

VILLAGE OF HASTINGS-ON-HUDSON, NEW YORK
BOARD OF TRUSTEES
REGULAR MEETING
JUNE 18, 1996

The Regular Meeting of the Board of Trustees was held on Tuesday, June 18, 1996 in the Meeting Room, Municipal Building, 7 Maple Avenue.

PRESENT: Mayor Wm. Lee Kinnally, Jr., Trustee James B. Keaney, Trustee Elsa C. DeVita, Trustee Michael Holdstein, Trustee Susan J. Winn, Deputy Village Attorney Marianne Stecich, Village Manager Neil Hess, and Village Clerk Mary Callas.

APPOINTMENTS

Mayor Kinnally: We have appointments to Boards and Commissions tonight. Youth Council: Dr. Mark Korsten has signed on for another term and Kathy Placido and H. Bloom have signed on as new members. Safety Council: Betty Wagner has agreed to serve.

We have appointments to the Youth Advisory Council for 1996 and '97. In grade 12, Sebastian Brion (sp?), Thomas Moriello (sp?), Jane Farkis-Higgins (sp?), Johay Icharashi (sp?), and Merin Kate Wolf (sp?). In grade 11, Tonianne Gagliardi, Forest Reichman (sp?), Jana Rosenberg and Dea Wilkus (sp?). In grade 10, Dan Spano.

APPROVAL OF MINUTES

Public Hearing of May 21, 1996 re: Uniontown

On MOTION of Trustee Winn, SECONDED by Trustee Holdstein, with a voice vote of all in favor, the minutes of the Public Hearing of May 21, 1996 were approved as presented.

PUBLIC COMMENTS

Mayor Kinnally: We made some changes recently to parking on Washington Avenue which restricted parking on the south side of Washington and Broadway, and also created a buffer west and east of the entrance to the 445 Broadway parking lot off Washington. Some people have brought to our attention that it has created a hardship because there is no parking for them in the area. Mr. and Mrs. Brown are here this evening and would like an opportunity to address us.

Ms. Brown: There is no parking on Broadway. Our homes are between Olinda and Washington on Broadway on the east side of Broadway and there are two homes there which have no driveways, our home and their home, so we cannot park. State laws preclude us from building driveways on our property. So, there is only two-hour parking on Olinda, and Hopke, which is around the corner. With the limited parking on Washington, there is almost no parking. It is very competitive to park on Washington. Our suggestions were: we wrote a letter...perhaps we could get some kind of special stickers, that we could be in a special category to park still at

the top of Washington. The other thought I had was: I did not know if the issue of overnight parking on Olinda could be opened up because of the lack of parking in this whole area.

Bronda Taggart (sp?), 450 Broadway: My husband, Sean, and I live in a house at 450 Broadway, which is also between Washington and Olinda on the side of the street. Like Mr. Brown, we do not have any driveway or garage or on-street parking. Our major concern with the change in parking regulations is that it may affect resale value of our home because it is a lot different situation when somebody comes to look at the house and say, Where do we park, and we say, Half a block away around the corner...to saying it is four blocks away and up a hill and very competitive and very hard to find a place to stay. As Mrs. Brown said, state laws preclude us from building any kind of driveway on our own property, so it is really our only option.

When the Village had the parking survey come back my husband and I filled it out and wrote a cover letter about our special situation. We were hoping that as homeowners and residents and taxpayers here that the Village could make some kind of special accommodation for our special situation. I think that as far as I know there are only two of us in this situation. It is not like it would open a whole can of worms for a lot of different people; just our two houses. Thank you.

Mayor Kinnally: We are going to look at the entire parking situation in that area once we get the new drive coming out of Draper Park completed. I spoke with the Village Manager about this situation when I first received your letter, and after we chatted last week.

The special permit parking is not really available. We have had a number of applications for this in the past and we have had discussions with counsel about this. While there are some municipalities that provide it, on challenge they do not usually stand up. The real question is what can we do with some of the restrictions on the adjacent streets, namely Hopke and Olinda. One of the problems with the parking restricted on Olinda is that it really was becoming a safety concern, with the people from 445 parking on both sides of Olinda overnight. It is difficult to go up and down that street and try to nudge out into traffic when you are down on Broadway without the parking on that street. We said we would take another look at it.

Speaker: We would like to point out that Hopke is another possibility.

Mayor Kinnally: I said we would look at Hopke, too. I do not really remember when the restrictions were put on Hopke, but my understanding is that the same concern was expressed as with Olinda: that is, people from 445 coming across the street and coming up the hill and parking there. We have the same thing with the Terraces and the streets around the Terraces. They are narrow streets. People living on that street are the fireman, and people who are involved in volunteering. They would not be able to get in and out on those streets. We will look at it. One of the things that we are trying to do with these narrow streets is to get car zones so that we can plow them in the wintertime. I would not like to see any parking on

Olinda such that the plows could not get up and down that street. I do not know what the answers are. I raised the possibility of some parking over at Draper Park. I understand it is somewhat isolated, but it is not any longer than going to Hopke.

Ms. Brown: With two-hour parking on Olinda, effectively there are cars parked there throughout the day. There is only parking on one side of Olinda, which is a good idea to continue. We are not saying there should be parking on the south side. But during the day there are cars parked on Olinda. The only time there are no cars is overnight, and there really has not been a problem. I do not see the cars parked there overnight, just extending the hours on Olinda on the north side, would necessarily pose a safety hazard. Just a thought.

Mr. Brown: Also on Hopke you can park on both sides of the street. You just cannot park overnight there. Same situation.

Mayor Kinnally: Okay. We will take another look at it.

Trustee Holdstein: I wonder if you are familiar with the state law which prohibits them from building a driveway; if that is an option to explore?

Ms. Brown: The law is (we were told when we called the state some years ago) that you can no longer build a driveway that you have to back out of onto Broadway. You need enough space that you can circle around. The old driveways are grandparented in and they can do it. That is the law as it was explained to us.

Mayor Kinnally: We cannot give a variance. That is a state law and you would need a permit from the DOT. That is the problem. Those houses are uphill, so to cut in and put a driveway in where you would have a turnaround you would lose your whole front yard.

