

**VILLAGE OF HASTINGS-ON-HUDSON, NEW YORK
BOARD OF TRUSTEES
REGULAR MEETING
DECEMBER 2, 2003**

A Regular Meeting was held by the Board of Trustees on Tuesday, December 2, 2003 at 8:10 p.m. in the Meeting Room, Municipal Building, 7 Maple Avenue.

PRESENT: Mayor Wm. Lee Kinnally, Jr., Trustee Michael Holdstein, Trustee Bruce Jennings, Trustee Marjorie Apel, Trustee Peter Swiderski, Village Manager Neil P. Hess, Village Attorney Brian Murphy, and Deputy Village Clerk Linda Knies.

CITIZENS: Seven (7).

APPROVAL OF MINUTES

On MOTION of Trustee Holdstein, SECONDED by Trustee Jennings with a voice vote of all in favor, the Minutes of the Regular Meeting of November 4, 2003 were approved as presented.

APPROVAL OF WARRANTS

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

Multi-Fund No. 35-2003-04	\$ 7,995.25
Multi-Fund No. 36-2003-04	\$ 53,442.38

95:03 ADOPTION OF LOCAL LAW NO. 7 OF 2003 - SENIOR CITIZEN TAX EXEMPTIONS

Mayor Kinnally: This resolution was the subject of a public hearing at our last regular Board meeting.

Village Manager Hess: We have gotten information from the Village Assessor that the impact would be minimal if the Board approves this Local Law.

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

RESOLVED: that the Mayor and Board of Trustees hereby adopt Local Law No. 7 of 2003 amending Chapter 260, Article III, §260.17 of the Code of the

Village of Hastings-on-Hudson to increase the eligibility income amounts for senior citizen tax exemptions as follows:

BE IT ENACTED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF HASTINGS-ON-HUDSON as follows:

Maximum Income Exemption Eligibility	Percentage Assessed Valuation Exempt From Taxation
\$0 to \$24,000	50%
\$24,001 to \$24,999	45%
\$25,000 to \$25,999	40%
\$26,000 to \$26,999	35%
\$27,000 to \$27,899	30%
\$27,900 to \$28,799	25%
\$28,800 to \$29,699	20%
\$29,700 to \$30,599	15%
\$30,600 to \$31,499	10%
\$31,500 to \$32,399	5%

ROLL CALL VOTE	AYE	NAY
Trustee Michael Holdstein	X	
Trustee Bruce Jennings	X	
Trustee Marjorie Apel	X	
Trustee Peter Swiderski	X	
Mayor Wm. Lee Kinnally, Jr.	X	

**96:03 ADOPTION OF LOCAL LAW NO. 8 OF 2003 - VEHICLES AND TRAFFIC
 HILLSIDE AVENUE**

Mayor Kinnally: This was the subject of a public hearing at our last regular Board meeting. The net effect is to erect two-way stop signs both east and west in the middle of Hillside Avenue between School Street and Farragut at the entrance to Reynolds Field, and to prohibit parking, standing, and stopping on the south side of Hillside between Valley Place and Farragut. On the no parking, standing, and stopping, we have had that as a temporary measure for some time now with cones. It appears to be effective.

The two-way stop east and west of the crosswalk was a suggestion made previously and we are trying it as a temporary measure to see how effective it is in controlling the speed along Hillside Avenue and making it safe for children to cross at that location.

This is part of our initiative to address traffic and safety concerns around the high school and the middle school. We have engaged the services of an expert to deal with this and to make recommendations to the Board. We have a draft report from him on the walkability workshop. We will be looking at a more comprehensive solution to the problem, but we have identified these areas as needing immediate remediation. If our experience is that it creates a worse situation, we will revisit it. There were concerns of people in the neighborhood that it will further clog an already clogged artery. We will be monitoring that.

Trustee Holdstein: Neil, you are viewing the erection of the stop signs as temporary. Is that right?

Village Manager Hess: As an intermediate measure, we will see how effective it is, and then we will make a determination thereafter.

Trustee Apel: What is the test period?

Village Manager Hess: We will take a look through the rest of the school year.

Trustee Apel: I would like to know that we are coming back to this in the first meeting in June, to get a report so we know whether we like it or not. Also, it is not clear when we are going to address the comments made by the walkable expert.

Village Manager Hess: Once we get the final report it will be given to the Safety Council and to the Board of Education for input, and then we will have a work session and invite the neighborhood.

Trustee Jennings: This is only one of a series of measures to make the traffic situation safer around the Farragut school complex. Whether these stop signs will be taken away is another matter. We will assess it in terms of whether it is making another location more dangerous, but one of the effects will certainly be that it will slow traffic down and make a lot of people stop where they are not now stopping. That would be a benefit. A child was hit in that crosswalk, and God forbid another child should be injured in that same place. I want to be able to say that we did everything we could to make that place safer when the parent of that future child might ask us what we did.

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 hereby adopt Local Law No. 8 of 2003 amending the Code of the Village of Hastings-on-Hudson, Westchester County, New York, Chapter 282 Vehicles and Traffic as follows:

BE IT ENACTED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF HASTINGS-ON-HUDSON as follows:

Article VII Stop and Yield Intersections

282.16. Through highways.

By the addition of: CCC. Two-way stop sign both east and west of the crosswalk entrance to Reynolds Field on Hillside Avenue.

Article IX Parking, Standing and Stopping

282.23. Parking, standing, and stopping.

By the addition of:

B. Hillside Avenue, on the south side between Valley Place and Farragut Avenue.

282.25. Parking Prohibited in designated locations.

By the deletion of:

A(6); and renumber (7) through (90) as (6) through (89).

ROLL CALL VOTE	AYE	NAY
Trustee Michael Holdstein	X	
Trustee Bruce Jennings	X	
Trustee Marjorie Apel	X	
Trustee Peter Swiderski	X	
Mayor Wm. Lee Kinnally, Jr.	X	

97:03 IMA FOR SELECTIVE TRAFFIC SAFETY ENFORCEMENT GRANT

Village Manager Hess: This is a four year agreement that will reimburse us up to \$3,000 for overtime for police officers in speed enforcement within the Village. This program was previously called SEAS, Selective Enforcement Of Alcohol And Speed. Now it is a traffic safety program called STEP. It is dependent on the county receiving future state funding for their grant to provide it to local municipalities. We have used it in the past, it has been effective, and we recommend its approval.

