

**VILLAGE OF HASTINGS-ON-HUDSON, NEW YORK  
BOARD OF TRUSTEES  
REGULAR MEETING  
AUGUST 14, 2001**

A Regular Meeting was held by the Board of Trustees on Tuesday, August 14, 2001 at 8:08 p.m. in the Meeting Room, Municipal Building, 7 Maple Avenue.

**PRESENT:** Mayor Wm. Lee Kinnally, Jr., Trustee David Walrath, Trustee Marjorie Apel, Village Manager Neil P. Hess, Village Attorney Brian Murphy, and Deputy Village Clerk Linda Knies.

**ABSENT:** Trustee Michael Holdstein, Trustee Bruce Jennings.

**CITIZENS:** Five (4)

**Mayor Kinnally:** Trustees Holdstein and Jennings are out of town.

Regarding discussion of the Andrus application, Trustee Holdstein indicated at our last meeting he might be out of town on business, and if that were the case we would only have three of the four Trustees who are eligible to consider the Andrus application here this evening. As that has happened, we will have a motion later for a Special Meeting of the Board of Trustees to consider the Andrus application for next Tuesday, Aug. 21.

**PRESENTATION** - Hudson River Compact Plan & HRTW Signage

**Mayor Kinnally:** We have Diana Saltel of the Westchester County Planning Department with us to discuss the Hudson River Compact Plan and HRTW signage.

**Diana Saltel, Westchester County Planner:** I appreciate the opportunity to speak to you tonight about two important projects that the county has been working on together with Historic Rivertowns of Westchester.

The first is Westchester's Three-Way Compact Plan. This is an endorsed agreement for a number of important things. First is the Greenway criteria. Second is Patterns for Westchester, the county's long-range plan adopted in 1996 which provides general recommendations for future development in the county. Third is the HRTW principles and policies developed over a number of years.

The Hudson River Valley Greenway is a New York State agency. It covers a 13-county region from New York City to Albany. Westchester County is within the Greenway consortium, and one of the things that the Greenway is hoping is that every county within that 13-county region prepares what they have called a "Compact Plan." Dutchess County has

prepared one and Westchester is the second county. Our Greenway Compact Plan was endorsed by the Greenway board in June.

The program has \$10 million allocated to it, and they have their own grants program. They are very involved in organizing the Clean Water/Clean Air Bond Act application. Participation in Greenway activity is voluntary. That is key.

Patterns for Westchester provides general recommendations for all of Westchester's 45 municipalities. It recognizes that a single approach to planning is impractical as Westchester is large and diverse. The document includes numerous policies, but the basic building block is that we want to encourage strengthening all of Westchester, both our large cities and small villages and hamlets. The second block is looking at our corridors, enhancing the function transportation and development as well as the scenic function of the roadways. The third major building block is preserving our open space and that of the Hudson River.

There are 13 municipalities in Historic Rivertowns. When HRTW was founded in 1994 by Bob Elliott, the mayor of Croton, and all the mayors and supervisors got together, the main goal was economic development. We have worked with HRTW for about four years, and the mission of HRTW has evolved into three main things: tourism, water renewal, and downtown revitalization. HRTW has said that these are things that bring us together and we want the county to help facilitate how we can work together on cooperative projects.

We have worked for a number of years with HRTW and have won a number of awards for the planning process. We recognize that the communities along the Hudson River are linked and have a lot of commonality. Within our planning exercises we have always tried to see how this relates to the larger Hudson Valley region, how we can benefit from programs in the larger region, and how we can take advantage of opportunities.

The objectives of HRTW, the county, and Greenway are complementary. The criteria that are out now are the Greenway criteria, and those criteria are reflected in Patterns and they have been reflected in all of HRTW's workshops. What we have heard from the public: I have not had anybody say that they disagree with any of these principles or having us work together on furthering them.

This is a bottom-up process. First of all, regular HRTW meetings. David is a regular attendee and participant at meetings, as is Meg very often. It is very important for the communities to get together to share information and learn about what each other is doing,

and how it is going to impact neighboring communities. We have also had community conversations, workshops, and a regional conference that has become an annual event.

Our planning program was unique in that we never sat down and said, We want to do a Compact Plan. Instead, it evolved as a result of comments we got from local residents. The first thing that we did in 1996 was an inventory of tourism and economic development resources. That was the first time that all of the resources in the region were highlighted in one document. Also in that first year as a result of public input we proposed a six principle planning framework, which we have revisited, and it has become a backbone of our Compact Plan. Everybody agreed that access was important, not just access to the waterfront but access to the downtown; preservation, development and redevelopment; and regional identity, cooperation, coordination, and balance.

Our second year we took a detailed look at all of the development opportunities along the Hudson River waterfront and tried to come up with a unified regional vision. One of the things we had a workshop about was the need for more Metro North crossings. At the time, Metro North was holding public hearings to try to determine new opportunities. And as a result of our public hearings, 13 sites were identified in Westchester and four sites have now been funded, including the Zinsser Bridge.