I said we had someone else who wanted to go out of order, and Mr. Localio is here tonight. I would be happy to take your question.

Ed Localio: I know you know the history of this, as does Village Manager Hess. Both of you have been through it with us, but if I could take two minutes just to briefly go over the history of why I am here, it will possibly put things in perspective.

It is in reference to the property on Nepera Place and Farragut. It has been referred to as the ATI property. Going back about 15 years ago there was a request to put in tanks in the existing gas station that was there, which was the Getty station. The fact that it was a nonconforming use there were some complaints from neighbors not to expand that former use. As a result, Getty lined the existing tanks with fiberglass. As the result of an earthquake that took place in Hastings, and they believe that was the reasoning for it, a major gas leak occurred in those tanks,

which were not structurally strong enough to survive the earthquake. The reason the state believes it was an earthquake: at the same time the Parkway station also sprung a leak. Twenty-one thousand gallons of gasoline spilled into the ground under the ATI station.

After being routed from our homes (the area there was in fear of blowing up), it was made secure. Through a lot of litigation and a lot of effort on recovery companies, approximately 19 to 20 thousand gallons were recovered in one way or another through separators, and they attribute that they got as much as they could out of that area.

The neighborhood was subjected to property that was let go, and in disrepair, for years. We came to the Board many, many times and were asked to be patient, which we were. This went on for years. As the disrepair of the service station which was closed got worse and worse, graffiti took over. People used it as a public urinal. Neighbors would constantly have to pick up dirty diapers that were disposed of on the property where people would pull off the road and change a diaper, and a lot of other unmentionables which I do not care to elaborate on.

The Village was unable to do any of the cleanup because the property was private, so the neighbors did it. We were very patient for years. Finally we came to the Village Board and told them that we would take it upon ourselves to improve this property by removing the building and cleaning up the site with the Village's cooperation. The Village Board, and especially Manager Hess, enabled us to get permission from the landowner in Florida, to remove the building and clean up the site. We raised the money through many sources, including a 50-50 raffle. The residents of the area raised thousands of dollars, hired a contractor to demolish the building, got the help of the Village with the dumpsters, and with our bare hands, in many cases, ripped up the existing blacktop. We did not do so without first checking with the DEC. They recommended that this process that we were going to do would be beneficial to the property because it was encapsulated with blacktop, and that by removing the building and the blacktop the property could ventilate and ground water could get in and disperse whatever product was left.

We did so. We removed it. In fact, the blacktop we removed was 40 to 50 years old and was still soft underneath from the product that was venting and being trapped underneath. By removing the blacktop and the building we improved the property drastically. With the help of a contractor we were able to get clean fill. With the help of Mr. Hess were able to get compost from another Village. And with contributions from not only neighbors, but ATI who paid for the trees, we put up a fence and planted grass, and after many, many hours of work we had ourselves an area which we could be proud of that was a gateway, in one sense, to Hastings. Many people come into Hastings on that exit and entrance, and the first thing they see when they get off the parkway there is that little vest pocket area. We are proud of it. It has maintained our community and our property values.

What we are looking for is to keep it the way it is. I have, and neighbors have, cut the grass and fertilized the trees and the grass over the last few years. We pruned it, raked the leaves, and we have done what is necessary to maintain the fence, which was run into by either a snowplow or a car. We found one winter the fence was demolished in one area. We put up new fence. I think we have maintained it properly.

I understand that the Town of Greenburgh has acquired the property through tax default, and is now interested in possibly putting it up for auction. What we are asking is for the Village to ask the Town of Greenburgh to postpone that auction and to see if there is some way we can work jointly between the town, the Village, and the residents to see if that can be acquired as open space, either by the Village, or even by the town. We do not care who holds the title to it. We would just like to see it left the way it is. We are proud of it. I think it was an extremely good community/government cooperative venture. I think it sets an example for others who want to perform other community/government joint ventures. I think the Village can point to that as a shining example of it working.

What we are asking of this Board is to do the right thing. Give it some serious thought. I do not think it is a major undertaking. I know the problems you are having with the waterfront. By comparison this is a drop in the bucket. I think the community as a whole, not only the adjoining neighbors, benefits from that on a daily basis. I would seriously hope that you would consider some action as to acquisition. I am here on behalf of myself and some of the neighbors. There are other neighbors here who might want to speak in favor or against. I have encouraged all determined to voice their opinions.

Mayor Kinnally: I have spoken with Ed on this topic on a number of occasions. The town has the property up for approximately 14 or 15 thousand. We have had extensive discussions with the town on this property and other properties within the Village. I will endeavor to speak to Town Supervisor Feiner to see if they will hold up on putting this property up for auction. Ed and I have discussed ways of acquiring this property. I think he used the term "cooperation", and this is what we are trying to do: cooperate with the people in the neighborhood to see if there is any way we can structure a deal such that the property can be acquired. Because of the condition of the property the Village is not in a position to acquire the property itself...to hold title to the property...for any number of reasons, probably the most important of which is potential liability because of the spill on the site. But Ed, I will do what I can, and I trust you will do what you can, to try to come up with what we had talked about. I do not want to elaborate on the possible structure of any deal, but I will sacrifice some time, too. Having lived with the eyesore for a number of years, and having helped out to get the property cleaned up and turned into the green space that it is today, I would like that to continue. I would not want to see this property turned into anything other than what it is today. So, I will work with you. I am sure my colleagues will, too. In fact, tomorrow morning I will call Paul Feiner and see what we can do on this.

Nancy Walters: When Ed and I were talking about this I thought I would go out and spend a little time at the intersection and talk to people about that area. Every single person with whom I spoke felt that it was important that the property remain as it is, that it is part of our gateway, and its appearance is important to us and how we present ourselves to others. That was true of people who reside in other parts of Hastings who were just using that access, and people from other areas.

Ted Messer, Farragut Avenue: I do not want to repeat the things that were said, but I think you should publicly acknowledge that the group has really done a wonderful service to our community down there. It really does add something to our area.

Mayor Kinnally: Ed has labored long and hard on this, and I really hope that we can continue to enjoy the fruits of whatever labors were put into that over the past 10 or 15 years.