Trustee Apel: It not only talks about the money for increased selective enforcement, but about having things like a traffic safety board, public awareness, and information sessions. One thought I had is to have training programs with information for new drivers. If the young people getting their licenses and driving to school had to attend a safety meeting and discussion about driving in the area, this might be used for something like that. Also, for what we call road rage around the area, for people that want to drop off their kids and run out of there. Information sessions or workshops might be helpful for the community, not by ourselves, maybe jointly with the school.

Village Manager Hess: We can take a look at that.

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

RESOLVED: that the Mayor and Board of Trustees authorize the Village Manager to sign the Intermunicipal Agreement with Westchester County for the Selective Traffic Safety Enforcement Grant (STEP) for 2001- 2005.

ROLL CALL VOTE	AYE	NAY
Trustee Michael Holdstein	X	
Trustee Bruce Jennings	X	
Trustee Marjorie Apel	X	
Trustee Peter Swiderski	X	
Mayor Wm. Lee Kinnally, Jr.	X	

**98:03 IMA FOR WEAPONS OF MASS DESTRUCTION PROTECTION
EQUIPMENT**

Village Manager Hess: The county has received a grant through the state which allows the purchase of protective equipment for first responders in response to weapons of mass destruction. The county is ready to approve an IMA to provide specialized equipment to all the municipalities in Westchester County, and I recommend its approval.

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

RESOLVED: that the Mayor and Board of Trustees authorize the Village Manager to sign the Intermunicipal Agreement with Westchester County to provide protection equipment for Weapons of Mass Destruction.

ROLL CALL VOTE	AYE	NAY
Trustee Michael Holdstein	X	
Trustee Bruce Jennings	X	
Trustee Marjorie Apel	X	
Trustee Peter Swiderski	X	
Mayor Wm. Lee Kinnally, Jr.	X	

VILLAGE MANAGER'S REPORT

Village Manager Hess: Back to the vehicle and traffic law on Hillside, and the Selective Traffic Safety Enforcement. Chief O'Sullivan is here tonight. Comments were made at the last public hearing about lack of enforcement around the schools. That has not been the case, and we can provide the documentation. Chief O'Sullivan has kept officers on overtime to enforce at the school, and they have issued a number of summonses for either illegal parking or illegal left turns out of Hillside onto Farragut. So there has been a police presence there. I cannot say it has been there every day, but when we have people available he has had people assigned there. So there is an enforcement. I just wanted to make that clear.

Trustee Jennings: Several people at the last meeting mentioned the stop signs at Olinda and Farragut. I was wondering, Chief, if the police department has kept any records of the number of tickets issued since those stop signs were put in. It has been alleged that a lot of people run those stop signs.

Chief O'Sullivan: I know we have a record of how many summonses were issued for passing stop signs. I do not know if we have them for those particular stop signs.

Trustee Jennings: It might be interesting to monitor the new stop signs and see how many tickets that we have after a year.

Chief O'Sullivan: We can do that.

Village Manager Hess: We have enforcement on Farragut from two to three days a week, and I have seen them pull people over who have rolled through, or gone through. There was an indication that 95% of the people do not stop. I would say 95% of the people do stop.

Trustee Holdstein: Lieutenant Bloomer shared with me some photographs he had taken in Ardsley because somebody in the community had raised some issues about certain parking restrictions in Ardsley. Did he share them with you and was there anything conclusive?

Chief O'Sullivan: Yes, he did. Lieutenant Bloomer took a photograph of the no parking signs in Ardsley within a few block radius of the school; they state there is no parking for anyone from 7:30 a.m. to 9:30 a.m. on school days. It does not prohibit only students from parking.

Village Manager Hess: I have received 10 resumes so far for the planning consultant and will start a sort-down for the Board to be able to interview.

Starting last Saturday we have had free two-hour parking in our downtown. The holiday tree lighting is this Friday at 7:30 at the VFW. Breakfast with Santa is Saturday morning at 9:30 a.m. at the James Harmon Community Center. There are letter drop-off boxes at the Community Center and at the library for letters to Santa. Every child, or Trustee, that sends a letter to Santa will receive a reply prior to the holiday.

BOARD DISCUSSION AND COMMENTS

1. Update on the Waterfront

Mayor Kinnally: There is an APB out on the consent decree. It was sent to ARCO in London, and we have not seen nor heard from it. Mark Chertok is looking for it. I e-mailed Mark Brekhus today to find out where it is. I am going to send a letter to Santa to try to find out where it is. Everybody has agreed to it. It is four weeks tonight that I signed it.

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, for advice of counsel via telephone, and for personnel.

2. Community Center

Mayor Kinnally: I got a call from Congressperson Nita Lowey advising me that the Village will be getting a grant of \$100,000 to use on the Community Center project. We had applied for this awhile ago, and Nita had said she was working on it. It was a nice early Christmas present.

3. Division Street

Trustee Apel: I wanted to discuss the Division Street property. The ZBA allowed them only three variances. The project that came before them is no longer going to go forward. Since that project is not viable, it might be a good opportunity to open the process to other developers and see what they come up with. I know that A&F is coming up with something else, but it has been awhile now and it might be an opportunity for other people.

I have a philosophical problem with having all the affordable housing in one place. I like the concept, if we are going to have affordable housing, that it is spread out within the community. I think that other people in the community feel the same way. It is not that I do not want affordable housing. That is not true; I do. Would I like to have lots of units? Yes, I would. But I do not want to have it in one particular building. This developer has other pieces of property that he is developing, and to take all the affordable housing out of those units and put them in another unit is not what I had in mind when we voted on that affordable housing ruling. We could have affordable housing in each one of those building; we could have market rate in the Division Street area, and have some affordable housing. Would we have less affordable housing units? Yes, we would. But there will be more development in the community, and I do not think that trying to cram them all in one place is what I would like at all.

Mayor Kinnally: Let us see if we cannot break that down into two separate discussions. The philosophical one we had, we can revisit it. Sue Smith from the Affordable Housing Committee is here to give us an update on where things stand, not only with the developer but also with the Town of Greenburgh.

Sue Smith, Affordable Housing Committee: We have met since the ZBA meeting a couple of times with A&F to see if there is some other scenario that does not have so many variance

requirements. I cannot say that we have come up with the answer, but we are working on a couple of different options. We have rejected one that he came forward with. But, as we say in this memo, we feel that with all the time that has been invested in this, and the fair amount of due diligence in terms of the qualifications of A&F to go forward, which still stand in good stead, we should play it out with him. I do not think we are talking about a lot of time. We would probably like to come back to the ZBA in January with a revision. We would have to go back to the Planning Board because it would be different than what they originally proposed. Although we have been talking with A&F for a long time, a great deal of that time was during the moratorium when we could not go forward. So we have been talking about this property for a long time. We feel that it is well worth trying to capitalize on what has been done so far, but I think we are only talking about a couple of months, depending on the schedule of the Zoning and Planning Board sequence.