Next we looked in detail at all of our downtowns. That was really important to everybody. They asked us to look at how we can help work together to revitalize downtowns from two perspectives. First was by looking at mixed-use opportunity, how can we add more housing to our downtowns, or a mix of uses, so our downtowns are not deserted after 5 p.m. We want active downtowns 24 hours a day, seven days a week. The other thing they asked us to look at was transportation improvement. Everybody was concerned about how Route 9 was impacting downtown development.

Our final step in drafting this Compact Plan is doing a smart growth plan. John Chervokas, the chairman of HRTW, came up the title *Growing Smarter Together*. He said HRTW is already smart, we just want to get smarter. As a result of a number of workshops on policies and projects we came up with almost one hundred ideas that everybody endorsed. Two projects in particular that were highlighted were the Hudson River Walk in which the county is working closely with all of the communities to create 46 miles of interconnected waterfront, and signage.

Why would you want to participate in the Compact? There are some benefits that are available. There is technical and financial assistance available and advantages for competitive state funding. We have been told by Greenway that if a community becomes a

Compact community, when they apply for any state funding, such as Clean Water/Clean Bond Act, they would be bumped up by 5% in priority. Streamlined environmental review is another benefit. There other specific benefits that are spelled out in the package.

The approval process for us has been, we presented our plan at a regional conference last September. We then sought approval from the county Planning Board, which we received. We received Greenway endorsement in June. Our Board of Legislators recently adopted the Compact Plan. The next step is getting local adoption. I have been meeting individually with all 13 HRTW communities. Thus far Croton-on-Hudson, Peekskill, and Tarrytown are all proceeding with becoming a Compact community. They hope to have their local laws passed in time for the next Greenway meeting September 12. We are going to the Municipal Officials Association in September, and doing a presentation to all 45 mayors and supervisors in Westchester. We need to get at least half of our communities in Westchester to become Compact communities for everybody to benefit from the opportunities that are available.

In order to join the Compact, a local law is required with three basic provisions: you adopt the Greenway Compact, you amend zoning or subdivision regulations to acknowledge the Compact Plan, and you assure that any new regulations would be consistent with that.

Passing a local law for the Compact Plan in no way takes away from home rule. It is not meant to be a document that in any way supersedes your zoning, or takes precedence over a comprehensive plan. It is meant to act simply as another document to help guide decision making. The document provides a different perspective than you may currently have in a comprehensive plan because it has been intended to be prepared to provide a regional perspective.

In this map all of the communities in the mapping range—over 200 of them—are Greenway communities. I understand that Hastings still needs to pass a resolution supporting Greenway criteria if they want to become a Greenway community. There are definitely some benefits in doing that. There is a \$10,000 grant that is available. White Plains has recently become a Greenway community, Pleasantville, Eastchester, non-river communities. Mamaroneck became a Greenway community a couple of weeks ago.

I would like to switch over to our signage study, which we have been working on for quite a while. Again, this is another bottom-up study. At the beginning of the study we asked every mayor and supervisor to designate one person in the community who would be able to advise us as we went forward in making decisions. I am going town by town, village by village, to get input on the sign design we have thus far.

The county, on behalf of HRTW, received a \$50,000 grant from the Department of State which we have used to hire design consultants to help with the study. Almost all of the key resources for tourism in Westchester are located within these 13 communities: over 70 historic sites, 65 parks, countless cultural resources. The area is rich with resources, and early on HRTW said signs are an important component for us.

The main goal is to guide people to destinations. We have heard repeatedly that people cannot find key places. They come to Westchester, or they may even be from a neighboring municipality; they come to visit a site, they cannot find it. We also wanted to enhance the street aesthetics driving down Route 9, to reduce some of the clutter. We are making recommendations for new signs as well as for signs that should be removed.

David and Meg were really helpful in identifying Hastings resources. In total, we have identified almost 100 resources. All sites have to be open to the public. I have met with every community except Irvington, which I am meeting with Thursday night, and every community had overwhelmingly response to this design. The initial findings of our consultant are that signage is very confusing and visually eclectic, and there is little celebration of special placements and limited capitalization on the collective value in the area.

The system is hierarchy-based and not made to conflict with traffic signs. It is predominantly to guide visitors who are entering the region, and then once in the region to guide them to the destination. The system provides a strong identity but is very in keeping with the environment. It is not meant to be showy or overly-loud. The historical character in the area has been taken into account. These are old tavern signs; the graphic element is a black frame. There is a color palette. Each color signifies a different kind of resource. For example, blue is going to be for all water based site. Beige is for historic resources. Green is for trails and parks and the like. The other important thing is having a Route 9 medallion, with every town in Westchester providing an identity to the region, having an identification for the Historic Rivertowns of Westchester, and a typeface different from what you currently see on signs.

These computer generated signs illustrate what the consultant calls a "daisy-chain" sign system to get people from the parkways to the town, then to the sites. We want people to feel that maybe they have visited Hastings, but there is more to see—keep driving north. There is a continuum. As you get to one community, that one gets taken off the sign and the next community gets added on. There could be up to three resources, and three colors, on one sign.