Speaker: Years ago, in discussion of town property that was going to be acquired by individuals in the Village, there was a suggestion then that the property be utilized in and of itself so that the property could not be used to create additional side-yard so that the parcels that were opened were as they were, and the parcels that were going to be sold were limited to whatever the zoning was there. If it ever comes to it, I did want you to consider that also. Because we have not looked into what might be created up there. There is adjoining property, which might see all manner of building and might be suitable. The property itself needs to be looked at as to whether it is suitable for a house with a basement.

Speaker: I was one of the workers who helped to build that corner. It is a beautiful area. After you have been here for years and saw what was there, it is like a breath of fresh air coming towards that divider. I agree 100 percent that it should be left exactly the way it is. We were never compensated for the work that we did there to begin with. Now here comes somebody else who says for \$30,000 they want to build on the property. What do we get out of that? We are not making any money on it. We were willing to work it and work for nothing.

Speaker: Can you build something out there now?

Mayor Kinnally: I do not know. That is really up the county Board of Health.

Speaker: The Board of Health has never said that it has been safe or unsafe. They are noncommittal on that because no one really knows. It is a technical thing, but when gasoline and water mix -- and they do mix ultimately -- and they are in the ground, eventually there is a breakdown in components and they create all types of other products. So they really never know. The Health Department has never been willing to give it a so-called "clean bill of health." But the property size, as it stands now, is too small to need variances.

Speaker: When the cleanup happened, the effort began with the neighbors. We had help from people throughout the Village, even non-Village people. This was a very broad-based support. It is not just a neighborhood concern. Nor was the cleanup just a neighborhood effort. That is where it started. That was the nucleus, but there was a lot of support out there.

PRESENTATION

Peter Gisolfi & Associates - Municipal Building Renovations

Mayor Kinnally: We have been experiencing some space shortages here in the Village. As lovely as this building is from the outside, in today's world it does not always work that well. We have been looking at ways to maximize the use of this property. Last year the Board met with the Manager and said, Let's look at existing space and come up with possible alternatives to use the building in a more productive fashion, and possibly to add on to the building.

We have asked Peter Gisolfi to take a look at it. They are here tonight to give us their findings and proposals.

Frank Crane: Before we go to the actual proposed schemes, I would like to give an overview of the process of what we have done to get to this stage.

In December of '95 we were hired by the Village to look at a feasibility study for the Municipal Building. I met with Neil Hess to arrange to meet with each of the departments of Village administration, and also the police department, so that we could arrange a program and look at what the needs of each of these departments were. After doing that, and recording that on paper, we went back in January to review the needs with the different departments, made any revisions, and came up with a final program. The Board of Trustees members have a copy of that.

From those needs, we apply square footage estimates to each of the departments based on the amount of people that have to be accommodated by that department and also the amount of space that would be needed for storage. We took that program and we made a graphic tabulation of each of the spaces that were listed on the program. That helps us to look at the different volumes of space that will be needed to be accommodated inside the building. For example, we have what we are calling the community space, which is all of the main lobby, and then the upper floor being the meeting rooms and courtroom, a small conference room, and also the clerk space for the Judge, and file storage; we have that also as the community space.

The Village administration would take into account all the Village counters and clerk space downstairs, the building department spaces, the Village administration, Manager, and secretary, and the finance department and their storage space. That had a total of 2,140 square feet. The community space had a total of 2,840 square feet. We saw that we had approximately the same

size, with a vary slight variance between those two spaces. The police department, after looking at all of their spaces, came up with approximately 2,700 square feet. That took into account not only the offices that are required, the public spaces, the booking and prisoner area holding spaces, but also some of the storage files and the pistol range, which is downstairs. That came out to 2,700 square feet, as I mentioned. And then we have an area which takes into account all the building service area. That would be dispersed throughout all three of these, but we just located that off to the side. That would take into account any storage closets, which would be shared by all three, any public toilet facilities, and mechanical rooms and others.

After we took this diagram we spoke with each of the departments and looked at the existing building and put that onto diagrams. At the lower floor, some of the concerns we were hearing were that we the police training room were downstairs and the locker rooms for the police were remotely located upstairs. We had a coal room which is not used now, so this is a space that we could use for viable space. We also have a pistol range which we would like to bring up to code with any OSHA codes and safety codes.

At the main floor plan we have, on the right side of the building, all the Village administration functions, which are somewhat tightly-knit within those, sharing all their spaces. On the right side of the building, again in a very tight-knit situation, we have the police department, sitting on top of each other. Again, the locker rooms are upstairs where the training room is downstairs. Storage is on top of each other. I think what we were hearing, the main concern, is trying to reorganize that space and make it work more efficiently.

On the upper floor we have the large meeting/courtroom, the meeting rooms, and the court clerk offices. And then we had the gallery space, which was across the hall, also as a community space. You have a lot of community functions on the third floor.

What we did was to propose two schemes. One, looking at the building as a renovation project, using the existing envelope and not expanding it all. What that would look like -- what we are proposing here -- is on the lower floor. We also are looking at incorporating an elevator into the building because with a renovation of this size we would have to bring the building up to ADA code, which is the Americans With Disabilities Act. So we would have to make each floor accessible for handicapped persons.

On the lower floor, we would bring the locker rooms for the police department adjacent to the training room, retain the garage, create a new entrance to that locker room/training room without having to go through the police department, bring in a new mechanical room with a new mechanical system, which would be upgraded to replace the system that we currently have, create additional storage downstairs, have an elevator machine room in order to operate the elevator, and maintain and retain the vault storage.

At the main floor will have the public entrance. The lobby would remain intact except for two steps which are currently located near the Village administrator's office. We would delete those two steps and put in handicapped ramps. This way, ADA requirements that people get into every single department in the building would be satisfied. When you walk in, directly to the left, you would have the Village clerk's office. Currently the Village clerk's office and the building department are sitting on top of each other. Have a centralized copy/mail supply room for all building administration functions. Retain the vault, which is currently there for Village files. Move the building department to the rear of the building, which is accessible by the ramp, and have a plan review area, which is currently nonexistent. That would be separated by a divider so that there could be a project review area for people who are looking for building permits, tax reports, and things of that sort.