Mayor Kinnally: What contacts, if any, has the committee had with other potential developers in the last 18 months?

Ms. Smith: In the last 18 month we have dealt with A&F. We have not been actively interviewing other people. We are always willing to hear about other organizations. Robert Sanborn came to us about WestHab after he had been here. It was more than 18 months ago that we talked with Habitat for Humanity. We have also talked with an organization called SHORE that works in the county, in the last 18 months, about another property they were interested in, in Hastings. They wanted to affiliate with us as they usually do. Since we are all trying to get to the same goal, we try to work together. Habitat was not interested because of the risks inherent in that property. They would like to do something in Hastings, and we would very much like to help them find a place. We have not dealt with others, in part because we have been in a contract agreement with the town that gives us the preferred developer status in working with A&F. When you try to get grants, you need to have some evidence of site control; either a contract has been signed or has been agreed upon by the parties in most of the points. So you cannot be seriously working with more than one at a time. But the time may be coming in a couple of months where we are ready to throw it open to other comers, as we did in '98, '99, or maybe a little later than that, '99, 2000, when we did interview a number of different firms.

Mayor Kinnally: You said that you had met with Mr. Sanborn. Have you met with anybody at WestHab?

Ms. Smith: No. I have talked on the phone with them. I have not actually met with them, other than he presented the material that they put out.

Mayor Kinnally: And you discussed it with people at WestHab?

Ms. Smith: Yes, they are aware that we have talked about them and we would perhaps like to work with them in the future.

Mayor Kinnally: Did they indicate any interest in this particular property?

Ms. Smith: They will wait to work with us when the time comes, that is my understanding, if we wish to work with them.

Mayor Kinnally: Do you know the nature of what they have in mind?

Ms. Smith: No, I do not. They are looking all over the county for sites. The basis of their work, historically, has been housing for the homeless and the social services that go with people in transitional housing. They have been very successful at that. It is a big organization: big staff, lots of money, and lots of successful housing. But the profile is not quite what we want in terms of firemen housing, that sort of thing. That is not their primary interest. They would be game to do it, but that is not their main focus. They do things in the cities where other organizations have not been successful. But it is a great organization, and perhaps we can work with them in the future.

Trustee Holdstein: If I understand your comments, once a community is in play with a developer like A&f we are locked into working with that one for that moment. But since Capelli came forward with the enormous project on that site, how many people have either contacted the Manager or your committee about an affordable housing concept for the site?

Ms. Smith: I think there have been maybe seven. Some of them went fairly far in terms of examining it, working on pro forma, lining up grants. Jonathan Rose did that, and the Greystone Foundation, and then walked away from it because it did not look like it was going to fly. And they are very experienced. Regan Development was interested but when he heard about the site being an old gasoline station he said that is not what he wanted do. Some needed a larger-scale project. Habitat for Humanity also did not want an old gas station.

Trustee Holdstein: Am I correct in saying that the three biggest strikes are a former gas station, the amount of rock, and the amount of back taxes and/or the amount of money they would need to settle with Greenburgh?

Ms. Smith: No, the third is not an issue. The town is very interested in seeing affordable housing built, so they are very proactive about trying to be helpful. The rock makes it a very difficult, expensive site requiring retaining walls. Site work is considerable. The sewer line is not nearby. It is very expensive to connect with the sewer line down Warburton Avenue. So there are a number of burdens on the site. But the only sites available for affordable housing are the ones that are very tough to develop. This is not unique to Hastings.

I have kept Supervisor Feiner apprized of what we are doing and I have talked with counsel who has been working on our contract. My understanding is they are willing to continue to work with us and try to help this happen. But it takes time. Things are not always a straight course. It is part of the process. The unfortunate thing is that it happened at the end when so much time and effort on the part of all of us had been invested already. If we had a better sense earlier of everybody understanding what the constraints were in terms of each approval agency, and they all had a chance to shape the development earlier on, we would probably have a happier process.

Trustee Holdstein: Is our process backwards?

Ms. Smith: Yes, our process.

Mayor Kinnally: I talked to Rhoda about this at length, but there are competing interests. The reason why it takes so long is that you have the community input. And it is in the course of that that the issue becomes ripe enough to go to the various boards. So if you vote in the beginning you are short-circuiting the process.

Ms. Smith: But at least some discussion at the beginning so you get some sense of what is tolerable and what is not, and what kinds of changes need to be made, and you have as much input as possible earlier on.

Mayor Kinnally: We had the same thing with Andrus. I am going to sit down with Rhoda and see if we can take a look as far as coordinating it a little better.

Trustee Holdstein: Could a preliminary vote be taken by the Zoning Board, then it goes back to the community and the Planning Board, and then comes back to the Zoning Board?

Mayor Kinnally: That is a question for counsel to decide.

Ms. Smith: I think it is worth trying to save it at this point, or come up with something that suits the community and the Zoning Board and the goals of the Affordable Housing

Committee and the community. I do not think it is going to take a long time. I think it will be clear pretty quickly if it is worth it for A&F to continue with us, if he is not interested or we are not interested because we are not getting enough out of it. Part of the incentive was that we were taking care of the set-aside units but we got additional units also. And it was a site that was available. We do try desperately hard to find sites in other parts of town and it is so hard. This was one that has been available for a long time. We have been talking with the owner since the end of the eighties. It happens to be on the same street, although a somewhat different neighborhood, than the other small project that we did. We realize we do not want to be in one part of town. And to Marge's point about the set-aside, I think you are right about what the intent was, that each project should have a set-aside in it so you have the mix of the market rate and affordable.

That is the goal. And in this case, because his projects were small and it would be only two units in Main Street and two in West Main Street, we were getting so many more out of Division Street, so it seemed a compromise to make. We have said to the Planning Board we are very concerned about this issue, and it is in their discretion as the law is now written. We thought that he had some benefit of scale in the things he was doing in town, where he could carry off Division Street. That may not be true as things are going now. But it looked like it might be worth a try, for him and for us. The set-aside issue is certainly worth more discussion because we do not have experience with it in Hastings. Philosophically, we also would like it to be in different locations.

Mayor Kinnally: What is the timetable for getting a concrete proposal from Eric?