The consultant is providing a global tool kit. It is up to each community if they want to follow through with this. I notice you have a very nice entrance sign. But some of the communities are trying to do a design and they asked if we could provide some advice. So the consultant is making general recommendations on entrance signage for the community. The thought was that all the way from regional to local street signs, there is a possibility of consistency in design.

We are predominantly looking at Route 9, which is a major roadway linking each HRTW. But we are also looking at the roadways coming in to the region. Our next step is continuing the community input, getting field verification. The consultant is going to be doing full-scale mock-ups of signs and bringing them to the next signage meeting in September. Then we will locate exactly where the signs should be and how many, and make recommendations for signs that should be removed to reduce clutter.

We need to review the findings with all of the participants. We met about a month ago with the regional director for New York State Department of Transportation in Region 8. This is a state road, so their approval is important. They were very optimistic with what we presented. They asked us to make a couple of color changes and to give them more information on reflectability of the colors. That is their main concern. Are these colors going to be as visible for a motorist as their green sign? They asked us to do more homework and come back at a later date. They are going to help, together with Greenway, to shepherd this process so we can see these signs up as soon as possible.

**Mayor Kinnally:** Thank you very much. This is a very comprehensive presentation. Signage is something that we have been following carefully, and it probably is the most visible improvement that we could have. It shows the character of the community and the region, which a lot of us have been trying to identify and get a unified approach. I think it is wonderful. Kudos to David and to Meg, who have been monitoring and actively working on this. David has taken a special interest in it, and the signage, the whole HRTW, and, more importantly, the trailways. That is a unifying feature for all of us, not only here in Westchester but in the Lower Hudson Valley.

**Trustee Walrath:** Could you quickly read the Greenway principles? Are they what we subscribe to when we become a Compact community?

**Ms. Saltel:** In your package you see a guideline and application. That is the first step if you want to become a Greenway Community. The map shows 200 or so green-shaded communities from Albany to Westchester. They are Greenway Communities. The

stipulation to become a Compact Community is that you cannot become one until the county has an approved Compact Plan. Westchester is lucky. It is the second county in the Greenway Compact Plan. So you will see no communities in Westchester that are shaded, and that is because we just had our Compact Plan approved. This is going to change within a couple of weeks with shading for Peekskill, Croton, Tarrytown, and any other communities that decide to become Compact members.

**Trustee Apel:** What are the special benefits you referred to if 50% of the communities become Compact communities?

**Ms. Saltel:** There are special grants that are only available to Compact Communities. The City of Poughkeepsie, which is a Compact Community, got a \$50,000 grant from Greenway for a comprehensive plan. They were told if they were not a Compact Community they would have only gotten \$10,000. There are advantages in competing for state funding. If there are two applications that they want to grant money to and one is a Compact and one is not, they will give a closer look at the Compact Community. There is a form in your packet called "Hudson River Valley Greenway Compact Benefits," and it tells you exactly what those benefits are.

**Village Manager Hess:** I think Trustee Apel's question, though, is, what benefit is it to Westchester for you to get 50% or better?

**Ms. Saltel:** The benefit is that there is more funding available to the communities.

**Village Manager Hess:** We understand that. But what about Westchester County if we do not make the 50%?

**Ms. Saltel:** Dutchess County now has half of their number. So right now Dutchess County is the only county is all the 13-county regions that has been getting these benefits.

**Trustee Apel:** So the county gets the benefits.

**Ms. Saltel:** No, the communities within the county get the benefits.

**Trustee Walrath:** It is correct to say it is only the communities. The communities do not get it until half of them have joined. The county's status, in relation to any grants, does not change.

**Ms. Saltel:** That is exactly right. We wanted to do this Compact Plan because we wanted all of our communities in Westchester to be able to benefit. The only way that could be done was by doing a Compact Plan.

**Trustee Apel:** I think it would be interesting to know what the benefits are. What are the exact benefits that you are going to get?

**Village Manager Hess:** They are all listed in your packet and the information was also in the previous packet.

**Trustee Apel:** I have them. But these benefits are only good if 50% of the communities become Compacts. That is what I understand.

**Ms. Saltel:** That is correct. Otherwise, they will continue to only go to Dutchess County. The other counties working on Compact Plans are Putnam, Rockland, and Albany. But they just started, so they are about three or four years away from having a Compact Plan. We have one; it has been adopted; it has been approved. We just need the communities now to have local laws that they are interested.

**Mayor Kinnally:** There is a lot of information for us to digest. Once the Board gets an opportunity to review it in depth we will get back to you and to the county.

### **APPROVAL OF MINUTES**

On MOTION of Trustee Apel, SECONDED by Trustee Walrath with a voice vote of all in favor, the minutes of the Regular Meeting of July 17, 2001 were approved as presented.