Immediately to the right when you walk in would be the elevator, which would be accessible for the public to reach upstairs and also downstairs. To the right we have the police station waiting room and dispatch. This is the control point for the police station, with a public entrance, down a corridor, again deleting the steps, and the police department with a ramp for ADA. We have the lieutenants' offices, detectives' offices, and all the prisoner holding cells and areas, such as booking, an evidence room, and holding cells.

At the back of the building you have a prisoner entry, which would be separate from the public entry. We still retain the public entrance for the building which is currently there. This would be the officer entry down to the lower level.

On the upper floor level, what we have is you come up the steps to the lobby which currently exists. Off that lobby would also be the elevator, which would bring you to that point. What we are looking to do here is to decrease the size of the Courtroom so that we can create a corridor which will allow for a second means of egress from the second floor, which is required by the Code when we are occupying this with office spaces up here.

What is currently the gallery space is turned into Village administration spaces, and also some police spaces. We had the Village manager's office and secretarial area, the finance office and then the police chief and the youth officer's office on the second floor. That is due to the fact that the youth officer cannot be located within the Police department as per the State codes.

We are leaving this room in the corner, which is the TV editing room for our local cable. The reason for reducing that courtroom is not only for the second means of egress. We also can obtain a second conference room, which is a smaller-size conference room which allows flexibility inside the building during the day for administrative functions, and also at night when the courtroom is being used the conference room could be used also. So we could get two functions at once going on in the building. Also storage rooms for the court clerk would remain but, in addition, we would be adding two public toilets on the second floor.

This is the scheme we would be dealing with on just the inside envelope of the building, which we have labeled "Scheme A."

The next scheme deals with the possibility of adding an addition to the rear side of the building, of which the footprint width would be the exact same size as the front of the building. It would almost form a cruciform plan. The style of the outside would be the same as far as fanned top windows. We would have brick masonry on the outside, and we would be looking to do something on the roof that would be in the same character as the building itself.

On the lower floor plan the pistol range and the training room for the police would remain the same. We still would have storage space located in that area. We would have an elevator located in this building, which would allow all three floors to be accessed. The garage would remain the same. The difference here is that this is the footprint of the new addition, which would be on the rear of the building. That would house the locker rooms for the police, and also the holding cells and booking areas for any detainees that would be brought into the police station. We would still have an officer entry off the front of the building. There would be some landscaping there in order to make that grade change. We would have a prisoner entry off the backside of the building facing the river.

On the main floor, again, we would have Village administration coming in the main door on each side of the door. The finance department on the right, the Village clerk's office and centralized supply room and building department on the left-hand side. So that would remain the same in both schemes. It would have public toilets and janitor closets located off that main lobby. Off to the other side we would have the police department wrapping around inside the building, and also in the footprint of the first story of the new addition. The entrance to the police department would be from the rear of the building into a waiting room. There would be a communicating stair from the first floor down to the lower level so that people could be brought up and down through the police department either by stair or by elevator.

On the third level, the difference here is that you come again up to this lobby with the corridor, which allows for a second means of egress. The Village manager and secretary are located on that floor. The courtroom and conference rooms are still here, and the second conference room is there. TV editing room still remains there. The youth officer is upstairs. And we have either the gallery for future expansion, or the Village in the future, in case of growing need for space.

The addition would not increase the size of the second floor. It would be a two-story addition. One story would be buried below grade, or half-grade, and then you would have one story above grade. We are proposing a very slight, sloped, pitched roof. We have discussed the possibility of also creating a parapet around that so it is in the same context of architecture that the current building is. The reason for that is that you would look out onto the roof from the courtroom, so that would have to be somewhat of an attractive feature instead of looking out onto a flat roof.

What we have is a footprint of 25 by 50, and I believe it is a total of 2,500 square feet.

Trustee Winn: On your Scheme A, main floor, the building department goes to the copy/mail/supply room. Is there access from this claim review area into the copy room, or do they have to go out the door and come in a second door to get to the copy room?

Mr. Crane: There would be a pass-through copy/mail/supply so that the Village clerk and the building department could pass through and see other or visit each other without having to go into the lobby area and walk around. The only thing we have added is an additional door so that someone from another function would not have to walk through the Village clerk's office or through the building department. This way it is more of a building-wide supply room.

Trustee Winn: Why are the toilets switched around from where they are now?

Mr. Crane: It was working out better for the plan on the second floor. But as far as the plumbing expense of doing that, if you recall down on the first floor we do have a toilet room with a waste stack which is below that. So it is very easy as far as plumbing-wise. The whole idea of plumbing is to find a riser that you can connect into to get rid of the waste. That is easy to do. It is not as if we are trying to then bring all these to the other side of the building.

Village Manager Hess: In the original plans of the building back in '29 there was a bathroom over here in this closet space.

Trustee Holdstein: On Plan "B," with the addition, do we lose any of the trees outside?

Mr. Crane: There is one tree. We were within that tree line. But I would have to confirm whether or not we are losing any other trees.

Trustee Holdstein: On Plan "B," main floor, what is operation support?

Mr. Crane: Operation support, all the support spaces which are operating for the police department would be located in that. Operation support consists of active records, computer room, the dead pile storage, the evidence room, the interview room, things of that sort.

Trustee Holdstein: Where do you account for that in Plan "A."

Mr. Crane: On Plan "A" we have actually listed. You have a little more detail on Plan "A," the interview room, the evidence room, the booking, the holding cells: that has all been listed out.

Trustee Holdstein: My gut reaction is that the "A" plan is the superior plan. But the first question on Plan "A": currently the desk sergeant...if somebody is in a holding cell, it is

opposite where he is sitting. If he needs to view this person while they are being held in the cell he has a view while he is on-duty. In Plan "A" you have it opposite the detectives' office, which is not always occupied. I am wondering, from the police department's standpoint if there is a concern that they need to have that visual contact as they do now with the holding cell.

Mr. Crane: We discussed the possibility of closed circuit TV, which allows a supervision of holding cells from the desk sergeant's area. That is included in the plans.

Trustee Holdstein: Was there any concern that the evidence room is so close to the booking and holding cells from the standpoint of security and proximity to that activity?

