

**VILLAGE OF HASTINGS-ON-HUDSON, NEW YORK  
BOARD OF TRUSTEES  
REGULAR MEETING  
APRIL 3, 2001**

A Regular Meeting was held by the Board of Trustees on Tuesday, April 3, 2001 at 8:30 p.m. in the Meeting Room, Municipal Building, 7 Maple Avenue.

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

**CITIZENS:** Eight (8 )

**APPROVAL OF MINUTES**

On MOTION of Trustee Holdstein, SECONDED by Trustee Walrath with a voice vote of all in favor, the minutes of the Regular Meeting of March 20, 2001 were approved as presented.

**APPROVAL OF WARRANTS**

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

Multi-Fund No. 95-2000-01 \$108,955.73  
Multi-Fund No. 96-2000-01 \$129,858.34  
Multi-Fund No. 97-2000-01 \$ 57,943.43  
Multi-Fund No. 98-2000-01 \$ 52,362.37  
Multi-Fund No. 99-2000-01 \$185,118.05

**MAYORAL APPOINTMENTS**

**Mayor Kinnally:** I forgot something under the Organizational Meeting, and I will do it now: the 2001-2002 Mayor's Liaison and Vision Plan Assignments.

Fire Department	Mayor Kinnally
Police Commission	Mayor Kinnally
Safety Council	Trustee Jennings
Newsletter	Trustee Jennings
Beautification	Trustee Apel
Draper Review Board	Trustee Apel
Affordable Housing	Trustee Jennings
Youth Council	Trustee Holdstein

School Board	Trustee Jennings
Library Board	Trustee Jennings
Parks and Recreation	Trustee Holdstein
Senior Council	Trustee Apel
Conservation	Trustee Holdstein
Finance Committee	Trustee Jennings & Trustee Apel
Planning Board	Mayor Kinnally
Architectural Review Board	Trustee Walrath
Deputy Mayor	Rotating among Trustees according to seniority
LWRP	Trustee Walrath
Committee on the Disabled	Trustee Apel
Historic Rivertowns of Westchester	Trustee Walrath
Downtown Partnership	Trustee Walrath
Vision Plan	
Waterfront	Mayor Kinnally
Village Core	Trustee Walrath
Residential Areas	Trustee Holdstein
Parks, Trailways & Public Spaces	Trustee Apel
Large Land Tracts	Trustee Jennings

**32:01 - PRISONER TRANSPORTATION AGREEMENT**

**Village Manager Hess:** Trustee Apel called me today with several questions on the insurance provisions of the Agreement, so to give an opportunity to discuss that with our insurance agent, I am asking that this be tabled until the April 17 meeting.

On MOTION of Trustee Walrath, SECONDED by Trustee Apel, Resolution 32:01 was tabled until April 17, 2001.

<b>ROLL CALL VOTE</b>	<b>AYE</b>	<b>NAY</b>
Trustee Michael Holdstein	X	
Trustee David Walrath	X	
Trustee Bruce Jennings	X	
Trustee Marjorie Apel	X	
Mayor Wm. Lee Kinnally, Jr.	X	

**VILLAGE MANAGER'S REPORT**

**Village Manager Hess:** I am going to forgo this for tonight.

## **BOARD DISCUSSION AND COMMENTS**

### **1. Update on the Waterfront**

**Mayor Kinnally:** The Board of Trustees is having a Public Hearing on the condemnation of Marinello Cove April 24 at 8 p.m. here in the courtroom. At that time we will go through the public necessity and the public use to which Marinello Cove will be put.

I spoke with the new Commissioner of the DEC, Erin Crotty, about what we can anticipate in the next few months with the waterfront. It was her understanding that the draft FS had been submitted by ARCO and that it was under review at the DEC. Mark Moran called me at her request today and went through a number of elements. He indicated that the FS should be ready for public distribution probably around June. I asked when we could anticipate the PRAP (the Proposed Remedial Action Plan) and he thought it would take the summer to review the FS so in the fall we would get the PRAP. He hopes to have a meeting with ARCO and the Village in the next few weeks to go over some of the elements of the Draft FS.

Although the timing works out well, I conveyed our concern that we did not want too much time to pass before we had some action and an idea of where both ARCO and the DEC stood. He understood and said he would move forward with it.

I have had discussions when we last saw them about further demolition of buildings on the site. There are buildings opposite Building 15 that might be able to come down, on the eastern side of the site adjacent to the railroad tracks. They said they would look into it. That might be something we can have positive input on.

The buildings north of the bridge are vacant at this point. PTI has left, and ARCO or BP/Amoco has indicated that those premises will remain vacant. They will increase their security to restrict access.

### **2. Preliminary Feasibility Study Proposal - Community Center**

**Village Manager Hess:** This is a proposal from Mitch Koch to take a look at the program needs of the Community Center to develop a needs assessment and to develop several alternatives for the Parks and Recreation Commission and the Board of Trustees to look at. After that determination is made we can get into a design phase. Backup information is

attached based on the grant submission to the Community Development Block Grant Program. Mitch assisted us in developing the grant request; it was for a combination of renovation to the Community Center and additional stories above for affordable housing or senior housing. The county would not fund the housing, but they provided funding for rehabilitation of the Community Center in 2002. In 2001 we will have funds available from the county to do the engineering specifications on the project.