### **APPROVAL OF WARRANTS**

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

Multi-Fund No. 16-2001-02 \$ 1,775.00  
Multi-Fund No. 17-2001-02 \$322,101.84  
Multi-Fund No. 18-2001-02 \$ 150.00  
Multi-Fund No. 19-2001-02 \$166,544.42  
Multi-Fund No. 21-2001-02 \$309,996.63



Multi-Fund No. 22-2001-02 \$ 62,816.49

**59-01 - GRANT REQUEST AUTHORIZATION - WATERFRONT  
REVITALIZATION IMPLEMENTATION**

**Village Manager Hess:** This grant is broken down into three areas. It would create design guidelines on the RPA waterfront plan, including bulk height, area requirements, architectural guidelines, and open space and landscape guidelines. The cost of that would be in the neighborhood of \$30,000. A planner, or a land use attorney, would be engaged to draft text to amend our existing MW zoning, and the expected cost of that is \$20,000. Beginning the implementation phase would be in the neighborhood of \$100,000. The total amount is \$150,000; we would apply for \$75,000. All these areas would be subject to an RFP process.

**Village Planner Walker:** The \$100,000 implementation piece is something that our liaison in the Department of State recommended that we do. She thinks we are going to be ready by next summer to begin an implementation process. We are not sure what that is going to be. A suggestion has come from the LWRP Steering Committee to consider undertaking an implementation strategy study. The Steering Committee has spoken to John Nolon of Pace about undertaking this. It would look at the options available to the Village in terms of overseeing eventual development, looking at ownership strategies, coming up with funding ideas. How can the Village maintain control over the development process and yet not have a liability? What kind of organization or entity would the Village create to help work with the private owners on the waterfront and begin to talk to other public agencies about funding that would help the Village guide and oversee this development/revitalization process?

The LWRP Steering Committee is hoping that John Nolon, or somebody like him, would be brought in over the next six or eight months to look at the strategy and begin to talk to you about what kind of implementation you would like to carry out. That is what that \$100,000 would go toward.

**Trustee Walrath:** The \$100,000 would be for the implementation, once we have the consultation.

**Village Planner Walker:** I am reluctant to suggest what that is going to be. Paula Marshman said you could hire a waterfront coordinator. John Nolon said you could use the money to create a legal framework to set up an entity and begin to undertake studies that could lead toward setting up this entity. After getting some options on the table from, let us say, John Nolon and beginning the discussion, this money would allow you to take that further. It may mean more study, but it also may mean beginning to hire somebody and start

something. The grant application is due August 31. We probably will not hear until late next spring whether we have the grant. If we want to do things in the interim we are going to have to come up with some other funding, such as a Greenway grant, and we are looking into other possible funding sources.

**Mayor Kinnally:** We have identified some of the professionals and one or more of them are going to be in the grant applications. But I take it that all of these professionals would be subject to RFP's.

**Village Planner Walker:** Yes. RPA had been involved in the process before, and they would be a possible candidate. But we cannot assume they would continue to work with us.

**Village Manager Hess:** Meg identified potential people that the LWRP Committee has talked to. RPA has been involved in the first part of this waterfront initiative and are a likely candidate. But once we hear on the grants, we can put RFP's together and start the planning process and be set to go by next June.

**Mayor Kinnally:** What do you see time-wise for the development of the RFP's?

**Village Planner Walker:** We would like to start on the strategy study and the zoning right away. So two RFP's might be developed simultaneously. In the next three months we might be able to have the RFP's completed, and consultants on the job, that is, if we get the funding. The Department of State monies do not come through until much later. But we can still go through this RFP process. There are some other sources which we are looking into that we might be able to get earlier than the Department of State money that could help pay for beginning the zoning. One would be Greenway money. If we become a Greenway Community we receive \$10,000.

**Village Manager Hess:** The Board got a copy of the letter we sent to Senator Spano requesting \$25,000. Right now the funding is held up pending budget conferences.

**Village Planner Walker:** So those funds could help us begin. Maybe we only have enough money to do phase one of these things and we wait for Department of State funds, and they kick in and we could continue.

**Mayor Kinnally:** It is exciting to see that we are taking it to the next level, and that there is planning for the planning.

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

**RESOLVED:** that Neil P. Hess, as Village Manager, of the Village of Hastings on Hudson, is hereby authorized and directed to file an application for funds from New York State Department of State in accordance with the provisions of Title 9 of the Environmental Protection Act of 1993 or Title 3 of the Clean Water/Clean Air Bond Act, in an amount not to exceed \$75,000 and upon approval of said request to enter into and execute a project agreement with the State for such financial assistance to the Village of Hastings on Hudson for implementation of the Village's Local Waterfront Revitalization Program.

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

**60:01 - GRANT REQUEST AUTHORIZATION-MARINELLO COVE ACQUISITION AND DEVELOPMENT**

**Village Manager Hess:** Part of our application talks about acquisition and development. We were advised by the state to include that wording in our Resolution. You can see that IQ Landscape Architects, which we hired last year to do a design study for Marinello Cove, estimates costs for design and construction of about \$327,000 on this project. With the acquisition cost of approximately \$175,000, which is what the condemnation is contemplating, that would bring the total in the neighborhood of \$500,000. Our application is in the amount of \$250,000, or 50% of the total.

