

**VILLAGE OF HASTINGS-ON-HUDSON, NEW YORK
BOARD OF TRUSTEES
REGULAR MEETING
JUNE 19, 2007**

A Regular Meeting was held by the Board of Trustees on Tuesday, June 19, 2007 at 8:20 p.m. in the Meeting Room, Municipal Building, 7 Maple Avenue.

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

CITIZENS: Seventeen (17).

APPROVAL OF MINUTES

On MOTION of Trustee McLaughlin, SECONDED by Trustee Swiderski with a voice vote of all in favor, the Minutes of the Public Hearing of May 29, 2007 were approved as presented.

On MOTION of Trustee Swiderski, SECONDED by Trustee Goodman with a voice vote of all in favor, the Minutes of the Regular Meeting of June 5, 2007 were approved as presented.

APPROVAL OF WARRANTS

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

Multi-Fund No. 1-2007-08 \$ 86,312.23
Multi-Fund No. 2-2007-08 \$532,263.28
Multi-Fund No. 3-2007-08 \$168,252.67

PUBLIC COMMENTS

Mayor Kinnally: Comments on items that are not otherwise on the agenda?

Steven Kanor, 191 Lefurgy/385 Warburton: I have been in town a long time. As I walk around I have a lot of questions, and as I talk to other people they have the same questions. I would like to thank Mr. Frobel for his attention and your having to work so hard, against so many odds, I hope you stay with us in spite of the difficulties I am sure that you encounter. Mayor Kinnally, I want to thank you for your years of work and dedication to the Village. We do not always agree, but you have done an enormous effort on behalf of what is going on.

As you speak to anybody in this town, maybe not 100% of the people, they are all concerned about some of these things. I have talked about, and taken pictures of, the signage in this town. Thirty percent of the signs are either bent, illegible, blank, or destroyed by time. Of particular interest are the stop signs. Trustee Goodman, is there a stop sign near you where there is foliage covering the word "Stop?"

Trustee Goodman: There is a sign on Kent and Ravensdale that is from time to time, but I cannot say there is a branch in front of it now.

Mr. Kanor: Actually, across the street there is one beginning to get branches in front of it. It is not covered yet. I am questioning the priorities and how they are set. We have had torrential rains which have created enormous problems in the street. Some of those problems are dangerous. On Lefurgy Avenue at the corner of Mount Hope, if one of the kids walking to school falls into that cavern they will disappear. It is dangerous, and there are many of these.

I have a question about the street sweeping. The guy goes down Warburton Avenue once a week. I watched him this morning. He is cleaning a perfectly clean street, yet if you look over at Edgewood it has not been swept for three years. It happened with the snowplowing. The snowplows go round and round on certain things, and they miss other things.

The light on Main Street has been taken care of.

Why does the town never clean the garbage on the bridge going over the marble quarry between 385 and 395 Warburton? That has been a disgusting mess for the 12 years that I have owned the building at 385. Why is there so much inattention to this? Along that same sidewalk, you do not wear shorts because the Hastings sidewalk going south of 385 has poison ivy growing out from the fence. Not a major thing, but never attended to. That street is never, for example, plowed in the winter; I think once this year, but typically not.

I brought up, at 395, a sidewalk which was really dangerous. Whoever examined it acknowledged that. I called the next week, and they said yes, they had given a warning to the people that live there. That was three months ago. Finally, in the fourth month, it has been repaired. Why is there this hiatus between it?

I know that you have tried to paint the lines. I have been working on this for 15 years. I said I would go out and paint it. Why did they paint the back of Lefurgy Avenue and not paint crossing lines at Hillside School? The stop lines in front of the high school have not been

painted. There seems to be something missing in the priority. The stop sign there has a worn-out sign under it that says "four-way stop."

On Lefurgy Avenue coming out of Hillside School the road was paved into the sidewalk. There is no defined sidewalk. Kids walk there. Years ago we were promised that they would put in a curb or some marking or something. Safety does not seem to be a priority.

Why has the town not asked the state to fix the Warburton Avenue bridge?

Mayor Kinnally: Because it is a county bridge.

Mr. Kanor: I understand that, but cannot we tell them, or ask them, to do anything in the effort of safety? I cannot imagine. Well, I will call them.

Mayor Kinnally: Good luck. We tried to have them pave last year and they would not.

Mr. Kanor: The Chemka Pool, a beautiful building, but right in front of the building you see all the machinery. Why has somebody not put some plastic slats in front of this ugly machinery? Not a big deal, but tasteless.

I heard that Hastings had some kind of warning system or siren system if there is a 9-11 type thing. Nobody seems to know anything about it.

Village Manager Frobel: We do not have the reverse 911.

Mr. Kanor: When we had the 9-11 meeting I thought there was an allusion to the sirens going on for some long period of time.

Village Manager Frobel: I thought you were talking about the system where you automatically call the homeowner. We do not have that.

Mr. Kanor: No, I am talking about the sirens. If I were to ask each of the Board members, let alone the citizenry, nobody knows the town's response to a critical emergency.

Mayor Kinnally: Those are two different things. I do not know that we have a siren, but we have radio, Internet, TV.

Mr. Kanor: At one point I seem to remember at the meeting the person who was involved in that said that yes, the sirens will go, or the whistle. That does not happen.

Mayor Kinnally: I do not know.

Mr. Kanor: Main and Warburton, there is a curbstone that somebody is going to break their ankle on. I have taken pictures of it. The one going down to the station was finally fixed. The back wall on Mount Hope was finally fixed, at a considerable effort.

Village Manager Frobel: We just rebuilt that catchbasin. I think we are talking about the same thing.

Mr. Kanor: No, this is still there. This has been there forever.

My neighbor across the street asked the Village to trim a rotten tree, for three years. This is true of many residents. Many residents have asked for things to happen, like drainage ditches and other things. The Village office, whoever you call, seems really to be unfriendly. My neighbor said finally he yelled so loud they fixed the tree. That was two weeks ago. There is an input/output situation that everybody that I speak to finds difficult, and it has been historically that way.

I know that efforts have been made. There are new crossing things coming down Mount Hope. There are new pedestrian crossing signs. I think a lot has been done, but I guess my question is how do we determine priorities?

Mayor Kinnally: That is up to the Village staff. Part of it is the availability of resources.

Mr. Kanor: But these are safety issues. Trimming around stop signs...

Mayor Kinnally: I understand, but part of it is deployment of personnel. You have to have available bodies. Certain things are done on a regular basis, and I will let Fran talk to that point.

Mr. Kanor: He has been very kind in talking to me about this, and that there is a shortage of people. But given that, the important signs should be attended to. Before we paint the crossing signs at the corner of Main and Warburton, the school crossing things should be attended to. That is my personal opinion. I make a living on people that get injured, so it is not in my best interest to talk about this.

Village Manager Frobel: I am pleased that you have recognized some of the strides we have made since our last conversation.

Mr. Kanor: Oh, enormous. You fixed the wall, you put in a lot.

Village Manager Frobel: Thank you. And we do have more to do. The Trustees have just approved the position of a skilled laborer, who is out there building catch basins, doing a lot of work that needed attending to. I have made notes of your points tonight, and let me continue in our strides.

John Gondor, 153 James Street: I am here again for one comment on deer. You tell me there is a committee. The committee should report back to the Board once every six months because it is about two years since I have heard anything.

The second thing is about signs: Pulvers Woods for dogs, leash law, and pick up. I only told the Board about it at the last Board meeting. However, I called up a lot of people in the Village, like that last gentleman said, and the cooperation is not the greatest. Sometimes you will get an answer like, send us an e-mail. I do not do e-mail. Write us a letter. I do not write letters. But I use the phone. Can you not pass it to the supervisor? For three years I have been requesting these signs. So I hope that the Board says, get these signs up.

The third thing, and my favorite pet peeve, is the bus parked on James Street private property. I know that you have looked into it. You moved him for six months, but somehow it got back. It is an SUV, but it is still a bus. It was sold as a bus, it looks like a bus. The Board should at least review some of their old ordinances and say if it was a bus, it is a bus, so you cannot park it on private property. It is a commercial vehicle. It is registered in Florida. I do not think it has moved for over a year and a half out of the state, and something should be done. I think the Board is not interested in the dead-end side of James Street. I think you have maybe bigger priorities, but we are part of the Village, too. I am representing nine families that do not like buses parked on private property.

Jim Metzger, 427 Warburton Avenue: Today the Town of Greenburgh unanimously passed legislation requiring certain controls of Con Ed in tree cutting in Greenburgh. A number of people worked very hard to make this happen, among them our Trustee, Diggitt McLaughlin, Paul Feiner, Bill Greenawalt, Tom Abinanti, Andrea Stewart Cousins, and Richard Brodsky. They are requiring National Arbor Foundation standards to be used and that an arborist working for Greenburgh be consulted, and in the event of a tree coming down, the entity who owns that tree, whether it be the municipality or a private person, has the right to request that Con Ed replace that tree.

These are things that we have been asking for since Con Ed made their presentation. I would hope that the Trustees could review this information, and possibly enact a situation similar to this to protect Hastings. It is a dire situation here, they are going to start cutting soon, and a municipality finally did something about it.

Mayor Kinnally: Whatever we do would not address the situation that faces us because of the time that would be required for publication, for public hearing, etc. We are going to have a session with counsel to discuss our options.

Kelly Topilnicky, 18 Maple Avenue: We formed a coalition on Maple Avenue and we have gotten several complaints. People are not following the pooper scooper laws, and I do not know if signs can be put up in the Village and some more enforcement. People are complaining about this morning somebody was doing a lawn, I think it was the VFW, at 6 a.m. and clearly that is a violation. I did not call the police. I just let it slide.

Mayor Kinnally: Why did you not call the police?

Ms. Topilnisky: It was 6 a.m.

Mayor Kinnally: But you are complaining that they are doing it at 6 a.m.

Ms. Topilnisky: No, the complaints came to me afterwards, and I just happened to be up at 6 a.m. and heard it. Anyway, that is the Village, I would assume, doing the VFW. So it is not something I would like to call the police on the Village.

Also I have gotten a lot of complaints about the commercial district in general, especially on Warburton, about it being really filthy. The elderly people are having difficult times because they are dodging garbage, besides the dog feces and other things. Other municipalities have the people who have the businesses clean up their sidewalks. What does it take to hose your sidewalk down? The street cleaner does come through, and you cannot complain about them. But there is a problem with proper waste disposal in the Village. Some of the businesses are using the town's little trash bins and trying to shove all their garbage into it, and they are just not adequate for that.

Mayor Kinnally: We know. A battle we fight all the time.

Ms. Topilnisky: I understand the problem with enforcement but, again, you are going to have some elderly person hurt themselves.

Mayor Kinnally: And it is not just the commercial. It is the people in the apartments above the stores.

52:07 RIDGE STREET EXTENSION

Mayor Kinnally: The EAF form was not part of the packet. Christina, do you have it?

Christina Griffin, Architect: Not with me.

Village Attorney Stecich: Christina, I reviewed the EAF that was prepared for the Planning Board, and that did not deal with the street extension. We need a short-form EAF to deal with just the street extension.

Ms. Griffin: We are going to have to submit that.

Mayor Kinnally: We cannot pass the resolution without having the EAF form.

Village Attorney Stecich: They could fill out the form and do it later in the meeting.

Mayor Kinnally: If you want to discuss the project we can do that, and then defer the resolution.

Mr. Wolf: The only development is that we worked out with counsel the wording of the easement, and I believe that has been distributed to the Board.

Village Attorney Stecich: I just e-mailed it to you this afternoon because we only got to it this weekend, and we made all the changes back and forth. But I will tell you what the substance is; any details can be hammered out. I will go through the main provisions.

The purpose of the easement. They will be giving the Village an easement over a strip of property that is about 23 feet in length by 10 feet just inside the driveway for a turnaround. The purpose of the easement is to provide a turnaround. We put a limit on vehicles no greater than 20 feet in length. The Village has to be comfortable with that. That was not in the previous agreement we had, but based on what is there, nothing more than 20 feet in length could have made the turnaround anyway. That the easement will be constructed by Christina and Peter, and at their expense. That after construction the easement area will be maintained by the Village the same as the Village maintains any other streets.

We worked out this agreement, but this is up for you. These provisions are all before the Board tonight, and you may change them.

There is a provision that specifies that no object or structure of any kind could be put on that easement area. If it is, that the Village can remove it and charge the expense, assuming there

were an expense, to the owner of the property or the person who put the obstruction there. It also says that you cannot park any vehicles there, and that the vehicles could be towed and charged back.

The easement would remain in effect until the Village says we do not need it anymore, and t you would have to think about whether it is okay with you, or if a turnaround were created further south on Ridge Street, this one would be abandoned. Or if an egress is created at the southern end of Ridge Street, in which event it would not be needed anymore.

