

VILLAGE OF HASTINGS-ON-HUDSON, NEW YORK
BOARD OF TRUSTEES
REGULAR MEETING
SEPTEMBER 12, 2000

A Regular Meeting was held by the Board of Trustees on Tuesday, September 12, 2000 at 8:15 p.m. in the Meeting Room, Municipal Building, 7 Maple Avenue.

PRESENT: Mayor Wm. Lee Kinnally, Jr., Trustee Elsa C. DeVita, Trustee Michael Holdstein, Trustee David Walrath, Trustee Bruce Jennings, Village Manager Neil P. Hess, Village Attorney Brian Murphy, and Village Clerk Susan Maggiotto.

CITIZENS: None

PRESENTATION - ARCO REPORT ON DEMOLITION AND BULKHEAD

Mayor Kinnally: ARCO will present a report on demolition of the buildings in the south end of the site and the reconstruction of the bulkhead.

Paul Matraszek, Construction Manager - ARCO Environmental Remediation Ltd. (AERL): The work to date has been performed successfully without any first aid or safety incidences at the site, which is our number one goal on any project.

About 140 feet of exterior sheets of the new bulkhead have been installed. The interior anchor wall and the tie rods remain to be installed, so there is still quite a bit of work involved in completing the bulkhead installation.

Asbestos was abated on three small buildings and demolition took place some time ago. Buildings 13 and 14: the abatement was completed approximately two weeks ago, and we commenced demolition of the buildings shortly thereafter. Structural steel and piping materials have been size-reduced and loaded into containers and will be sold for scrap. The roofing material still contains some wire mesh reinforcing. This material has been segregated and will be further size-reduced. The wire mesh will be segregated and will be sent off-site for disposal, and the remaining concrete and brick veneer will be used for fill on-site.

[Mr. Matraszek displayed pictures and described the bulkhead installation.]

We shipped 23 truck loads of material: seven of asbestos-containing material, four of construction and demolition debris, three of timber piling that was extracted in order to allow the bulkhead installation, and nine of scrap steel.

Our best estimate of completing the work would be the third week in October. The delays have been the result of securing the site-specific variances necessary for the asbestos abatement work. We have had four visits from the Department of Labor, and to date we have had no citations.

Once we get about 75 percent of the front wall of the bulkhead installed we will start to install the back retaining wall, or the anchor wall. The anticipated completion date is the third week of November for this work.

To my knowledge we have only had one phone call from a local resident and we satisfied his curiosity relative to the asbestos abatement work. I believe we have effectively managed the traffic issues at the site. I hope you feel that we have lived up to our commitments made to you when we met with you in June.

Trustee Holdstein: I thought the bulkhead was part of a dialogue we were having with regard to the PRAP. I do not remember the final bulkhead for the whole site being approved.

Mr. Matraszek: This is about 330 feet of bulkhead, which is being installed as an IRM, or an inter-remedial measure. This was because of the deterioration of the existing bulkhead in the southwestern part of the site and the concern that it would fail and release contaminants into the river.

Trustee Holdstein: Is what you are installing now permanent, or will it be removed?

Mayor Kinnally: It is permanent.

Mr. Matraszek: The last joint of this wall is a fabricated T-section with a female connection, which will allow us to continue this wall northward when that final design is approved.

Trustee Holdstein: The second wall will be between the wall and the shoreline?

Mr. Matraszek: That is correct. It sits back about 50 feet from the outboard sheet piling face. It is an anchor wall, and there will be rods to tie the two walls together. In our effort to give consideration to future uses to the site we thought that a straight face presented to the river is more attractive than a battered-state bulkhead. We need the anchor wall to tie the two together.

Trustee Holdstein: You referred to the "trim level" on this wall. Is the intent that this wall will be aligned with the current soil base?

Mr. Matraszek: No, it will be about 1-1/2 feet higher than the grade along the existing bulkhead.

Trustee Holdstein: So if this stretch of 300 feet were to be used for access, you would have to build a dock from the land.

