

**VILLAGE OF HASTINGS-ON-HUDSON, NEW YORK  
BOARD OF TRUSTEES  
REGULAR MEETING  
AUGUST 17, 1999**

The Regular Meeting of the Board of Trustees was held on Tuesday, August 17, 1999 at 8:15 p.m. in the Meeting Room, Municipal Building, 7 Maple Avenue.

**PRESENT:** Deputy Mayor Elsa C. DeVita, Trustee James B. Keaney, Trustee Michael Holdstein, Trustee David Walrath, Village Attorney Brian Murphy, Deputy Village Manager/Village Clerk Susan Maggiotto, and Village Planning Consultant Meg Walker.

**CITIZENS:** Four (4)

**APPROVAL OF MINUTES**

**Trustee Walrath:** There was a motion seconded by a "Trustee Kinnally" in the approval of the prior minutes. Usually the mayor does not second motions, so it is probably meant to be Trustee Keaney.

On page 2, the LWRP acknowledgments, mention was made of the steering committee. I would like to see added that there were a number of subcommittees that also worked a great deal.

On MOTION of Trustee Keaney, SECONDED by Trustee Holdstein with a voice vote of all in favor, the minutes of the Regular Meeting of July 13, 1999 were approved as amended.

**APPROVAL OF WARRANTS**

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

Multi-Fund No. 19-1999-00	\$ 28,384.17
Multi-Fund No. 20-1999-00	\$ 38,503.83
Multi-Fund No. 21-1999-00	\$ 4,771.66
Multi-Fund No. 22-1999-00	\$ 30,435.00
Multi-Fund No. 24-1990-00	\$177,232.54
Multi-Fund No. 25-1990-00	\$ 1,250.00
Multi-Fund No. 26-1999-00	\$167,263.00
Multi-Fund No. 27-1999-00	\$ 19,487.22
Multi-Fund No. 28-1999-00	\$174,424.85
Multi-Fund No. 30-1999-00	\$242,585.06
Multi-Fund No. 31-1999-00	\$ 76,465.67
Multi-Fund No. 32-1999-00	\$107,887.94

**71:99 AWARD OF BID – STREET RESURFACING**

**Deputy Village Manager Maggiotto:** We received three bids, ranging from the low of \$64,000 to a high of \$85,000. We are recommending County Asphalt as the lowest bidder. The work will be done, according to Mr. Gennarelli, before Labor Day. The grinding takes a day and the paving takes another day-and-a-half or so. Some time in the next couple of weeks the streets will be paved. They are the same eight streets that were presented to you previously.

**Deputy Mayor DeVita:** The streets for the resurfacing program are Wilson Place; Hillside Avenue from Rosedale Avenue to Farlane Drive; Hillside Avenue and Pearl Road intersection; Mount Hope Boulevard from Jefferson Avenue to Lefurgy Avenue; Bevers Street; James Street from Tompkins Avenue to 56 James Street; Clinton Avenue; and Clarence Avenue.

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

**RESOLVED:** that the Mayor and Board of Trustees award the street resurfacing bid to County Asphalt, Tarrytown, New York in the amount of 2.10 sq. yard for milling and \$45.95/ton asphalt in an amount not to exceed \$64,183.35.

<b>ROLL CALL VOTE</b>	<b>AYE</b>	<b>NAY</b>
Trustee James B. Keaney	X	
Deputy Mayor DeVita	X	
Trustee Michael Holdstein	X	
Trustee David Walrath	X	
Mayor Wm. Lee Kinnally, Jr.	Absent	

**72:99 AWARD OF BID – MUNICIPAL BUILDING PAINTING**

**Deputy Village Manager Maggiotto:** We received three bids, ranging from the low of \$15,000 to a high of \$22,000. The request for proposal specified that the work was to begin in the middle of August and be finished by the middle of September. That is going to happen. Mayflower Restoration is very anxious to get started.

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

**RESOLVED:** that the Mayor and Board of Trustees award the Municipal Building Painting bid to Mayflower Restoration of White Plains, New York in the amount of \$14,075.00.

<b>ROLL CALL VOTE</b>	<b>AYE</b>	<b>NAY</b>
Trustee James B. Keaney	X	
Deputy Mayor DeVita	X	
Trustee Michael Holdstein	X	
Trustee David Walrath	X	
Mayor Wm. Lee Kinnally, Jr.	Absent	

### **GRANT RESOLUTIONS**

**Village Planner Walker:** We have five grant applications going to the state tomorrow if you approve them, all related to the waterfront. This is part of a program funded by the Clean Water/Clean Air Bond Act and the Environmental Protection Fund. The top priority for the Village is the purchase of Marinello Cove. The appraisal we had done reported a fair market value of \$150,000. In addition, we are asking for funds to develop it to provide access to boaters, kayakers, and canoeists; people who would like to fish; and people who would simply like to sit on the water and enjoy the views. It would probably consist of boardwalks wrapping around the cove; a floating dock toward the end of the cove to provide access for boaters; cleaning it up; getting rid of the debris; putting up a new fence; and joining MacEachron Park and the Tennis Club continuously with either a pathway or a boardwalk. We are asking for \$159,500 which we would match with a combination of bonds and in-kind service.