There is a waiver for damages, saying that whoever owns the building will not be responsible for any damages caused in that easement area unless they cause it, which is fair enough. The seventh paragraph on this repeats. The last sentence comes out because it is repetitive. It is just a way to make sure that any subsequent owners of the property or tenants of the property would also be bound by this easement agreement.

Trustee Quinlan: I am familiar with the EAF form and I am familiar with the property. I am not prepared to neg dec this proposal. They want to come back later. I think we need an environmental impact statement on this. There is a big steep slope on the west side, and I am very concerned about our steep slopes and about the environment and about any runoff there might be to Southside Avenue.

Mr. Wolf: Are you aware that this will actually mitigate the runoff that exists now? We are going to put in drywells that do not exist.

Trustee Quinlan: I am aware of the argument that it will do that. I am not saying it will not or will, and I am not particularly against this proposal. It will be an improvement to the neighborhood, if it works, and property values will go up in the neighborhood. But I would like to see an Environmental Impact Statement that tells me that it is safe to do this. I am concerned about the wall. I do not think we need a 50-year wall; we need a 100-year wall. I am trying to see if we want to go any further with this tonight, or whether we need to go over this form.

Mayor Kinnally: Marianne, the issue of the driveway, not the improvements to Ridge Street, was that subject to a review by either the Planning Board or the Zoning Board of Appeals?

Village Attorney Stecich: Both of their approvals of this were granted on the condition that the Board of Trustees approve a driveway easement, a driveway turnaround. So they reviewed it, in a sense.

Mayor Kinnally: Did they deal with steep slopes?

Village Attorney Stecich: It was not part of the original application, but I had identified that as an issue at some point, and then it did get steep slopes approval.

Trustee Quinlan: If we approve this resolution tonight, it is my understanding that this will go back to the Planning Board for site plan approval; you have not received site plan approval. Am I incorrect in that?

Village Attorney Stecich: Yes, they received site plan approval already, subject to your approval of the turnaround.

Mr. Wolf: That was the Zoning Board that put that condition in.

Village Attorney Stecich: So did the Planning Board.

Trustee Quinlan: So if we pass this resolution there is nothing further for them to do except to build it.

Village Attorney Stecich: And get a building permit.

Mayor Kinnally: And comply with conditions of the site plan, right?

Village Attorney Stecich: Yes. There are no further approvals other than the building permit.

Mr. Wolf: I would like to remind you that the project got the approval of the Village engineer with regard to the extension of Ridge Street. In fact, he came out with a much better means of drainage, which we then adopted and put into this plan.

Trustee Quinlan: What is your objection to having an environmental review? Why do you want this neg dec'd instead of pos dec'd? What is your objection to have a complete review of what effects it may have on the environment for this village?

Mr. Wolf: I think that was already considered.

Trustee Quinlan: But I did not consider it, so tell me why you do not think it is necessary. I have not heard those arguments.

Mr. Wolf: Because it improves the drainage in that area through the site plan approval that we got with the Planning Board and went through the Zoning Board. We explained why the runoff in the new plan will lessen the amount of water coming down. Then by adopting Dolph Rotfeld's proposal with regard to the drainage on Ridge Street, we believe that the water will then go into the system rather than just being dispersed as it is now.

Trustee Quinlan: If you have an environmental impact review, and it verifies that concern of mine, what is your objection to that? I do not understand.

Mr. Wolf: Just cost, time, and expense for something that we do not believe is necessary.

Trustee Quinlan: That is an honest answer to my question. Thank you.

Mayor Kinnally: All right, we will defer this.

Mr. Wolf: We will come back with the EAF review.

Trustee Goodman: I am looking at things in the aggregate. Since I have been on the Board we have a paper road, a Christie Terrace that used to be a paper road, that we do not have to maintain. There was a retaining wall built behind 45 Main. Now we have a paper road at the end of Ridge Street that is being paved and a retaining wall built. All of that is going to come back to us to take care of.

This comes under the hidden costs of development. I am constrained, especially after Mr. Kanor's eloquent discussion of all the things that are not done or need to be done, to question why we cannot build into the easement the maintenance of the wall, that either the wall be a 50-year or a 100-year wall so that I am not handing over to a Board 20 years from now a wall that needs to be repaired. Or why it cannot just run the repairs with the easement in perpetuity.

Village Attorney Stecich: You mean make the repairs the responsibility of the property owner. That is a change you could make.

Trustee Goodman: The extension of the road has to be done for passing of the project. I know that we are getting four parking spaces. But in a village that is already crammed with cars, and we are trying to increase walkability, build the spaces and the cars will come. I know we do not have our green ordinances together, but I am hesitant to add to our maintenance burden. If there is some way of working that out, I would appreciate it.

I also expressed a concern last week regarding the drainage in a 25-year storm. I do not think that that is sufficient protection, particularly with Metro-North asking to review plans. You are near the transportation corridor, and I have questions about that. If we cannot get maintenance with the easement, then I would condition the easement on this being a 100-year wall. On the waterfront the bulkhead is 100-year. I would say in the future, with retaining walls of any sort, that the builder build us a wall that we do not have to worry about for awhile, or that some board is not going to inherit, or some resident on the street. I am looking to preserve the taxpayers' money.

Mayor Kinnally: That is part of negotiation.

Village Attorney Stecich: That is your choice. I was told to draft some documents; I am not taking a position. But I had a question, Danielle. Is there an engineering term "100-year wall?" Is there such a thing?

Trustee Goodman: I do not know. I know that we did it with the bulkhead for ARCO.

Village Attorney Stecich: Do you know that, Fran?

Trustee Goodman: That there should be a wall that is built with a certain specification.

Village Attorney Stecich: No, I think it is a good idea.

Trustee Goodman: Maybe Deven could tell us, and if he cannot we could look into it.

Mr. Wolf: I am sorry that you were not present at all the discussions, but one of the things that we were trying to do was, that since we had lived in that building we were acutely aware of the parking problems on Warburton Avenue. They were so acute that we used to think twice about going out on a weekend because we did not think we would be able to get a parking place when we returned.

When we conceived the project, we thought that, one, we were providing an enhancement to the neighborhood. We had explained in several Board meetings the problems that you run into with the zoning. If you want to pull that building into compliance you would have to change the footprint, and then you would not comply with the zoning. We were explaining how this all worked, and that there was either a premium on not coming to all these boards and explaining what the problems are, or doing what people are doing; which is either leaving the buildings, which are becoming more and more derelict, or they are doing repairs sub rosa without calling people in because they do not want to come in front of the boards. That is not what we wanted to do.

The second point is that we feel there has to be a quid pro quo. If we are asking something from the Village, we are trying to give something back. We thought a lot about this, and we thought that the extension of Ridge Street was an ingenious way to bring something back to the Village. We studied the Ridge Street report, and in that report they said that any time the Village has the opportunity to have more parking places and a viable turnaround they should do so. We drafted our turnaround based on a model in the Ridge Street plan.

The third thing is that in discussions with the Village I took the position that we would do the construction, but not do the maintenance. I do not think that a private party should be going on Village land to do maintenance. It should be done under the Village auspices. We would pay for the construction and for maintenance on that part of the easement that is on that property. But the Village would treat this street like any other street.

To your point about more than a 25-year wall, that was not our standard. We were requested to discuss this with the Village engineer, which we did. He said that the common standard was a 25-year rain. We were pleased to conform with that. I do not know whether there is such a thing as a 100-year wall. But as I say, I wish you had been at the process at the very beginning because we have gone through a lot of these deliberations.

We will come back with the EAF.

Mr. Metzger: We are planning on putting a wall on property west of and below the subject property. Does anybody know who owns that property?

Village Manager Frobel: It is in the right-of-way.

Mayor Kinnally: We have the paper street.

Mr. Metzger: I understand, but that wall may not necessarily lie within the plane of the street. It may go onto somebody else's property. That is something that should be looked into.

Joseph Capuano, 30 Clunie/18 Ridge Street: If this proposal is approved, what happens to the turnaround at 18 Ridge Street? I was never told anything.

Mayor Kinnally: I believe there is a provision as far as a cancellation.

Village Manager Frobel: If this was to be built we would not need the one on your property further up the street.

Trustee Quinlan: I want to understand this. Mr. Capuano granted an easement to the Village?

Village Attorney Stecich: It is not an easement. There is a license agreement.

Mayor Kinnally: It is a license.

Trustee Quinlan: Just so Mr. Capuano understands that if this is approved, then the property would go back to him.

Mayor Kinnally: The license would...

Trustee Quinlan: Expire?

Village Attorney Stecich: It is about to expire anyway. It is expiring in October.

Village Manager Frobel: We pay a fee for the lease.

Mr. Capuano: When the Village decided it would be good to have a turnaround there, I did have a two-car garage on that property that was demolished. This was something I talked with Neil about and it was a handshake thing. Now all of a sudden the license is over, but now I have no two-car garage that was originally part of the deal. I am a little confused how all of a sudden here you go, it is over with.

Village Attorney Stecich: It was always subject to renewal.

Trustee Quinlan: From the knowledge I have about zoning, probably the garage was not conforming. Once it is knocked down, you are not going to be able to build it back. That is my best guesstimate. Why that happened, I do not know. I am just trying to tell you what my personal opinion is as a Trustee about your garage. I do not think you are ever going to get it back, but you are going to get your property back to do with what you want. I would assume if you do not want that turnaround to be there anymore, then you could turn it into a back yard or whatever.

Mr. Capuano: I guess there was a condition.

Trustee Quinlan: I am just trying to help you out.

Mr. Capuano: I know. I am just trying to find out. This was something that I did with Neil and it was a handshake over a couple of beers. We had spent a few years trying to figure out what to do with Ridge Street, and when he came to me with this idea, it was like, yeah, if it works out for everybody, and it worked out for me and for the Village. The Village came to me for this. It was not something that I sought out from the Village. And now all of a sudden it is like, Joe, we do not need the turnaround, see you later, here is your piece of property. I have got a nice paved piece of property, but I am missing a two-car garage now.

I did this in good faith. I did not have any lawyer look over this deal. This was not something I was trying to make a lot of money on. Now I feel like I'm getting a little, you know, there are a couple of terms I could use, but I will not use them right now. But I feel a little uncomfortable, so I just wanted to know the situation.

Trustee Quinlan: If I were you I would feel the exact same way. I do not know exactly what we are going to do about it.

Mayor Kinnally: I do not want to negotiate this or take a position. There is a license agreement between the Village and Joe. We should look at the license agreement. We should not go wading into things outside the license agreement.

Mr. Capuano: I understand. I would just like to know. No one has contacted me and said, this is your situation.

Mayor Kinnally: It has not been finalized yet, so it is somewhat premature.

Mr. Wolf: The Village is paying a certain sum to Mr. Capuano for the use of that turnaround. This turnaround would be more than 50% bigger and the Village would not be paying a cent for it.

The second thing was an afterthought, Danielle, that I had about the wall. Again, I am sorry you were not here at the beginning, but I wanted you to understand that we are just continuing the wall that is there, the exact same wall. So we are using the exact same standards that existed before in this continuation of the wall.

Mayor Kinnally: Any other comments? If not, we will defer this until the EAF is before us, and then we can pick up discussion on this.

**53:07 NAMING OF NEW COMMUNITY CENTER AS JAMES V. HARMON
COMMUNITY CENTER**

Mayor Kinnally: We have had some discussion about naming rights. We have with us this evening R.J. Harmon, Jim Harmon's son, and Jim's wife, Val. Peter Swiderski and I have had conversations about this, and Peter raises an interesting question: who was Jim Harmon. Val or R.J., if you would like to fill in the blanks, I could not do it justice.

Valerie Harmon, 185 High Street: I will hand this over to my son in a minute. But I would like to say that many people have come up to me over these last months and have said what a great tribute this would be to Jim Harmon. And I agree. They also have said if anybody ever deserved this tribute it would be Jim. I may be his wife, but I agree. Wholeheartedly, I agree.

Jim, along with Pat Dugan, who was the superintendent, pretty much built the foundation that this recreation department today is on. Most of the programs that Jim and Pat started are still here today. Some are improved, some have been added, but most of them were started by Jim. When Pat Dugan retired, Jim was asked to become superintendent. It would have meant a prestigious title, it would have meant more money in our pockets. Jim turned it down, and I know why: because his love was for the people of this community, and he knew best what he did. And that was being in the community running the programs, not behind a desk, but with the people.

I agree with everybody that has come up to me over these months and said if anything should be done with this Community Center, any naming, it should be after Jim.