**Village Planner Walker:** I included in your package a diagram of the design that came out of the process, working with John Imbiano from IQ Landscape Architects. I wanted to see if you had any questions about that. We had a public meeting in May to finalize this and located a floating dock, a sloping gangway to get to the floating dock that would be used for launching canoes and kayaks, and a boardwalk on two sides of the cove. This would include creating a little tidal marsh area in one corner of the cove where we could plant tidal grasses and create a habitat that would be attractive to birds and fish and wildlife, and that would give you something to look at when you are standing on the boardwalk. And then it links up with the waterfront park, so the boardwalk would link up with the trail.

**Village Manager Hess:** And also with the public access around the tennis courts.

**Village Planner Walker:** The owner of the tennis club was quite amenable to allowing us to link the boardwalk directly. They are required to give us public access. John Imbiano priced this project, and that is how we came up with the \$327,000.

**Trustee Walrath:** The right side, the speckled area, is designated as tidal marsh. What is next to be boardwalk on the left side, the small irregular pattern?

**Village Planner Walker:** That is existing. They are going to have to clean up a lot of the debris, which includes old tires and big chunks of concrete. The idea is to have some riprap, a more natural kind of edge there. Right now the edge is part natural, part a lot of debris. Part of this cost is cleaning it up.

**Mayor Kinnally:** I smiled a bit when you talked about meeting with the owner of the Tennis Club, where they had to give us access and had agreed to tie it in. I was on the Board when the application first came before the Board for the tennis club, and that was one of the things that people had hoped. It is encouraging to see that people have the foresight to say we want to not only give the access but tie into something that is going to be beneficial for everybody. Having the Harvest lot adjacent to MacEachron Park has opened that up, and shown the people that great expanse, and tie-ups to the river, in ways that none of us envisioned when the tanks were there and we had that narrow walkway going into the park, which was claustrophobic to say the least.

**Michele Hertz, Euclid Avenue:** Has Marinello Cove ever been tested?

**Mayor Kinnally:** Yes, part of it has been tested.

**Ms. Hertz:** What is the result of the tests in the cove?

**Village Manager Hess:** There were no PCB's. We have not gotten the other test results back yet.

**Ms. Hertz:** There were no PCB's in Marinello Cove at all?

**Village Manager Hess:** No. It was all within acceptable levels. It was under 5 parts per million.

**Ms. Hertz:** In the dirt, or in the water?

**Village Manager Hess:** They test both.

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

**RESOLVED:** that Neil P. Hess, as Village Manager, of the Village of Hastings on Hudson, is hereby authorized and directed to file an application for funds from the New York State Office of Parks, Recreation and Historic Preservation in accordance with the provisions of Title 9 of the Environmental Protection Act of 1993 or Title 3 of the Clean Water/Clean Air Bond Act, in an amount not to exceed \$250,000.00, and upon approval of said request to enter into and execute a project agreement with the State for such financial assistance to the Village of Hastings on Hudson for the acquisition and development of Marinello Cove as a Village park.

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

**61:01 - GRANT REQUEST AUTHORIZATION-RESTORATION OF SUGAR POND**

**Village Manager Hess:** The project costs were estimated at around \$200,000, and we are applying for \$100,000. The Board this year appropriated \$5,000 for a preliminary feasibility study on the pond. We have gotten some direction from Fred Hubbard and the Conservation Commission. Mr. Gomes has been doing some Internet searching on ponds also. Meg has been working with Fred on this as well. It is to move forward on this project, hopefully by next summer, to have our feasibility study done and to be ready to go with some kind of dredging project by late next summer.

**Barbara Merling, 9 Hudson Street:** Does the restoration include the walkway to the pond and the area around, or is it just the pond itself?

**Village Manager Hess:** It was a restoration of the pond itself, but we can take a look at that also.

**Ms. Merling:** The access to it can be difficult.

**Mayor Kinnally:** To the extent that there is any erosion, that would have to be addressed.

**Trustee Walrath:** Which access, specifically, are you concerned with?

**Ms. Merling:** When you walk around the school it is always kind of a muddy area. There is no crossover if you want to have access to the pond from that route. It would be nice to provide the public with a reasonable way to walk, especially since little children use it.

**Trustee Walrath:** So we cannot dry that up? It does need something like a boardwalk. It is fine right now, but it is not at all good in the winter and spring.

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

**RESOLVED:** that Neil P. Hess, as Village Manager, of the Village of Hastings on Hudson, is hereby authorized and directed to file an application for funds from the New York State Department of Environmental Conservation in accordance with the provisions of Title 9 of the Environmental Protection Act of 1993 or Title 3 of the Clean Water/Clean Air Bond Act, in an amount not to exceed \$100,000.00, and upon approval of said request to enter into and execute a project agreement with the State for such financial assistance to the Village of Hastings on Hudson for the restoration of Sugar Pond in Hillside Park.

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

**62:01 - AWARD OF STREET RESURFACING BID**

**Village Manager Hess:** We advertised and received only one bid, from County Asphalt of Tarrytown in the amount of \$70 for the top, milling at \$3.80 a square yard, and manhole raising at \$425 each. The manhole raising we will most likely do ourselves for about half that cost. The milling increased slightly from last year, which was \$3.50 a square yard. I expected an increase in the top because of oil prices, but that is up \$15 from last year. Based on the streets we have recommended, the total cost will be about \$117,000. We had budgeted \$115,000, not including the manholes. I recommend that we award the bid to County Asphalt.

