnar structures that include the steel that holds the building up. They are surrounded by brick, for the most part, and there are some cracks along them. Some of these cracking things come from weather, the age of the building, and spalling that has happened along there. We have made some ballpark repair costs for Building 51 of \$1.5 million. That is not to repair it so you could begin using it immediately. That is to repair the building so that it could be turned over to someone to begin a process of renovation. It is to give you a shell for the building. To just stabilize the building, get it to the point where it ceases to deteriorate any more, is a lesser number, still a very big number, of \$700,000.

Building 52 is the building that is parallel to the railroad tracks and the river that you see more of from the Village. That is the long span, the saw tooth truss structure that had skylights within it. The buildings are very dark right now. They are brick masonry bearing walls with buried steel columns. An adjacent building right up against it was demolished. That caused some damage to the facade, as well. In general, the building is in fairly good condition. But there are cracks and evidence of, again, steel pushing the brick piers out from the wall and so on. The interior concrete block wall has a diagonal crack in it, and that is one of the things that holds up various parts of the internal structure.

In terms of the repair there, similar to Building 51, wall and pier repairs on the west side of the building. There is the damage from the adjacent building. We would need to cordon off and repair the parapets to get rid of the other issues. The ballpark repair cost to give you a shell that you could begin working on is approximately \$1 million. To stabilize the building only, to keep it from further deteriorating, is \$500,000. And again, there are order of magnitude costs at this stage.

Finally, the water tower. We feel it needs a more detailed survey, but it has been looked at by some of the Parsons engineers. We feel that it can be saved by taking it down, because it is in the path the digging that has to be done for remediation, fixing it up, and putting it back in one of various places on the site.

We have to look at this in terms of compatibility with the main thing that is being done on the site, the remediation. The remediation will dredge up the PCBs that have filtered through the site, taking up soil to a depth of 12 feet on average. This shows the area around buildings 51 and 52 that have to be taken up and the soil removed. There are isolated places that you see outlined in blue, some of which are inside the building, that also have to be removed and remediated. There are some real concerns about how that remediation is going to affect especially the western edge of Building 51, the southern portion of Building 52, and the northern portion of Building 52. Those areas are in question as to whether they can be kept. What that means is that you are left with only portions of the buildings. You want to maintain the accessibility into the site that you see in these dark arrows. One of the schemes from the regional plan association's proposal was to take a road through the building and take off part of the building. You want to maintain, as much as possible, views through the site, either from the site or from the Village, of the Palisades and the river beyond.

The conclusions that we have come to, and the options that they suggest, are the following. The water tower must be taken down for the remediation. The options are either to scrap the water tower or to restore it, store it, and re-erect it. There is a question as to where that might happen. Building 51, the west half must be taken down because of the impact of remediation, the eastern half needs some major repairs. The option there is to remove the entire building to try to save the eastern part, and the costs involved in that must be taken into consideration.

Building 52, we must remove the south and north portions because of the impact of the soil remediation. The options are to remove the entire building, to save the central section once you have removed the south and north portion. And then the other question is, where would the road go that goes through the site. Finally, the site itself is part of the remediation agreement. It is going to be raised five feet above the flood plane. Five feet of fill will be put on top of that. The question is the implications of the structural impacts of that five feet up against the walls of the building. You have to counter that with additional reinforcing or some other thing. That also means that inside the building the floor space becomes like a basement because the ground has been raised up five feet. The structural impact on the floors has to be taken into consideration. Finally, there will be an aesthetic impact of these raised elevations on the facades and the interiors. It is going to be a very different look.

We were charged with looking at the facts and presenting these in such a way that we could begin to look at these options, and this begins to raise some developmental and strategic questions both for our client and for the Village that Dave is going to talk to.

Mr. Kalet: This gets us to the point where we need some input to make some decisions on the next step. What we have put together is a timeline in terms of where we are right now. We are at structure preservation, evaluation, and presentation.

The next step is removal of all asbestos and demolition of structures of non-interest, about seven buildings: building 22, the rest of 15, 22-C, 57, 72, 72-A and 51-A. We do have a little time to think through what we want to do with 51, 52, and the water tower, but that is not to say that there is not work to be done. Once we complete that scope and remove those we are going to find ourselves about a year from now budgeting and preparing work for 2008. We are starting a phase that we are calling site preparation in 2009, followed by some bulkhead installation and removal action. Our plan is to start looking at 2010.

Considering the overall schedule in this project, we need to get some input from the Village in terms of what to do with 51, 52, and the water tower. I want to make it pretty clear, Atlantic Richfield's objective in this project is to remediate the site. Certainly, we want to do it in a manner that is suitable for redevelopment. The question, really, before the community and for the Board is how realistic is it to save partial or relocated structures. It is a value judgment, and it is going to need some input from folks to help decide that. Some of the questions are going to have to be looked at: what potential developers would have an interest in relocating structures? Some developers do and some do not. What potential uses could those structures or partial structures have if they were, in fact, retained?

Finally, there has to be that question about costs and returns, risks and rewards. Even if you go through all this stuff, I would caution that there is no guarantee that they could be saved. This, to me, would be classified as a risky project. You may go through all of the stabilization repair, but when you are digging 12 feet next to a structure, it may end up having impact that we could not foresee, and during the remediation work may do further damage to those buildings and make it difficult, or maybe impossible, to restore and salvage them. So there are definitely risks in this project.

And there is really the question about financing. What type of private/public mechanisms would be in place? Who would ultimately take ownership and take responsibility to guide these things through to their use if, in fact, it is one that people would like to do? We feel in order to keep this project on track that we need to make these decisions about a year from now. A year seems like a long time. But in projects of this magnitude, that is a relatively short time frame. It is a value judgment and it is one that we as a company cannot make. We absolutely need your input.

Mayor Kinnally: What is the likelihood that BP/Amoco would fund the stabilization of the buildings?

Mr. Kalet: That is outside of the project scope and it is outside of my authority. That is always a question that I can raise, but we are funded for remediation work and for the scope of work that we have presented in our work plans and the orders that we have agreed to. At this point we want to work with evaluating these sites and structures. And we have a pretty good idea of what we have here, better than we ever had before, and there are some real challenges in front of us.

Trustee Apel: On the original stabilization and repairs, did that take into consideration half the buildings being demolished and then repairs, or is it either/or? I do not understand what the cost would be, then.

Ray d'Hollander, Parsons: We looked at the cost for stabilizing and repairing the entire structures because they would have to stand there for several years, even before the excavation started. We would not want to have portions of the building collapsing while other portions remained stable. If we did a piecemeal demolition of the buildings and then tried to stabilize and repair the remaining areas, we would have large areas that would be open to the climate, where entire walls would be missing, and the wind and the rain would penetrate the building. We would continue to see a lot of deterioration.

Trustee Apel: But even if you waited until the end, you are saying that they have to be stabilized now before the removal action. And then after the removal action is when you would take down parts of the building and then repair what is left? Is that the process?

Mr. d'Hollander: We have seen a fair amount of deterioration of the buildings over the last two, three years that I have been involved with the project. Some of that has been due to weathering. A little has been related to some of the demolition activities. We saw damage to a couple of the other buildings just from the investigation activities this summer. The opinion is that we would need to at least do stabilization work over the next year in order to keep these buildings at the point that they are at now and not have substantial further deterioration. If they are going to be standing for six, seven, eight years during remediation we would end up having to do the more significant repairs at that point in time to give them a chance at surviving through the remediation process. The portions of the buildings that would be taken out would get taken out probably early in the removal action. So those areas would not necessarily get the full repairs, but we would still have to stabilize them over the next year or two to make them safe for people to be working around them over the next four or five years.

Trustee Apel: So if I understand you correctly, you stabilize them first and then amputate them later? Why would you not amputate them in the beginning and then stabilize what you have left, and would that not be less costly to do?

Mr. d'Hollander: Because major portions of the buildings would be totally open, so we would end up with rain, wind, ice, snow, everything having free rein inside the buildings as well as out. Building 52, right now at least, has some semblance of weatherproofing to it. Building 51, half of it does, but unfortunately the half that would end up coming down.

Trustee Apel: So at this point there is no way to figure out a different cost here. Because it seems to me it is stabilization of the entire building and then repairs later, and then take off the parts you do not want and then rebuild it.

Mr. d'Hollander: There is a good chance that the repairs we would do to portions of the buildings would end up standing during the removal action. Part of it depends on how long the buildings will stand over the next several years. Right now, that schedule assumes that we get an agreement with OU-2 and that things move along at a fairly good clip.

Mr. Hutton: The question we are trying to put before ourselves and the Village is, are the buildings worth saving? Is it worth spending X amount of money on buildings that eventually there will be no use for? And how do we determine whether there will be use? Are there developers that see the opportunity in these buildings? Are there potential uses for the buildings? Should substantial money be put into preserving these buildings if it is still unclear whether there is return to be had from the buildings from the development point of view?

Trustee Apel: Would one put out a call to developers now to find out if they would be interested and what would they be willing to do?

Mr. Hutton: Finding out in the next year, trying to get expressions of interest from private developers, is one of a number of approaches that might be taken.

Mr. Kalet: We can make some technical resources available to help folks make an informed decision. But when you talk about what something is worth and what the value of it is you are starting to get into opinion areas. Scientists and engineers are probably not the right people to give you that type of approach. It has got to be more visionary in terms of what is the future value of something. It depends upon the stream of income that this thing derives. And sometimes it is non-tangible income. I am willing to put money in it and I realize I am not going to get any money back, but I feel it has that kind of value.