R.J. Harmon, 185 High Street: It is a great honor. Over the last several months there has been a lot of discussion. One thing that got everybody so passionately involved was the possibility of it not being named the Jim Harmon Community Center. I sat back and let the people of the town, the people who grew up here, the people who got involved in the programs, speak up for him.

I am in a different boat. He is my father, so that is good enough for me. But last Friday night we had the fifth annual Jim Harmon Memorial golf outing. Probably who put it best was Eric Distelhurst. He passionately spoke about this town and what it has meant to him and the people of the town. I do not know what else to say other than if you were around long enough to know him you will know why that building was named after him and why it should continue to be named after him.

I would hope that the Board put something in place for other places such as the Chemka Pool that if it is ever redone or rebuilt that there is no consideration other than it stays that name. They are named that for a reason, and a very good reason.

We do appreciate it, and we are honored how respectful and how much admiration that the community over these years has given to my father. We do want to thank you.

Mayor Kinnally: I was lucky enough to have worked with Jim Harmon when I was a Trustee here. I first met Jim Harmon in Uniontown Field in 1969. While we may have an architect of the new building, as Val and RJ said, he was the architect of the recreation program as we have it today. Talking to people in the community who have gone through the recreation program, which is practically everyone over 30, if you say who epitomizes the spirit of Hastings and who had a tremendous impact on who you are today, to a person it is going to be Jim Harmon. He transcended athletics. He thought that you had a right to have a place to play, you had a right to have an opportunity to play. It was not always organized sports. Even if it was organized, everybody had an opportunity to do it. But first and foremost he wanted to make sure that the kids and the people in the community had an opportunity for recreation.

Val is right. Given the opportunity to become superintendent, pushing paper was not something he was cut out for. The title that he was most proud of was, Hi, I'm Jim Harmon, not that I am superintendent of Parks and Rec. Everybody knew Jim. I was on the Board when the naming occurred initially, and I cannot think of a better tribute to what he has done, what he stood for, and the legacy that he left this community. Some of the programs we have today, the CYO program at St. Matt's, I do not believe would be around but for Jim Harmon. He lit that flame inside Tunney Maher and Tunney continues to carry the torch.

Planning Board Chairperson Patty Speranza: I clearly was one of those people who is over 30 who is an absolute beneficiary of Mr. Harmon's good nature. The best way for me to sum up what he was, how he treated people, is that he knew all the youth in the Village by name. Mr. Harmon knew us all. There was no crossing the street to avoid the group of kids on the corner. He went into the group of kids and he said, Hi, Danny, Hi, Joe, Hi, Patty.

He knew us all, and he took us all and led us all to our various interests. I can remember signing up to go to a Yankee game. Before there were camp programs we used to hang out at Reynolds Field or Uniontown Field where there were day camp programs. Because there were five Chemka children, my mother used to sign us up for every day camp trip that she could get us on. I had no interest in going to Yankees games. I got teased royally for sitting at Yankee Stadium and reading a book. Mr. Harmon was the one who said alone, and sat down next to me and said, So, what are you reading?

It was wonderful, and that is the kind of person he is. It is great to rename a bigger, beautiful, more fully developed recreation center, senior center, community center for him. And Community Center, he would love.

Trustee Quinlan: I have also been around long enough to have had the privilege to have gotten to know Jim and the programs that he founded and supported and continued. A week ago Friday, as RJ mentioned, we had the fifth annual Jim Harmon golf outing that was a fund-raiser for scholarships. This was the first time I participated in it, but I am glad I did. RJ had over 100 people at this outing to raise scholarship money. On the course, and later at the Southside Club, we shared stories about Jim and how positively he affected Village life and the people in the Village. Val and RJ, you and your family contribute to supporting the well-being of this village through that type of golf outing. I strongly support the renaming of the Community Center. He was a great guy, and I would like to remember him in this way.

Trustee Goodman: This is a tribute to Mrs. Valerie Harmon who has also given her time to this community. Behind every great man there is a great woman, and Valerie has spent years in the swimming pool with children like my daughter, whom she taught to swim and then worked with on the swim team. She would be in the water at 7:30 on colder mornings in the summer encouraging the swim team. My daughter went on to become a lifeguard at the pool. I could not think of a better tribute to Valerie than to honor her husband. Thank you, Valerie.

Trustee McLaughlin: When I moved here 21 years ago the Harmon Community Center was already named and I did not know who Jim Harmon was. But I come from a town in Ohio where my parents and grandparents grew up. Eighty-five years ago, when my dad was a little boy, he participated in the park program in that town. When I was growing up I knew the names of the men who ran the park program because they had made such a profound difference in my father's life. The men who ran the park program in Youngstown, Ohio 85 years ago, their actions have been reflected in the choices I have made in my life and the choices my daughter has made because of the influence they had on my dad.

We are all familiar with places that are named for George Washington or Ben Franklin or whoever, and I am glad we have those places. But one of the glories of living in a small town is that you can commemorate the people that you have known, whose lives touched yours and whose lives made a great change in your own and in the lives of your children.

So even though we are a suburb of New York and there are people in Hastings who could give a lot of money to rename the Community Center after them, I am grateful that we have not taken that path and that we continue to remember individuals like Mr. Harmon. I do not

think it is a bad reflection on people who have followed him in his job that we are not naming the Community Center for them precisely because Mr. Harmon was such a unique individual. I am happy to be in a village that maintains that human touch over the decades.

Trustee Swiderski: I am glad I asked why, because I have heard stories since that explained why. But I did not have the privilege and neither did anyone who has moved into this town since about 1990 to know the story. It would be nice to have a story or a description in a frame inside the door of the Center so people could appreciate why a building is named in his honor.

Mayor Kinnally: We are going to have a plaque and a picture of Jim, and also a narrative of who he was and what he meant to the Village. Raf and Jen put together a piece that is going to run on HoH where a number of people share their memories of Jim and discuss what impact he had on the Village and on their lives

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

RESOLVED: that the Mayor and Board of Trustees hereby rename the newly constructed Community Center the James V. Harmon Community Center.

ROLL CALL VOTE

AYE

NAY

Trustee Peter Swiderski	X	
Trustee Jeremiah Quinlan	X	
Trustee Diggitt McLaughlin	X	
Trustee Danielle Goodman	X	
Mayor Wm. Lee Kinnally, Jr.	X	

VILLAGE MANAGER'S REPORT

Village Manager Frobel: Michael Gunther, the Superintendent of Public Works, and I spent the better part of today here with inspectors from FEMA, the Federal Emergency Management Agency. The Village submitted a claim for damage incurred to Village property during the storm this past spring for washouts and culverts that collapsed and pipes that were damaged, and for the time and cost of the equipment that the volunteer firemen devoted to the cleanup effort. We should know in about eight weeks how we fared, but we are optimistic. They think we have a pretty good chance of getting some money for putting the property back together.

The Community Center is proceeding very well. This past week we have had a major concrete pour on the west side of the building. Most of the interior work is now finished. The main meeting room is the last room that has to be accomplished. Interior glass has been pretty much installed. We still have some roof work to be accomplished. The canopy on the front of the building is being fabricated and should be installed perhaps as early as next week. Some outside grading and general cleanup will be performed over the next several days. We are still heading towards a completion date the end of this month and, perhaps, occupancy the first full week in July.

Nothing has changed with the tree trimming program. Con Ed is still looking to be in Hastings at the end of June. Michael Gunther and I spent an entire day with Con Ed and their crew, the foreman, and the supervisor of the Lewis Tree Company that will be doing the work. We visited every location slated for trimming or removal. Some are obvious in terms of what needs to be accomplished, but some not so. Perhaps it would be money well spent to retain the services of an arborist at least to train a cadre of people that I could call upon. Five individuals have stepped forward and said they would be happy to provide advice and consultation as we go through this program. I also have the name of an arborist, and I have since spoken with him. He was recommended by the Cornell University Cooperative Extension. He would be available on a day-to-day basis, or on-call as we need him, to coordinate our volunteer observation, my own work, and Mike Gunther. It is not inexpensive. He would give us a discounted rate, but it is still \$125 an hour. I had thought that Con Ed would have an arborist with them. They will not. Although their people have been through the training at the Extension Service, there is no licensed arborist. The foreman for the company is not an arborist either.

Mayor Kinnally: Do you have an idea of what the fiscal implications may be?

Village Manager Frobel: At \$125 an hour we would have to be very judicious in our use of him. I could call him in to work with the volunteers; he could give us some advice and tell us what to be looking for, so I could get more out of our volunteers. They are all skilled, but perhaps this man could help us be even more proficient in what we are looking to do.

Mayor Kinnally: Do we have to authorize a given sum, or just authorize you?

Village Manager Frobel: No, I was just looking for the authority to turn to a professional to help us, understanding that our resources are limited. But I need someone at my side to help us in this process.

Mayor Kinnally: I think it is probably money well spent.

Village Manager Frobel: We had hoped that Greenburgh was going to share this expense, or pay for it, but that did not work out. I do not know why. I thought it was a wonderful opportunity. In fact, the supervisor and I talked about getting the other villages to join together, because we are all in the same situation, and time is running out.

Trustee McLaughlin: I am concerned about the idea that you should be out there for hours every day.

Village Manager Frobel: Any damage to any tree is so final. I would feel better being there, on occasion at least, to consult with the foreman and the supervisor. It helps spending the day with them to better understand what they are looking to do and what they see. Con Ed is not looking to do extensive tree trimming. They have limited resources they can spend in the Village. They have identified some of the worst situations. The arborist pointed out to me that often the danger is not that limb that is hanging above several wires. It is when the limbs are rubbing against wires. So a healthy limb that is over wires does not necessarily have to be trimmed. That is the kind of advice that I would like to have there, that we could contest the foreman and the supervisor.

Trustee McLaughlin: It would seem to me that is it going to require at least a full day's work from each volunteer. That is a lot of volunteer energy.

Village Manager Frobel: The crews are going to be working from 8:30-ish to 3:30 every day, five days a week, and Saturdays, if they get a rain delay.

Trustee Swiderski: How many weeks?

Village Manager Frobel: Five to six weeks. They are going to have two crews working in two sections of the Village at any given time.

Trustee McLaughlin: Are our volunteers offering to spend a full day at a time for this?

Village Manager Frobel: I have not assembled the group and I have not had conversation with them. I am only reacting to their e-mails when the call went out for help. I do not know if they understand the magnitude of what we will need.

Ellen Hendrickx, 136 Circle Drive: I was at the town board meeting today. After this local law was passed, Paul raised the question of hiring an arborist, again, and there was discussion. I had to leave, but there was some discussion of an intermunicipal agreement. So it is not dead.

Cindy Travis, 427 Warburton Avenue: I am really happy to hear, Fran, that you have been working so hard on this. I really appreciate it. When we were at the Spring Thing street fair people asked how they find out if a tree is a Village tree or their tree, and what is going to happen to that tree. How can people be given some of these parameters from this arborist? Maybe I am getting too emotional about this but people who want to start a fund to give money for paying for this arborist's time could send a check to a fund. I do not want to go into needed tax money, but this is coming up as an emergency.

Village Manager Frobels: I do not know if the list has been finalized. As soon as I have a final list I will circulate it to the Board and perhaps contact the homeowners. By now, a lot of property owners should have been contacted by the company because they will go to each house before they begin cutting. On the pre-survey that day we tried knocking on doors and we did catch some homeowners, and they were agreeable to the suggestion of taking down a tree or trimming it.

Ms. Travis: My understanding is, there is a green flier that is narrow in size that has come in the mail that looks like junk mail.

Village Manager Frobels: It was a Village-wide mailing.

Ms. Travis: No. We did not get one because we do not have a tree affected. So it does not go to every Con Ed customer. It goes to people who have a tree.

Village Manager Frobels: I got one, and I do not.

Mayor Kinnally: I do not think that is the case. I think it was Village-wide.

Ms. Travis: No, that is what they said. They said this only goes to people that have trees.

Village Manager Frobels: I did ask on that because I received one and they are not on my street. They said their mailing was not very sophisticated and they were not sure whether it was targeted only to people that are going to be affected, or all of us.

Ms. Travis: Can we also report that the phone number that is in this is just to Con Ed; it is not to a Con Ed tree-trimming person. People have called it, and it does not answer any questions about tree trimming. They told us this was for people whose trees are being affected. So now they are confusing people and, again, if you could be so kind as to hold their feet to the fire and let us know if there is any way we can help.

Mr. Gondor: I agree with Ms. McLaughlin. I do not think the Village Manager should be spending a lot of time out there on tree trimming. It is a waste of taxpayers' money, and he has more important things to do. Con Edison is a very good company that will take care of the trees. How many people got killed on Saw Mill River Parkway because of trees? I have seen the logs by Farragut Parkway and they looked like beautiful trees they were taking down, and they were hollow. This tree trimming will improve our power situation. In the last three or four years I have been out maybe four hours at a time, and one time 12 hours.