Mr. Crane: No. That is not a problem. In the evidence room we made sure that the entrance to it was on the other side so you cannot enter that from the booking side.

Trustee Holdstein: I am confused on Plan "A" first floor. What is the plan review area?

Village Manager Hess: When someone comes in to make application to the building department it is necessary to have an area where you can lay out plans. Right now that is happening at the front counter in the clerk's office. It ends up being a very difficult situation.

We had a number of meetings over the past several months with departments where I wanted them to look at not only their part of it but at the actual circulation and the flow of everybody. At our last meeting there were one or two minor comments which Frank make some changes on. But this was basically the plan for this; especially Scheme "A" in terms of the existing building that the departments all reviewed and endorsed. In terms of Scheme "B" with a little addition, they also reviewed that and thought that the flow worked out nicely. The two major changes there are the building department shifting to the east side of the building under Scheme "B" and the chief is on the main floor in the police department, as opposed to on the top floor under Scheme "A."

Trustee Holdstein: All the departments signed off on those plans and they were acceptable to them? The other question I had, which is why I liked Plan "A" over Plan "B" is that you have a split of the police activity in Plan "B," where you have the booking and holding cells in the basement and the rest of the force functions upstairs. I like the idea that in Plan "A" you have locker rooms and the pistol range, which is a separate function, and then the rest of the police department's functions are contained on the first floor. I think it is better to have it all together. I definitely like the "A" plan and it seems to work better.

Mayor Kinnally: I think this review of it serves the good. We do not have to pick "A" or "B" tonight. But it certainly gives us a lot to consider. We now can talk to the various departments and give them our reaction to it and fine tune it.

Village Manager Hess: You want to have some kind of separate activities. You do not want to bring prisoners in at the waiting room of the police station. That was one advantage of having some of the splits in Scheme "A."

Mr. Crane: As long as we were to maintain a communicating stair within the police department so they would not have to bring them into the lobby of the building and bring them around. There is a communicating stair which would go directly down to the booking/holding cell area. They also wanted us to maintain the elevator, that they can get down to the lower floor.

Village Manager Hess: We also talked about having the dual access elevator: public from the front, where the police can enter from the rear. So when they are taking a prisoner to court you could lock out the public access from the lobby, take the prisoner upstairs in the elevator, and then reactivate the elevator so it just operates in the public access.

Trustee Winn: On Plan "A" on the upper floor would it be possible to switch the police chief's office and the TV editing room, because you would have the youth officer and the police chief together without this room in between.? Are they about the same size?

Mr. Crane: They are about the same size. One reason that we were trying to leave that TV editing room is the fact that we just brought all the equipment into that room and set it up. We were looking at whether it was feasible to take that equipment and relocate it.

Village Manager Hess: You have to keep the youth officer separate from any other police function. You have to have a separate entrance.

Trustee Winn: Is there any way to get the chief back downstairs with the rest of the department?

Mr. Crane: We found it to be very tough to get another 200 square feet down into that area without making everyone crunched on top of each other once again. It seemed the only way to really make that work efficiently downstairs was to bring the chief upstairs. That was not a problem with the department.

Trustee Holdstein: On Plan "A," where you now have the waiting area and the dispatch, which would be better for the community access to the police, would we change the back entrance to restricted?

Village Manager Hess: That is prisoner entrance only.

Mr. Crane: The main entrance would serve both the administrative offices and the police offices. The front door would always be open. That is also a requirement: that you should not be bringing prisoners through a public entrance.

Trustee Winn: Again, on Scheme "B" where you have the stairs. Then the internal stairs would then become part of the operation support?

Mr. Crane: Yes.

Trustee Keaney: Did I understand you to say that to comply with the ADA standards you need to put elevators in this building? In other words, the chair we have outside now does not do the trick. Is that what you are saying?

Mr. Crane: Well the unfortunate thing is that if we renovate the lower level you need to be able to access the lower level, too. You would not be in compliance by just having the chair lift on the building. It would not be to your advantage just to put in a two-stop elevator to access the lower floor. I think it would be better if you are going to do that to do it all the way up and take advantage of it.

Trustee Keaney: That is true even though the lower floor is just reserved for the police.

Mr. Crane: Right, because in the event that a handicapped officer comes into the police department they would also have to get down there. We have storage rooms down there. So if somebody is handicapped, or disabled, in the Village administration functions and needs to get down to the storage rooms they would have to be able to have access to that.

Village Manager Hess: The estimate of cost between the two: under Scheme "A" the estimate is \$1.26 million; and under Scheme "B," with the addition, is \$1.73 million. You have to understand that is a complete rehab. We are keeping the individual AC units for offices, as opposed to central.

Trustee Holdstein: Since you are bringing in a new heating it would not be worth doing central air at the same time?

Village Manager Hess: We do not have a ventilating system like that. What we have is hot water.

Mr. Crane: The only central AC system would be a separate system for this room, since we would be enclosing this room and the air conditioners are located on the back wall. We would be looking just to have a central system for this area.

Trustee Holdstein: Did we explore the cost of duct work to put in central AC?

Mr. Crane: We did not explore the cost. Number one, we have centralized units throughout the building right now through the wall units.. On the west side during the morning he has no need for the air conditioner because of the breeze off the water. During the Winter, during the afternoon the sun comes around and then you put it on, but the other side of the building does not need it. We would have to do a bunch of various zones. I think it would be extensive, but we can find out the number for that if you want.

APPROVAL OF WARRANTS

On MOTION of Trustee DeVita, SECONDED by Trustee Winn with a voice vote of all in favor, the Village warrants were approved.

48:96 AWARD OF BIDS - SANITATION TRUCK

Mayor Kinnally: In the capital budget we made a provision for acquisition of additional equipment. The Manager has been looking toward the acquisition of a 31-yard sanitation truck to replace one that we have had for at least five years.

Village Manager Hess: As part of the budget we estimated \$134,000 for the 31-yard sanitation vehicle. The bid came in at \$126,140. I was pleased with that. However, there was only one bidder. I am really not sure why.