I cannot provide those answers for the future because that is more of a local taste and preference issue. But we can help with our knowledge of what we know of the site. There are very serious dollars involved in just stabilizing these buildings so they do not deteriorate further and make it impossible for them even having a chance of being reused. To maintain any building you have to put maintenance dollars in all the time. We spend a significant amount of maintenance dollars on the site as it is. I want to stress it is risky and there is no guarantee of the future. Understand there are a lot of dollars to try to preserve these things. And whether or not that is a worthwhile decision, we need some input. Potential developers and users would probably give a better answer than we could.

Trustee McLaughlin: Last Tuesday night we had an untelevised work session. The Board sat here with maps and a plan of the waterfront and talked with some of the folks from ARCO brainstorming about possible future uses for those buildings. I walked out of that meeting a lot more optimistic than I feel right now. One of the things we talked about was the possible reuse of Building 51 as a parking garage, and now I am wondering if the condition of the building is so bad that we cannot even think about that.

Mr. Kalet: These are relative things. I will caution you: when you ask an engineer can something be saved, hold on to your wallet. Is it worth it for a structure to be used as something? You have to do an economic analysis and take a look at what the stream of cash flows are. Critical to all that is financing. It takes some effort to figure out are the grants available, what kind of funding, how many years is this structure going to sit before there is a stream of revenue.

Developers are a lot better qualified to weigh in on those things. Engineers and architects and planners can help guide a reasonable discussion. But when you start going down that path you are talking about commitments. Commitments cost resources and money because you are tying things up that could be used for something else. You hear me saying these are serious decisions and they require a lot of careful thought. You need to get the right people involved to make those decisions.

Mr. d'Hollander: Last week you were looking at potential uses and what they might return. Tonight we are focusing more on the costs. What needs to be done in the next year is to balance these costs with the potential returns.

Building 52 now is being used for parking, with covers on cars. However, there has not been a lot of maintenance to the structure since the 1970s. You can think in terms of your own houses, what they would look like without new roofs, no painting, no caulking, none of those types of things for a period of 30 years. We are really starting to see some deterioration occurring. That is part of what is prompting these presentations at this point.

Trustee Swiderski: Regarding 51, there is something sad about a building whose worse half is the half that will be left. Fifty-two had intrigued us because even with the deterioration it is a large solid structure that we could foresee as a parking garage or whatever. It failed to come up last week that there is remediation under the northwest corner and the southern end. That sort of remediation, I am assuming, is destructive. You cannot do it without whacking away at the floor. Within the realm of sub-\$10 million I am imagining you are correct in saying that that part of the building has to come down.

Mr. d'Hollander: It would be finally difficult, expensive, and time-consuming to do that inside the structure. We are looking at doing that work a number of years from now, so there is the question of what the structural condition would be like then. We also have some safety issues when you start doing all of that work. Are you going to be bringing a wall down on top of someone? Some of the things we have discussed are taking all the masonry brickwork down, taking the roofing system down and getting it down to the steel frame, if somebody wanted to go in that direction.

Stuart Cadenhead, 5 Valley Place: I just arrived, so I am not aware if there was any discussion of the damage that was done to the buildings during the demolition process.

Mayor Kinnally: It was mentioned, without elaboration.

Mr. Cadenhead: Does ARCO want to offer any comment on that?

Mr. d'Hollander: When you are separating buildings it is not a surgical procedure. Although we were careful in snipping things before separating, there are certain tie-ins between buildings. Sometimes, where a roof structure touched the other structure where the flashing was put in, it tugged on bricks, it tugged on steel and it caused some cracks to occur. I have a picture up here. This is the back side of 52; there was Building 53 and 52-A that were butted up to it. They were separate buildings, but then somebody connected the alley with a roofing system. This was a piece of channel iron that helped make that connection so there was some kind of a roofing system. When you do a demolition you disturb some of the brick. In the case, you have a brick that is hanging with nothing below it. The type of repairs that Hutton is talking about is to put some mortar in to stabilize them so the brick will not continue to pull. Does that fix the problem for redevelopment? No, it does not.

Mr. Cadenhead: Have you broken down the expense in terms of just doing the repairs that Hutton recommended be done before the winter, or are you looking at it as a lump sum?

Mr. d'Hollander: We certainly looked at those that would cause immediate danger. We do not want somebody doing maintenance and have something fall on them, so we will address those. Some of these appear to be fine, so for the immediate term you do not have to do a repair. But that is where the recommendation goes. You want to stabilize some of these other things, you want to think about doing that. We cannot really tell you when, but when you start seeing cracks and things falling, then it becomes more of an immediate concern. The cost estimates we have put together were scoping estimates. These are engineers' estimates based on estimating tables and their judgment. Most of the time they vary plus or minus from actuals when you get a bid. It depends on the time of year, are contractors busy, and sometimes things you just do not see when you are putting a bid together. All those influence ultimate costs.

Mr. Cadenhead: There are also some freeze/thaw issues and some exposed steel issues, both of which Hutton & Associates recommended be dealt with before the winter sets in.

Mr. d'Hollander: And we have. These are judgment matters. You look at things constantly, and if you see something bowing or something we will do something with it. A lot of the steel on the back side, there are a lot of things hanging. We have spent a lot of effort this summer cleaning things off, so a lot of these hanging pieces have been taken care of. There is an alleyway between 52 and the bridge that you could not even see there. It has literally taken the summer, very carefully pulling the weeds out, making sure it is safe to get in there and pull things apart.

There is a lot of debris and unused things left over from the historic use of the building. We are constantly trying to open things up, clean it. Our focus is on security. We are very concerned, we know how curious children can be. So we have done a lot of work with lighting and fencing, and it continues to be our main emphasis to keep an eye on things and try to keep it so that people inadvertently do not get into trouble by their own curiosity.

Mr. Cadenhead: You had mentioned something about looking for grant money. The Friends of the Historic Waterfront are looking into getting these buildings on the National Register of Historic Places. Is that something that ARCO would be in favor of or support?

Mr. Kalet: It is a complicated thing, and sometimes you need to be careful what you are asking for. I am going to be with this project as part of the remediation side. I do not get involved in ultimately where the real estate goes. But people need to think through these things carefully, because sometimes they are easy to get into and they are very difficult to get out of; you need to really think about the long-term approach. This is a valuation issue. It is hard for me to make that call.

Mr. Hutton: That is a difficult call. As I said, the buildings had been looked at in 1988 in terms of the National Register and determined by the state historic preservation office not to be eligible.

Mr. Cadenhead: Do you know why?

Mr. Hutton: It was a determination that was made and seconded by the Village Board in 1988.

Mr. Cadenhead: But according to the report, there is no documentation of why that decision was made.

Mr. Hutton: We did go to Albany and speak with people, and there was not any detailed documentation.

Mr. Cadenhead: My understanding is, nine times out of 10 it is because the owner was unwilling to have it so designated.

Mr. Hutton: Getting a designation like that may work against the reuse of the building. If it means that the building has to be preserved in a certain pristine manner or certain character it may make it very difficult, if not impossible, to get developers to come in to reuse the building.

So you might end up saving the building, but spending a lot of money and having no use for the building. That is a consideration you have to keep in mind. Sometimes doing adaptive reuse to buildings is best done by someone who has a very good historical sense, but not under the duress of regulations or guidelines that might prevent that reuse from happening.

Jim Metzger, 427 Warburton Avenue: Has any detailed investigation been done into the structural condition of the subsoil conditions on the buildings? They are built on fill, and you mentioned several times that there are long diagonal cracks running through some of the intermediate walls. Those cracks, from my experience, tend to be from settlement. Do we know what the subsurface is in these buildings, and after we restore them are we going to end up with settlement cracks down the road?

Mr. d'Hollander: We believe that the buildings are founded on pilings, probably timber pilings that were driven a long time ago. At this point we have no information as to the condition of the timber pilings. Typically I would not be too concerned about the deeper portion of the timber pilings, but that upper three to five feet below the foundation level I would not want to hazard a guess as to the condition. We have found very large voids underneath some of the slabs of some of the buildings that we have demolished, including areas adjacent to Building 52. We do know why we have those voids. We do not know if they are remnants of old ductwork or equivalent underneath the buildings, or if they are erosion or settlement. On the whole, while we are seeing some diagonal cracks, for buildings that have been standing there for three-quarters of a century I would say the foundations have held up very well. Whether or not they will stand for another three-quarters of a century I would not want to hazard a guess.

Mr. Metzger: That is a cost that has not been factored into anything we have seen, something we need to keep in mind. I do not know how we go about investigating that, but before we make any permanent decisions we need to figure out what that is. For Building 51, because of its orientation, the facade is the most important part of that building. One of the things we may want to look at is saving that facade for historic preservation and building a new building behind it. Whether it is a parking garage or a through road, it might make a nice entry onto the site. Saw tooth buildings, I have a soft spot in my heart for early industrial architecture. If anybody has been to the DIA museum [in Beacon, New York] you understand how incredibly wonderful those spaces can be. Instead of having developers at the top of the list to investigate this, we should be looking internally at potential uses, costs, and what it means to us as a community to preserve these. Then we can try and find developers who can help us solve those problems.