Trustee Goodman: If we are going to retain an arborist maybe he could do an educational spot on HoH-TV.

Village Manager Frobel: Very good suggestion. Be happy to.

Trustee McLaughlin: Is this project, while it is a three-year project at this point, going to be a continuing project over years? That, say, three years from now Con Ed will be back?

Mayor Kinnally: Yes.

Trustee McLaughlin: I learned from the county hearing sponsored by Tom Abananti that Irvington had sent an employee of its parks and rec department to the Cornell course. This was going to be the person who represented the village when Con Ed looks at the village trees. I was wondering if we might consider doing this long-term.

Mayor Kinnally: I know Joanne Trautman had talked to Fran about that, and Fran I do not want to speak for you, but one of the issues is the availability of personnel to take that time.

Trustee McLaughlin: I am not sure this is something we would need to do because over the next two years they will not be here except for emergencies. But in terms of planning over the next couple of years.

Mayor Kinnally: Not reacting to this, but just general maintenance.

Mr. Metzger: Faith Evans, Cindy Travis, Ellen Hendrickx, and myself formed an ad hoc committee to look into these situations; thank you to the volunteers. We need more of you. We have already spent days in the last month going to meetings and trying to get information. If Con Ed is coming to your block, take photographs of the trees before Con Ed gets there. If you can, take photographs while they are being trimmed so we can identify which crew was doing the trimming and then take photographs after. We contend that this is the worst time of year to trim trees. If those trees become diseased and die within the next two or three years, it would give us some record of what was done.

Trustee Quinlan: Fran, I support your suggestion on the arborist.

52:07 RIDGE STREET EXTENSION - CONTINUED

Mr. Wolf: We have the EAF form.

Village Attorney Stecich: Where did you get this from? The EAF is more than a one-page form.

Mr. Wolf: The second page is where the lead agency fills out their information, not the applicant. I can show you the second page.

Village Attorney Stecich: The Board needs the second page because that is where they answer the questions about whether there is any significant impact.

Mayor Kinnally: We will have to move on. Peter, you have to get us a full form so all the members of the Board have it. Let us go to 555 Warburton now.

BOARD DISCUSSION AND COMMENTS

1. Renovations to 555 Warburton Avenue (formerly the “Hastings House”)

Ms. Griffin: I am an architect, and I am working on renovations to 555 Warburton Avenue. I am working with Dallago Associates, who are restaurant designers. We are planning to do renovate this building that was originally built around 1916 as a restaurant and inn. We are planning to maintain the ground floor level as a restaurant and bar on the lowest level. It was used just recently as a catering facility, and we are planning to convert that into one kitchen. On the second floor there are two apartments, and we are planning to create a mezzanine level for dining. On the third floor, what is now the karate studio, we are planning to restore that room to its former glory as a ballroom. It will be used as a catering facility, but it was designed as a large gathering place originally. The building seemed to have been very active in the Roaring ‘20s, even raided by Prohibition agents. Eventually it became the Hastings House until recently. The building will be entirely renovated, with a new cornice, new windows, cleaned, and the entire interior converted into a restaurant and food establishment facility.

We are here to ask the Board if you would consider a proposal to help us alleviate the parking requirements for the building. I have a parking analysis that was distributed to the Planning Board showing the existing and proposed parking requirements. The existing

requirements, based on the use of the building as a restaurant on the first floor, the basement, and the apartments on the second floor and the karate studio on the top floor, are a little less than what we will need for the new proposal. When you convert the karate studio into a catering facility there is a much higher parking requirement per square foot.

Because we will not meet the code requirements, and are going to the Planning Board to ask for a decision based on a minor increase in the parking requirements, we would like to propose to the Board that we consider a franchise agreement with the Village so that the owner could use the parking available in the Zinsser commuter parking lot which at night empties out. By having valet parking, especially for the times when they are using the upper floor catering facilities, which will be seasonal, this is when we are maxing out the use of the building. They would be able to take the customers to the commuter parking lot.

I am here with Fay Devlin, the owner of the building, and Paul Walter, who is planning to be the manager of the restaurant. Paul Walter has put together a traffic study which was submitted to the Planning Board, and he has knowledge about how the employees will be using this building. There is also a plan to have the employees, if they could, get permits to use parking in the Village, rather than the public parking in the downtown.

The study I submitted shows how the parking spaces open up at the Zinsser lot. It was a two-week study, where we looked at how many spaces are available in the entire Village, how much is available at 5, 6, 7, 8, 9 o'clock. As you get into dinner hours, many spaces become available there.

Mayor Kinnally: Hours of operation are an interesting element because with the Zinsser parking areas during the daytime, not on the weekends but during the weekdays, those areas are full. So they would not be available for valet parking at that period of time. What are the hours of operation that you anticipate?

Paul Walter, Restaurant General Manager: We are generally an evening dining operation. The steakhouse we would operate 5 to 10, 5 to 11 on Friday and Saturday; 4 'til 9 on Sunday. As far as the banquet facilities, I have been in the business of steakhouses almost 30 years. I think I have had, in 30 years, 10 weekday parties where you would have over 100 guests. Other than Manhattan. When I was in Manhattan we did have a lot of weekdays. But most of them would be on weekends, probably in May, June, and December when you have Christmas parties, birthdays, anniversaries, bar mitzvahs.

As far as the parking, I grew up in Dobbs Ferry so I know it is tight. We are asking that employees could use 555 as the "home address," and pay for parking for all the employees that use a car in Zinsser. We would not be taking any on street spots, even though I walked

from 7 o'clock until the meeting here, and on Maple Avenue there are 25-30 spots open on the metered side, not including the non-metered side. But we do not even want to go there. We would like your permission to use valet parking to park down there.

Mayor Kinnally: But let me go back to my question: your hours of operation during the weekday. I am not asking about catering.

Mr. Walter: 5 to 10.

Mayor Kinnally: So there will be no lunch operations at the steakhouse?

Mr. Walter: Not at this time, no.

Trustee McLaughlin: There are a substantial number of things like bar/bat mitzvah parties that may begin at 1 in the afternoon on weekends, and I noticed that you have not done a traffic analysis for that. I cannot believe that you would not be open for those hours on Saturday and Sunday.

Mayor Kinnally: But Zinsser would be available.

Mr. Walter: I apologize. I do not know if, at 10 in the morning on a Saturday when I visit, or 1 on a Sunday, there were more than 40 cars down there. But I would be more than happy to do that survey and have it done this weekend, if you would like.

Trustee McLaughlin: I had driven over it myself the last couple nights to count cars because I was so curious. But I am not sure this is the best time of year to try to gauge year-round parking use. Are you planning on being open on the afternoons and weekends?

Mr. Walter: Only for functions. There is really no call for somebody to go out and have a steak at 2 in the afternoon unless it is a private function. Four o'clock on Sunday, yes, and that is when I did the parking and the traffic. Because 4 o'clock, you do get a lot of people on a Sunday that want to eat, get done, and get ready for the work week. But I do not see any call right now, maybe three, five years from now, that it is such a busy restaurant that we would look to open to lunch. But in the beginning it is just going to be those hours.

Village Attorney Stecich: My suggestion, and I imagine what the Planning Board would do, is to have its own traffic person look at what they did and do their own analysis, that they could not get their approval until that analysis was done.

Mayor Kinnally: Marianne, could you give us an overview of where things stand before the other boards?

Village Attorney Stecich: They made a preliminary appearance before the Planning Board, and they are on for the next meeting. Jerry asked why we are looking at this tonight. Under the zoning code in the CC district, the Planning Board can reduce or waive parking requirements if they determine that there is not going to be a big increase in parking demand or that the parking cannot be dealt with. They need 49 spaces, if you do the calculation. They get grandfathered in for what is there now, but they are going to be expanding.

Mayor Kinnally: They need an additional 49 spaces.

Village Attorney Stecich: They are going to need an additional 49 spaces. If they were in any other district they would need to go to the Zoning Board and get a variance. I guess this was part of the downtown changes that were enacted a few years ago: the Planning Board can reduce or waive the requirements for off-street parking where it determines that the expansion of a use in a building that is more than 2,500 square feet will not generate a significant increase in parking demand.

What the applicant is trying to do tonight is, if they had some notion that the Board of Trustees would consider leasing or licensing parking spaces in the Zinsser parking lot, then they could go to the Planning Board and show them that there is not going to be an increase in parking demand. Obviously, it would be preliminary, and there are a lot of details that would have to be hammered out if the Board were disposed to letting them rent spaces in the Zinsser lot. That is the context of their discussion tonight.

Trustee Quinlan: Thank you, Marianne. That answered my question. The ground floor is going to be a kitchen. Are there going to be any tables, and a bar?

Mr. Walter: No, there will be bathroom facilities and a little lounge outside the bathroom.

Trustee Quinlan: And a kitchen. So there will be no seating downstairs. The second floor will be a restaurant.

Mr. Walter: Yes, with a bar.

Trustee Quinlan: And the third floor will be a catering facility, and they need 49 spaces on the weekends you say you are going to be open 5 to 10?

Mr. Walter: 5 to 11.

Trustee Quinlan: You are going to close the bar at 11 o'clock every night?

Mr. Walter: You can make a reservation up until 11 o'clock.

Trustee Quinlan: So you could come in at quarter of 11 and sit down and order a steak. So you are going to be open from 5 'til closing time, 2 a.m., correct?

Mr. Walter: Absolutely.

Trustee Quinlan: So you are going to be open 'til 2 a.m. on Friday, Saturday, and maybe you will close earlier on Sunday. During the week the hours of operation will be pretty much the same: 5 until closing.

Mr. Walter: 5 'til 10.

Trustee Quinlan: Well, you can order at 10.

Mr. Walter: Yes, closing would mean 12, 1 o'clock.

Trustee Quinlan: Mr. Devlin, I am glad you are here. I am excited that you bought the building. I own a commercial building in the Village down the street from you. I am look forward to being your neighbor. We need business, we need people coming to the Village, and I like the idea.

One of the problems that people in the Village have expressed to me is, how are we going to ensure that the people that come to your restaurant and banquet hall, and I hope there are a lot of them and so do you, do not park in Boulanger, Steinschneider, and the post office so that they do not choke the other businesses off for parking. I do not know what the solution to that is, but we have to put in some safeguards. Let us say I want to come to your steakhouse. I am not going to use valet parking because I do not want the hassles of waiting for my car. I am going to park in Steinschneider, I am going to park wherever I can. But we are going to have to figure out something about that because that is going to be a problem.

Fay Devlin, applicant, 555 Warburton Avenue: I am thinking that the 49 spots basically go to the catering facility on the third floor. If we were leasing that space, we could have requirements that it has to be valets for the people that are going to use the third floor.

Trustee Quinlan: And how many seats do you have in your second floor?

Mr. Walter: It is actually the second and third floor.

Trustee Quinlan: Let us say I would want to come for a steak. I am not there for a party.

Mr. Devlin: Right now there are enough spaces for the first and second floor under the grandfathered building and the existing restaurant. So we are really looking for the overflow for the third floor, when it would be used.

Ms. Griffin: Is that clear? There is seating in the basement right now, and we are putting the kitchen down there. The second floor will now become seating.

Trustee Quinlan: Maybe I am confused because I have never been in the basement of the Hastings House. When I think of the first floor, I think of where I walk up the three steps and go into the bar. Are you calling that floor one or floor two?

Ms. Griffin: It is floor one.

Trustee Quinlan: That is where the kitchen is going to be?

Mr. Devlin: Ground floor is going to be the bar and the restaurant.

Mayor Kinnally: But what is going to be on the second floor?

Mr. Devlin: A mezzanine.

Mr. Walter: More dining.

Trustee Quinlan: The kitchen is going to be in the basement, the first floor is going to be a bar and restaurant.

Ms. Griffin: Bar and restaurant.

Trustee Quinlan: The second floor, I understand, is going to be an atrium.

Mr. Devlin: A mezzanine.

Trustee Quinlan: More dining?

Ms. Griffin: The second floor will have a similar dining area to what is existing in the basement.

Trustee Quinlan: And no banquet facilities there. If you have a party, you do not sit on the second floor. Everyone goes up to the third floor.

Mayor Kinnally: And you are putting in an elevator?

Mr. Devlin: Yes.

Mayor Kinnally: Inside or outside the building?

Mr. Devlin: Inside.