Ms. Smith: I would hope that we would get something in time to go to the January Zoning Board meeting. It will have to go back to the Planning Board also because they approved the set-aside, that may change. They approved 18 units affordable. There may be a mix of market and affordable there.

Mayor Kinnally: He will have to go back to the ARB.

Ms. Smith: They the fact that they have been through so much, the learning curve is over. They are either going to go for it or they are not going to go for it. It will be pretty straightforward. But ideally, we would go the Zoning Board and come up with an understanding, and based on that go back to the Planning Board.

Trustee Holdstein: Now A&F is not just redesigning Division. He is going to be forced to redesign all three sites.

Ms. Smith: That is part of the reason he is willing to hang in there. But if it comes out that it can only work with four or five or six affordable units, when he is obligated to do four already, frankly, that does not do it for the Affordable Housing Committee. That is not enough extra. If you are talking about four out of 18, that was another thing. But if we are only going to two additional units over what we get anyway, maybe that is not worth it.

Trustee Holdstein: But the developer can present three programs in each one of these locations, with the necessary 10% of whatever he is planning. Is it relevant whether you think that is enough?

Ms. Smith: Division Street is in a different category. Division Street is really more in the control of the Affordable Housing Committee. We are partners with him, so it is a different set of rules in terms of our trying to get affordable housing out of it.

Trustee Holdstein: So because of the partnership you wield more clout to ask for more on that site.

Ms. Smith: That is the reason we are willing to spend the time on it. The set-aside is an automatic thing. The property would not have been available as a straight for-profit developer for market rate units. The town is interested. We went to the town after Capelli, and the town was willing to say they would like to see affordable housing on that site. Would the town go for some market rate? I think they would accept that because sometimes that is what it takes to get a project built. But if it is going to be so much more market rate than affordable, then their goals and ours are not being met and that is where we would part ways with A&F. He has put a lot of money into it. He has hired a lot of experts. He has some financial commitments he wants to utilize rather than just throw away. But that is the risk a developer takes.

Mayor Kinnally: I think if anything good has come out of this it is that other potential developers know that the site may be in play, and know who to contact.

Ms. Smith: They should all be aware of the burdens on the site. We all know there are more than we thought. And the new zoning is very restrictive. You have to have parking on-site, which is the first time we have tried that under the new zoning. So that is a challenge.

Mayor Kinnally: That, and the townhouse across the street on the other side.

Ms. Smith: The four townhouses. Eight units of affordable housing were lost in the fire. Now there are going to be four market rate. Not that we do not need those. It is probably a

good solution for the site. We made a bid on that site, and unfortunately could not come up with as much as the owner wanted for it. But we gave it a good shot, spent money on an appraisal, and were very keen on getting something. It is still on the same street, but in a different neighborhood. We are actively involved in other sites. It is just very hard to find something besides a one-family house, and that does not have any benefit of scale.

Trustee Apel: What is the process for letting developers know that this property is up for development?

Ms. Smith: There are developers working in the county who are in this field, and you do not have to go very far. Organizations like Housing Action Council that we have used as consultants are aware of everybody who is building on this scale. Within three phone calls we could come up with a long list to send a letter of proposal. Then we would interview them. Somebody has got to have deep pockets to sustain the risks that property imposes in terms of both the rock and the old gasoline station situation. You need somebody who can see the project through no matter what happens rather than somebody who gets it half-built, and there are lots of examples of that around the county where people ran out of money. We are very interested in the long-term success of the project.

Trustee Swiderski: Do you have a threshold number of affordable units on that site that would make a project worthwhile. Is it 9, 10, 11?

Ms. Smith: No, I do not, and the committee has not talked about it that way. Early on we were talking about 11 affordable and seven market rate, and that was acceptable to us. When it became an option to go to 18 affordable, we were very happy. We liked the idea of market and affordable together, but we also realized it would be an opportunity that we would not have again to do 18 in one place. We also require 99-year affordability, and are one of the few communities and maybe the only one around who does that. It is great for us in the long-term in the community, but it is a financial burden. But as I said earlier, if he has to do four anyway and he could only give us, say, five units affordable, that is not going to be worth it.

Trustee Swiderski: More than five, but 11 is acceptable.

Ms. Smith: Right, so maybe somewhere between there, depending on the total number of units. And you have to have a building that is sustainable over the long-term. This will not have the commercial ingredient, which would have helped carry it. The market commercial rents would have helped carry the building for the long-term, for 99 years. Part of this tips on how the pro forma looks and what the affordable rents are compared to as opposed to the market rents.

Mayor Kinnally: Just a note of caution on that. It is so fluid, and there are so many elements that go into the mix. If he comes back with 10 and she says, I think 10 will go, I do not want everybody saying, Wait a minute, you committed to 11.

Ms. Smith: Yes, and as I said, we have not had specific discussion other than with pro formas in the past.

Trustee Jennings: Is it your view that our new zoning makes the goals of affordable housing harder to achieve?

Ms. Smith: I did not mean that it is against the goals of affordable housing but parking is hard to do, or people would have done it more often than they have. So the fact that we have to provide our own parking in the downtown area, and affordable housing, ideally, would be close to transportation so you like it in the downtown area, the two things make it tough. That site is a pile of rock, so it is a difficult thing. But that is the way the zoning is, and the Zoning Board is interpreting that very strictly. We have not had an example to see how they treated that before. Now we know, so that gives us some guidance. It is going to be a challenge for anybody who wants to do any construction or improvements in the downtown.

Trustee Jennings: The moral here may be that, from the point of view of attaining our objectives in affordable housing, we may not only need to look at the process. We may also have to look at some of our substantive requirements. We do not want to be shooting ourselves in the foot.

Ms. Smith: I do think that the Village could look to do parking in areas where there is a parking problem in the downtown parts of the community. This is a problem with every community. Maybe more Village parking is needed to take up some of the nighttime slack, or it might serve some of the daytime uses also.

Trustee Apel: These were rental properties. Have you thought to go back to the concept of ownership?

Ms. Smith: We have, and he brought in a proposal for that to us already. The price that he would have to sell them for looked like it was going to be too much, and we were not happy with an all-purchase one because we see the need so heavily as rental right now. That is not to say in the end we might not go for it, but I would be sorry to miss the opportunity for rental housing. Also, we found out when we did the Warburton Avenue houses, it is very tough. You have these maximum income limits that people of certain household sizes can have to live in these houses. But they have to have enough money to get a bank mortgage,

and the banks are very strict. So you come up with a very narrow band of people who are eligible both in terms of the bank and the HUD regulations.