Danielle Goodman, 28 Ashley Road: Stuart and some other residents have spent a lot of time and have a lot of knowledge about this. It seems like a big undertaking to collect information and make a decision within a year. You all have so much to do and so many things on your agenda, did you consider convening an advisory committee of citizens made up of architects? We have a lot of people in this community we could reach out to. I have not discussed this with Stuart, but he and Doug Alligood have spent so many hours. They could be folded into any planning processes and other things that are going on in the Village. Developers would be the last thing on my list to go to. But if I did, I would reach out to those that have a history in archeology, urban renewal, or preservation. The one thing that concerns me, and I love Jim's idea about saving the facade, is there are so many developments on the waterfront right now that are going to look like Disney-manufactured villages. We have such an opportunity here to look different and to be steeped in our roots. Hastings was an industrial town. I see a film studio in that building.

Mayor Kinnally: Tops on my list for that committee would be someone who could bring money to the table. Seriously.

Douglas Alligood, 157 Rosedale: I read the report, and it sounds from your presentation like the buildings are in imminent danger of collapsing. Any wall, any digging, anything that is going to happen, it sounds like a horror show. But I found portions of your report very favorable in terms of the potential impact of the historic character. The existing buildings, whether you saved a facade, whether you were able to save a portion of them, that was contained within the report and this presentation would have been better served if it contained some of that information. I would hope you could speak to that when I am done.

We are talking about value in terms of dollars and developers. The value should also be considered in terms of the value to the community; the type of community that we want to have, and expressing what those buildings represent in terms of character that is special and unique. And nobody is talking too much about the water tower anymore. That should not be lost in the mix.

Mr. Hutton: Those are very eloquent comments. In our report, you are right, we did talk about what the potential value of the buildings could be to the community. Apparently the discussion you had last week about potential uses and so on, that is how those values could get translated on the return side or the revenue side.

What we were talking about to some degree tonight was just the need to balance that with some understanding of the costs, and to try to put forward to you the decision that needs to be made: how to balance those costs and those benefits to the community, and whether they are quantifiable or qualifiable. Somehow a decision has to be made as to how to achieve what you want to achieve. Especially if it costs a certain amount of money, where the money is going to come from. Primarily that comes from understanding what the balance is between the cost and the benefit.

So I agree with you. I think the buildings are very beautiful examples of industrial buildings even if they are not eligible for the National Register, but only if they can be reused and made sustainable. How you can make them sustainable is by finding some use that can go into the building that is compatible with what the community wants to see. That is essentially what we are putting before you now. How can we define a process by which we define what those uses are?

Mr. Alligood: In 1988 there were probably several more buildings of this type dotting the Hudson River than there are now. There are many stories of these buildings being taken for granted and torn down and turned into Disney reproductions of a past that once may have existed, or maybe did not, or what we think it should have looked like. Here we have it, and maybe the historic preservation value of those buildings cannot be measured in terms of the National Historic Trust, but it could be measured by what the historic value is to our town.

Mr. Hutton: I agree, but it still comes down to the challenge of how to make this work. If this is something you want to do for your community, where do the dollars come from; if there are subsidies or incentives or assistance that is needed, can it work?

Trustee McLaughlin: I am under the impression that we do not have a historic preservation committee. Am I right on that?

Mayor Kinnally: That is right.

Trustee McLaughlin: The Hastings Historical Society has got to be head and shoulders above any other local historical society I have ever seen, and people in the Village support it quite ardently. It would seem that a historic preservation committee should be something that we think of very closely. I was going to suggest something of the sort later on in the meeting anyway in terms of economic development, but the waterfront is certainly one place to bring such a committee's thinking to bear.

BP, your parent company, is the green company. I cannot imagine that there is a BP remediation site anywhere in the world that can boast what we boast, that we are on a major beautiful river across the river from a national park of great beauty. We are in full sight of where the Twin Towers fell. And we are in a place that is not only tourist land but New York City commuter land. BP could not ask for a more visible site to treat with great care and put money and attention into.

Mayor Kinnally: We will continue discussing this. The clock is ticking. September, 2007 is rapidly approaching, and we will follow through on this. If anybody has any information or suggestions, we are more than open to them, and we will take up consideration of that committee and volunteers. Anybody watching this who has a lot of money, please let us know.

APPROVAL OF MINUTES

On MOTION of Trustee Swiderski, SECONDED by Trustee McLaughlin with a voice vote of all in favor, the Minutes of the Public Hearing of September 19, 2006 were approved as presented.

On MOTION of Trustee Apel, SECONDED by Trustee Swiderski with a voice vote of all in favor, the Minutes of the Regular Meeting of September 26, 2006 were approved as presented.

APPROVAL OF WARRANTS

Multi-Fund No. 22-2006-07 \$ 3,427.12
Multi-Fund No. 23-2006-07 \$178,200.17
Multi-Fund No. 24-2006-07 \$ 5,800.00
Multi-Fund No. 25-2006-07 \$ 61,002.61
Multi-Fund No. 27-2006-07 \$193,476.36

80:06 - AWARD OF BID STREET RESURFACING

Village Manager Frobel: The Village recently went out to bid for our annual road resurfacing program. We ran by the Trustees a list of streets that we were hoping to include in that scope of work this year.

Bids went out, we were able to attract three contractors. Prices by some standards were not too bad. I had indicated I thought they would come in around \$70 a ton for asphalt. They ranged from \$70 a ton a high of \$88 per ton. We are recommending the low bidder be awarded the work. We have used him in the past.

But I would like to point out that the list of streets included two sections that were of concern to us, because they are adjacent to schools. Given the timing, we felt it was in our best interest to put off doing those streets at this time, but to do them early next summer. We want to eliminate Mt. Hope Boulevard from Farragut to Rosedale and School Street, with the promise that we would do those in July or early August next year. We would not forget those streets, by any means. We were hoping to convince the contractor to either do the work on a weekend or on the Friday of Veteran's Day holiday. We have not gotten an answer from him yet. But I would rather not try to do it on one day. If there is bad weather that day we would not be able to accomplish it.

If you would support this, we would like to substitute two streets: the entire length of South Clinton and the entire length of Hollywood. Those are two roads that would have made the list year if funding permitted, so we would like to substitute those with the understanding that next year we would go back, at a minimum, and do the Mt. Hope Boulevard section and School Street.

Trustee Quinlan: Could you explain to me again why, other than are you worried about the traffic at the school?

Village Manager Frobel: I am concerned that given the amount of traffic in that area, trying to block off that street for any length of time from Monday through Friday would be chaotic. There would be just too much inconvenience to the community. The weather is too unpredictable to try to convince the contractor to do it on the Friday of Veteran's Day holiday, where there are no classes, and into the weekend. I have not even talked about the overtime cost if he would agree to do it on the weekend or the holiday.

Trustee Quinlan: I understand that, but are we going to commit tonight to doing those two streets as soon as school ends?

Village Manager Frobel: It was part of next year's program.

Trustee Quinlan: And what guarantees do I have? Because this is the first I have heard of this, that we were going to put off the repaving of those two streets. What guarantees do I have that they will not be put off again?

Village Manager Frobel: Only our word, and the recognition that they are in need. We have recognized the need and we fully intend to do it. You have supported a multi-year program of road resurfacing. We had the authority to borrow the money to do a program next year and the following year.

Trustee Quinlan: So my question is, why can we not commit to do it tonight?

Mayor Kinnally: To do what tonight?

Trustee Quinlan: Do the ones you are taking off the list: School Street, and Mt. Hope from Farragut to Rosedale. What is preventing us from right now saying that we are going to do those when school ends so that we do not have to worry about who said what, where?

Mayor Kinnally: We are not going to do it when school ends. We do it when we have the next paving.

Trustee Quinlan: Which is going to be when?

Mayor Kinnally: We usually do it toward the end of the summer.

Trustee Quinlan: I still have not gotten an answer to my question. Why can we not commit to do it tonight?

Mayor Kinnally: We can put them on the list. I do not know if we can bind the Board next year.

Trustee Quinlan: Well, if we vote to do them in June or July, then it is done.

Mayor Kinnally: We cannot vote to do them in June or July because we do not have the money.

Trustee Quinlan: So then there is really no commitment because the money could disappear.

Mayor Kinnally: No, those are two different things. There is a difference between voting and the Board saying yes, we are going to put it on the list for next year.

I do not have any intention of saying we are not going to have those streets done, but I do not know if we can vote to make sure that they are done next year because we do not have the financial component to commit to doing that next year.

Trustee McLaughlin: But Mayor Kinnally, do we not vote all the time to commit future Boards to various courses of action?

Mayor Kinnally: No, not that I know of.

Trustee McLaughlin: For instance, if we create a new committee, in a sense we are committing the future to having that committee.

Mayor Kinnally: No. A new Board could say we do not want that committee any more. I do not know if it is necessary. We will get a sense of the Board tonight that if we cannot do it this year that we will put it on the list for next year.

Village Manager Frobel: I certainly have the directive.

Trustee Quinlan: But my understanding the last time we discussed this was that those two streets were going to be done.

Mayor Kinnally: There is no question about it, but the practicality and the logistics of doing it this year is that because of school we probably will not be able to do that. We cannot shut down those streets at schooltime.

Trustee Quinlan: I understand that, but I do not understand why we cannot commit to do it next year when school ends.