Trustee McLaughlin: People who live in or around downtown had raised some questions to me, although I thought this was for the Zoning Board to decide, not for us. Let us say you have five valets and they depend on tips. For them to drive a car from the corner of Spring and Warburton down to the back end of Zinsser and then get back up is going to take a lot more than five minutes. So those five guys, assuming you have five valets driving, are going to be able to park somewhere between six and eight cars an hour. That is not a lot of traffic if you have an event and a lot of people arrive within a 15 minute spread of time. The mechanics of getting those cars down to the back of Zinsser and having the guys come back up is just not going to work. With valet parking at Harvest they are parking 200 feet, at most, from the front door. We are putting these cars about a quarter of a mile away, Again, I thought this was something for Zoning to determine, not for us to worry about.

Mayor Kinnally: I think you are right. The mechanics and the viability are something that they have to look at. All we have to respond to is the request for license or lease. The traffic would go into their review of the project as part of the whole SEQRA process.

Trustee Quinlan: So the question to us is, are we inclined to, for a price, give them a certain amount of spaces down in the commuter parking lot.

Mayor Kinnally: I do not think we can answer definitively, but is there a sense of the Board that we would pursue this?

Trustee Quinlan: I would like to pursue it.

Trustee McLaughlin: I would like to.

Trustee Swiderski: I would like to.

Trustee Goodman: I would condition it on what the Planning Board and the Zoning Board said.

Mayor Kinnally: Obviously, if the Planning Board and Zoning Board say no to it, they are not going to need it.

Trustee McLaughlin: But in principle, are we happy to take their money?

Trustee Swiderski: Business downtown.

Fonda Lifrak, Vice president, Chamber of Commerce: At 5 o'clock on a Saturday in the downtown is a really busy time. It is not a time when business is closed. So a Saturday night event could really impact, and I think we should take those hours into consideration.

Mr. Metzger: We have all been in the Village during a funeral when there have been six or eight or ten cars lining up outside of church and we shut the Village down to allow the procession to go through. So imagine it is a Saturday afternoon at 4 o'clock. We want to encourage a lot of people to come downtown, but there is an event happening. Let us say there are 150 people showing up for this event. Let us assume that they are arriving two in a car. Seventy-five cars are going to be trying to line up outside that building, where it is going to take the valets, let us say, five minutes a car. Where are we going to put those cars while they are waiting for the valets to unload and drive the cars down? It is going to effectively shut the Village down.

Mayor Kinnally: That is a legitimate concern, but not one before us.

Mr. Metzger: It is, because if you are going to put a dollar value against what this may bring in to the Village, that dollar value has to be balanced against what it is going to take away from the Village.

Trustee Quinlan: Let us say the sense of the Board is we are going to pursue this. Then it goes to the Planning Board. If they approve it, then it will come back to us to set a rate?

Mayor Kinnally: We can probably do it simultaneously.

Trustee Quinlan: But we will set the rate, not them. I do not know, this is something new to me.

Mayor Kinnally: It would be with the Village.

Trustee Quinlan: Well, we have never done anything like this before.

Mayor Kinnally: Yes, we have.

Trustee Quinlan: We have someone leasing spaces down in the parking lot?

Mayor Kinnally: Yes, we do. Maud's.

Trustee Quinlan: Really? How much do they pay?

Mayor Kinnally: I do not know, but they rent the space from us.

Trustee McLaughlin: I did not realize they paid for that. I remember the SEQRA hearings, and I did not realize we were charging them.

Trustee Quinlan: Fran, maybe you could check to see if they are paying. That might be important

Mayor Kinnally: But the answer is yes.

Trustee Quinlan: That was just one space, right?

Mayor Kinnally: Yes, one or two spaces.

Trustee McLaughlin: This is properly Zoning, but let me bring it up since you asked. That is, has it been heard of that the restaurant could lease the use of, say, a canopy at the train station so that people could go to the train station, have their cars parked, and be taken up to the restaurant? I am thinking of having a point away from the core of the Village where they could deliver the cars, and a group of them wait for a jitney or something.

Mayor Kinnally: Could be something the Planning Board can look at.

Ms. Topilnicky: Can the commuter lot handle it? They have not said how many employees that they are going to have and what those hours would be. That would be during the day, and that would be competing with commuters. Maple Avenue is a residential street so they are including this in a traffic study of a commercial district. We already have commuters that park on our streets. Why do the commuters park down the hill if there are that many spaces available to lease spaces out to employees of a restaurant? If the Village is open to leasing out spaces, are there enough spaces down there to handle that?

Mayor Kinnally: I have concerns about giving permits to employees who are going to be there during the weekdays because that lot is quite full and people who have permits right now complain that there are times when they do not have available spaces.

Ms. Topilnisky: You are talking going on 'til 2 a.m., with valet parking. There are apartments on Spring Street. You do have to think about the residents. Sound echoes, especially that late at night. They had a drawing of the valet going zoon, right down Spring Street. But people park on Spring Street. So you are not going zoom from where they are picking up the car. And when they come back, where are you picking up the people? You are going to have to cross the street to get the car, and you are blocking up the other side of the street then. When you come around that corner and there are valet cars or deliveries, that is another issue. I am concerned that the commuter lot would not be able to handle what they are requesting. They said 133 spaces. I do not know what is grandfathered in and what they are additionally asking. But Hastings House, did it ever really do that kind of a business with the grandfathering in? It was mostly a hangout for drinking after work. How many people actually ate there? They did have some small parties, but nothing on the scale that they are talking about with the banquet hall on the third floor. Also, it may open for lunch eventually.

Mayor Kinnally: The sense of the Board is that it is something to be pursued. I have concerns about the employee portion of it, but I would suggest that the manager and the Village Attorney engage in discussions and coordinate with the Planning Board and the Zoning Board. There is nothing for us to do until such time as they have moved forward with their process. I would say 90% of the comments that were raised this evening impact SEQRA, and it is something we are going to have to look at, not only the availability of the physical lots to handle the traffic, but also the streets in and around the property.

Ms. Griffin: If we have at least your interest and your support, we would like to go back to the Planning Board and let them know that we have discussed this with you and we will look at options to address the concerns that came up tonight. We have a traffic study that we plan to reveal at the meeting on Thursday, and we can see if we can find the right balance to make this work.

Mayor Kinnally: I do not know if I would use the word "support," but there is interest in continuing discussion on it. People have not said no to it at this point.

Trustee Quinlan: We have interest, but I would not use the word "support."

Trustee Goodman: The other thing that was not raised that I have a concern about was the truck-loading area on Spring Street.

Ms. Griffin: We will discuss that with the Planning Board, but this is where it has always been.

2. Update on the Waterfront

Mayor Kinnally: I received a call today from Joe Sontchi, who has taken over for Dave Kalet as the project manager. I have been urging everyone to move forward the additional testing that has to be done on the land and in the water. The indications now are that they have coordinated with the DEC and have pretty much ironed out the safety concerns. They are expecting to begin the testing the July 16 or 17, and it will run for six weeks. The report would not be available until sometime in October. It keeps pushing things back. I asked about the PRAP, and he said that is the DEC's to generate. So I am going to generate a call to the DEC, to George Heitzman, to find out if his understanding tracks with what Joe said. Joe said that he probably would be available to discuss the testing at our meeting in August.

3. Update on the Comprehensive Plan

Mayor Kinnally: We have received quite a few résumés from people interested in being on the comprehensive plan committee. I have also received comments from some people who have not submitted résumés who are interested. I think we are pretty much in agreement on 11 members. The question is whether or not members of the Board of Trustees, Planning Board, and Zoning Board would be voted off the island, so to speak.

Trustee McLaughlin: I have not come down on any particular place to say. I suggest that we plan a work session to discuss this, followed by an executive session on personnel, perhaps two or three weeks from tonight. People would know that that would be the final day for submitting résumés if they are interested.

Trustee Quinlan: I am prepared to give my opinion on whether Planning, Zoning, and Board of Trustees, what status they should have on the steering committee of the comprehensive plan. Diggitt, you said you are undecided, right? So that is one undecided. As to the executive session, we can have that. I am available July 10 to talk about the members. I think tonight we can decide about the other thing.

Mayor Kinnally: Do we want to have an executive session on July 10?
[Board agreement]

Mayor Kinnally: So Jerry, you are ready to discuss this tonight as far as eligibility. Peter, are you ready to go?

Trustee Swiderski: I think I am.

Trustee Goodman: I am also.

Mayor Kinnally: Jerry?

Trustee Quinlan: Liaisons.

Trustee Swiderski: Liaisons.

Trustee Goodman: Liaisons.

Mayor Kinnally: What does that mean?

Trustee Quinlan: The same thing it means for the other ...

Mayor Kinnally: No, it does not.

Trustee Quinlan: Lee, I do not want to interrupt you, but we just had three votes for liaisons and that is a majority. You know, whatever it means.

Mayor Kinnally: Jerry, we may have had a vote, but I think I am pretty liberal in allowing people to have discussion. I would hope it would be accorded to me.

Trustee Quinlan: Fine.

Trustee Swiderski: I will take a stab at defining a liaison. It is a non-voting participant in a group whose 11 formal members constitute the voting participants, while the liaisons attend the meetings but do not have the same weight on that board but, however, can participate in discussions.

Mayor Kinnally: See, that is a little different from the liaisons from the Village Board.

Trustee Swiderski: It is different in that it is participating. When I liaise with the committee, I tend to be quiet.

Mayor Kinnally: We are a conduit. The liaisons are a conduit between...

Trustee Swiderski: This is not a conduit. This is more, in my perspective, participant but without a formal vote.

Mayor Kinnally: But I wonder why you would disenfranchise them. And we are also getting a very unwieldy committee. Most communities that have looked at this have invited people from these boards on. There was a comment made last time about Croton and that nobody from the planning board was on in Croton. I think that is mistaken. Marianne, you were involved?

Village Attorney Stecich: I have the Croton comprehensive plan and I represented Croton for awhile. The chairperson of the comprehensive plan committee was the chairperson of the planning board. I am not suggesting anything one way or the other, but I am just correcting what was said. In addition, two of the other four members on the comprehensive plan committee were former planning board members.

Mayor Kinnally: Peter, your thinking. Is that sufficient input?

Trustee Swiderski: I think that is sufficient input. Both the historical perspective as well as any guidance regarding constraining the consultant's time and efforts can be provided from a liaison perspective. It does not require a vote. I do not think anything said by the three liaisons would be ignored or passed over. It is all valuable input. But there is something intrinsically appealing about an independent board right now. Given my druthers, I would rather leave it as such. I do not view it as disenfranchising, particularly.

Trustee Goodman: Peter states it accurately. I do not think it is unwieldy, and what iced it for me in terms of size was the fact that we got information that Croton had five members and it took three years. I would submit to you that it took three years because there were not enough bodies to shoulder the work. Our other boards are in the midst of so many other projects, and we need their attention and their time, that to have a committee of 11 that are devoted to this would be good.

One of the things I would like to do on July 10 would be set up a time frame and decide on the process. Lee brings up a good point: what is a liaison. That should be mapped out. In their report the committee gave us a flow chart of how the procedure should go. Are we going to adopt this document? We should spend the time to give very pointed directions to the committee. Also, even though we would have a Trustee liaison, the Board should remain very active in the retaining and selection of experts. I have already started collecting RFPs from other places. I would expect, whether I am part of the liaison or not, that our board would also help draft the RFP. The scope of expert involvement and the choice is one way to derail the process, and I would be very hypervigilant, and some might say micromanaging, of that process. One thing that concerned me on the timeline was the open-ended refer-the-plan-to-the-Planning Board. I would expect to say 45-day review or something like that.

This document is going to go elsewhere where we do not have control. Where we have control we should try to put on some time frames. I think we press the pedal to the metal and catch this up with the LWRP. The people on the committee should be asked questions regarding their time and commitment to getting this done in an expeditious manner.

Mayor Kinnally: So it would be a committee of 14?

Trustee Swiderski: Effectively, right.

Mayor Kinnally: And the quorum would be eight?

Trustee Swiderski: No, it would be seven, right? What is a quorum on 11?

Mayor Kinnally: It would be six.

Trustee Swiderski: Then a quorum is simply of voting members, is it not?

Mayor Kinnally: Well, it depends.

Trustee Swiderski: I would say six voting members. But I am going to assume these sessions are going to be taped, right?

Mayor Kinnally: I do not know if they will be taped. Let me caution regarding what I said about getting volunteers. We have to get somebody in to help us out because there are a lot of meetings that we are tying up our personnel on.

Trustee Swiderski: It should be a quorum of voting members.

Trustee McLaughlin: One thing concerns me about relying on taped meetings if you are a member of the committee. I was unable to attend the LWRP meeting, and Raf made me a DVD of the meeting. I have watched it a couple times, but I do not feel that I effectively know entirely how that meeting went. There is something about actually being there. For this committee, the fact of there being there is not just what they watch, it is what they contribute. So it is a good idea perhaps to have them taped, but we cannot have committee members who rely on taped meetings. If we want input from them, we do need to expect that they will be there.