Mitch has an office in Dobbs Ferry, lives in Hastings, was formerly with Peter Gisolfi's office, and was very involved in the needs review and initial designs of the renovation of this building.

**Mitchell Koch:** We are trying to determine what is needed and to give the community a map for determining what we want to do with that building; it could be as little as providing ADA bathrooms, upgrading the finishes, and providing a handicapped-accessible connection between the floors, to removing that building and building a new building. The purpose of this study would be to lay out in a dollars-and-cents way what the choices are for the community. I would make recommendations based upon my findings, but it is up to the community to decide what to do.

**Trustee Walrath:** Is there a possibility affordable housing on an upper floor will still be looked at with the idea we might get grants elsewhere?

**Mr. Koch:** We decided that since it was outside the Community Block grants that is not something that we are going to pursue at this time. Based on the costs and the specific needs of the Community Center, it represents a doubling or tripling of the project.

**Trustee Walrath:** Will you look at another floor for meeting those needs?

**Mr. Koch:** The likely scenarios would include simply putting in an elevator and providing the bathrooms required by the county for handicapped accessibility. But it might also include adding more additional square feet because, from what we have heard, everybody wants it. That could be on the roof, or it could be on the adjacent or different property. The third possibility would probably be demolishing that building and building a new building.

**Trustee Apel:** What is the time line for this feasibility study?

**Mr. Koch:** The target would be the June 5 meeting of the Board. We can start interviews straightaway and move through the phases. Part of it requires coordination with vendors, contractors, and anybody we can get to lend a hand to minimize the cost of professional consultants to the Village.

**Trustee Jennings:** If it is a question of physically assessing the building and providing different models with costs, I do not understand the purpose of the questionnaire, interview, and stakeholder methodology. What is the value-added of that methodology?

**Mr. Koch:** Different stakeholders have different agendas for the building. Everybody seems to feel that it is insufficient to meet their needs. To be thorough and comprehensive, the goal of the study would be to integrate what people are asking for with what the building at this time can provide, and then project what might be required to satisfy some of those needs: the ones that are assessed to be the most reasonable, achievable goals. Some are likely to be a bit farfetched, but the stakeholders who we will interview are the people who work in these programs on a day-in, day-out basis. They really know the facility and the shortcomings.

**Trustee Jennings:** Thank you. That is responsive to my question. You are going to be taking the initial step toward a development of a community consensus about what we want in our Community Center and what we would like to achieve through the improvements. How are you going to define the stakeholders? How open will this process be to groups or individuals in the community who may like to have their voices heard?

**Mr. Koch:** I would count on the Village government to identify the stakeholders. This is a public process. We would interview and refine with two meetings, general meetings with stakeholders, as identified by the Village government. When we get the proposal to here, to this level, it becomes a public process. Then it opens it up. One of the difficulties is establishing criteria by which I can assess which agendas are valid. The only criteria I could come up with for this proposal were the seriousness and the commitment of the identified organizational heads that currently use the Community Center. The rest of it is open to a public process, and I am not proposing to incorporate all of that as part of this initial feasibility study because it is a wide-open target.

**Village Manager Hess:** At the time we prepared the Community Development Block Grant application we had public meetings at the Community Center, inviting various stakeholders to speak about this very issue. We have a number of notes of those meetings that helped in developing the grant application as part of the public process.

**Trustee Holdstein:** Have we nixed the idea of affordable housing on this building?

**Village Manager Hess:** In the CDBG grant the county rejected funding affordable housing as part of this building; they said it was not appropriate. They are the same people who provide the funding under the affordable housing.

**Trustee Holdstein:** I would think one of the goals would be to continue to have that building flourish and expand. One of the things we were proud of a few years ago was the Saturday night music/coffee house. It seems to me almost a poor site for either senior or affordable housing if we are looking to expand activities which would generate noise and evening activities and social functions within the Village.

**Trustee Walrath:** At what point in the schedule would consultants be needed?

**Mr. Koch:** Some vendors and contractors will go out of their way. They are used to providing services. For example, the roof of the building will require work, and we would have a member of the National Association of Roofers walk through and tell us what it is going to cost to fix it. That is pretty straightforward. If we are coming up with broad conceptual ideas of building above the existing structure, we will want to know that the structure is sufficient to carry another floor, and I would call upon a structural engineer.

Once you identify a conceptual idea of what you want to do with this building, the next step would be to hire an architect to flesh it out. At that point, it would be to the Village's benefit to hire a professional estimator, because these numbers will be a best guess based upon current construction costs, until you have the real nitty-gritty.

**Trustee Walrath:** What length of time would he would need to review the possibility of adding floors?

**Mr. Koch:** The consultation would be relatively casual. There would be a walk-through and probably a report. That would be a matter of several weeks. The building structure is unusual. I do not know how it is built, but I do not think that the framing for the roof is sufficient to carry another floor and a load of people. The structural engineer would contribute to understanding what it would take to beef up the structure, how much steel, some sort of design on a preliminary basis to let us know whether it is even practical to think about it.