Mayor Kinnally: I think we can. We can say the sense of the Board is that we will put it on for next year.

Trustee Quinlan: But we are not going to approve it tonight. We are going to approve all the other streets.

Mayor Kinnally: Right, because we are approving it based upon the financial commitment we have for this year. We do not have a budget for it for next year. That is the only impediment that I see of doing it. But is there anybody on this Board who does not want to see these streets added to the list for next year?

Trustee Swiderski: Nope.

Trustee Quinlan: I am surprised and disappointed. This is a complete surprise to me. Right now, this minute in time, the two very important streets that I thought we committed to repave have just been pulled off the list.

Village Manager Frobel: This is my recommendation. We went out to bid intending to do those streets. But given misgivings over the last several days, I am wondering if, from a management point of view, it makes sense to embark on that now. I am concerned, and I did not really think of it or appreciate it when we developed this list and gave it to you in August.

Trustee Swiderski: If we tear up those streets during school time, the grief we are catching over Boulanger Plaza will seem like a Boy Scout party compared to 500 pairs of hands, including my own wife, descending on my back for tearing up those streets during school time.

Mayor Kinnally: We have problems with the buses, too.

Trustee Swiderski: It would be not a good thing. I am happy to commit the Board, the sense of the Board, and vote that this be done in July.

Mayor Kinnally: It is not a lack resolve on the Board's part. The Manager brought it to my attention. He said we may only be able to do this on Veteran's Day. I said to him, Veteran's Day is a Friday, we might be able to do it. But look at today. We got half a day in. You start the project, and if you cannot finish the paving I do not want to have that street shut down for any length of time.

Trustee Quinlan: No, it is not the timing that I am dismayed about. I understand the timing perfectly. I do not want the streets ripped up during school time. But the problem is that what this Board says tonight, without a sense of commitment, can completely change by the end of next year. Everyone will just look around and say, we changed our mind, or we cannot afford it.

Mayor Kinnally: Jerry, I get a sense of commitment on the part of the Board. Nobody is saying they do not want to do these streets next year.

Trustee Apel: Can we take those two streets with the money from this year, and say we are going to do it July 1? Or must it be the money as of July 1? We could say there is a contract, but you will do this part here next July 1.

Mayor Kinnally: No, the contractor will not commit to that because of the cost of labor and the cost of materials and everything. And they are not going to come back to do just two streets. When they mobilize, they mobilize. So what is the pleasure of the Board, or displeasure of the Board?

Trustee Apel: I think we have to go with the recommendation of the Village Manager. And yes, we would love to do it all around the school, but we cannot do it. We have schoolchildren and cars.

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

RESOLVED: that the Mayor and Board of Trustees award the bid for street resurfacing to Canal Asphalt, Inc., Mt. Vernon, New York as follows:

TOP:	\$70.00/TON
MILLING:	\$3.20/sq. yd.
MANHOLES:	\$420.00 each

for a cost of \$178,605.65 to be paid from bond proceeds and/or general funds.

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

Trustee Swiderski: I recused myself because I live on one of the streets to be paved.

Mayor Kinnally: For the record, the sense of the Board is that we will put Mt. Hope and School Street on next year's list.

Trustee Swiderski: Absolutely. But we need to make a decision earlier in the year, so that the work can begin in July.

Mayor Kinnally: Part of that has to do with the availability of the contractor and part of it has to do with trying to avoid the very hot time of the year in putting down asphalt.

Trustee Swiderski: We still want it done before the beginning of the school year.

81:06 - ESTABLISHMENT OF VILLAGE ARTS COMMISSION

Trustee McLaughlin: We have had a lot of discussion about this, everybody seems happy, I am delighted that it is here, I move its acceptance.

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

RESOLVED: that the Mayor and Board of Trustees establish a Village Arts Commission, consisting of seven (7) members serving staggered five (5) year terms (one for one year, two for two years, two for three years, one for four years, one for five years), to be appointed by the Mayor with the consent of the Trustees.

Such Commission shall report to the Village Manager and shall assist the Manager in fundraising for support of its work. It shall promote and stimulate interest and participation Village-wide in arts events in public venues. It shall work not only with the Village but with the schools, private corporations and individuals, and other community groups.

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

82:06 - GRANT AUTHORIZATION-URBAN & COMMUNITY FORESTRY PROGRAM

Village Manager Frobel: The staff has become aware that the state is offering a program for urban tree planting.

Angie, the Village Planner, and Mrs. Trautman had quite a bit to do in putting this together for us on short notice. We are looking to make an application for a grant of up to \$7,500. That would be matched with local money and in-kind staff services. This will enable us to plant a number of trees throughout the Village. Although we have not committed firmly to all the locations, we are looking at the Cove, along Maple Avenue, Villard Avenue, and Warburton Avenue.

Trustee Apel: How many trees do you get for that amount of money?

Village Manager Frobel: We are thinking they are in the vicinity of about \$1,200 apiece. We are looking to do some of the planting ourselves, rely on some local talent and skills. But we are hoping to make some real improvements. There are a number of areas where trees need to be replaced. In my capital improvement budget I want to look at a five-year program where every year we commit to replacing trees as they become diseased and removed. This is a start of what I would like to see continue.

Trustee McLaughlin: The trees that grow on lower Main Street have little teensy leaves, and are a real problem for the merchants because they are so small they blow in under the doors. As much as one tries to sweep one's walk, they pile in drifts and they come back and back. I would urge that we not get more of those trees.

Mr. Metzger: I have been coming before the Board for seven years and I do not think I have asked for anything for my neighborhood before, but I am going to ask tonight. We just had an entire hillside of trees cut down at the affordable housing project, and a number of trees on my area of Warburton Avenue have been cut down over the last several years due to disease. I would love to see some of those trees replaced, if at all possible.

Mayor Kinnally: My thanks to Joanne Trautman for coming up with this and urging it to be adopted by the Village, and also doing a lot of work on it meeting with the Manager and with Angie.

On MOTION of Trustee Apel, 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 file an application for 50% matching funds in an amount not to exceed \$7,500 with the New York State Department of Environmental Conservation (DEC) under the Urban and Community Forestry Program for planting of new and replacement trees in Village neighborhoods and upon approval of said request to enter into and execute a project agreement with the DEC for such financial assistance.

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

83:06 SCHEDULE PUBLIC HEARING-ZONING CODE AMENDMENT AND REZONING OF PROPERTY

Mayor Kinnally: The rezoning of property at 9-A and Holly Place is under Board discussion and comments on the agenda, but we will be entertaining a resolution to schedule a public hearing tonight. At our last Board meeting an application was filed by Mr. Tarricone. There were questions raised as to whether the application should be modified in scope because not all the people who were affected by this application signed on to it. We suggested that counsel review the application and re-file.

Robert Davis, Counsel to Applicant: In deference to the hour, we will not be making a presentation this evening. But I wanted to bring to your attention that, as you alluded to in our last session, our petition was for the rezoning of the entire 2-R neighborhood on the easterly side of the Saw Mill Parkway. In deference to the Board's comments, and members of the neighborhood and the public, we have scaled down the proposal so that the rezoning request now reflects only the properties of the actual petitioners. There are eight properties in question now, not the entire neighborhood. It is the relatively small area that pretty much borders the Saw Mill River Road and not the interior portion of the neighborhood. We have submitted to you some revised binders. You received a summary of some comments that I had made at the last meeting, and addressed a couple of the comments that had been made in summary outline form.

I also will give to Ms. Maggiotto a copy of the comments which Mr. Tarricone would have made this evening. But in deference to the hour, and the Board's agenda, all that we need to accomplish tonight is to ask that you please schedule a public hearing in accordance with your local law.

Mayor Kinnally: The parcels that are being discussed front on Saw Mill River Road and are both immediately adjacent to the south and north of Holly Place.

Mr. Davis: That is correct. Pretty much center around the two corners of Holly Place and Saw Mill River Road.

Mayor Kinnally: This application has to be referred to the Zoning Board and Planning Board. My suggestion is that we have the report and recommendation of both of those boards before we hold the public hearing. My suggestion is that we put this on for a public hearing for our first regular Board meeting in January, January 9.

Trustee Swiderski: That is with the assumption that we will have a report back from Zoning and Planning before that date?

Mayor Kinnally: Yes.

Trustee Apel: Could we say subject to?

Mayor Kinnally: We will revisit it. If it is not going to be forthcoming, and I hope we will know that by our second meeting of December, we would amend this resolution.

Mr. Davis: The law also requires that the report be forthcoming prior to the end of your public hearing so that even if you started a public hearing you could hold it over to hear the reports.

Mayor Kinnally: I understand. But it would be better if we had the report and recommendation before we go into the public hearing.

Village Attorney Stecich: Also, the Board has to declare its intent to be lead agency. Actually, you have to be the lead agency because you are the only one that can make a decision.

Mayor Kinnally: Do we need to do that tonight?

Village Attorney Stecich: No, but I do not want to lose track of it because you are supposed to do it within a certain number of days of having the EAF. You can do it at the next meeting.

Gjoke Perpepaj, 41 Marion Avenue: I am not sure what is going on on this whole thing. I would like to know what he is planning to put there.