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

RESOLVED: that the Mayor and Board of Trustees hereby award the bid for a 31-yard sanitation truck to Gabrielli Mac Sales and Service, Inc., 3333 Hunter Street, P.O. Box 1337, Bronx, New York, 10475. Chassis \$87,000 and body \$39,140, for a total of \$126,140.

ROLL CALL VOTE	AYE	NAY
Trustee James B. Keaney	X	
Trustee Elsa C. DeVita	X	
Trustee Michael Holdstein	X	
Trustee Susan J. Winn	X	
Mayor Wm. Lee Kinnally, Jr.	X	

49:96 AWARD OF BIDS - ENTRANCE SIGNS

Mayor Kinnally: The next item is the award of bids for the entrance signs for the Village. We had been looking for a number of months at the possibility of acquiring signs to grace the various entrances to our Village. The Architectural Review Board and Christina Griffin have worked on this. We have had a number of meetings and had discussions not only with the ARB but also with the various vendors and suppliers of this type of signage. We had a bid proposal that went out. Bids were submitted last Friday.

Village Manager Hess: We are recommending that the bid be awarded to Paquette Creative Signs, Yonkers, New York. The total bid price is \$7,986. That includes installation at the five locations. With installation, Mr. Paquette was the lowest bidder. Montauk Sign, which had bid \$7,706 could not provide installation. Secondly, since they were the next closest bidder, we asked Montauk Signs how long it would take them to provide the signs. They indicated eight to 10 weeks. Mr. Paquette has indicated that he will have them finished and installed within six to eight.

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

RESOLVED: that the Mayor and Board of Trustees hereby award the bid for entrance signs to our Village to Paquette Creative Signs, 255 Hoover Road in Yonkers, for a total amount, including installation and design for five signs, of \$7,986.

ROLL CALL VOTE	AYE	NAY
Trustee James B. Keaney	X	
Trustee Elsa C. DeVita	X	
Trustee Michael Holdstein	X	
Trustee Susan J. Winn	X	
Mayor Wm. Lee Kinnally, Jr.	X	

50:96 CONTRACT FOR TEXTILE RECYCLING

Mayor Kinnally: The next item on our agenda is a resolution awarding a contract for textile recycling in the Village. We have been at the forefront of recycling all types of items. One area we have not addressed is textiles. The Manager has looked into the possibility of getting the company which deals in this area and he has succeeded so far.

Village Manager Hess: We have been able to provide to the Board a contract with the 6-M Corporation in Mohegan Lake. The textile bins would be located at our public works garage for the public either to drop off various items, such as clothing, shoes, sneakers, bedspreads, sheets: the list is extensive and is included in the recycling circular that we mailed out several weeks ago. We feel there is a substantial potential to further reduce our waste in the Village. Right now we are at 47 percent in terms of our waste reduction, and we felt there is additional substantial movement that we can make for the coming year.

There was concern expressed at our previous meeting from Trustee Keaney relative to the textile recycling industry, per se. I believe there was an article or something about possibly other corporations. We had checked with the Westchester County Department of Environmental Facilities. We have checked out the 6-M Corporation. They are currently negotiating with them for a county-wide contract. They have recommended 6-M to us as a reputable firm. However, what I am suggesting is a one-year contract in which the Village has a 60 day clause to cancel the contract if for some reason we find out later on that they are not as reputable as the county has indicated to us that they are. I am recommending this so we can move forward on this and start recycling textiles.

Trustee Keaney: One of the other concerns I had people may think that this is a method of donating used clothing to a worthy cause. That is not the purpose of this. It is purely to get that type of material -- textiles, old clothes -- out of the waste stream and into the recycling stream.

I notice that often people come along and just drop the clothes next to the drop boxes. It gets to be very unsightly. With those things in mind I looked at this contract. It is very important that we have a right to force the contractor to empty the boxes frequently. The other thing in this contract that I would suggest a change is the last paragraph that, in effect, says that a municipality will not permit any of the drop boxes except the 6-M boxes at any place within the Village. I happen to believe that competition is a very good thing. I would not like to be in a situation where we are agreeing not to permit someone else to come in. It says, Within the geographical boundaries of the Village. It does not say just within the Village proper. With those provisions I think that this contract handles the concerns that I have previously expressed.

Mayor Kinnally: If there is a permitting process for drop boxes I would agree that we would not allow other drop boxes in the Village. I am not sure that we would want these boxes cropping up all over the Village. We have to maintain some kind of control over these boxes. Several weeks ago two or three boxes were dropped in the Food Emporium parking lot without their permission or their knowledge. Despite our calls to the company they never returned our calls. The Food Emporium finally had the boxes towed out.

If it is a permitting process we are not going to permit them any place else. At Food Emporium, there are several things. Number one, you are going to remove parking spaces. Number two,

you are changing their site plan approval process for C of O's. We are proposing to have our boxes at the recycling center, out of the way. We are trying to dress it up. We t feel it is an appropriate contract. Sixty days.

Trustee Holdstein: Neil, on point 3 on the contract: call the contractor at any time to empty the boxes. Do they respond in hours?

Village Manager Hess: You could have a 100-page contract with every conceivable potential problem. If we find we have a problem with the contractor we would notify him to move the boxes. What they have indicated is that they will empty each of the drop boxes every other week, or sooner as may be required. We may call the contractor at any time to empty the boxes.

Mayor Kinnally: Remember, they are in the business of making money from these textiles. If they do not empty them they do not make any money. I do not know why they would not do it. The longest we will have to deal with the situation is 60 days.

Village Manager Hess: I think it is a good test period.

Village Manager Hess: They will be south of where the paper shed was, directly opposite.

Trustee Winn: We are authorizing Neil to sign the contract? It seems a bit different than the resolution. This says, "at a rate of 0.035 cents per pound for each and every pound...but in no event not less than 3 cents a pound."

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

RESOLVED: that the Mayor and Board of Trustees hereby authorize the Village Manager to sign and execute the contract with 6-M Corporation, 3213 Mohegan Avenue, Mohegan Lake, New York, 10547.