Trustee Apel: If a larger portion of the units were market rate, and then he would make his money on that, would the cost of the affordable units be less?

Ms. Smith: That is what we are working on now. The question is how many market and how many affordable.

Trustee Holdstein: There is a piece of property in Dobbs Ferry that borders Rochambeau, which is the street next to the high school, owned by the Dobbs Ferry fire department. They were able to successfully build a sizable single-location affordable housing site. We have some close friends who live on Rochambeau, and their backyard backed up to this site. They and their neighbors had a great deal of concern. Now, 12 to 15 years later, they are thrilled with that complex, and the community of Dobbs Ferry has accepted it. I have shared your concerns about the concept of a single site for affordable housing building. And that is why we passed the law about having set-asides to spread them around. But we have somebody who is looking to do a potential lot of good throughout our Village, to give us more units on one site and, as Sue said, a unique variance to what we had originally put in the law. There are obviously reasons why we would want to keep it scattered, but this is a unique situation and it is a very tough site that has been sitting derelict for a long time. And there had been quality developers who have looked at it and subsequently walked away.

I have no great desire whether it is A&F Builders or anybody else, but this guy has put in some time and energy. It is not like we have been getting calls every week from people who want to talk to the Affordable Housing Committee about the site. So it is not that we are being restrictive in terms of isolating with one person. But we have something going with a guy, and if he is willing to come back to the Board, to the community, with some new projects we ought to give him every shot. And to a certain degree, recognize that he has also got some other things in line, and there is some linkage there. I do not have a problem with that for the moment. If it does not work with this guy they become three open sites to start all over again. That site in Dobbs Ferry has worked out fabulously well. There is not the stigma that I have always feared about putting affordable housing at one site. It is not the ideal and not the goal, but it also is not as bad as I at one time felt. There is a tremendous amount of Dobbs firefighters who are living in that complex, and it is just part of Dobbs Ferry. It is like any other street and neighborhood.

Jim Metzger, 427 Warburton Avenue: A number of my neighbors where at Planning and Zoning Board meetings. In response to what we were hearing we formed the Warburton

Avenue Neighborhood Association because we did not like what was being forced down our throats. With all due respect to Mr. Holdstein, I have a big problem with A&F. We seem to be living in a time where if someone makes a statement it is accepted as truth. If you challenge that truth you are labeled some undesirable name. When I say we, I am talking about members of our neighborhood have been listed in the newspaper and privately by the architect as being people who are against affordable housing. Nothing could be further from the truth. If you were to review the minutes of any of these meetings, every one of my neighbors got up and said we want affordable housing in our neighborhood. What we do not want to do is have our neighborhood destroyed. We live in the densest part of Hastings. Parking is an enormous problem. The town has spent a tremendous amount of time revisiting the zoning of that area.

It is a difficult site. That should not allow any developer to come in and say, We do not care about the people that have been living there and the people that are supporting that community. We are going to ruin that community by putting in too many people, too many cars, building too dense a project. We think that this is exactly the right moment for A&F to step back. They have had several years to look at this. They claim that the community has been involved every step of the way. I have yet to speak to one neighbor who was invited to any meeting with A&F to discuss our issues. Mr. Tilly is intimately familiar with zoning. He is an architect. He works in the area. And yet they came in looking for 12 major variances. I would think he would know better. I happen to be an architect. When a client says to me, I want to pave my site, I want to put in a 12-car garage, I want to put four families in my house even though it is single-family housing, I say, You cannot do it. And they say, Well, we can go for a variance. I know it is unlikely they are going to get that variance. Mr. Anderson said the project was financially fragile. This is all we can do: 18 units of housing and four units of commercial. If we cannot do that, the project will not fly.

Mayor Kinnally: It seems to me that we have to look forward. We have nothing to do with the variances. The ZBA is statutorily delegated that authority, and they are the only ones to deal with it. We can say to Eric, if he is going to go forward with this, why do you not meet with the people in the community. We will make whatever facilities we have in the Village available for that. The Village Board has nothing to do with this project other than we want to make sure that it is the best thing for the community. But having said that, we do not have any say in the size, the density, the bulk, the number of units.

Mr. Metzger: I would ask that all the boards open their doors to other developers at this point. Because clearly what has been presented was incredibly unacceptable. And for the developer to come back now and say he can fix this, after saying up until this point, We cannot fix it, and if you do not do this, it is not going to happen and therefore the community

is against affordable housing. If he is making statements like that, it is time for other developers to be allowed into the process.

Sharon O'Shea, 406 Warburton: Since public money is involved in the form of a PILOT, do we not have to open it for bids? I do not know the law. I do not know about any contracts between any Affordable Housing Committee and Mr. Anderson's company. But I know that WestHab is much more than simply interested in some future project. I have spoken with Mr. Sanborn myself on a couple of occasions. I know exactly what he is planning, or what he hopes to be able to submit. So I cannot imagine how anybody who is involved in this process on such an intimate daily basis would not know what he has in mind. And he should be allowed to come in at the same time as A&F, since we are now at zero.

Mayor Kinnally: I have talked to Mr. Sanborn, and I asked him to share his concept with A&F. That has not happened. The Affordable Housing Committee has spoken with WestHab, with someone who is over Mr. Sanborn, and you heard what Sue Smith said today. They may have a project; they may have a good concept. They do not have the property at this point.

Ms. O'Shea: But A&F does not have it either.

Mayor Kinnally: But A&F is working with the committee at this point. I understand your point that we ought to open it up. Sue is saying let us have one more crack at this. It is another couple-of-months commitment and then we will reassess the whole thing. The Board of Trustees cannot direct the Affordable Housing Committee what to do and they are operating as they feel they should operate given the problems with the site and the investment that everybody has and the commitment with the Town of Greenburgh. It may be precipitate at this point to say we are going to throw everything out, goodbye A&F, let us see if we have any newcomers. But they are there in the wings, and we know who they are.

Ms. O'Shea: What could it possibly harm to bring in somebody else and get the best project using competition?

Mayor Kinnally: I am glad you raised that point. My understanding is that WestHab will not compete with anybody else.

Ms. O'Shea: There are people in this town who have invested seven years in trying to get a project built. They kept having to go back, redesign, and come up with something that would work on the site. They did not get any special treatment, nor should Mr. Anderson. He came up with a project, he thought he was going to get this project past the Zoning Board with 13

variances, which is ridiculous on its face. He invested no more than any developer ever invests in trying to get a project built. It is a cost of doing business for a developer.