**Trustee Walrath:** If you do go down that road, do you think it will affect your June 5 target?

**Mr. Koch:** I will let everybody know as this develops; there are other loose ends I cannot speak to.

**Mayor Kinnally:** Is the Board ready to act on this tonight?

**Trustee Holdstein:** Since we just received this proposal, I would be more comfortable waiting until the next meeting.

**Village Manager Hess:** You could call a Special Meeting on for Apr. 5 after the budget hearing.

On MOTION of Trustee Apel, SECONDED by Trustee Holdstein the Board voted to hold a Special Meeting on Apr. 5, 2001 after the Public Hearing on the budget to consider the preliminary Feasibility Study for the Community Center.

<b>ROLL CALL VOTE</b>	<b>AYE</b>	<b>NAY</b>
Trustee Michael Holdstein	X	
Trustee David Walrath	X	
Trustee Bruce Jennings	X	
Trustee Marjorie Apel	X	
Mayor Wm. Lee Kinnally, Jr.	X	

### **EXECUTIVE SESSION**

On MOTION of Trustee Walrath, SECONDED by Trustee Jennings with a voice vote of all in favor, the Board scheduled an Executive Session immediately following the Special Meeting on Apr. 5, 2001 to discuss personnel items.

### **3. Other**

**Trustee Walrath:** On Saturday, Apr. 7 we are having both the Village-wide cleanup and the dedication ceremony for the Rowley's Brook Trail. We are still looking for volunteers for the cleanup, particularly for Farragut Parkway heading down toward the intersection with the Saw Mill which is always a bad problem; I think a lot of our litter comes out of car windows.

**Mayor Kinnally:** Dr. Russell has requested that the Village work with the school in repairing the path from the pool up to Hillside School. Neil, if you could contact George Foster we can look at what needs to be done, and work in conjunction with the school on our portion of the path. I assured him that we would be cooperating with him on that.

In the *New York Times* today, there was an article that our Town Supervisor floated a proposal to have a uniformed police presence in the schools and the town would pay a portion of the cost. Dr. Russell was quoted extensively in the article, and I was surprised to see the article because I had not heard about this proposal. I left a message with the Supervisor and asked him to give me a call. I have discussed it briefly with the Superintendent of Schools. It is within the purview of the School Board, so I will leave it to them, but I will also discuss it with this Board, with the Police Chief, and with the Police Commissioner.

Finally, Dr. Russell asked me to extend his heartfelt thanks and congratulations to not only the Police Department but also the Fire Department for assisting in the evacuation of the schools last Thursday. All three schools were evacuated without incident, and he said that it was a tribute to the professionalism of both the Police and the Fire that it was done as rapidly as it was without incident. Let us hope they are not called on to do a similar evacuation in the future, and that these copycat things stop. But it is reassuring to know that the staff and the kids were never in danger and it was done fast.

**Trustee Walrath:** In your conversations with the School Superintendent, did anything of the school traffic study come up?

**Mayor Kinnally:** It did not. We are going to set up a joint meeting with the School Board. and it is something that will be on the agenda.

**Trustee Holdstein:** This is an issue that we started off on a strong course with a lot of community input and a traffic study, and I feel that we have not moved it along. We had a very large turnout of people that were concerned. We have to pick up that ball and get rolling with it and get some resolution.

**Mayor Kinnally:** I agree. But we proposed traffic reformulation and it was turned down. We have to really go back to the drawing board with a number of things.

## **PUBLIC COMMENTS**

**Larry Apel, 111 Rosedale:** Since we are in the throes of this copycat situation it seems we have to put a stop to this. Every time someone does not want to take an exam you are going to have the same problem. The Village is going through an expense every time the Fire Department and the municipal offices come out. Can we pass something in the Village



saying that if we track who that person is, we make them fiscally responsible for the damages that have been incurred?

**Mayor Kinnally:** We will pass that on to our Village Attorney. It is a crime. To my way of thinking, the people who are doing it are undeterred by either criminal sanctions or penalties. They are irresponsible to begin with, and I am not so sure that it would send a message. It may be that they are not even people in the community. But it is certainly something we will take a look at. It is an expense, but we have to protect everybody.

#### **RETIREMENT - HASTINGS FIRE CHIEF ROBERT SCHNIBBE**

**Mayor Kinnally:** Chief Bob Schnibbe is retiring from being Chief after 24 years. He joined the Protection Company in 1967, and he has been serving the community since then in a number of roles, not only as Chief but also as Second Lieutenant, First Lieutenant, and Captain of Protection. He has certainly left his stamp on the Department, and my congratulations to him. My thanks to him for his long, long years of service, and to his family for allowing him to do that. As President Clinton said when he was leaving office: he is not going anywhere, he is still going to be here. I feel the same way about Bob. Bob may no longer be Chief, but he certainly will be around. And his wisdom will be sought out, I am sure.

#### **ADJOURNMENT**

On MOTION of Trustee Walrath, SECONDED by Trustee Jennings with a voice vote of all in favor, Mayor Kinnally adjourned the Regular Meeting at 9:10 p.m.