ROLL CALL VOTE	AYE	NAY
Trustee James B. Keaney	X	
Trustee Elsa C. DeVita	X	
Trustee Michael Holdstein	X	
Trustee Susan J. Winn	X	
Mayor Wm. Lee Kinnally, Jr.	X	

51:96 CONSIDERATION OF MORATORIUM and
52:96 APPOINTMENT OF STUDY COMMITTEE

Mayor Kinnally: Next is a resolution calling for a public hearing to consider legislation imposing a moratorium on building in two-family zones.

Village Manager Hess: The resolution calls for a public hearing to consider a moratorium on subdivisions or re-subdivisions in two-family zones.

Mayor Kinnally: Throughout the Village. That would be for Tuesday, July 23rd at 8 p.m.

With that, we have solicited and received some people who are willing to serve on yet another committee.

On MOTION of Trustee Winn, SECONDED by Trustee DeVita, the following resolution was duly adopted with a voice vote of all in favor:

RESOLVED: that the Mayor and Board of Trustees appoint a Study Committee on two-family zones to review existing zoning requirements and to issue their report and recommendations no later than October 15, 1996; and be it further

RESOLVED: and that the following be appointed to that committee: Neil P. Hess, Patty Speranza, Anthony Gagliardi, and Kerry Franzman

Village Manager Hess: The hearing will be on a draft local law, which will be available before the public hearing on the 23rd. The Board has called for a public hearing, not moratorium legislation. Since the Board has called for a public hearing on the moratorium you cannot do subdivisions or re-subdivisions...no applications for either subdivisions or re-subdivisions on planning.

Mayor Kinnally: I think this committee will go a long ways to looking at the Village as a whole and seeing what we can do to resolve some of the problems we have experienced with over-building on parcels and the impact that that over-building has on present neighborhoods.

Village Manager Hess: Each member of that committee is from a two-family zone in the Village. In three different areas of the Village we have two-family zones, and each member is from those zones. Patty Speranza is a professional planner and lives right down the street. Anthony Gagliardi is chairman of our Safety Council and lives over near Holly and Marion.

Mayor Kinnally: As usual, all the meetings of our various committees will be in public, and the public is invited to attend and, indeed, encouraged to attend. I know there will be significant attendance at these meetings. I thank everyone who is volunteering to serve on this committee.

I ask whoever has any interest in this committee to attend those meetings, and to speak out and to help out the committee in going through this proces, and coming up with what we hope will be a workable solution to our problems.

53:96 MENTAL HEALTH AGREEMENTS

Village Manager Hess: This is a standard agreement between Westchester County and the Village. We receive funding through the State Department of Substance Abuse Services. It comes through the Westchester County Department of Mental Health. This is the same agreement we have had for many years. It is a standard county agreement. I recommend its approval.

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

RESOLVED: that the Mayor and Board of Trustees hereby authorize the Village Manager to sign and execute the Mental Health Agreements with Westchester County for the period January 1, 1996 through December 31, 1996 in the amount of \$131,614.

ROLL CALL VOTE	AYE	NAY
Trustee James B. Keaney	X	
Trustee Elsa C. DeVita	X	
Trustee Michael Holdstein	X	
Trustee Susan J. Winn	X	
Mayor Wm. Lee Kinnally, Jr.	X	

BOARD DISCUSSION AND COMMENTS

Rivertowns Taxi

Mayor Kinnally: I understand that a new venture has come into existence, Rivertowns Taxi, and two of the principals are here. We are all ears.

Peter D. Waczek: We are the principals of Rivertowns Taxi, Sean O'Reilly, and myself, Peter D. Waczek. I will tell you a little bit about the company we are trying to get underway.

We are going to start with six cabs. We have a location in Hastings for an office, at 58 Main Street. We have off-road parking at Hastings Garage; two lots there. We are looking towards starting up on the 22nd of July, which is one month from now approximately.

One of our main concerns in starting this is servicing the train stations. By Village law, we are required to meet the trains, I guess, through 2 a.m., which is the last service train. We are sort of concerned some type of system to assure that we could get access to the trains. I do not know if you read any of the local newspapers, the *Gannett*. Both Tarrytown and North Tarrytown are having a discussion on this tonight. Tarrytown's is not a very equitable or amicable service that they have for trains. I believe there were about 30 police calls at the train station in the last month. Likewise, though, you see the Village of Bronxville, where the two businesses are Pondfield Taxi and Bronxville Taxi. They service the community very well and in a very friendly manner.

We will also be doing trips outside of Hastings. Our primary concern is with the Village of Hastings and the people within.

Mayor Kinnally: You are going to start off with six cabs?

Mr. Waczek: Yes.

Mayor Kinnally: You expect to have them fully-staffed throughout the day?

Mr. Waczek: Yes: from 6 a.m. (maybe a little bit earlier) through 2 a.m.

Mayor Kinnally: Dispatching will occur from 58 Main?

Mr. Waczek: Yes.

Mayor Kinnally: Who will do the maintenance on the cabs?

Mr. Waczek: Currently we are dealing with Hastings Garage for part of the work, and the other part would be Villa Auto Body in Yonkers, 799 Nepperhan Avenue.

Mayor Kinnally: Will any of the cabs be physically parked in front of your offices on Main Street?

Mr. Waczek: Perhaps at a time when somebody is stopping and using the bathroom or something.

Mayor Kinnally: They will not be stored there on the street?

Mr. Waczek: No. During the course of the day we would ideally like to have the cars on the road.

Mayor Kinnally: Do you have your drivers hired yet?

Mr. Waczek: We have some drivers -- an agreement to hire them -- once we begin operation. We have a one-year lease at 58 Main Street. Rivertowns Taxi Company, Inc. We are awaiting federal identification number.

Trustee Keaney: Are there any other state licenses or state certifications that you have to get that you should be getting now?

Mr. Waczek: Right now Westchester County is in the midst of trying to develop a policy towards implementing intra-town travel. Currently we have to have requirements for New York City for picking up at hotels or the airports there. We need permission for that. For New York State it is primarily just that the drivers have to be licensed with chauffeurs licenses.

Trustee Keaney: Will you be able to drop off and pick up at the airport?

Mr. Waczek: Yes. Most of the drivers will be either retirees or part-time workers from Hastings.