Village Manager Hess: Because of the flood plain area it had always been contemplated that fill would be needed in the area to the east of the piling. Depending on the final utilization, you would regrade this site.

Trustee Holdstein: You are stockpiling all the brick, grinding it up and putting it in a pile for refill.

Mr. Matraszek: It will be spread out in the area from Building 10-A, 10-C to Building 7.

Trustee Holdstein: Do we know from testing that the entire area is uncontaminated?

Mr. Matraszek: We have test results for that area. I will not say that it is "uncontaminated."

Trustee Holdstein: We are putting fill on top of stuff that may have to be mitigated by ARCO.

Mr. Matraszek: It certainly is an issue. The amount of fill that we are putting in there is relatively small compared to a scenario of mass excavation on the site. Any future development would require fill material, and the brick would be acceptable. We could, certainly, leave it in piles, but we did not think it would be very attractive.

Trustee Walrath: You took out batter piles, and you have to get those out of the way. What holds the wall up when the batter piles are out and the new piles are not tied back yet?

Mr. Matraszek: The existing bulkhead is comprised of five piles shoulder-to-shoulder which are 40 feet long; every fifth pile is 80 feet long. Those were driven vertically and make up the first line of the bulkhead. Laced behind that we can see what appears to be the remnants of three various bulkheads. It is quite stout; I think that Metro North as it goes by vibrates the property and consolidates the fill material. As that material settles down it is

acting like a wedge, and the only place for that to go is to make the bulkhead start to lean outboard. So it looks a lot worse then it actually is.

Trustee Walrath: The batter piles are not critical to it?

Mr. Matraszek: No longer. On inspection before we started our work, probably less than five percent of the batter piles were still engaged with the existing timber bulkheads. We intended to extract some of the batter piles and monitor the wall to see if we got any visible movement. Once we started extracting piles we saw no signs of any distress on the structure, and felt quite confident being able to go the entire length.

Trustee Walrath: There was a note here that the piles will be tested. What will you be testing them for?

Mr. Matraszek: Before we dispose of anything we demolish or find at the site, we test to find out whether it is hazardous material. These piles have made contact with the river sediments for close to 100 years in some cases. So we took a number of borings through the extracted timber piles; we had them analyzed at a lab. The results came back not benign but such that we could dispose of them at any C&D landfill. They were not considered hazardous.

Mayor Kinnally: Were any PCB's found?

Mr. Matraszek: No.

Village Manager Hess: So far everything is running very smoothly. I have been pleased with ARCO and IT, and the fire inspector Jim Drumm, our representative at the weekly meetings.

Mayor Kinnally: I have not received any complaints or inquiries about the operations on the site, which is different from our experience when we had other operations on the site. So I think it is a credit to the way the operation is running.

On the western side there are remnants of some brick walls along the railroad tracks. I asked Sandy Stash if they were to remain in place or taken down and capped in some way. Did she talk to you about that?

Mr. Matraszek: No. It is not in the scope of the demolition work to do anything to that wall, but it could be incorporated into future plans.

Mayor Kinnally: If you could just check that. Parts of it look like there may have been portions removed, and it may be loose. It is more aesthetics than anything else. I do not think anybody is surprised that they are a little behind schedule. But it is progressing, and the impact on the community has been very little: I have not received any comments about traffic going through the downtown. What will the material for the tie wall be?

Mr. Matraszek: While the front wall is meant to be an impervious barrier, where the joints will actually be sealed, the back wall is just an anchor wall. Since it is back on the site, and is not trying to prevent material from passing through it, it is standard sheet-pile sheet with a normal interlock connection.

Trustee Holdstein: How do you seal?