Mr. Davis: As we discussed at the meeting of the 26th, the proposal is simply a text change amendment to the zoning code. That will be the subject of the public hearing, along with a change in the zoning map. In essence, it is to change the several properties in question near Saw Mill River Road as opposed to the entire neighborhood, which was originally proposed, from a 2-R, two-family, residential designation to an MR-C designation which allows some very limited commercial uses. And also proposing a text change that under certain specified conditions, that essentially would be limited to only one of the properties as a practical matter near the self-storage, to allow as a permitted use the existing use of the self-storage which is currently located along Saw Mill River Road.

Village Attorney Stecich: Just one other thing that should be in the record. I reviewed all of the signatories of the petition that were submitted with Susan Maggiotto. We checked the tax map to make sure, in fact, we have the owners of all of the parcels. And where the names did not match the Village records, Susan called the Town and confirmed that those properties had changed hands. So it is clear that all of the petitioners in the area sought to be rezoned are applicants on this application.

Mr. Perpepaj: Is he planning on putting a house there?

Mr. Davis: There is no specific project under consideration. Any specific project, should any rezoning and any text change take place, would have to be formulated before the Planning Board and we are not at that point yet. He has indicated that if the rezoning took place he would like to expand the existing self-storage somewhat more or less along the corner that is right next to it on Saw Mill River Road.

Mr. Perpepaj: I am asking this because he led me to believe that he is planning on putting another two-family home there and I was one of the people who signed my name to that, and now you are telling me he is putting a building there.

Mr. Davis: I would rather not debate this. But whatever was the case with the last petition, the people who are petitioning now are simply those people whose properties they seek to rezone, and no other properties. I can say that at no time before this Board has anyone proposed any specific project, and certainly not a two-family home. But this will be discussed in great detail at the public hearing.

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

RESOLVED: that the Mayor and Board of Trustees schedule a Public Hearing for January 9, 2007 at 8:00 p.m. to consider the advisability of adopting Proposed Local Law No. 1 of 2007 amending the Zoning Code of the Village of Hastings-on-Hudson to amend the Multi-Family Residence/Commercial (MR-C) regulations to permit self-storage facilities on parcels greater than 12,500 square feet in accordance with specific criteria; and to rezone from Two-Family Residence (2R) to MR-C the following properties: 5-7 Holly Place, 33 Saw Mill River Road, 40 Edison, Holly Place & Edison, 9 Holly Place, 15 Holly Place, 1337 Saw Mill River Road, and 1327 Saw Mill River Road; and be it further

RESOLVED: that the proposed Zoning Code Amendment is referred to the Planning Board and Zoning Board of Appeals for advisory reports on the proposed amendment, and be it further

RESOLVED: that an Escrow Account be established to be funded by the applicant for payment of fees for professional services in regard to review of the Application for Zoning Code Amendment.

ROLL CALL VOTE	AYE	NAY
Trustee Marjorie Apel	X	
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: We had our bi-weekly job meeting on the Community Center today. We continue to make fairly good progress. Most of the HVAC materials have been installed on the second floor. The contractor is pleased with the progress thus far. Backfilling is done. Over the next two weeks we expect to see about 75% of the building enclosed. The windows have been ordered. They will go in after all the bricks are installed. Utilities are still being worked on. We had the water company there today. They will be back; they have got to make a slight modification. But on balance we have made pretty good progress. Although we have not changed the date, I would be surprised if we will be in there by mid-December. Substantial completion date was end of November, but I do not see that being reached. But again, we have not modified our schedule yet. We are going to have a new schedule developed within two weeks, but good progress.

Likewise we have made pretty good progress over the past two weeks at the parking lot. By closing it the contractor was able to accomplish much work. Weekends were spent putting down the pavers. Today we worked about half a day, although they continued to mill even though it was raining around noontime into the early afternoon. With some good weather tomorrow and Thursday I expect we will be ready to reopen by Friday

We have got some programs this weekend, very exciting for all of us, working with the Chamber of Commerce, along with our Parks and Recreation Department: our annual downtown window painting along with a parade and some activities for the youngsters, hay rides, petting zoos. We hope everyone comes down to the Village, does their shopping, and enjoys the outdoor activities. Ray assures me the weather promises to be good, so we are looking forward to a most enjoyable time.

Mayor Kinnally: Fran indicated that they were working on Boulanger over the weekend. I was quite surprised to see them on Sunday laying the brick at the entrance. I know Fonda is here from the Chamber of Commerce. Let me say that we have been in the middle of this. We have heard from the merchants, we have heard from the customers, loud and clear about displeasure of the parking lot, the time that it has taken. Right now we are ahead of schedule and our hope is to have the lot open this week. Final paving and striping would not be done right away. I have not gotten an update on that. But certainly when it opens this week it will be usable. There will not be any charges because we do not have any ability to collect any money there.

I fully appreciate the problems that have been experienced by the merchants, the hardship that the merchants and the customers have had to endure in that area. My fervent hope is that all of this angst is going to be worth it. The lot right now, the way it is coming together, is as we had hoped it would be. Tying in with the rear portion of the merchants' stores, with the wall that we redid at the northern end of it and with the bricking, it is stunning at this point. It is going to be a welcome addition to our downtown area, and certain to be a welcome mat for people coming to shop in the stores. My additional hope is that whatever inconvenience and loss of revenue has been experienced by the merchants over the last couple of months will be more than made up in this holiday season. It is going to be a feather in the Village's cap to have this area opened up to stimulate the growth of the downtown.

Fonda Lifrak, Vice president, Chamber of Commerce: Mayor Kinnally, I am glad to hear that you have heard our concerns loud and clear.

Mayor Kinnally: How could I not?

Nina Cangiano, President, Chamber of Commerce: Exactly. That is very good because I hope that we learned from this experience to communicate better and to make sure that the stakeholders in projects are folded in somehow. Like you were talking about scheduling the repaving of School Street and how you realized you could not do that when school is in session, we really should know in the future. If you are going to affect parking for major businesses we need to be folded in. So that is good news if we can learn that. I am glad to hear that the parking lot is going to be open on Friday because we are expecting hundreds, hopefully thousands, of people.

Mayor Kinnally: Communication: we are hoping it will be open on Friday. We are not committing to it. Communication is a very important thing.

Ms. Cangiano: If it is not going to be open on Friday we are going to need to know that, since we have our street fair scheduled.

Mayor Kinnally: As soon as we know, we will let you know.

Ms. Cangiano: Has the additional week of closure helped accelerate the completion date, or do we even have a final completion date?

Mayor Kinnally: The final completion date depends upon how you define it.

Ms. Cangiano: All the parking spaces that are going to be there are usable.

Mayor Kinnally: Even when we get the paving in and the striping done there may be some additional work that will have to be done as far as the lighting and putting up the meter station, things of that nature.

Village Manager Frobel: And the tree planting.

Ms. Cangiano: We talked about perhaps having to have an additional closure for paving and striping. We are asking that we try to do that on Monday when most of the businesses are closed.

Mayor Kinnally: As we discussed at our meeting last week.

Village Manager Frobel: We are aware of that sensitivity.

Mayor Kinnally: And that goes to the availability of the subcontractor.

Village Manager Frobel: And weather. They will not pave in the rain.

Ms. Lifrak: If it is not going to open on Friday let the merchants know so that they can make whatever plans they need to make for Saturday.

Roger Corey, Owner, Corey Glass: I have been in the Village for 32 years. What happened, happened. But you should look at a lot of things if this happens again. If you look at our Village, our community, that I am really proud to be in, we are half a pie as businesses. There is nobody coming across the Hudson River in a rowboat to do business at Corey Glass, Hastings Electric. Nobody is coming from east of Central Avenue that much to do business in Hastings. We do have a lot of business coming from the north and from the south, from Riverdale and the Bronx. You have to remember that we do keep this Village going pretty good and we draw people to come in. We want people to come to other places, new restaurants, whatever is open.

So it happened, it is over, but your next project if you could just remember because it did hurt a lot of us. People went to Dobbs Ferry to buy paint or to do picture framing. So that is important. I know, Lee, you have been in the Village a long time and it is a great village, but you hurt us. That was not intentional. But the next project, whatever happens, you have to look at the storekeepers. And if you look at the stores that are here in the Village, there are not too many new ones. We have been here for a long time a lot of us.

Mayor Kinnally: Some of the merchants and store owners were involved, building owners were involved in the staging and the scheduling. This started out as a renovation of the parking lot and turned into a drainage project, unfortunately. And then it turned into a reclamation project because we had an abandoned oil tank there. If curves could have been thrown at us, they were thrown at us and we went into extra innings on it. I am not so sure that the contractor in the beginning appreciated the scope of the work and the need to schedule the way it had to be scheduled. And then we got some rotten weather. We have been very lucky in the last few weeks, but it was really rotten weather.

Mr. Metzger: I would like to speak as a resident because I am not a merchant. I have had occasion to speak to a number of the merchants at length. I moved to this Village, as I think many people have, because of the downtown. We could have moved many other places that were less expensive to live, but there was no downtown. You had to get in your car and go somewhere. I would like to ask that with Christmas season coming up, holiday season, if you are doing your shopping, shop Hastings first. The downtown merchants have taken a severe financial beating for something that needed to be done. It was a hardship. We can help make that up. If you have something to buy, see if they have it downtown first. If they do not have it in the store, see if they can order it. We need to keep our downtown community going. It is the lifeblood of why most of us have moved here.