Mayor Kinnally: I am not just talking about Mr. Anderson's investment. I am talking about the investment of the Town of Greenburgh and our own Affordable Housing Committee. If we can get a better project out of this, then so much the better for everybody. I do not want to debate whether or not A&F is the right developer. It is not our say here. It is the Affordable Housing Committee, and I have to give due deference to them. But your point is made, and I think the consensus is give it a shot. We have to move forward.

Trustee Holdstein: I am a little baffled. We have not seen anything from Mr. Sanborn. I do not know that Sue Smith has seen anything. And yet you have seen something.

Ms. O'Shea: No, I have not seen anything.

Trustee Holdstein: So he has just talked to you about something.

Ms. O'Shea: We had a discussion about if he were to come into the process, what he had in mind. I am not the only one who knows this. My understanding is this is common knowledge.

Trustee Holdstein: What is common knowledge? What he has in mind, he himself individually?

Ms. O'Shea: Yes. Well, I would imagine in discussing the project with others at WestHab.

Trustee Holdstein: You said there have been other sites other people have tried to develop for seven years. Can you clarify?

Ms. O'Shea: It was on Ridge Street. The only other thing that I would ask is that the community be involved throughout the entire process and that we as a community who is very interested in seeing quality affordable housing in this neighborhood which, by the way, is not a blue-collar neighborhood and we are not just too stupid to understand how great this was going to be for us, which also has been said about us, would really want to be a part of the process throughout.

Mayor Kinnally: I have witnessed a number of the meetings both in person and on television, and as far as any of the process that is conducted by the Village, it is totally open. Anyone from the community is invited. All decisions and discussions are held in public. I

am sure that your experience is that the process under the Planning Board and the ZBA and the ARB has been totally open.

Ms. O'Shea: Not the Affordable Housing Committee.

Village Manager Hess: Their meetings are announced and open to the public.

Ms. O'Shea: And every time there is a discussion between them and Eric Anderson, we can be there?

Mayor Kinnally: I will have to defer to counsel on that. But when decisions are being made the Affordable Housing Committee, all of our meetings are on public property.

Ms. O'Shea: It is too late then. The decisions are being made privately when we are not there. I have heard and seen over and over again throughout this process for as long as I have been involved, I get information not through board meetings and committee meetings. I find out what is really going on by talking to other people who know what is going on.

Mayor Kinnally: What have they found out?

Ms. O'Shea: Different, we all know how this works.

Mayor Kinnally: I must tell you, I do not know how this works. I have been involved in this stuff for an awfully long time.

Ms. O'Shea: There is a public and a private face to all public decisions. And decisions are made. Sometimes they are made publicly, sometimes they are made privately. I just want to make sure that this community can be involved in this project throughout.

Mayor Kinnally: Every decision that is made by a public board, commission, entity of this village will be made in public. There will be no decisions made not in full view of everybody. That is the way it has been done, we have committed ourselves to that. It has always been that way as long as I have been mayor. If there are situations where decisions have been made not in public, please let me know.

Ms. Smith: The Affordable Housing Committee has regular meetings and I will be happy to get Ms. O'Shea the notice of the meetings. I put it on the Village calendar and send a notice out to the liaison and the members of the committee through the Village office.

We began a feasibility study in 1999 with Steve Tilly's office; one of the criteria was community input. In fact, the attendance list includes Mr. Metzger, and perhaps other people at that point, trying to get some community input for the feasibility study. We have had a number of community meetings since then. I cannot tell you how many, but I would be happy to try to figure it out. There has been a changing group of people. Some people who came early on are not coming now. Some people have come into it later. That has hampered the process for those of us who have been with it all along. You have a changing of responses. Some people had complaints about it and had some input, and the project was changed somewhat, then a new group of people came in later. Nobody gets everything they want anyway, including people on the committee. So this is a difficult thing even in a small community, but we will make a point of saying people can come to our meetings and trying to be as public as possible. Eric has said that he is willing to meet people any time. We met a group of neighbors back last fall at the library, and not that many came. You rely upon people's own initiative to do that. There are some times when the neighborhood has to be noticed about things, but often in the Planning Board process sometimes public notice has not been required. A lot of it has been in the paper. So we will try and try better.

Larry Houghteling, Warburton Avenue: I live on Marble Terrace, and I have been coming to meetings. I am with Michael Holdstein. I think that it would be fine to have a lot of affordable housing in one place. Our problem was that there was too darn much housing there, not too much affordable housing. The thing that was being proposed was much too big. It did not make sense from the point of view of the parking situation, the traffic situation, or the apartment situation. The apartments were going to be small, not very attractive. There was no greenspace and it was not going to be a really nice place and there were going to be a lot of people coming in, living there for nine months, and going along. This is what my neighbors have been talking about. What is really sad is that this whole thing became an adversarial proceeding, because we are all in favor of affordable housing. I am sure you all read the interview with Steven Tilly in the newspaper the other day. Mr. Tilly responded to questions that were misinformed. The guy from the newspaper asked a whole bunch of questions that were just plain dumb, and Tilly went right with him.

I want you to re-frame this whole thing because the way it has been framed is wrong. The way it has been framed is, here was this procedure that was doing fine, and all of a sudden the Zoning Board throws a wrench in the works. This was a thing that was screwy from the beginning, and the Zoning Board played the part of a little boy who said, Wait a second, this emperor has no clothes on. The Zoning Board has been criticized for having pointed out the fact that this was a dumb plan. I am sorry that Ms. Smith has worked five years on this plan and she got Eric Anderson to come up with this plan. He was going to make money on four commercial units, and that is how he was going to help out? The commercial units in that

neighborhood are not exactly selling very fast. Mr. Kinnally, you said that the one good thing that has come out of all this is the fact that the developers of Westchester County now know this place is available. I would say that is good, but the other good thing is the fact that our Warburton Avenue community has gotten smart and has come together. But it is a terrible price to have paid because we have had a lot of cynicism and antagonism built up along the way. I would like to think well of Mr. Anderson and Mr. Tilly, but I have heard them be misleading time and again. Your idea, Mr. Holdstein, about the 32 units in Dobbs Ferry was cited by Mr. Tilly. And he also cited the 22 units in Irvington. They are both good projects. I have no problem with putting 32 affordable housing units in one place, or 22 in another. There is no shame in affordable housing. The people who need housing, need housing. However, this project just did not make sense. And it took the Zoning Board to admit that. They got pushed by our neighborhood, which screamed very loud about the subject. And if you do not acknowledge that, you are just not really acknowledging the truth. The truth of the matter is the Zoning Board were the people who pointed out the problems. It should have come long before that. The Planning Board just went along with this project, and it was a pipe dream. To screw one neighborhood so that you get 18 affordable housing units does not make sense.