**Trustee Walrath:** Have we had only a single bidder in other years?

**Village Manager Hess:** Yes. The problem ends up being one of transportation, where the closest plant is. County Asphalt will take a number of the river village areas in proximity to Tarrytown.

**Trustee Apel:** Could you explain milling?

**Village Manager Hess:** Milling is the grinding-down of the road surface so you re-expose the curbs. The state now does milling. They have done it along Route 9-A. We hope they will come back to do Route 9 and re-expose the curbs they have covered up over the years.

**Trustee Walrath:** The milling, when it says "per square yard," is there a fixed depth, or do they undertake to bring it back down and up below the curbs so we regain the curbs we have lost?

**Village Manager Hess:** We regain the curbs. It will be down at least 6 inches. When they put the top on, it leaves an exposure of 4 inches. I can give you list of streets where we have done the milling before, and you can see how the curbs have been reestablished.

**Ms. Merling:** Which streets are being resurfaced, and how is that determined?

**Village Manager Hess:** There is an analysis done each year in the spring where we take input from the public. The superintendent and I check out those streets to prioritize which are in the worst condition. Normally, we will have to push some streets over because of the volume or the cost. Streets to be done this year are lower Villard between Warburton and Broadway, Euclid Avenue, Croton Avenue, Stanley Avenue, and Boulanger parking lot for a reconstruction. That will not be done until the spring because we are getting architectural input. We hope to use it as a standard for the downtown parking lots and then move to the other lots in terms of improvements and lighting and the aesthetics.

**Mayor Kinnally:** We are going to have two major streets to look at next year, Rosedale and Ravensdale.

**Trustee Apel:** Are you going to patch the holes that are there now? There are cones all over Rosedale.

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

**RESOLVED:** that the Mayor and Board of Trustees award the bid for street resurfacing to County Asphalt, Inc., Tarrytown, New York as follows:

Top:	\$70/ton
Milling:	\$3.80/sq. yd.
Manholes:	\$425 each

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

**63:01 - SPECIAL MEETING-AUGUST 21, 2001**

**Mayor Kinnally:** Because of Trustee Holdstein's unavailability tonight we were unable to have any discussion on Andrus, so we will be reviewing the application without making any decisions next week.

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

**RESOLVED:** that the Mayor and Board of Trustees set Tuesday, August 21, 2001 at 8:00 p.m. for a Special Meeting to discuss the application for a Zoning Amendment to create a CCRC.

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

### **VILLAGE MANAGER'S REPORT**

**Village Manager Hess:** We have replaced the playground equipment at Zinsser Park and at Waterfront Park that we had bid out previously, and all that equipment is now in. They both came out very nicely and they are now in conformity with ADA.

We are putting in a new water fountain at Skate Park. That will probably run us about \$1,500, but the popularity of Skate Park...we have our Thursday night barbecues there now, so it would be nice if we were able to provide water to people at the park.

I want to compliment Ray Gomes, and all the Parks and Recreation staff, for day camp this year. They did an outstanding job. We have received a number of compliments on the day camp. It was a very well-run program, and we especially want to thank Karen Gunther, who is the director of the program.

We received our new van for the Safe Rides program for the Youth Advocates Office. It was delivered last week, so we will be able to go with the Safe Rides program in the fall.

I also wanted to compliment the Beautification Committee on the outstanding work they have done this year at the library and Municipal Building, and a number of areas throughout the Village. They maintain them, take care of them, and really do a great job. If anybody is interested in getting involved with the Beautification Committee they can contact Linda Knies in my office.

People should mark their calendars for Sunday, October 28 for a brunch at Harvest on Hudson sponsored by the Downtown Partnership to benefit the library addition. The money raised at this brunch will be donated to the Friends of the Library for the work in the park, which is estimated in the neighborhood of \$75,000.

### **BOARD DISCUSSION AND COMMENTS**

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

**Mayor Kinnally:** The specs have come out from the state on what used to be called the Hudson River Institute. We have a committee, chaired by Deputy Village Manager Susan Maggiotto, working with the state. We have been up front and center with the state indicating our interest. Now that we have the specs we will be seeing what, if anything, is possible down there. They are looking for 20 acres.

I received a call from Sandy Stash of ARCO. She will be coming east, and is looking to meet with me to update me and the Village on what they have been doing with the state, and their plans for demolition and for the waterfront. I am hoping to be able to report on that at our first regular Board Meeting in September.

I have set up a meeting with two of the three owners of Marinello Cove for August 27 to discuss the possibility of our acquiring that site directly from them without going through condemnation proceedings. This meeting is at their invitation, so perhaps we can move it forward. There is always the question of the owner in Florida, but I have indicated to the two local owners that I was not going to negotiate separately; we will buy an undivided interest in that property if we buy it at all.