The other question I have involves spending some more money. I understand that no signage is being provided at the entrance to the parking lot. We have this beautiful new entry, but nothing says what stores are being served by that parking lot. My wife, who was a graphic designer for 25 years, offered to do this for free. We have people in the Village who will provide the design services. We would just need to get it fabricated. I think it is something that we could look at doing at the entrance to Boulanger and to the other parking lots in the downtown so when people are coming down they may not know that they a certain store is available. It is good advertising, and it looks nice. I hope that the parking lot does turn out as nice as I think it is going to. I walked by it today, and it is looking beautiful.

This parking kiosk I know has been discussed at length. I have not heard one person who shops downtown have anything favorable to say about the idea of a parking kiosk. I understand that in other towns in Westchester they have stayed with their parking meters. I know that it is a good revenue source for the Village to have everybody that pulls into a spot have to pay to park as opposed to using time that is on the meter. But the merchants have voiced a problem with this.

More importantly, everybody that shops downtown that I have spoken to, and there have been dozens, have said this is going to be a serious issue for them. To have to get out of a car, possibly leave their children in the car, or it is raining, go over to this kiosk, put money in, come back to the car, then go to the store, then come back, it involves extra travel.

Mayor Kinnally: We have talked about this at length. At the beginning of this project the consensus was unanimous on the Board and the people that came here that the meters in the middle were an eyesore, were an impediment, and we wanted to get rid of them. Dobbs Ferry has one kiosk for their parking lot behind Village Hall and it serves a lot which is much larger than ours. I talked to the people there. They do not have any problems with it. We have heard this before. If you travel around the country and in Europe you see that all of the new parking facilities have these. The City of New York has them, they are taking out the meters. Midtown only has these stations.

Mr. Metzger: And having used the muni meters in the city, I would tell you they are a nightmare. You have no idea what you are supposed to do unless you are intimately familiar with it. You get out of your car and there is a sign that says "Pay at Muni Meter."

Mayor Kinnally: I will give you Mike Bloomberg's number, you can give him a call.

Mr. Metzger: I am just saying I hope it works out differently. But it is an issue that I have been hearing from everybody recently.

Mayor Kinnally: But the aesthetics and the maintenance of those meters were horrendous. All the poles get bent. The poles on Warburton Avenue are starting to get bent. People back into them. The maintenance of those meters was very expensive and very difficult to get parts. We had to replace whole meters. We are up to two kiosks now. We have wired for the third. Some of the merchants are in favor of it, people will adjust. People are not having a problem in Dobbs Ferry.

Trustee Apel: The thing about these kiosks is that you put the money in and you do not have to go back to your car and put anything on it. You can just keep going. Some people thought you had to go back, but that is not true.

Mr. Metzger: Then I was misinformed on that.

Mayor Kinnally: The spots are marked. You identify the spot and you punch it in, and that is it. You do not have to put the slip on your windshield or inside.

Trustee Quinlan: Is the maximum two hours? Some people have voiced concerns to me that there should be a possibility of a three-hour limit.

Mayor Kinnally: We can reprogram these.

Trustee Quinlan: So that is something we can discuss and listen to the merchants and the customers and easily reprogram. That is great. I think I know what the answer is, but I do not believe there are plans to have the parking lot closed on the Friday after Thanksgiving.

Mayor Kinnally: Never has been. We discussed this at our last meeting, and I had told the contractor that if he was looking at paving at the end of the month, it should be the Monday after Thanksgiving.

Trustee Quinlan: Right. You and I discussed that, and you told me that. But I was just trying to keep information flowing.

Mayor Kinnally: No, we discussed it at this meeting here.

Trustee Quinlan: I know, but we are discussing it again. I think it is a great idea that Jim had. I do not know if it has to be as you drive in because I am not a design guy, but a directory of stores would be a great idea for somewhere in the parking lot.

Mayor Kinnally: Of the stores in the downtown?

Trustee Quinlan: Or of the stores that are serviced by that parking lot.

Mayor Kinnally: Every store in the downtown is serviced by that parking lot.

Trustee Quinlan: Then maybe every store.

Trustee Apel: I think you probably have to have directories coming in different directions. You may want to have one coming off of Broadway when you first come in.

Trustee Quinlan: Two directories?

Trustee Apel: You might have a couple of directories. As much advertising we can give our stores, the better.

Trustee McLaughlin: A customer walked into Good Yarns book shop, which has been there nearly 40 years, and said the manager of the A&P had said Hastings had no book shops. It does sound like we need a little education about what is in the Village.

Ms. Lifrak: You might want to do a PR campaign, send out some literature to the residents of the Village. Explain why we had to get rid of the old meters, how the new kiosks are going to work, so that people will embrace it rather than say what are they doing? The more information we could get out, the better it is going to be. Right now there is a lot of resistance.

BOARD DISCUSSION AND COMMENTS

1. Economic Development Committee

Trustee McLaughlin: This discussion has come about partly because of the unhappiness over Boulanger Plaza and partly because it was something the Democratic Party discussed last fall. Especially listening to the merchants, one thing I have come to understand is that for a long time Village government has been very focused on the Village that could be and has not necessarily seen the way the Village really is. When somebody comes into the store and says to me that Hastings is such a sleepy little town, and we moved here because we liked it being so sleepy and so quiet and so funky, my heart sinks because I do not think that augers well for the long-term health of our businesses. I would like to see a greater urgency addressing that on the part of Village government.

The question is how to do it. Fonda, Nina, and other people have tried to reconstitute the Chamber of Commerce. We had a Chamber of Commerce before. We had a downtown program and I was in on it, just as an interested resident, in the early days. It was a terrible job just trying to get three people together for a meeting. That problem continues. It seems to me, looking at what has gone on, that the missing element is the landlords. We have merchants who want the Village to operate a certain way; we have customers who want the Village to operate a certain way. But the landlords have power over all of us, and many of them are absentee landlords.

I would like to suggest that we create an economic development committee. There had been some talk of putting this off until we had an active comprehensive plan, but I do not see any reason why such a committee could not be formed now and then stream into a comprehensive planning committee.

There is no doubt in my mind that merchants and landlords alike need advice about what people want to have in the town, what they will use in the town, and how they will use the town. Several years ago, when we formed a citizens' group to oppose Ridge Hill, I did some investigation into the National Trust's Main Street program. In nearly every issue of the National Trust *Preservation Magazine*, they talk about communities that have rebuilt themselves. Originally, the National Trust focused on individual buildings and restoring famous buildings. But now they understand that a building is nothing without a community. It seems to me that now is the time to begin doing this, not waiting for something to happen on the waterfront. We have a downtown that is bigger than the village in the town where I grew up, we have services that were not offered in the downtown of the town where I grew up, and that was a viable village. So surely we can do better than we have done.

Mayor Kinnally: What role do you see the Village having in that?

Trustee McLaughlin: If the Village is not involved in it, it will send a message.

Mayor Kinnally: I understand, but what role do see the Village having in it?

Trustee Apel: Money.

Mayor Kinnally: Not necessarily money.

Trustee Apel: Part of it is money. Paying for someone.

Trustee McLaughlin: If the Village stands behind it, it will be embraced by all residents who may not necessarily feel a connection to all the landlords or all the merchants or downtown. It will be a statement that the Village of Hastings stands behind its downtown.

Mayor Kinnally: The Village Board could say we support what the EDC is doing, but do you see a commitment of personnel and/or money from the Village to this process?

Trustee McLaughlin: Inevitably something would wind up on Angie's plate. I do not think we have used all of Mr. Frobel's talents. He spends a great deal of his time worrying about small issues downtown, when the larger issue of where the downtown is going has not, at least to my awareness, been presented to it. I think there is a lot of talent sitting right next to you that we could exploit. So yes, in that sense I think we would need to draw on his history and expertise.

Trustee Apel: Yes, we have an expert here. But I see a bigger picture because it is the downtown as we see it and the waterfront that is going to come. We need an overall picture for both areas. We need to know what people would want in the downtown, what we want in each one of those areas, so that they are not competing with each other and they really are an asset; so that the stores in this area are going to thrive; so that we start encouraging those types of businesses instead of having the same store over and over again. There may be needs for other things that could balance out the community that we are not encouraging to come. That is what an economic development committee would do: work to encourage certain stores to open or services to be there that will enhance the community. It is incumbent upon the Village Board to nurture that vision. And to work with the shop owners and the landlords who are someplace else and just looking to rent the place, and they do not care who rents just as long as they get the money. We need variety. Some places have decided to become known for restaurants, and they are going after restaurants and they are coming in. Some places have lots of antique stores or whatever.

It is all part of our comprehensive plan and going forward, and this is one way for us to start. If out of the economic development committee there is a need to hire someone, that will come out of that committee and that would be helpful.

Trustee Quinlan: Would this committee be organized or formed by the government, like the conservation committee? Or would this be something like the Chamber of Commerce?

Trustee McLaughlin: No, I think it has to come from the government because only if it has the Village behind it are we going to engage the landlords. The Chamber has tried.

Mayor Kinnally: And the Village has tried. Neil started the downtown partnership and it went nowhere. I talked to Fonda at length about starting this Chamber over again and seeing what was happening. Unfortunately, and it is not because they have not tried, I do not know if it has caught fire.