Mayor Kinnally: Another good thing coming out of all this is that it has reinforced our commitment to affordable housing.

Mr. Houghteling: Yes, I agree with you 100%.

Mayor Kinnally: My plaudits to the neighborhood for mobilizing and coming together, and presenting your side. It does not have to always be adversarial. Sometimes it comes down to that, but the adversarial system sometimes is good. Thank you, Mr. Houghteling.

Dr. Barbara Irwin McGuire, 450 Warburton Avenue: I am on the same block as this development. We have lived in that house since 1986. I wanted to share with you what it has felt like for a community member to be brought into this. I believe that you have had many open meetings, and I believe that notices have been made about the various meetings. I believe that the important decisions have been made in public. But from my point of view as a property owner on the same block, it was not until August of this year that I learned about the scope and size and of this plan. I get *The Enterprise* and I pay attention to notices, but I did not get wind of it and something is the matter there. When people who live on the same block are not aware of something of the scope of this plan, then something is wrong with the process. I do not know what it is. I do not know exactly what can be done to make it better. But somebody like me should have been aware of this earlier, and I would have been interested not only because I am a social worker and believe in affordable housing, but also because I am a property owner who is interested in keeping the neighborhood a good place to

live. Over the 15 years that I have lived there, there has been an increasing problem with parking that maybe none of you are aware of. But it has been harder and harder every year to park there in the evenings when I get home from work teaching at Columbia.

So the first point I would like to make to you is that despite the fact that things have been made public and announced, in terms of the neighborhood it has not felt that way.

The second point is that it may not be fair to ask any developer to deal with a parking issue in that part of town all by himself. There are a number of rental units on the street that are front-up against the sidewalk with no space in between that have no parking. That may not be the problem of Anderson to deal with. However, it may be in the Village's best interest to look at that issue, separate from the affordable housing, as an important area to consider to help develop that part of town. Because there is no way we, as Village residents there, can ever back a project that involves 20 or 24 parking variances. That was the leading problem in many of the comments that came up, the difficulty in parking.

Mayor Kinnally: We spent a lot of time talking about the parking situation there. The issue of parking, especially in the lower Warburton area, has been on our agenda and has been discussed *ad nauseam*. We are not looking to burden the area with anything more. The reason that A&F went to the Zoning Board was to get relief from the zoning text requiring the on-site parking.

Ms. Irwin: But without any building there right now there is not enough parking.

Mayor Kinnally: I do not think anybody here is going to argue with you on that point, and Sue Smith said a few minutes ago the Village should look into acquiring property to put parking on.

Ms. Irwin: But if this is the understanding of the Trustees and of the Architectural Review Board and the Planning Board, why was this not brought up earlier in the process?

Mayor Kinnally: It was. It was discussed.

Ms. Irwin: But it kept getting approved and approved and approved until the Zoning Board.

Mayor Kinnally: Because the Zoning Board is the only entity that has a say in granting relief from the zoning text.

Ms. Irwin: But then I am confused why everyone is upset that everything fell apart at the last minute, when it really could have fallen apart much earlier and not caused so much hard feelings.

Mayor Kinnally: Well, I guess it could have, and we talked about this earlier. This thing evolved over time. Maybe one of the reasons it was turned down is because people got up in arms. It is hard to dissect this and say it would have been better to have it done earlier. I do not know what it was earlier because the project kept evolving. But in any event, the process required a variance. It has to go before the Zoning Board, and the Zoning Board did its job. Up or down, and they made a decision. But we are looking backwards.

Ms. Irwin: Well, my first point had to do with how can we look forward and find a better way of getting notice out to the people.

Mayor Kinnally: We put a lot of information on our Website and have e-mail messages go out to people on our list. Every time there is a meeting of a board, a commission it goes out, the agenda goes out.

Trustee Holdstein: We put it on HoH. You announce it at every meeting.

Mayor Kinnally: People have mentioned the newspaper. The newspaper does not cover us the way they used to cover us. You can give them the information, and it does not get out there. I got a call from the *The Enterprise* this week asking me for a comment about Meg Walker's resignation. They said it was the first that they heard of it. It has been out there. It was covered in the *Journal News*. But it is a frustration, and we will take whatever ideas you have to get it out. The neighborhood groups are good because there will be a designated person who would get the information to the neighborhood group. We used to have more neighborhood groups in the community. Now they are starting to come back. It is very good as a vehicle to disseminate the information.

Ms. Irwin: Part of the variable in that community is that many of them are renters who are students or young teachers, and they may not be pulled into the Village government system the way homeowners are. I do not belong to any of the sign-up sheets on the Web, although I believe I will try to do so. But if you are new to the community and you just come in, I did not get *The Enterprise* for the first two or three years we lived here. When you are dealing with a neighborhood where many of the owners are not living there, and many of the renters are transient over the space of several years, you do not get the dissemination of information the way you may over other areas of Hastings.

Trustee Swiderski: I moved into town seven years ago, and within two months somebody knocked on my door and I got involved in the fight against ShopRite, which consumed a lot of time for a couple of years. And then shortly after that, the fight against Riverwalk, and I was also involved in the Zoning Code changes. In every one of those struggles, pretty much what you are describing happens. A great deal of it has to do with the fact that we all have limited bandwidth. We can only deal with Village issues so much in our life, and until these proposals get very concrete, in the early soft stages people just do not pay attention.

When finally there is something real, somebody wakes up, and then scares everybody else into action. It is not great, but it works. I would argue that this was not dysfunctional. This was about right. A group of people came together, one of the boards heard them, and it worked. I am sorry that it worked out the way it did in the sense that I wish a more productive project had been proposed originally. I am hopeful that something will come out of it still, but I would argue that this is just about what happens every single time; we just do not have the time to deal with this until we have to, and then we somehow deal with it quite well, apparently.

Ms. Irwin: Well, I plan to be involved in this in the future. My husband is an architect, and I hope that we can add something to it.

Trustee Holdstein: When you mention parking, it is the single biggest issue facing us, and I know it may feel like in your neighborhood it is worse than anyplace else. But it is in every issue we deal with. It is a problem everywhere in the community.

Ms. Irwin: I could hardly imagine a worse place than my neighborhood.