Mr. Matraszek: There is a product called "Waterloo" with a specialty seal; the inner connection has been formed such that when they mate together there is void. We run a hose down and water-jet that void to eliminate any stones or debris that might get caught as we are driving the sheets. It leaves a voided area except for river water which is then displaced by putting a long pipe into the void and pumping a grout mixture through the pipe, depositing at the bottom and then working our way to the top. The work is being done by a third-party inspection agency licensed by the Waterloo Company to act on their behalf to insure that the sheets are installed and grouted according to their specifications so that the end result is a wall that is impervious.

Mayor Kinnally: This is a good update. Maybe we can do this again in October. You will be closer to the completion of the demolition by that time.

Village Manager Hess: The October 17 meeting would be best.

APPROVAL OF WARRANTS

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

Multi-Fund No. 26-2000-01 \$ 76,023.06
Multi-Fund No. 27-2000-01 \$175,300.83
Multi-Fund No. 28-2000-01 \$2,382.67

60:00 PROPOSAL FOR SIDEWALK/WALL EXTENSION - SOUTHSIDE AVENUE

Village Manager Hess: A year ago it was requested that the Board consider extending the Southside Avenue sidewalk towards the bridge by the train station, which would necessitate extending the wall on Southside. The change order bid of the Southside project contractor was \$118,000. The contractor who did the wall at Draper Park gave us a bid of \$27,500. That price includes the installation of 40 linear feet of stone retaining wall, 40 feet of granite curb and a four foot wide sidewalk, but does not include the relocation of the pole which is a Con Ed responsibility, and the Bomanite which would have to be placed at a later date. Still outstanding is the question on whether the Board wishes to extend the sidewalk and wall, and then secondly, if the Board does, consideration of the proposal on the price.

Trustee Walrath: It would end with a crosswalk at the narrowest point to the corner of the station, and it would be further removed from the bend so that you would have more room to look back and also see traffic coming across the bridge. Using the unit price from the Draper work it would have been far lower. I still think it is a good idea but I am hesitant to spend that amount of money. I would be inclined to look for other alternatives, or to forego it completely and have the crosswalk go to the corner of the station from where we end now.

Mayor Kinnally: My observation is that people have not changed their way of crossing the streets. So I would be leery to spend this kind of money, and this is a minimum because we do not know what the other costs are going to be. Am I hearing that you want to remove this from the agenda?

Trustee Walrath: I would happy to try a crosswalk from where the sidewalk ends now to the corner of the station.

Mayor Kinnally: What is the sense of the Board?

Trustee DeVita: I am not against the extension. I am certainly against spending \$27,000.

Trustee Jennings: I am not persuaded yet about the need for the extension. It certainly would not do any harm, but I do not know how compelling it is in relationship to other things. I also would question the current bid level.

Mayor Kinnally: Neil, why don't you see what you can do on the price end.

Village Manager Hess: If you do not want the extension, then I do not want to spend staff time getting other prices. If the Board does not even want to consider the extension, then we can drop it.

Trustee Holdstein: We have seen this document in our package repeatedly, and the Board ought to make a decision. I am tired of seeing this same \$27,000 bid on a project that I am not sure is worth spending more than \$5, when people are not going to use it.

Trustee DeVita: I will go with No.

On MOTION of Trustee DeVita, SECONDED by Trustee Holdstein, the Resolution to accept the proposal from Tucci Equipment Corporation in the amount of \$27,500.00 for the Southside Avenue Sidewalk/Wall Improvement Project to be funded from bond proceeds was REMOVED from the agenda.

ROLL CALL VOTE:	AYE	NAY
Trustee Elsa C. DeVita	X	
Trustee Michael Holdstein	X	
Trustee David Walrath	X	
Trustee Bruce Jennings	X	
Mayor Wm. Lee Kinnally, Jr.	X	

75:00 AWARD OF BID REYNOLDS FIELD PLAYGROUND EQUIPMENT

Village Manager Hess: The low bidder was for playground equipment at Reynolds Field was Geisler Contracting of Yonkers, at \$14,147, and we recommend the award. We worked with a citizen's group which uses Reynolds Field quite extensively in helping us design the park. We have tried to develop a partnership with the public which uses certain parks in helping us with the designs. I was pleased to see the price came in 20 percent lower than we had estimated.