Trustee Quinlan: I would agree with Peter that the quorum would be whatever a quorum is for the 11 voting members.

Mayor Kinnally: So the sense of the Board is that we will have 11 voting and three non-voting, fully-participating members: for lack of a better word, liaisons.

Trustee Quinlan: However Peter defined it, I appreciate your definition, Peter, and I agree with that. Maybe we could formalize that somehow.

Trustee Quinlan: We do not want to give Peter or anybody else any more work, we can see it in the minutes. But I think the technical term would be liaison.

Trustee Swiderski: What cinches it for me in the end, the Planning Board and us will have a shot at this document. If we think it has gone off the rails, which I do not think it will, or there needs to be adjustment, we will have that opportunity. I do not worry about a rogue process that will not necessarily reflect some oversight. Both the Zoning Board, ultimately, if there are Zoning Board changes, and us will have our respective shots at the document. I do want the input. I am a consultant and I know how badly out of scope a project can go. So having Patty or others who manage processes like that being present is immensely helpful to ensuring the success and restraint of a process that can easily blow past expectations.

Mayor Kinnally: The Village Board also has the power of the purse.

Trustee McLaughlin: I am curious as to what my fellow Trustees feel about how the liaison should be selected.

Mayor Kinnally: We will deal with that in our executive session.

Trustee Quinlan: It would be up to individual boards. I would not want to tell the Planning Board how to select their liaison, or the Zoning Board. But maybe we should, I do not know.

4. Design Guidelines for Central Commercial District

Mayor Kinnally: Thank you, Christina, for putting this together, and the rest of the members of the Architectural Review Board. A lot of time has gone into this.

Ms. Griffin: I would like to introduce these guidelines to this Board. This is a draft. It is a document that simply shows an approach. It can be expanded, it can be changed, but it is based on about five years' of work done primarily by the Architectural Review Board members. We have had an editor, a writer, and a photographer join our committee. We have a few members here tonight, Bennett Fradkin and Ellen Hendrickx. We would like to see if you would endorse the way we are handling this and if you have any comments.

Based on my experience on the Architectural Review Board, we have many applicants that come in and do not have a sense of what might be important to Hastings aesthetically. We feel that if there is a set of guidelines there could be more of an understanding of the elements of Hastings that preserve the character and scale of the downtown. We examined many examples of guidelines from other towns in the US, and were inspired by ones that seemed to be very user-friendly rather than a list of what is banned, what is not to be done. Also something that would actually inspire people, and by adding photographs of some very good examples of historical features or buildings will encourage people to understand what we value in Hastings, what is historically significant, and even preserve, and may even want to establish a list of, certain buildings that we may want to have preserved, or restored.

The new chair of the ARB, Bennett Fradkin, has experience preparing design guidelines for the town of Radburn in New Jersey. It was very helpful to the development of these guidelines to hear from somebody who has created guidelines and implemented them.

Bennett Fradkin, Chairman, ARB: The reason you have design guidelines is to preserve the character and the sensibility of a community like Hastings so it does not become like Central Avenue. How do you do that? You have to see what is it that makes up Hastings. There is a series of buildings which were built between 1890 and 1930, the majority of the buildings that have any kind of historical significance. That does not mean that they are great buildings in and of themselves, but they represent a certain period of time, a certain building type, a certain organization of building components that you would find in small towns like Hastings. If you support them and reinforce them, you will maintain the character that we all enjoy and probably most people do not even know why. It has to do with scale: pedestrian scale, detail, organization, consistency, not having 100 blue Chase signs in the middle that you might have to have on Central Avenue or on the exit of Interstate 80.

About eight years ago I got hired by the town of Radburn, New Jersey. Historically it is a very important planned community, garden city, that was about one-third completed just before the Depression. It was noted for the separation of pedestrian and vehicular traffic so it had a lot of attention to pedestrian scale. It is a completely different problem than Hastings. As real estate values have climbed recently they had some developable land. They had some regulations put together by the board that dictated that the architecture should be maintained and preserved. But it was not enforceable, it was not specific enough, and nobody knew what to do with it. So essentially they decided that they needed a professional. We created this, which is not too different from the outline that you have in your hands that we distributed.

It took about four years to put this thing together. I was hired as a professional architect. There was a planner. An attorney reviewed it because it has to be enforceable. It not only

has to suggest what to do, but there has got to be a way to interpret whether somebody is complying or not. That is one of the things that is important to us. It has been implemented for about four years. During that time I remain as a consultant to the community, so in certain instances I am called upon to help enforce the guidelines. They have a committee, but in certain circumstances they call on me as a professional.

Examples. The preeminent commercial building had a huge fire and about half of it was destroyed. It had a slate roof and a clock tower. To rebuild it as it was was expensive; there are always cheaper ways to do it. But we prevailed in making the owner rebuild it as it was. It was the centerpiece of the community. It took a lot of effort, a lot of educating, but the guidelines gave us a strong case for enforcing it. And we helped him, too. We worked with the owner of the building.

In another case there was a piece of property that was purchased by a developer. He was going to make 14 garden apartments. He came up with something that he could have done anywhere, with no awareness of the context or the history of the community. We met with him, explained it, and he came back with a completely different plan. In fact, he told his architect, work with them, understand the community, read the guidelines, understand what to do. It worked out.

It has been a very effective tool. Christina and many people have put a lot of time into this and we have what we consider to be an outline. We would like feedback and we would like to know that you are going to support the idea of having guidelines and that you think the approach that we have taken is good and should be continued.

Mayor Kinnally: I have been talking to Christina and to the ARB about this, and it is everything that I thought it would be. It is a document that looks back and looks forward. There are certain proportions that we are talking about: environmentally friendly, green applications; putting types of material in that are sustainable, that are conservation-supportive. It gives the ARB and the applicant something that has been missing, and that is a reference point. Many times the ARB applicants do not mean to do any harm to our aesthetic environment, but they are floundering. The ARB has gently coaxed people along, without having any teeth. This gives everybody, the applicant and the Village and the ARB, an opportunity to put some teeth into it. But more than anything else, to be a resource so people know what is expected of them, and the initial draft of the work product is going to be farther along, which will help everybody.

Ms. Griffin: One of the speeches we seem to give to many applicants is, this is not Central Avenue. A lot of people tend to want to get a big, bright sign so that cars can see that sign. And they have to understand that this is about pedestrians, not about cars.

It is a shame that it is an uphill battle. If they could read a document, or we could simply ask them have you read the guidelines, are you in compliance with the guidelines, do you understand what the intent is, I do not think it would be so frustrating. The ARB will be much more effective. When I became chair, the last memo that Harriet Archibald, the previous chair, wrote was about the ineffectiveness of the ARB. Even when I joined, I asked why we had certain unattractive, newly-renovated facades. I was amazed at how many examples there were of approved plans that were not followed through. The buildings were built differently than what was approved. We have that going on to this day. We have a pretty committed Building Inspector who has been sending out letters of violation, but there are no penalties.

So we have problems on many levels. But at least we can use this document as a basis for making decisions for setting standards. It is something that should be what the community feels represents this village.

Village Attorney Stecich: I think everybody is underplaying the significance of it. Because of the way the code reads for the CC district, these have the force of law. The newly-enacted regulations for the CC district say “that all uses, buildings, or structures within the CC district shall conform to any design guidelines duly adopted by the Board of Trustees.” So once the Board of Trustees adopts these, they have the force of law for the CC district. This is an unusual provision for zoning codes.

Trustee Swiderski: One question, or comment, around the concept of historical buildings. It seems we take a subset of buildings and freeze them in time. Is it your feeling that there is no room for the possibility of a teardown of an existing building and replacement with something?

Ms. Griffin: This is something we debate a lot in our community. Is your question about any building, or a historically significant building?

Trustee Swiderski: Those that you termed historical.

Ms. Griffin: I do not think we have an answer. We went to the Historical Society and they gave us a list of buildings. We have already changed the draft that you have to just say these are historically significant according to the Hastings Historical Society. Now what do we do with that? Do we have anything that is that outstanding that we want to say it is something we want to preserve and will not allow to be torn down? Like the First National Bank, it is a beautiful building. So this is still up for discussion. We have the Movie House Mews. It is not a theater but it was, historically, a theater.

Chairman Fradkin: We identify historical buildings. So if somebody is doing a small thing, a window replacement or a sign, we want to educate people that this is a building that has some significant architectural features, and whatever you do, you should respect that. If you have an opportunity to undo some of the damage that has been done, to bring back some of the character, all these little moves eventually add up and create a nice village that we enjoy. Let us say you want to tear down the entire Movie House Mews building and here is my proposal of what I want to put back. The Board would review it. I do not think it says in there you cannot tear it down. But you would have to come with such a good proposal that we would say, this is great. Our buildings are not on the historic register. I do not think there is any legal thing that prevents it. As Christina said, it has been a big argument. If you come with a good enough idea it will be heard. I do not think anywhere it says you cannot do it, right?

Ms. Griffin: That is the way we are leaning.

Trustee Swiderski: I hate to reduce it to a legal question, but if it is not in the National Historic Register of places is it a taking to say a building is frozen in time because a local organization deems these buildings historical? Does that become a taking at that point?

Village Attorney Stecich: Any municipality can have its own registry of historic buildings. That is why the New York City law is so effective. You could make your own if you wanted to. But what the ARB is suggesting is that they do not intend that they are saying it is frozen in time. That is just a consideration. Although I do not read it that way. Maybe it is something you could fix with some language or an escape valve, but there is language in here that I read and thought...

Trustee Swiderski: Right, mandatory.

Village Attorney Stecich: Yes. If that is not the intention, then the language may have to be modified.

Chairman Fradkin: It is something that has to be discussed. As I said, I think we would not say that you could never change it. I do not think that would make sense.

Trustee McLaughlin: I am sure you have been aware of the discussions that have gone on around the buildings on the waterfront, and the concerns of some residents that any landmarking that takes place of those buildings is going to, in effect, pick the owner's pocket or keep ARCO from being able to do what they need to do with the buildings in pursuing the cleanup. We have, I think, finally explained it to the satisfaction of these residents that if

SHPO puts them on the National Register it does not affect the owner's property value in those buildings, and if they need to be taken down they will be. So I would be reluctant, at least right at this moment, to impose anything on owners of buildings in the commercial district that, say, the National Register does not impose.

I have questions about why other buildings in the Village were not on the list. The piece that you have prepared commends the First Reform Church because of its architectural history. It is arguably the gateway to the commercial section of the Village, and yet it is not on the list. Grace Episcopal is a total gem, and it is representative of a certain kind of vernacular architecture in the Hudson Valley. Saint Stanislaus is also representative of vernacular architecture, and the Community Center refers to it in the way the Community Center uses shapes. The Municipal Building also has a good architectural history. The train station is reminiscent of other train stations along the Hudson Line. And 555 Warburton, the work that you have done on the rendering that you showed us, restores the third-floor windows. The building is going to once again have shapes and fenestration that has made it a very nice building. 603 Warburton is an old post office. It echoes the same kind of brickwork used in the long line that includes Office Ink. And yet none of those were recommended by the Historical Society.

Ms. Griffin: This is a draft, and when we finally felt comfortable with the first part, the principles, we came to you. The historical part, that is simply the list we got from the Historical Society. We have to work on that. We have a lot of work to do. These are very good examples that we should look into.

Trustee Quinlan: I agree with you totally on your comments. I think Lee supported it, and for the same reason he does, I do. My only question is somehow we are going to have to tie this in with the comprehensive plan.

Trustee Goodman: Thank you for years of hard work on this. Tax assessment implications. Are we going to hear from someone that because they have constraints that somehow their property has been devalued. That could be totally off-base, but I am concerned about the economic impacts. We have an economic development committee forming. It is going to try to stimulate business. Will they be given a copy of the draft? Can they have some input? With respect to the comprehensive planning issues, I hear what I believe are some value judgments being made. On page five there is a reference to businesses and buildings meeting community standards. What are the community standards and is this not something that should be tied in also to the comprehensive plan?

Mayor Kinnally: That would be up to the comprehensive planning committee to see if they want to make that part of it.

Trustee Goodman: I have this gut instinct of having allowed piecemeal projects that are winding up in the middle of us trying to set out land use goals. I do not want to have things that are at odds with each other. I do not know why this committee, this board, could not continue to work and then, in some way, be brought in. The community needs to have input into this. How can you have community standards without community input, without input from building owners?

Ms. Hendrickx: I want to make a distinction between landmark and National Register. This is something I got online. It basically says: "The National Register of History Places is the nation's official list of cultural resources worthy of preservation. The National Register is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect our historic and architectural resources." So it is not something that is binding, like landmarking. It appears that there is a bill pending in Congress to improve tax incentives for rehabbing and restoring historic buildings. So maybe that could be a plus rather than a negative.