Trustee Holdstein: Go live on Rose Street in Uniontown. We dealt with this seven years ago. You are absolutely right, but we are all aware of it in this whole community. It is an issue everywhere.

Ms. Irwin: But they were not planning 21 units on Rose Street.

Trustee Holdstein: We had to do some changes there because there were massive two-family homes built there, so there was a problem there too.

Mr. Houghteling: I wonder whether you have given any consideration to the idea of leveling that disintegrating building. If we had leveled that building a few years ago and had rented out parking spaces to the people in the neighborhood, the Village could have made a little money and the people could have had parking spaces. And it would have gotten rid of

that crazy eyesore. Some day some kid is going to walk onto that building and fall through the roof. I am scared of it.

Mayor Kinnally: I am not so sure leveling the building would have given us a level site on which to put parking.

Trustee Holdstein: We were also being asked for \$180,000 by the Town of Greenburgh to pay the taxes to acquire it, which we did not have.

Ms. O'Shea: Could we get the same notification on Affordable Housing Committee meetings that we get on other meetings. I get all the e-mails about all the meetings except affordable housing.

Mayor Kinnally: It will be given to you..

Larry Young, owner, 406 Warburton Avenue: I live at 118 Palisades Street, Dobbs Ferry. I have three pieces of property down there. They have to go through variances. I was never notified about any of them. But if I am under a variance, I have to notify my neighbors, right?

Mayor Kinnally: How close to this site are you?

Mr. Young: Within 200 feet, three different properties.

Mayor Kinnally: If that did not happen, we will look into it. There is no question about it. It should have been sent out.

Mr. Young: Mr. Mayor, the Dobbs Ferry property is completely different. It is owned by Dobbs Ferry. So it was run different. This fellow, so far he has been lying to us through his teeth. To keep him on and expect this place to be good is unbelievable. Do you know that a bunch of his apartments are under the size of a two-car garage?

Mayor Kinnally: But that is old history, and it is not before us.

Mr. Metzger: At several of the meetings we were told that we were informed by A&F. And when we said, no we were not, they said, oh, yes, you were. And virtually nobody in the neighborhood ever received a notice. So what else is happening on this project that we are being told is happening but is not happening the way he is saying?

Mayor Kinnally: Property owners should be notified. If they were not, we will find out why it did not happen and it will not happen again. But tenants are not going to be notified. It is a function of the property owners telling the tenants.

Mayor Kinnally: Who told you notice had been given?

Mr. Metzger: A&F said notices had been sent out, and then the Zoning Board said, Yes, we received notice that they sent out the notices and virtually nobody received them. That is all I am saying.

Village Manager Hess: We get mailing receipts and return receipts back.

Ms. Irwin: I am two buildings away from the site and I should have been noticed, and I do not remember anything about it.

Mr. Houghteling: I am also two houses away and I never got a thing.

Mayor Kinnally: I will check into that.

4. Draper Park

James Horelick, 128 Washington Avenue: I came to complain about the situation in Draper Park, mostly about the group of people who let their dogs run on no leashes. I want know what you are going to do about it.

Village Manager Hess: We will have it checked out. Jim and I have talked about this before. The police have been up there. I believe they have issued summonses.

Mr. Horelick: There are about 10 people, 12 dogs, and they think they own the park and do not have to put their dogs on a leash and I have had lots of confrontations with them over the past two years. They told me that the police say I am a clown, and just pay no attention to me. One of them sits in the car sometimes. When the police show up, they blow their horn and everybody puts their dog on a leash. I suggested to the police that they walk up, and the sergeant was shocked. He said, I am not walking anywhere. I showed the police this page from the Village newsletter that says that Draper Park is a no-dog park.

Village Manager Hess: That is right.

Mr. Horelick: The police say they have to see the statute when I made the complaint.

Village Manager Hess: There is a statute about keeping a dog on a leash.

Mr. Horelick: No, this is a no-dog park. It says dogs are not allowed in the following parks and playgrounds, and Draper Park is one of them.

Village Manager Hess: I think there were signs put up at the time. Maybe the signs are not there now. We do not have to have a statute. Parks and Recreation Commission determines the rules and regulations in each of the parks. They have made determinations on where you can take dogs and where you cannot. There is a law that says on any public property you have to have your dog on a leash.

Mr. Horelick: I understand that, and my only complaint was that the dogs were unleashed. And since nobody did anything about that, what about no dogs at all?

Village Manager Hess: I will be glad to sit down with Chief O'Sullivan and review it, and we will go through the blotter entries, and I will see exactly how many times you have called the police on this matter.

Mr. Horelick: It is at least 200.

Mayor Kinnally: The chief is here, he has heard the complaint, and he will have to come up with some sort of course of action. The problem is that if they are smart enough to know when the cops are coming they are going to behave or go into their cars.

Mr. Horelick: Yes, but this is three times a day and I would think that the police could be a little smarter than these people.

Village Manager Hess: I said we would check it out. I will get back to you, and I will get back to the Board. But for you to harangue the police for the last few minutes is totally inappropriate. We will follow up on it. I will sit down with the chief and we will see how many complaints you have made on this over the last several years.

Mr. Horelick: I am not really haranguing the police, but this is the culmination of two years of complaints. In the budget last year there was \$26,000 taken out of the Draper Park fund to be used in Draper Park. But nothing has been done, so I want to know where that money went.

Village Manager Hess: I would have to take a look at it. I know not all the tenants there are paid in their rents, and have not in several years.

Mr. Horelick: I am one of them.

Village Manager Hess: Yes, you are one of them. So, obviously, we do not have all the money that sometimes is appropriated that we expect out of the ground rents.

Mr. Horelick: What was \$26,000 appropriated for anyway?

Village Manager Hess: Offhand, I could not tell you.

Mr. Horelick: The park is not maintained.

Village Manager Hess: Part of it is to pay for outside maintenance on the park, buying new picnic tables. We have put in a new parking lot and a new road.

Mayor Kinnally: Tree trimming.

Mr. Horelick: But that has all been done, and the tree trimming, they are butchering the specimen trees. There was a horrible job, and the outraged people made the tree surgeons stop. I would like to know where that money went, and somebody is getting paid for doing what is not being done.

Mayor Kinnally: We will look into it and get back to you.

Mr. Horelick: When you built that road you hacked off a foot of my property. What you left was this gulch, which is soil and which is crumbling away. I would like it completed.

Village Manager Hess: It is debatable whether that is your property. You have a ground lease for your house on our property. The property line in question is based on the ground lease that you signed. We will be talking about that at some future point in a different venue.

ADJOURNMENT

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