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

RESOLVED: that the Mayor and Board of Trustees award the bid for playground equipment for Reynolds Field to Geisler Contracting, 8 Clover Street, Yonkers, New York, in the amount of \$12,147.00 to be funded from bond proceeds.

ROLL CALL VOTE:	AYE	NAY
Trustee Elsa C. DeVita	X	
Trustee Michael Holdstein	X	

Trustee David Walrath	X
Trustee Bruce Jennings	X
Mayor Wm. Lee Kinnally, Jr.	X

76:00 SALARY - ACTING VILLAGE JUSTICE

Village Manager Hess: The Village Justice has recommended an increase in the salary of the Acting Village Justice which has not been increased since 1989. The salary of \$4,800 is very minimal for the coverage from the Acting Village Justice in the Village Court either covering for the Village Justice, or being called out for arraignments on nights and weekends. The salary is more than warranted for Judge DiSalvo and I recommend approval.

Mayor Kinnally: The Village Justice and the Acting Village Justice have forged a great partnership in covering and in working out the work load, and the Village is well-served by both of them. I agree that an adjustment in salary is overdue.

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

RESOLVED: that the Mayor and Board of Trustees establish the annual salary of the Acting Village Justice at \$4,800 effective September 1, 2000.

ROLL CALL VOTE:	AYE	NAY
Trustee Elsa C. DeVita	X	
Trustee Michael Holdstein	X	
Trustee David Walrath	X	
Trustee Bruce Jennings	X	
Mayor Wm. Lee Kinnally, Jr.	X	

77:00 PUBLIC HEARING - SALARY VILLAGE JUSTICE

Village Manager Hess: I request that this item be removed from the agenda, to be discussed in Executive Session.

On MOTION of Trustee Holdstein, SECONDED by Trustee Walrath, the Resolution to call for a public hearing on October 3, 2000 on proposed Local Law No. 4 of 2000 to establish the annual salary of the Village Justice at \$15,000 was REMOVED from the agenda, to be discussed in Executive Session.

ROLL CALL VOTE:	AYE	NAY
Trustee Elsa C. DeVita	X	
Trustee Michael Holdstein	X	
Trustee David Walrath	X	
Trustee Bruce Jennings	X	
Mayor Wm. Lee Kinnally, Jr.	X	

78:00 BOND RESOLUTION - RECONSTRUCTION OF LIBRARY

Village Manager Hess: This is a required resolution for our consolidated bond sale in the fall. This is for the reconstruction of the library ceiling.

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

RESOLVED: (Resolution attached)

ROLL CALL VOTE:	AYE	NAY
Trustee Elsa C. DeVita	X	
Trustee Michael Holdstein	X	
Trustee David Walrath	X	
Trustee Bruce Jennings	X	
Mayor Wm. Lee Kinnally, Jr.	X	

79:00 BOND RESOLUTION - RECONSTRUCTION OF VILLAGE PLAYGROUNDS

Village Manager Hess: This is for the construction of playground equipment around the Village. It includes Reynolds Field authorized tonight and will include the skate park at Riverview and improvements at Zinsser Park and MacEachron Park this fiscal year.

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

RESOLVED: (Resolution attached)

ROLL CALL VOTE:	AYE	NAY
Trustee Elsa C. DeVita	X	
Trustee Michael Holdstein	X	
Trustee David Walrath	X	
Trustee Bruce Jennings	X	
Mayor Wm. Lee Kinnally, Jr.	X	

VILLAGE MANAGER'S REPORT

Village Manager Hess: The Southside project contractor has completed about 75 percent of a punch list of 42 items. Regarding energizing the lights, the electrical contractor had not made provision for the photo cells. They are on order now and should be installed within the next two weeks.

We will discuss pool renovations at our Oct. 3 meeting after we receive a report from the Parks and Recreation meeting on Sept. 20.