**Trustee Walrath:** Graham School is in the process of getting approval to tie their sewer into the county interceptor. I took a great interest because the sewer runs down and crosses Warburton Avenue about where the road up into Graham from Warburton joins Warburton. This might give us a way to assure sewers for the property the Village owns, the two lots on the uphill side, and the several lots we have on the downhill side south of the Graham property, which have been termed at some points unbuildable because they were unsewerable. I found that they were really under the gun. They had to take their sewer application over, and I signed it on behalf of the Village, representing that we have seen it, nothing more. I am going to try to convince them to take a more southerly route. I do not think I will have a great deal of success. They are totally on their own property once they cross Warburton Avenue. We will have a manhole quite close to the two unsewered properties on the uphill side of Warburton, which we can relatively inexpensively provide sewers to.

The only thing I think we could do with the downhill one is either make our own connection to the county interceptor at a point further south, which I am looking into further with two ideas: 1) to know about it, and 2) to see if there is any chance of convincing them and the county of a tie-in up just south of Rowley's Bridge. They are extending the line quite a ways north to tie into the county interceptor. The advice they have had is that it would be prohibitively expensive to go down the steep slope to the county interceptor where they cross Warburton now. Or to even move to the south, which would greatly benefit us, but they are

under a terrific deadline because it was discovered they had been discharging raw sewage into the Hudson over a considerable period of time. I honestly believe they did not know it. Their sewer has been there since long before the county interceptor was built, and when the county interceptor was built somebody, way back then, neglected the tie-in. I wish I had had more time to look at this because I might have been able to dig up enough to get it steered in a direction that would help us a great deal more. But I think we have a good relation with their engineer and I think he is prepared to recommend that we be able to tie into the manhole that they are creating on the west side of Warburton Avenue, which will make the two lots on the uphill side useable. The ones on the downhill side, if we find they are buildable for reasons other than sewage, either we would have to use ejectors or make our own connection down to another manhole.

But I think we have a chance to cooperate with them. I talked today with their engineer about some help in cleaning up the mess we have where the stream exits under Rowley's Bridge. There is a great deal of debris accumulated there. If we let them come in by our trailway we may be able to get them to make some improvements which would be very helpful.

## **2. Downtown Pavement Replacement**

**Village Manager Hess:** I got a proposal from Concrete Images, the Bomanite people that did the decorative band in the Southside/Washington Avenue area, for the downtown pavers. I transmitted it as a point of information tonight because the entire Board is not here. The estimate to replace the band is \$7.50 a square foot.

**Mayor Kinnally:** For clarification, this is the band that runs from Main Street down on to Warburton and ties into Spring Street.

**Village Manager Hess:** The Board had previously authorized the band that was put in. I believe it was \$12.50 a square foot originally. The work was not done to spec. No one was pleased with the outcome. The contractor went bankrupt, had a number of liens against his job from the sheriff's department. There is a need to replace what is there for aesthetic reasons. The cost of replacement will be \$39,000 for the work to match what is on Washington and Southside. We are getting prices to determine what the demolition of the existing will be, and we should have later this week or early next week. Mr. Gunther is working on that.

**Mayor Kinnally:** So this will be a proposal that the Board will consider probably the first meeting in September.

**Village Manager Hess:** Probably the first meeting in September. We will have information to the Board the week before. We can have a discussion and put it off for a week if we need to. It is necessary that we replace what is there from an aesthetic standpoint, except up towards the Food Emporium, which fell apart. You will have a full package by the first week in September.

**Trustee Apel:** Do you have a sample of the color?

**Village Manager Hess:** It will be the same as Southside/Washington. It is that purple, antique color. There is an approved sample in Meg's office. It will be consistent with the rest of the Village.

**Trustee Apel:** When would this be done, if it is approved?

**Village Manager Hess:** They are looking at late fall. I would want them to do Main Street and Broadway first because those areas usually receive the highest concentration of salt during the winter. I want those sealed up before winter comes. One thing that is going to change on this job that was not on the last one is that there is going to be an inspector there every day. Although these people are very good, one thing that was lacking on the last job was inspection of the site.

### **PUBLIC COMMENTS**

**Andy Zimmerman, 40 Ridge Street:** I want to bring up the subject of Ridge Street. Things have been in a state of stasis for awhile, but to bring you up-to-date, the people on the street met for a couple of years with the Ridge Street Subcommittee, consisting of Michael Holdstein, Patty Speranza, Frank Perkowski, and Meg was part of that as well, unofficially. The residents and landowners on the street and the surrounding areas spent a lot of time at these meetings. We were glad to have the opportunity to provide input into what was going on with the street. There had been some plans from the county that everybody was unhappy with and that we were trying to do better than. Supposedly, a report was going to be issued.

The problem is that a draft report was brought before the community, but no final report has ever come out. I hate to see all that work be wasted. I want to urge the Board to see what you can do about getting this report out officially, go into the library, and be available so everybody can see what the community said about what plans we can have for Ridge Street.

**Mayor Kinnally:** Let me assure you that when Trustee Holdstein gets back I will follow up with him and see where that stands.

**Mr. Zimmerman:** One of the problems was that not everybody agreed about what should be in the report. It would be okay if the report comes out and it says that the people on the committee did not agree, or the people in the community did not agree. Let us just get it out there so we can see what people said.