Ms. Cangiano: The Chamber? We have 28 members out of 92 possible businesses after three years of begging people. And this is the second year that we have officially restarted it. Fran has helped us and given us a lot of resources through the technology, the e-mail, the web site. We, as a Chamber, see an economic development committee as an asset and something that needs to happen right away. Not as part of a comprehensive plan, as part of a *now* plan.

We see the role of the Village in the area of getting grants and doing beautification, and creating standards for how we want to look, and signage. It should be a collaborative effort with the landlords and the merchants and the Village, and the residents for that matter. We did surveys asking people what they would like to see in their downtown. Given the current state of our downtown and the turnover of businesses, it is very important that we do it and we do it now, and not wait until the comprehensive plan.

Trustee Swiderski: I have an instinctive feeling that this is needed. I am having a hard time, however. We have appointed six people, they meet on Thursday night. What are they talking about?

Ms. Cangiano: We would have to educate ourselves, and look at other models in other towns. Diggitt referred to the magazine where towns have reinvented themselves. Before we did anything I would want to talk to people who have just gone through it successfully.

Trustee Swiderski: In terms of the charge you give them versus the charge the Chamber of Commerce currently has, how do you see the two organizations' charges being different? What is the distinction between the two?

Ms. Cangiano: A Chamber is a group of merchants that get together to be good citizens and discuss strategy and figure out ways to bring more shoppers to the downtown. It does not have any power, it does not have any ability to tell people to do one thing or another. Whereas an economic development committee I see as a collaborative arm of government, merchants, and landlords working together to make suggestions so that perhaps we would not have six or seven or eight duplicated businesses within a two-block radius. I see it as a very distinct and different mechanism and entity.

Mayor Kinnally: They make a recommendation to who? To a landlord and to a potential tenant?

Ms. Cangiano: Correct. For instance, let us say 19 Main that was just empty, we had data based on the economic development committee sending out surveys and collecting information over the course of a year. We could sit down with that landlord and say, look at this. Your guy just went out because he was bankrupt because nobody came to eat his hamburgers.

Mayor Kinnally: That is a perfect example of maybe some of the frustration. I was in contact with the landlord on a number of occasions. I asked him what he was doing, and he told me what he was doing and some of the financial aspects. I knew of a restaurant in the immediate area that had a very high volume, that kept its place going seven nights a week, that was interested in the spot. It did not work because the landlord said he could not afford to rent it for that amount of money. How will an EDC change that?

Ms. Cangiano: Because an EDC is armed with data and information that says this is what the people who live here, who shop here, who work here want, and they will frequent it. And maybe what you should be thinking about, Mr. Landlord, is forward-thinking, not backward-thinking. And maybe you should be thinking about making your rent a little more competitive so that the business stays in business and does not go bankrupt. Those are exactly the kind of things an EDC can be helpful doing.

Mayor Kinnally: I must tell you, even though I do not have the clout of an EDC, that is exactly what I told the landlord. And the landlord said to me, I have got to get more rent.

Ms. Cangiano: But if you were armed with information and data it might have been different. If you could show him where there were success stories in other villages it might have been different. We cannot know if an EDC would wave a magic wand and make it better. But we have to do something. What we have learned is that we all value this community and our downtown, and we have a very distinct downtown in that it is walkable. We have a development project that is touting how great the walkability of this community is. Let us have some businesses that are diverse enough to attract the people that are going to be living in this development. An EDC is the first step in that direction, but it has to be collaborative and the merchants have to be involved, not only the landlords.

Trustee Apel: One of the things I foresee is that if you have an EDC in place you are not waiting until something becomes empty. You are talking as you go along, so should it become empty you already know what it is you would like to put there. It is a vision of what you want to do.

Trustee Quinlan: How many members do you foresee on the EDC?

Trustee McLaughlin: I do not know, seven?

Trustee Quinlan: Would you try to divide them between merchants, landlords, and customers?

Trustee McLaughlin: Certainly, some of the people would have to be residents. But I think it would be necessary to have one or two people who were looking at it from the outside, who use the Village but do not have a stake in it. We cannot compel landlords to participate, but there must be some landlords willing to participate. Sooner or later we are going to wind up asking the landlords for help in the comprehensive plan, and this is getting a jump on it.

Trustee Quinlan: It is a good idea. Anything that we try to do, if it works, great. If it does not work, we tried. But we should have a mixed board, not all merchants or landlords.

Trustee Apel: A resource might be the people from the Port Authority. When they build their roads or do whatever they do they have an economic development arm because they want to make sure that you are going to use that road or facility past there. They have a knowledge of how to do this, and we have people in the community that may have worked for them and have information that would be very helpful.

Trustee Swiderski: I would argue that while the merchants should be involved, they have a vehicle, the Chamber. If this group is going to provide something new it has got to be some fresh faces, people who think about these issues professionally, that bring something new to the table. A liaison from the Chamber of Commerce and a token landlord perhaps, but ultimately you would want to see people who have got at least tangential experience in this sort of thing. Otherwise it just becomes an echoing talk shop that does not bring the new stuff to the table.

Diane Adler, 2 Southgate: I am hoping the Board goes forward. I have not been a resident of Hastings for that long, about 10 years. I do not shop at Stew's, I do not shop at Costco, I do not shop at Home Depot. I shop in town as much as I can and the other Rivertowns. If the Board does not do something this sleepy Village will get even sleepier. It certainly would not hurt to have the committee. Dobbs Ferry has totally turned itself around. They had many more vacancies. They completely reenergized their Chamber. I do not think they did it through an economic development committee, but the results are amazing. My daughter and her teenage friends wish they lived in Dobbs Ferry because it is so much more interesting. Rye has done it, Scarsdale has done it, Bronxville has done it. There are lots of tools, lots of things that can be done that do not take a lot of money. It just takes the determination.

Mayor Kinnally: Commitment. And 28 out of 92 is not commitment.

Ms. Adler: But this is not about the merchants being committed.

Mayor Kinnally: Oh, yes it is. This is going nowhere unless the merchants are equally as committed as the Village and the landlords. This has got to be a true collaborative effort.

Ms. Adler: I understand that, but my guess is the merchants are very busy being merchants and they may not have the time. These are the types of things that I am thinking of: it could be signage, it could be street resurfacing, it could be a plaza in front of the VFW building. It could be something in the Village code that says no more than two similar businesses on a street. We now have three hairdressers on one street and one 100 feet away. It does not serve anybody's best interests. So my guess is 28 out of 92 businesses is actually pretty good because I think they are very busy being merchants.

Ms. Goodman: I was thrilled to see this on the agenda. It is just what we need. I did a little research when I saw this on the agenda, and Westchester County has an office of economic development. It has a map of all the other municipal entities that have offices of economic development. Having the weight of the government behind this puts you on this map, right along with Tarrytown, Ossining, Scarsdale, Eastchester and Greenburgh. Say someone is in California and they are looking to relocate and they want to come to Westchester. We are not on the map. So if the landlords could have a roster of potential businesses, if one does not work out there could be others. You could tie in the economic committee with the arts council. The reason to have this board is that you could come up with an overall marketing strategy for the Village.

I have a dear neighbor who for many years said to me that in this village we should have a group of people that do nothing but focus on economic development as their goal. Go look at Rye, go look at other places. The first thing the Board should do is exactly that: look at other villages. You need some financial people on the committee. You have marketing people, you have advertising people. You do not have any other places in government for those people to ply their trades. You should be looking at the tax base with this committee. And look to drive your own economy, not wait for it to happen.

Ms. Lifrak: I had a question on how you, Peter, see this different from the arts council. That is a group of people with a certain interest that are going to get together to see what they could do to promote the arts in this village. The EDC would be a group of people with a vested interest trying to get together to promote that interest here in the Village. What is the difference?

Trustee Swiderski: The answer is in what Diane is saying. The better idea we have of how it is done elsewhere and what works. I am a believer that if this committee is well-charged, if it is well-defined, it will be far more useful than something more nebulous. I am going to assign myself some homework on this, which is to take a look at what other communities have done so that when we draw up the resolution here it coherently states what is done elsewhere and what we plan to do. I have a gut feeling that it will be helpful, but I do not have the imagination right now to say how. But I was not asking rhetorically. I was asking with a genuine desire to understand what is it that this group of people will do. I do not want to spin a committee out that will not have an exciting reason to exist. That is what I am looking for. I am trying to understand what can we give them to do that is tangible to get them going.

Mayor Kinnally: Susan, you were in government in Scarsdale. What role did the EDC play there, and what was the interplay with the merchants and the Chamber?

Village Clerk Maggiotto: I was not aware of an EDC. That may be a relatively new construct in Scarsdale since I was there. But I could easily find out.

Mr. Metzger: We may want to broaden the definition of what this committee could do in terms of not just looking from within the community of Hastings and how to bring people into the downtown. We have a grant for a trail from the railroad up to the quarry. We have the Aqueduct. We have all these natural, wonderful things in the Village. The economic development committee could also be looking at how those areas get developed to bring people through the downtown. Say we had a small sculpture garden in the quarry and it was done with sculpture from people who are very notable. People might want to come up and spend an afternoon wandering around the garden. They would have to walk through the downtown, they could use our services. So it is not just how you take the businesses that are there and make them better for us, but how do you make those businesses better for people outside of Hastings.