Mayor Kinnally: A year-round pool is something that is going to take a lot of study because it is a substantial undertaking on the Village's part, and the decisions will be made based upon the financial feasibility of this project. It is going to take us awhile to get the construction, installation, and operational costs to see what impact it would have on the people who want to use the pool. The philosophy underlying a year-round operation will follow from the philosophy of the operation of the summer pool: it has to pay for itself.

Village Manager Hess: We would look at pool renovations beginning in the fall of 2001 for an opening in 2002. I have asked Mr. Raffaelli for a proposal on fees for a feasibility study. The purpose of discussing it in October is to look at his initial report, discuss the Parks and Recreation Commission's recommendations, and move forward from there.

I have asked to put off the Safety Council report until next week as Chief Marsic and the Chair of the Safety Council could not be here tonight. We will discuss the recommendations relative to one-way streets around the school, opening up Far Lane Drive, and other items.

Mr. DiLeo started the project in front of the Municipal Building. We should see it completed, in two weeks, weather permitting. The flag pole is being taken out tomorrow, and a new one is on order. Location of the flag pole will be approximately three to four feet south of where it is now in the grass area as opposed to in the sidewalk area.

The waterfront workshop is September 23 and 24 at Hillside and people can still sign up.

I am disgusted with the way the Bomanite in the downtown looks. I told the contractor that I was not pleased with either the quality or the finish work, and that we were going to walk the job this week. Hopefully, there will be some improvements made. It does not match the Bomanite on Southside. They are not going to be paid for the job the way it stands now. I want to point out my disappointment and my frustration to come back from vacation and see a job like that.

Mayor Kinnally: The Manager and I have discussed the plaza directly adjacent to the exit from the northbound platform; it is a vast area that is not appealing. We are going to look into what we can do to make it more inviting.

BOARD DISCUSSION AND COMMENTS

1. Update on the Waterfront

Mayor Kinnally: The Village has not received a response from either owner of Marinello Cove, so we will be proceeding with condemnation when the time runs.

Village Manager Hess: They have 90 days to respond. We are looking at a Public Hearing in November.

2. Skate Park Guidelines

Village Manager Hess: The initial estimate for equipment was in the neighborhood of \$25 to \$26 thousand. We went out to bid and only received one bid, for \$47,000, which we rejected. The bidder reduced the bid to \$35,000 which was also rejected. We will contact the manufacturer directly and order it ourselves as opposed to using a third-party. We could either hire someone to do installation or rent the equipment to do our own installation. We will have a recommendation in early October. We are looking at a spring installation. I am going to talk to Bill and Ray about the possibility of putting in temporary wood platforms, so the kids can start using it this fall.

Regarding the guidelines, the Board can review them tonight or defer until Mr. Gomes can be here. He addressed all the concerns raised by the Board. One thing he did not include was a request that we have either preliminary training or a video at the Community Center when people sign up for their skate park I.D.

Village Attorney Murphy: Is there going to be some form of parental approval with these I.D. cards: acknowledgment of risk?

Village Manager Hess: Yes, there is a waiver on all our programs which has to be signed by an adult if the applicant is a minor.

3. Other

Trustee Jennings: Do we have a public access terminal, where someone who has an e-mail account could get access to the Internet and check their mail? Does the library have such a facility?

Village Manager Hess: We have four or five terminals there.

Trustee Jennings: So even a person who does not own a personal computer can secure an e-mail address and use the public library to access their e-mail periodically?

Village Manager Hess: As long as they comply with the regulations it is available to everyone.

EXECUTIVE SESSION

On MOTION of Trustee Holdstein, SECONDED by Trustee Jennings, with a voice vote of all in favor the Board scheduled an Executive Session immediately following the Regular Meeting to discuss litigation, personnel, and land acquisition.

ADJOURNMENT

On MOTION of Trustee Holdstein, SECONDED by Trustee Jennings, with a voice vote of all in favor Mayor Kinnally adjourned the Regular Meeting.