Ms. Griffin: I would like to address Danielle's comment about community input. We felt that we needed to get this in shape, especially because of the experience we have on the ARB reviewing these kinds of problems. We felt that if we could initiate the process and develop a format and an approach, then we could go from there and find out how we make this something that could be called community standard; how do we get community input, where do we go from here. But it was not our intention not to get involved with different community representatives.

Trustee Goodman: If these were enacted in some form and a building like 45 Main, which the community has a palpable opinion about, a lot of negative opinion coming from that building, comes before the ARB. What does it look like if we have design guidelines? Would these have an impact on a building such as that if these were enacted?

Chairman Fradkin: You mean would it come out different?

Trustee Goodman: Yes.

Ms. Griffin: I think it would. We asked for six months can you reduce the scale of the building. Every time they came back with rationalizations why they cannot. Finally we got two feet down. There is a strategy to always wear down a board. If you do not have rules you are reacting to a builder. If they had these guidelines to begin with, a lot of things would have been done differently. I do think it would make quite a difference. We do have different opinions on our board. But if our design guidelines said that this kind of building is

not in scale, and we have documentation of different examples written about and we can point to that document, I am sure that new buildings will be more in keeping with the character of the Village.

Chairman Fradkin: As I shared with you earlier, my experience has been that when something like that starts, if you have this in place then you can walk people through it. It is just much more believable. You have a document. You have so much more of a head start. But t you still need the face time, you still need to work with people. But put the two together, you are going to be much stronger.

Trustee McLaughlin: I really like the job that you did. I think it is a wonderful draft and that we will be well served by it. In answer to the question that came up about property owners and their response to it, the National Trust has found, with the Main Street program, for instance, that doubting property owners come to understand that a community that has good guidelines, that is able to present a coherent vision of itself, is one that becomes more attractive. The resale value of properties is higher, and people like to shop in places that look nice.

Ms. Griffin: I was on the Chamber of Commerce for years, and Hastings became a member of National Trust for Main Street, and they send information, newsletters, lots of ideas for revitalizing downtowns. They stress design guidelines. That is a wonderful organization that is very helpful in trying to see how there can be a public-private partnership. And developing design guidelines, these things can help improve downtowns.

Resolution 52:07 Approval of Ridge Street Extension - Continued

Mayor Kinnally: We have the short EAF. Marianne, any comments?

Village Attorney Stecich: I was not here at the last meeting when Dolph Rotfeld gave his report. But from reading what he did submit, there is no question he looked at the drainage issues, and even the retaining wall as it affects the drainage. Apparently the retaining wall does not have anything to do with it now, with the new drains installed. But what is not clear was whether he ever looked at the wall, and how the wall could affect the slope. Just as your application for site plan review and the EAF for the site plan review only addressed the property, the steep slopes review only addressed the steep slope on your property. Of course, you would not have to do steep slopes review of the hill because it is not part of a building permit. But it would be a good idea for the Board to make sure that Dolph Rotfeld looked at that issue about the wall and the integrity of the slope. And if he did not, that he do it. I usually think of him as the storm water guy, but he is an engineer. I guess he could look at all of it. But from what he submitted, I cannot tell that he looked at it.

Mr. Wolf: If my memory serves me correctly, we had submitted an original plan, and when we went down there with him, he said that it would be much better in terms of the slope and the water runoff if we changed the plan from having drywells to changing the slope so that it would then have catchbasins that would tie into the existing system. So we adopted his suggestion. He certainly was concerned with the runoff.

Village Attorney Stecich: No, the concern is not the runoff. And I am not sure there is a concern, but that was raised tonight. Did anybody look at the effect this might have on the steep slope?

Ms. Griffin: I would like the Board to know that he found the county plans for the extension of Ridge Street. And the details they have for this wall, we have to make sure it is constructed in the same way, using the same Unilock block. The slope is fairly uniform. It is almost identical to what is here right now. We did meet with Dolph and walked the street and located the retaining wall, but I know that is not specifically in his letter. And these are the details, actually even the curb details because it has a little slope to it, the catchbasin detail. All these details match the county details for Ridge Street because we want it to be a complete continuation and alignment and match of what exists right now.

Village Attorney Stecich: Who was the person from the Village who talked to Dolph?

Ms. Griffin: Fran.

Village Attorney Stecich: I do not mean to raise it as a concern. It is just the question was raised and I may have given the impression that that slope was reviewed, but it wasn't.

Trustee Goodman: I am not inclined to act without reassurance on this. I would like to know whether there is an impact on this slope, and the engineer should look at it, and any other issues.

Mayor Kinnally: Can you articulate those issues?

Trustee Goodman: Well, I am not the expert in this. I am being asked to either pos dec this or neg dec it, so let us go through the list and explain what it is we are supposed to do. I do not think that is my job.

Mayor Kinnally: I am not saying it is your job. I am just seeing if you could articulate. Jerry, what is your sense on it?

Trustee Quinlan: I think I have already expressed my opinion on it.

Mayor Kinnally: Diggitt?

Trustee McLaughlin: I am not satisfied, but I cannot put my finger on what I am missing just yet. It may be that I would like to know the wall better. I would just like to hear what Peter might have to add to this.

Trustee Swiderski: If our Village Attorney has lingering concern about whether that particular issue was addressed, I would prefer to see it addressed. But overall I cannot lose sight of the fact that substantial improvement to a street with problems is being made pro bono for the Village, and I am not terribly eager to put the applicants through hoops for something that ultimately has a number of benefits to the Village. But again, if our Village Attorney has an issue around that missing attestation regarding the steep slope below the wall I would prefer to have that addressed, and then I would be prepared to act.

Mayor Kinnally: I think there are few blanks that have to be filled in here. I do not know what your timing is. My suggestion may be that we get that information, and I am sure it can be obtained fairly quickly.

Ms. Griffin: Would you like something from Dolph to indicate he has reviewed this? One thing I have not presented to the Board, there are erosion control measures. There is a silt fence and hay bale border which you put in place during construction. There is a detail on the detail sheet. There is an erosion control blanket. It is an interesting geotextile that you put down. It was shown on the original Ridge Street plans, but I do not know if that was actually put in place. It is in these drawings. And, of course, we have cedar mulch around here. I do not know if Dolph reviewed this.

Mayor Kinnally: That geotextile fabric, it allows the water to go through but solids do not?

Ms. Griffin: Yes, it helps to contain the soil until any vegetation is established. Maybe we should go back to him and see if he has reviewed that.

Village Attorney Stecich: If he did not review it, that is a concern. I know Jerry had said that his disposition was to require a full EIS on this. I am not sure if you understand that it is physically impossible to do an EIS in less than eight months just because of all the timing things. You can, however, fully execute your SEQRA responsibility and do a neg dec if you ask all your questions and are satisfied before you review the form that there are not going to be any negative environmental impacts. If you are satisfied that there are not, and you may

be satisfied by answers to the questions from Rotfeld, then you can neg dec it and you will have done your full SEQRA.

So my suggestion is, you are probably not losing a lot of time here. But Jerry, if you had any specific questions you wanted the engineer to address, you had concerns you wanted addressed, they could all be done at once. If you are comfortable that those issues were addressed, then you might be ready at the next meeting to neg dec it.

Mayor Kinnally: That is what I was trying to ask of Danielle also. I know you are not going to exhaust them, but if there are any issues specifically that you believe should be addressed this is the opportunity to do it.

Trustee Goodman: If we have an expert, he should do an assessment and tell us what we should know and what should be looked at. But because I am worried about the catchbasins and storms, if there is only a 25-year storm capability of the drainage system and the water is on the street and then that spills over onto the hill, what happens to this hill in a 50-year storm, or two or three 25-year storms back-to-back?

Mayor Kinnally: Essentially the same as is happening now. There is nothing there at all now.

Trustee Goodman: Now there is going to be a road filled with cars. Do we want that eroding? Do we want a landslide? Do we want cars down the hill? I cannot imagine it all, and I am not an engineer. So he has got to look at that. When he was here I raised the 25-year storm issue and he said that is the standard. So cannot we say as a Board, with climate warming and everything else coming down the pike, you know that this is a paper road. I do not think the entire paper road is taken up. The next time that somebody wants to do something on Warburton that requires a parking requirement you could see Ridge Street extended again. Should we not demand a higher erosion control, storm management?

I am not the expert. But 25 years, four extra cars parked and anything else you are going to put along that road, it makes me worried. And that is on the heels of Metro-North wanting notification about the stability of the soils along its right-of-way. I am pretty sure that is all from the same geologic formation. The building next door to us has an issue with their slopes, and this is all kind of a sandy, dune-y situation. I am not comfortable without somebody taking a harder look at this than me.

Village Attorney Stecich: I'll communicate that to him. If anybody has any other questions, e-mail me within the next couple of days and I will call him.

Trustee Goodman: Well, how about this to our engineer: you are the expert, what should we be concerned about?

Trustee Quinlan: I have seen over the years in Hastings a lot of things have been neg dec'd that maybe should not have been. Because the form says "could" action result in "any" adverse effects. I do not know how you answer that no without doing an EIS. For example: existing traffic patterns, would the four parking spaces change the neighborhood's existing traffic patterns? The answer to that question is yes. Potential for erosion, drainage, or flooding problem: could this have any adverse effect? Probably. C-5, growth, subsequent development or related activities likely to be induced by the proposed action. If you are really looking at the "could" and the "any," these are my questions to the expert. And if he can say absolutely, this will not have any adverse effect on growth, subsequent development, or related activities, no adverse effect on existing traffic patterns, potential for erosion, drainage, or flooding problems, and five years from now we have a flooding problem ...

Village Attorney Stecich: That the way they ask the question here, but that is actually not the SEQRA standard. The SEQRA standard is, will it have any significant impact that cannot be mitigated. A minor impact is not considered enough to pos dec something.

Trustee Quinlan: Well, then I would suggest you ask them to change the form.

Village Attorney Stecich: It is a state form. Okay, then we could do it through the long form. But if you look at the long form, you know what the questions are. Those are the questions, and then it triggers it. Will it have an impact, then you look. Is that impact significant. Well, no. And if the answer is yes, then you go ahead, can it be mitigated. If it can be mitigated, then you answer the questions no, there is not going to be impact. It is not just because you answer yes here that you have to pos dec it.

Trustee Quinlan: I am just looking at the question. I do not see any word that says "significant." It says, "could action result in any adverse effect associated with the following."

Mayor Kinnally: So the sense is, we will go back to our engineer and get answers to these questions. Fran, you will coordinate that with Angie and with Marianne?

Village Attorney Stecich: I will call him because I think I understand the sense of the Board. And if anybody thinks of any other specific concerns I will make sure he gets it.

BOARD DISCUSSION AND COMMENTS - CONTINUED

5. Boulanger Plaza

Village Manager Frobel: I think we have reached closure, or at least we are closer to closure, on this project. The contractor seal-coated the lot this Monday. We laid out and striped the lot. We maintained the 58 spaces that we all wanted from the beginning. That was our goal. We were able to eliminate the compact car spaces, which was an objection that some people had raised. They are all standard parking stalls. And we also have eliminated the spot on the island closest to Hastings Electric. Even though we believe that radius was even larger than it was before, there was a perception or perhaps reality that it was difficult for delivery trucks, at times, to make that turn. That spot there has been eliminated.

Trustee Swiderski: How did you eliminate a spot but keep the total number?

Village Manager Frobel: We were able to do that because the subcontractor was a civil engineer. In working with Christina, they changed the angle of the spaces slightly because we had enough land to do it under the standards. By doing that we were able to preserve the number of spaces and have a larger spot for hauling.

Mayor Kinnally: I saw it this morning. The lot was closed, so I got a full view of it and it looked pretty good and I was quite pleased.

Ms. Lifrak: I was in the lot a couple of times today because we got the notice that everything was done yesterday. The spaces are bigger and the angle is a very big improvement. On the west side, that first line that is closest to center, there are some spots that, as we discussed at other meetings, we had those jags coming out in the middle of the spots. One woman did not see the jag so when she pulled all the way up her fender is over the jag and she almost lost the fender of her car on that jag. And somebody else, same problem. Their tire was almost cutting into the jag. When you pull into a spot and you are not familiar, you expect it to just be straight across. There are three or four spots, particularly on the west side. The ones on the east side, the jags are not as protruding. I think it is potentially going to be a problem.

Village Manager Frobel: We will watch it.

Ms. Lifrak: Just be forewarned that people pulling in and not seeing that other side, and taking out the whole center island.

Mayor Kinnally: It is not going to happen.