Mayor Kinnally: One of the things we are going to have to look into is accessibility to the area by the train station. As you know, our Village has very inadequate parking. It will affect the current allocations down there. You want to operate starting the 22nd, which is the day before our next meeting. But in the interim I am going to ask the Village Attorney's office to give us some guidance in that regard and see what we can do, if anything. Certainly we want to have an equitable allocation down there. I do not want to adversely affect anybody's rights.

Mr. Waczek: That was July 22rd.

Mayor Kinnally: Yes. Our next meeting is July 23rd. Most importantly I want to insure that service is provided to people in the Village and those visiting.

Speaker, 1100 Warburton: Are you going to have radios in your cars?

Mr. Waczek: Yes, we are. The next thing is to settle our frequency at 800 megahertz.

Speaker: Do they have a license for that frequency? You have to be licensed by the FCC.

Mr. Waczek: We are in the process of being licensed.

Speaker: You are not licensed right now.

Mayor Kinnally: They are not operating now.

Speaker: What about the compensation insurance?

Mr. Waczek: We are getting that.

Speaker: I am just curious if they had proper insurance and licensing.

Mr. Waczek: Well, we would not dare put a car on the road without properly being insured.

Speaker: An FCC license for a radio is very expensive and very hard to get at this time.

Mr. Waczek: Also, it is on a new frequency which they are opening up.

Speaker: Eight-hundred has been around.

Mr. Waczek: Did I say 800? I'm sorry; we are using the 900 frequency.

Mayor Kinnally: As long as they work today I do not care how long they have been around.

Village Manager Hess: They are going to have to provide documentation before they are able to start; provide us with a copy of the lease agreement, insurance.

Mayor Kinnally: I would suggest if you have not done so already that you sit down with Mr. Hess and with Sergeant Palumbo to go through the requirements. As we do with anybody else who is opening up a new venture in the Village, we wish you the best of luck.

Village Manager Hess: Just let me point out that it is within the power of the Board to license their operation; and number two, to designate taxi stands. I heard this evening prior to the meeting that Metro North charges for the use of spots which are adjacent to their property, adjoining their property. I do not understand how they do it. I have to do some research on it. If it is necessary to create, or establish, additional taxicab stands in proximity to the station and in proximity to the commuter line either the Board could do that or you could give us the authority to do that and we could report back on the 23rd if, indeed, they were ready to go on the 22nd.

Mayor Kinnally: Why don't you give us some information in the interim, and if we need to act on it we can have a special meeting. Get us what you can.

Village Manager Hess: They won't be able to start until they get their authorizations from the Board.

Mayor Kinnally: I don't know if we can delegate that. If need be we may have a necessary quorum to meet prior to the 23rd. I know everybody is not going to be here, but let's see what we can do.

VILLAGE MANAGER'S REPORT

Village Manager Hess: We had a meeting this morning in White Plains on the Block Grant Program. It appears that there will be approximately \$6.6-million available countywide in 1997. The application is for a three-year period, and will be due on November 1, 1997 as opposed to January of '97. They are cutting back our time frame by approximately two months. Our current community development advisory liaison is Rosemary White of Maple Avenue. She is also involved in the process, so I will be meeting with her shortly to discuss the program. We are currently evaluating our streets for the '96 street and servicing program. I was contacted by several residents. If you hear of additional potential areas, please let me know so we can have the recommendations back to the Board for the July 23rd meeting.

As I pointed out last time, our insurance representative, Bob Schnibbe, has been negotiating our insurance contracts. I appears that our final contracts for the '96-'97 fiscal year will save us in excess of \$31,000. That is good news.

BOARD DISCUSSION AND COMMENTS

1. Renovations at the Community Center

Mayor Kinnally: The Manager has given us a sketch of various improvements to be done there. One of the things we have encountered over the years is a lack of some security at the Community Center. There is various equipment: computers, copiers which are accessible to everybody and everybody takes advantage of. We want to secure the area better. The proposed sketch takes away a good part of what is used now.

Village Manager Hess: There is one pool table in this area right now. The existing desk is in this area. There is table one beside the desk behind which would have papers and everything filling it. There is an older pool table which sits in that area which is a proposed office right now. This would provide a secure area with a counter top and an enclosed area for the public. We would have our camera equipment facing out so the people could come up and get their picture taken for pool passes, etc. The proposed office would house two desks and our computers. Everything would be contained in this office so that access would be through the Superintendent's office or through the counter area. There are extra exit doors to meet the fire code. You see fire exits for the main area. The fire code would be met through the proposal.

We would have some type of opening, whether it would be plexiglass or whatever, so we could view the areas. You have to remember that the exterior of the building is all windows. As much natural light as we can get into the office as opposed to artificial light would be better.

Trustee Winn: I think it is a great idea. The Community Center has needed that for a long, long time. I worked there for awhile. It is difficult, at best, sometimes when you have a lot of people coming in. But when the kids come in in the afternoons it is like everything has to stop because you are right in the midst of it. They are all around you, and answering the phones is very difficult. I think it will make it easier for everybody to have more kids there. Plus, the security of all the equipment with everything being upgraded...computers and everything...and there is no solid place to keep these things. I think it is a great idea.

Village Manager Hess: While movies are going on those are going on downstairs, it will be a slight inconvenience. But we really need the room in terms of securing some expensive equipment.

Trustee Holdstein: Your sketch is showing three doors, then?

Village Manager Hess: The back side is for an extra fire exit. They need two means of egress into a hallway, which they have there.

Trustee Winn: Where Mary's office is now we are looking at that as proposed storage for the copier and other things. Would that mean that Mary would then move into the closed office?

Village Manager Hess: Yes.

Mayor Kinnally: It goes a long way to addressing our security concerns that we have had, not only for the equipment but also for the people.

2. Observatory Cottage

Mayor Kinnally: I had an inquiry from the Manager as to the current status of the lease for the Observatory Cottage, and I hope by our meeting on the 23rd of July we will have that lease done so we will be able to execute it and get more things on our list taken care of.

EXECUTIVE SESSION

On MOTION of Trustee Keaney, SECONDED by Trustee Holdstein with a voice vote of all in favor, the Board scheduled an Executive Session immediately following the regular meeting to discuss land acquisition.

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ADJOURNMENT

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