The second application is for trailways. The trailways committee, which is coming up with trailway policy and procedure to present to the Board soon, chose three trails they would like to see completed. All of these trails were approved in 1993 by the Board. Two are in our dedicated parks: Ravensdale Woods and Pulvers' Woods. Those are \$9,000 and \$12,000 respectively. The third trail is a very exciting opportunity to make a trail out what we call the Old Quarry Road, which was never a road. It is an old railway that was built around 1835 to take stone from the marble quarry down to the river to be shipped out on sailing boats. We are envisioning a trail that would link the Aqueduct down to Southside Avenue, and eventually to the waterfront via Zinsser Bridge. This is kind of a waterfront-related trail, and the fact that it links up with the Aqueduct is very significant. That would require major work, and so it is significantly more expensive: \$80,000. We are asking for half of the total of \$101,000.

The next application for Zinsser Bridge was suggested by the Department of State. There is a governor's task force for access to the Hudson River estuary. They have listed Zinsser Bridge,

which is the bridge at the south end of our waterfront that gives access to the Uhlich Color Company and the Mobil property, as a top priority for Metro North and for the state, to reconstruct to provide better access to the waterfront. They have suggested that we consider it an important priority for our waterfront revitalization program. We are asking for \$250,000 in bond act money for design and engineering services, and they will find a match either through Metro North or some other federal funds, like the T-21 transportation monies. No match is required from the Village. The Village is showing its commitment and support of the idea of reconstructing the bridge by putting in this application. The reconstruction will cost on the order of several million dollars.

**Trustee Holdstein:** \$500,000 seems like a of money just for design and engineering.

**Village Planner Walker:** That is what they have budgeted.

**Trustee Holdstein:** Who will pay to reconstruct that bridge?

**Village Planner Walker:** It will probably from State Department of Transportation, federal grants, and Metro-North.

**Trustee Holdstein:** You do not anticipate that the Village will need to kick in any money for the reconstruction of the bridge?

**Village Planner Walker:** No. All the indications I have gotten from the Department of State were really supportive of this grant.

The next application is for completion and implementation of the LWRP. We have already received \$30,000 from the Department of State for our local waterfront revitalization program, and we have \$20,000 left to spend. They encouraged us to apply for more. So we are applying for an additional \$30,000, to be matched by the Village. That should take us through doing a generic Environmental Impact Statement, getting the document approved, and even investigating many of the projects that are recommended in it. There may be some implementation, for example, zoning or other ordinances that should be passed and zoning text written. It goes to implementation as well.

The fifth grant is for a plan for the redevelopment of the Hastings waterfront. This is to expand upon the planning workshop that, we hope, ARCO and RPA are going to pay for. Out of that workshop, RPA is going to produce a plan. We are proposing to use the ARCO and the RPA \$100,000 as a match for another \$100,000 grant to complete that planning process. The plan from RPA will need to be refined; design guidelines developed; planning parameters set; things like height, density, setback requirements, amount of open space, types of parks. This second

\$100,000 is to see this through the SEQRA process: the design guidelines written, the zoning text written, and a Draft Environmental Impact Statement and a Final Environmental Impact Statement written. We discussed with the Department of State what happens if ARCO and RPA do not come through with funds, and we want to do a waterfront planning workshop on our own? Can we, as a contingent or conditional grant, get money that the Village would match? We have in this grant the possibility that we could turn it into a different type of grant. We would ask for \$50,000, to be matched by the Village; it would also be for the waterfront planning process, but to be carried out exclusively by the Village with Village consultants.

**Trustee Keaney:** So if ARCO and RPA do not come up with their \$100,000, then this grant is not dead?

**Village Planner Walker:** It is not dead. The Department of State is very eager to see us come up with a plan for our waterfront. They understand that the RPA and ARCO process is not an independent Village process but a piece of a larger planning process for the waterfront. We can use that \$100,000 as a match for another \$100,000 to complete the process. If they do not come through with the funds, we still want to come up with a plan for the waterfront. We felt the Village may be able to match a \$50,000 grant with in-kind services, personnel, with volunteers, and maybe with some cash as well. The question is can we put that contingent in there if the big match does not come through? Can we have a smaller match? We feel we could do that because we could come up with quite a bit of time and energy and money and in-kind services and personnel.