Ms. Lifrak: People are still complaining about the pay stations, the glare.

Mayor Kinnally: And we are working with the vendor on the pay stations.

Ms. Lefrech: The second pay station, can we put a sign above it saying pay station? People who do not live in Hastings and are not familiar with this whole setup do not know it is there. It would alleviate the line at the first one if people knew there was a second one.

Village Manager Frobel: Good suggestion, and we are working on that as well.

Fred Catapano, 184 High Street: I wanted to expand j on one of the points I tried to make in my letter to *The Enterprise* about the process behind construction projects and how they work. I have the advantage in this case of complete ignorance of what the process was, who was involved, what boards or bodies were involved. But looking at it from the outside it is hard to see how this project got from point A which, presumably, was a recognition that the previous conditions were unacceptable, to point M, which is the condition today. And how they could have gotten there without going through points B, C, D, E, F, G, H, I, J, K, and L. It seems that there must have been, at various decision points, poor decisions made or no decisions made at all. I do not have access to documents, I have not seen the RFP for the architect, I have not seen the scope, I have not seen the specifications, I have not seen minutes of minutes, job meetings, architects' meetings, or design meetings so I do not know what went on and in what venue. But it is hard to think that a body such as yourself or other boards that have access to the expertise that we have in Hastings, Fran and his colleagues chiefly and his staff, could commit a series of missteps that led us to the point we are at now.

Mayor Kinnally: I am curious. What point is that that we are at now? We have a parking lot that is totally redesigned, that is working, that is so far and above what we had before. The main purpose of the project was to stabilize the wall at the north end of the parking lot and to address serious drainage concerns. That was the motivating force behind it.

Mr. Catapano: Well, let me point out first that I am the first person, I think, who has elicited a reaction like that from His Honor, but okay. It would have been possible to redo the parking lot without the difficulties. The lining was going to be a problem almost forever because it was restricted, as Fonda said, by the configuration of the protrusions. There are other problems, too, and I am not willing to say all that I know about this or all that I feel about it. But it is hard to think that an easy project like a parking lot could have gone so wrong so many times.

Mayor Kinnally: I have to interrupt. What went wrong? What went wrong on this lot? The guy striped the lot wrong, okay? That was a subcontractor that came in and did not supervise the job. But I do not know what else has gone wrong on this lot. The drainage has been taken care of, the wall has been stabilized, the north end has been landscaped.

Mr. Catapano: Excellent. The wall was a tremendous boon, no question about it.

Mayor Kinnally: Well, it was not just a tremendous boon. We had to do it because we were in danger of losing that wall.

Mr. Catapano: Even better. It was very necessary.

Mayor Kinnally: That is what started here. And then we did the drainage. Were there problems? Any time you have work done on your house nothing goes smoothly.

Mr. Catapano: I do not want to get into an argument. That was not my intention. But you are taking a particular remedy, the question of the wall, and using that as an umbrella for the entire project.

Mayor Kinnally: No, not at all.

Mr. Catapano: Yes, you just did. You said it started out at the wall and ended up as the parking lot. Well, it didn't have to end up with this parking lot in this configuration.

Mayor Kinnally: Well, there is no question it could have been different.

Mr. Catapano: The wall did not dictate any of these decisions. That is what my point is.

Mayor Kinnally: Oh, sure it did.

Mr. Catapano: These decisions were made by others for other reasons: aesthetic reasons, design reasons, I do not know what kind of reasons.

Mayor Kinnally: We did not do the wall and then walk away. We knew there were drainage problems, so we had to solve the drainage problems. And while we were solving the drainage problems we upgraded the entire parking lot.

Mr. Catapano: Let me see if I have this right. You are saying that correcting the wall and the drainage problems dictated the shape and configuration of the parking lot.

Mayor Kinnally: No, the size of the parking lot dictated the ability to put parking in there. We did not change the traffic pattern through the parking lot. We tried to keep the same number of spaces. There were issues as to whether or not we were going to have a center island. The original plans were not to have the center island, and Neil and I had a dispute over this. I thought it would be easier to maintain the parking lot without having the center island in it, for plowing, for everything else. After a lot of consultation, the decision was it was better to have the island. First of all, it was a division. Secondly, it assisted with the drainage. And thirdly, it assisted with the circulation of traffic.

Mr. Catapano: Forgive me, but I did not say anything about there not being an island. The island is not the focus of my contention. My contention, among others, is that the protrusions of these granite protrusions are dangerous.

Mayor Kinnally: No, I agree.

Village Manager Frobel: Fred and I have spoken on several occasions.

Mayor Kinnally: That could have been done differently. We had hoped to have the spaces fit such that you did not come in to play with those protrusions.

Mr. Catapano: But they did not. That is just mathematics. If you can use an architect's scale you can figure this stuff out. But still, it does not seem to an outsider you got Mike Gunther in and say, Mike, here is the design. We are almost ready to go with this. You see any problems? And Mike could have said, probably would have said, it is great, but I am going to have a hard time plowing this and sweeping this and keeping it clean, and fixing the granite when it is broken and stuff like that. Maybe we should smooth out the island so that we can do these things easily. That is one of the oversights that seem to have happened, to me, looking in an outsider and not privy to any information.

Mayor Kinnally: You talk about these protrusions. The reason that we have those is because a decision was made by the Board of Trustees to put trees in. The dimensions of the tree pits in the grates dictated that there be a reconfiguration of the island. We did not want to reconfigure the island so it would be that large to take out the protrusions, and then you would have problems with the circulation of the traffic. So, things happen.

Mr. Catapano: Understood. The thing is, though, that trees have roots. I was on the South County Trailway today on my bike, and when they first did that it was smooth as glass. Now it is not. Now it is kaboom, kaboom, kaboom. The reason is that the roots underneath the asphalt popped up and broke through the pavement. There are going to be roots under the parking lot spaces one day, and the parking lot pavement, for the same reasons.

Village Manager Frobel: We selected trees that should not have that problem. Their roots are such that they do not grow laterally, as I understand, and they do not grow tall either. They were picked for that reason. And they can tolerate a parking lot heat. I hope we have made a right decision in there.

Mr. Catapano: If they had been potted plants it would have been no problem. You put a pot there, bam, no problem.

Village Manager Frobel: Fred and I have had several discussions about this. It goes back to last summer. The biggest complaint I think I got from you, Fred, back last summer was the diamond shapes that stick out for the maintenance.

Mr. Catapano: We are grownups and we know what is, is. I understand that. But I still think the process might need to be looked at by yourselves or by somebody else.

Mayor Kinnally: We can always make it better.

Mr. Catapano: For the citizens it does not make sense. How could this happen. Since my letter was published some people I have not even known before have said you are right. So it is not like I am just some crackpot. People are looking at this, and they are saying how could this happen in Hastings when there is so much talent around to do these things correctly.

Mayor Kinnally: It is not for lack of input, I will tell you that.

Mr. Catapano: I stand corrected. I came to get educated, and I am, and I came to say my peace.

Mayor Kinnally: I was reminded about the jags as you were talking, how it came to be. It was a Board meeting like this. We had a number of discussions about whether or not to have trees. There were quite a few differences of opinion on this Board as to whether or not we should have trees.

Ms. Lifrak: Did anybody go back and look at the plans? I said you could not fit in the right amount of spots.

Mayor Kinnally: Fonda, I will tell you what we could do. We can second guess this 'til the cows come home.

Mr. Catapano: What Fonda is saying, and what I am going to say is, at some point why could not Fran have Mike look these plans over and be sure that by putting trees in here we are not creating some other long-term problem.

Mayor Kinnally: I do not know if it happened or not, but this was vetted. We hired people to design this for us.

Mr. Catapano: More's the pity, I would say.

Mayor Kinnally: I guess things could have been done better. Is it an unmitigated disaster? I do not think it is. I think we are in a lot better shape now. I am not trying to be defensive about this. But what we set out to do, we accomplished. We stabilized that wall. We changed the drainage, which was a huge problem. We actually took out an old oil tank out of there. We assisted the stores on the west side with drainage problems that they had. There is not water in the basement now. And we upgraded aesthetically the parking lot. Were there problems? If there were no problems I would not have erasers on the end of my pencils.

Mr. Catapano: It is not these small problems that are the salient points. The salient thing is what is the process. As you say, maybe there is a process and everything works fine.

Mayor Kinnally: But the process was totally transparent.

Mr. Catapano: So if I went into city hall tomorrow, or the Village hall, I could look at the minutes of the meetings and the architecture?

Mayor Kinnally: Of course you can. We retained an architect, the architect made, five, six, seven presentations about different iterations of the plans, materials, designs, components, lights, trees/no trees, placement of the handicapped spaces, whether we should have meters, whether we should have pay stations. It was all discussed.

Mr. Catapano: So could I just ask two questions just for my own peace of mind? Were the police given the opportunity to look at the project in terms of lighting, safety, pedestrian stuff, traffic flow and so on. And was the fire department given the opportunity to look at and say, if we have a truck in here fighting a fire in the back of Hastings Electric can they get out to fight another fire on 184 High Street?

Mayor Kinnally: Those things have not changed any with respect to the lot as it existed three years ago and today.

Mr. Catapano: But that is not the way the code works. The code says if you are going to update something you have to update it to the current code. Maybe things have changed.

Village Manager Frobel: The architect is familiar with all the codes. It would have been her burden to make sure ...

Mr. Catapano: I know about architects and codes, Fran.

Mayor Kinnally: I cannot say that it went to the fire department, but the Safety Council may have looked at it, I know the committee for the disabled looked at it because we had issues about where we were going to put not just the machines but the handicapped spaces.

Mr. Catapano: Okay. I am done. Thanks for the chance to talk.

Trustee Goodman: I had a couple of points following on Fred's. In the future when we do public works projects the Planning Board and the Zoning Board should look things over, the DPW. We should just have a checklist: fire, police, safety. If there is an impact on the downtown merchants, then the Chamber of Commerce, the economic development committee, etc. I had a question about the asphalt, only because I was approached in the downtown with a lot of people around me who heard the comment being made to me. There was a question about the integrity of the asphalt and how much was put down. Do we know how much asphalt, how many inches, we put in the lot.

Village Manager Frobel: I could find that out for you. I can tell you, as I mentioned to you, that we have a licensed engineer, a PE, who was on the site during the placement of the asphalt, witnessed the temperature, the consistency, the quality, the application. It is his professional opinion that it met specifications and has certified it as being of a quality.

Trustee Goodman: That is helpful because if this issue gets brought up to me again I can assert that. And multiple people have also raised the wires that are going across the lot that are tied with a yellow rope.

Village Manager Frobel: That is Cablevision, and they were told before the project even started that they were to be removed. We call them periodically and they tell me it is in engineering and they are going to move them eventually. But it is a good point. I will continue to hound those people to move them. They are to be removed because now our new tree, as you can see, is starting to grow into it. So it is a sore spot for us.

Trustee Goodman: On the pay stations, the technicians are coming back. Do we have a game plan as to time? I am worried about the bad weather setting in, in the fall.

Village Manager Frobel: I observe it periodically throughout the day. I think they are legible. We did pass on the suggestion that we increase the size of the font. I have not heard back from them on that, but they are due back soon because we still have not got the two machines talking to each other and we have not paid for the machines yet. There is still some dissatisfaction. We will make sure that we are satisfied before we pay. But I see an improvement. By changing that sensor it seems easier for me to read.

Mayor Kinnally: It was changed on one machine?

Village Manager Frobel: Yes, just one machine, the one closer to Main Street.

Trustee Goodman: Thank you, Fran. I appreciate all the hard work you are doing.

Mayor Kinnally: I noticed the degradation of the paving where people were turning when they were coming out of the spaces. I mentioned it in a meeting here. Christina went back and checked, and indicated, as Fran had indicated, that it was done right and that the materials and the consistency was right and it was done as spec'd. The proof is in the pudding, but we have expressed reservations and concerns about it. Let us hope the sealing takes care of that. Certainly aesthetically it looked pretty good today.

Trustee Goodman: I had one quick request. Handicapped parking spots in Zinsser. We have all of them on the north end of the lot. There was a request from some of the seniors, a suggestion that we put one more at the far end of the lot.

Mayor Kinnally: That whole thing is going to have to be looked at. The numbers are going to have to be looked at in that lot, and placement.

Trustee Goodman: I only bring it up because if we are going to have valet and more crowding downtown, certainly a handicapped spot at the south end of the lot for that neighborhood would be a very good thing. Because there are going to be more cars probably parking on Southside.

ADJOURNMENT

On MOTION of Trustee McLaughlin, SECONDED by Trustee Quinlan with a voice vote of all in favor, Mayor Kinnally adjourned the Regular Meeting at 11:50 p.m.