How do we tie in with what is going on in Dobbs Ferry? If they have a better downtown, and I am not saying that they do, but if people perceive that, how do we make ours as good? And then how do we start trading people back and forth so we can bring in a larger group of people into our downtown? Quite a number of people talk to me about a trolley, and why is there not a way to get on a trolley on a Saturday afternoon and take a trip up to Dobbs or Irvington or maybe as far as Tarrytown. I eat in Dobbs Ferry periodically. There are restaurants there that do not exist here. We should be looking regionally as well as locally. An economic development committee could look at the bigger picture.

Mayor Kinnally: Part of this is duplicated now with Historic Rivertowns of Westchester. They do have a trolley and it goes to certain parts of the county certain weekends. They have looked at expanding that. Funding is the problem. We have had a lot of information tonight, and we can absorb some of it and pick this up at our meeting on Nov. 7.

Trustee Swiderski: That will give me a deadline for my homework.

Mayor Kinnally: And continued input from the public is welcome because it will help us sharpen the focus.

2. Other

John Gonder, 153 James Street: The problem is I have two buses that are parked on the property known as 48 High Street and 46 James Street, a four-family apartment complex. I will show you some photos.

Several neighbors called the police and asked if they could be moved out for violations. They got nowhere. I called the police and got the same info. But I told the officer that I am sure there are Village ordinances regarding boats, trailers, motor homes. The desk sergeant told me to contact the Building Inspector which I did. He looked at the property and was also looking into the ordinances. I also talked to the Manager. I had some photos taken, which show mine and my neighbor's problems. Looked like a bus depot. To date, nothing has been accomplished. One bus that looks like a small orange school bus is registered with Florida plates. The other longer bus has no license plate on the front, but has New York inspection and registration on the window.

There are two good reasons my neighbors and I do not want buses parked on private property. They do not belong there, they make it look like a bus depot. The renters lose three to four parking spots, and then they park in James Street on the corner, which has a sign "No Parking to Corner." This makes it very dangerous coming in and out of High Street and into James. I almost got hit once or twice. One of the apartment owners, who owns the buses, does not even live in the apartment. I understand he lives in Ardsley. It appears the entrance to the parking lot is too long. They have blacktop placed on the road to the curb. The orange bus has red and amber safety lights like a school bus. I do not believe this is legal if it is registered as an SUV. The white bus I believe has bunk beds in it and would be used as a motor home.

What I would like done quickly is to find the ordinance on boats, trailers, and motor homes and, if one is found, either revise if needed or make a new ordinance if one cannot be found. I believe you may find something in code book Village of Hastings-on-Hudson State of New York 1968-1971 zoning article number 6 of street parking and loading facilities, 100-24 permitted, old book page 1040.

Trustee Quinlan: I was on the Zoning Board for 10 years. I am almost positive we have the regulation.

Village Attorney Stecich: It has been renumbered but yes, we have.

Mr. Gonder: I traveled through Hastings the past 10 days: Riverview Manor, Villard, Hudson Heights, Ravensdale, Shadowlawn, Pinecrest and found no buses, motor homes, trailers, boats parked on private property. But in Uniontown, on the dead end side of James Street, you can find two. Maybe the Village attorney can solve the problem. We need help. Please, as they say on *Extreme Makeover: Home Edition*, move that bus or, in this case, buses.

Mayor Kinnally: The Village attorney will look into this and report back to us. I do not understand this, but this is the first I have heard of it. Thank you for bringing it that to our attention.

Village Manger Frobels: The gentleman and I have spoken on several occasions. I have been out there with Deven, we have taken several photographs. The way we left it was we were going to speak with the Village attorney to find out how we could move forward on it. I have also spoken with the police department. So we are aware of it, it is something we would like to take care of. But I need to know what the law is and how far we can go.

Village Attorney Stecich: I will tell him tonight after the meeting. I will point out the section. It will get resolved tonight.

Fred Olsson, 3 Glenwood Avenue: My family and I have been here since 1962. We moved from Huntington because we were looking for a place just like Hastings, an old village. We heard about the Rivertowns and we looked for several months. We found a place on Glenwood.

However, the peace of Hastings is gone for us. I am semiretired, and I want to bring up the leaf blowers, which are driving us crazy. We cannot even talk without closing our windows on occasion. And some of my wonderful neighbors, who I love dearly, are not aware of it. I understand it is fine for them to do what they are doing, but it is not good for us. The people who work in the city and engage contractors to come in and blow their leaves while they are away, for anyone who is retired we cannot talk in our house. There are sometimes two and three teams of leaf blowers. I bought a decibel meter. I read 100 in the street. I think the Town of Greenburgh has a 65 decibel rating. Sixty-five would be acceptable, but not 90. It has taken away the joy that we have in our house. We do not enjoy being home, especially now when the leaves are going to fall it is going to be all day long. The worst thing you can do to a lawn is to blow it with a leaf blower because you blow all the nutrients away. It also pollutes the air because there are poisons in the stuff they put on.

I think it is unfair to the people who are home to listen to these leaf blowers. I was in the Town Hall not too long ago and I heard the leaf blowers out here, and it was extremely disturbing to me just being here for a few minutes. It is something that should be attended to. There are towns on the West Coast that do not allow them, and I think it is a good idea to not have them at all. However, I know you can make a small muffler like you see on a motorcycle which will diminish the noise to almost nothing, but they have not done it. The fellows who run the machines wear ear plugs, but I do not want to sit with ear plugs.

Mayor Kinnally: There is something in our local laws about noise. I am going to ask the Village attorney to look at it. We had addressed this awhile ago. It came up with contractors starting certain times and operating certain equipment.

Trustee Apel: We had gotten a packet of information from Jane Gross on leaf blowers. Bruce was going to give it to the health committee because of the pollution produced by these machines. Apparently it only burns about 25% of the gasoline, and the fumes go into the air, so it is a health hazard. I would like to find out where that material went and if it got to that committee, and if they are going to take into account loss of hearing as well.

Mayor Kinnally: I have a call in to Bruce on something else and I will ask him that.

Mr. Olsson: I do not think the pollution is an item because an automobile produces more than a little machine like that. I think the main thing is the noise.

Trustee Apel: I agree with you. But we can kill two birds with one stone, as they say.

Village Manager Frobel: Mr. Olsson has spoken to me a couple of times about this. I am searching the web right now to collect some ordinances about where they have been banned. I have not had any luck in finding any communities that have banned it yet, but a lot of them do regulate by decibel level. It also was an issue that I was going to speak with the Village attorney about. I share his concerns about some way that we should begin to address this.

Trustee Quinlan: I have done some research into that because I have had some complaints. I know we do have a law on the books. I am not sure what the decibel level is, but it is my impression that the law has to be tightened up and become more strict. I do agree with you, we have too much noise going on for too many hours and for too many days of the week. Not just from leaf blowers, but from all kinds of heavy equipment.

The leaf blowers are the most prominent because everybody is using them. But the whole statute could be tightened up, and we should take a look at that. I do not know if we can ban leaf blowers entirely because there are a lot of people in this town that like to use companies to blow their leaves. But two of the things we can do is, one, make sure that there is a decibel level that cannot be violated and the other thing is the times. Maybe only on Monday, Wednesday, and Friday or between 10 and 2, things like that, so that at least you will know when it is going to happen and you can have peace the other times of the day.

Ms. Goodman: Citizens Corps is a group of citizens in the Village. Doris Cooper is head, and she has a group that works with her, and their mission is emergency preparedness. We are trying to organize pilot projects within the neighborhoods to set up neighbor-to-neighbor help programs. So there are basically three missions: 1) to get your own household prepared for emergency; 2) to get your neighborhood prepared; and 3) to assist and augment the first responders in our village. We need members. We have a lot of lofty goals, but we cannot do it without members.

Mayor Kinnally: I encourage people, but I am a little puzzled why the meeting is at Good Yarns and not at a Village facility.

Ms. Goodman: In the past there was some difficulty with space and getting a time that was a little later. We are trying to draw more commuters who can come a little later in the evening. From time to time we have met at Good Yarns for other things.

Mayor Kinnally: I would encourage that meetings of Village committees be at Village facilities and not at homes or commercial establishments, for a number of reasons.

Ms. Goodman: We will make every effort, but we are doing a membership drive so we need interested citizens.

Trustee Swiderski: On the village officials committee, the town supervisor has asked whether we think it is worth maintaining the mediation process by retaining the judge for another term. We are recommending that we feel comfortable in talking directly with parties in the mediation and do not see a need for the judge's services. However, if the town feels uncomfortable and would rather have a judge there, they should feel free to do as they wish.

Mayor Kinnally: We received word today that the judge has denied our motion for a rehearing on our motion to intervene in the second Bernstein lawsuit. The issue is whether or not the petitioners will appeal. We will have further discussion after we have had an opportunity to talk to everybody else.

Trustee Swiderski: The Pace study to help us look at the issues around the village/town relationship continues. We are in the information-gathering stage, and hope to come up with a financial model for whether such a move would make sense and what would be involved.

Mr. Metzger: There is a general election on November 7. It would be nice if HoH-TV put something on their scroll to that effect. Two years ago a race was decided by 18 votes. Your vote does count.

EXECUTIVE SESSION

The Mayor announced an Executive Session immediately following the Regular Meeting for advice of counsel on pending litigation.

ADJOURNMENT

On MOTION of Trustee Apel, SECONDED by Trustee McLaughlin with a voice vote of all in favor, Mayor Kinnally adjourned the Regular Meeting at 10:50 p.m.