There is a zoning consultant working on Ridge Street as well as the rest of the community and the planning is back with Westchester again. I believe it is the same person as before. I am concerned that this input that we spent a couple of years giving get to these people. With this report not being public, I do not see how they are going to get community input. I was hoping to get clarification as to how the residents and the owners are going to have input into this process.

**Village Manager Hess:** It was a different woman who works on the design on Ridge Street. That is Suzette Lopane. This was Diana Saltel. She works with something totally different. Both same department, though.

Suzette came up with some preliminary designs and cost estimates on improvements to Ridge Street. They were, probably, twice what the approved budget was. They are looking at new design criteria. The grant has been put off until August, 2002. She is on maternity leave now and will work on a redesign when she returns in November. We will be meeting with the neighborhood on what they are proposing probably later this year. I do not even remember seeing a draft report. That might have only been a document that the committee has at this point, or even the Planning Board. Maybe Meg will be able to address that. But some of these things should tie together. As Andy said, we have to meet with the neighborhood and the whole community at Ridge Street and Washington Avenue once some of these things start coming into play. I am glad you brought that up tonight.

**Village Planner Walker:** The report was not finalized. It was presented to the Planning Board, and it was distributed to people in the community. We did have a meeting and we did incorporate a lot of the comments that came from the community. But it was never adopted by the Planning Board, or never endorsed, or did not have a final version.

**Village Manager Hess:** There was a document that was developed from the draft report, with the comments?

**Village Planner Walker:** Yes.

**Village Manager Hess:** If we could get a copy of that, that would be helpful.

**Village Planner Walker:** In terms of the zoning, we have a consultant who is working on Ridge Street in conjunction with the Downtown and the Central Commercial Districts. We are going to have a preliminary public meeting on September 10 at the Community Center, and we will be sending everybody on Ridge Street letters regarding this meeting. We will not be addressing all the issues that we have discussed, because this is a larger plan. It is not just focusing on Ridge Street. But you will hear comments and findings, and also recommendations, from the consultant. We are asking specifically for the community's input at this meeting. We are not going to be talking about the physical issues regarding Ridge Street—the street, sidewalk, and parking issues—but we are going to be talking more about the zoning uses, density, and that sort of thing. If we need to have additional meetings with Ridge Street separately we can talk about that at that meeting.

**Village Manager Hess:** Once we get the redesigns done, and the cost estimates together, we are going to have to meet with the residents.

**Mr. Zimmerman:** I would really like to see this report be signed off on by the people who were on the committee and adopted officially so it can be one of those reports that you see on that shelf in the library that everybody can look at. Hopefully, that can happen quickly because this process has gone on for a couple of years.

**Village Manager Hess:** If we can get a copy we will put it on our Website.

**Mayor Kinnally:** We will follow up with both Trustee Holdstein and the Planning Board.

**Mr. Zimmerman:** Something I brought up quite a few times with this committee and also with various people on the Village government is that the street is subsiding. The ground is washing away from underneath it. It has subsided by more than a foot.. You can see that from where the manhole is. Apparently, there is a leak in the water main. A fountain has sprouted over the last month or two. A leak comes up in the middle of the street, goes into the gutter and then flows down the gutter, and crosses the street. We all have to walk in it before we walk in our homes, and track mud into our houses. Aside from being dirty, it needs to be fixed before there is a catastrophic collapse. It is getting frustrating to me because I have mentioned this many times, and other people on the street have mentioned it. An engineer inspected it a year or two ago and apparently found nothing wrong. It is obvious that there is something wrong. Since the heavy construction has been going on the problem is getting worse. If the problem is with the water company the Village should get the water company to do something about it, or to fix the street.

**Mayor Kinnally:** We will follow up and see what it is.

**Village Manager Hess:** What is the location of the water leak?

**Mr. Zimmerman:** I guess it is in front of Samantha Curtis' house at 38 Ridge Street.

**Mayor Kinnally:** Let me note that the Village Board is in receipt of the recommendation, or lack of recommendation, from the Zoning Board of Appeals on the Andrus application. It is part of the record, and it will be considered by the Village Board in their deliberations.

### **EXECUTIVE SESSION**

On MOTION of Trustee Apel, SECONDED by Trustee Walrath with a voice vote of all in favor, the Board scheduled an Executive Session immediately following the Regular Meeting to discuss personnel.

### **ADJOURNMENT**

**Mayor Kinnally:** We received word today that former Trustee Ruth Batchelor passed away. Ruth was a long-time resident and activist in the best sense of the word here in the community. There are few people who have lived in this community for the last 40 or so years who have not had the benefit of Ruth's wisdom and energy. She was a tremendous resource for me when I first became involved in Hastings. Whoever worked with her, or crossed her—and there were many on both sides of that—came away with a great deal of admiration for her intelligence, her wit, her charm, and her energy. She will be sorely missed. I would ask for a Motion to stand adjourned in her memory tonight.

On MOTION of Trustee Apel, SECONDED by Trustee Walrath with a voice vote of all in favor, Mayor Kinnally adjourned the Regular Meeting in memory of Ruth Batchelor.