**Trustee Holdstein:** I thought I heard that our final product from RPA would have a lot of the components you mentioned. And I thought I heard you say that that stuff that is going to have to come later we are not going to go out and get monies for.

**Village Planner Walker:** They are going to come up with a plan that will cover a lot of the design issues but it is not going to be the type of thing that you could turn immediately into zoning. I think their process of workshops with design experts and planners, with stakeholders coming to consensus on many of the issues, will end with a plan, which will be drawings and a report and maybe a model, and it will be presented to the community for discussion: do you feel that this reflects what we went through, and does it reflect something that the Village Board would want to adopt?

**Trustee Holdstein:** It sounds redundant in terms of how many times we are to go back and back and back; we are never making the leap of faith to go forward.

**Trustee Walrath:** The original workshop is supposed to examine alternatives. There would then be a selection among those alternatives, with detailing after that.

**Village Planner Walker:** We are leaving some flexibility in the budget to have some money left over for refinement if it is needed. Most this \$100,000 is going toward the writing of the zoning and through the SEQRA: probably 80% of it. It only leaves 20% for the fine tuning.

**73:99 ACQUISITION OF MARINELLO COVE**

**Trustee Holdstein:** I want to clarify to the community that we put in for these grants and we match them. No monies are dipped into until the project is completed. If we do not spend the full amount we are not indebted. If it something less, then the match still stays 50-50.

**Trustee Walrath:** Volunteer efforts can be a portion of the Village's match, so it is not necessarily out-of-pocket.

**Trustee Keaney:** The Board has made the acquisition of Marinello Cove a priority for some time. The LWRP, in its inventory and analysis, took a very strong position for that. I think this is priority number one, and I think we should pass it.

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

**RESOLVED:** that Neil P. Hess, as the Village Manager of the Village of Hastings-on-Hudson, New York, is hereby authorized and directed to file an application for funds from the New York State Office of Parks, Recreation & Historic Preservation in accordance with the provisions of Title 9 of the Environmental Protection Act of 1993 and/or Title 3 of the Clean Water/Clean Air Bond Act, in an amount not to exceed \$159,500.00, and upon approval of said request to enter into and execute a project agreement with the State for such financial assistance to this municipality for the acquisition and development of Marinello Cove.

<b>ROLL CALL VOTE</b>	<b>AYE</b>	<b>NAY</b>
Trustee James B. Keaney	X	
Deputy Mayor Elsa C. DeVita	X	
Trustee Michael Holdstein	X	
Trustee David Walrath	X	
Mayor Wm. Lee Kinnally, Jr.	Absent	

**74:99 IMPROVEMENTS TO THE HASTINGS TRAILWAYS**

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

**RESOLVED:** that Neil P. Hess, as Village Manager of the Village of Hastings on Hudson, New York, is hereby authorized and directed to file application for funds from the Hudson River Valley Greenway in accordance with the provisions of Title 3 of the Clean Water/Clean Air Bond Act and/or the Hudson River Valley Greenway Act (Article 44, Environmental Conservation Law) in an amount not to exceed \$50,500.00 and, upon approval of said request, to enter into and execute a project agreement with the Hudson River Valley Greenway for such financial assistance to this municipality for the improvements to the Hastings Trailways.

<b>ROLL CALL VOTE</b>	<b>AYE</b>	<b>NAY</b>
Trustee James B. Keaney	X	
Deputy Mayor Elsa C. DeVita	X	
Trustee Michael Holdstein	X	
Trustee David Walrath	X	
Mayor Wm. Lee Kinnally, Jr.	Absent	

**75:99 RECONSTRUCTION OF ZINSSER BRIDGE**

**Trustee Keaney:** Metro North has been under pressure from the state to increase public access across the water. Ed Weinstein and I attended two public hearings on behalf of the LWRP and made a strong pitch for Metro North's reconstructing the Zinsser Bridge to provide access to our waterfront, followed up with correspondence to the person in charge of Metro North, and more recently with Mr. Finnegan, who is the governor's counsel. Certainly the reconstruction of that bridge would be an important part of using the south part of the waterfront. What puzzles me about this grant is that we are requesting a large sum of money for something that we do not own. And given Metro North's "delay" in authorizing the work that we want to do to their property, I do not see them moving any time soon to cooperate in reconstructing this bridge which is going to cost a great deal of money. It is nice to ask for this money, but I do not have any assurance that it is going to come through.

**Village Planner Walker:** The state is making it a top priority. The Department of Transportation has already earmarked some funds for it. Metro North cannot apply for state funds from these granting sources, so we are serving as a conduit to get the money to them to

supplement other monies coming from other sources. It is also to show that the Village really is in support of this action.

**Trustee Keaney:** We are on record as being in support of that.

**Trustee Holdstein:** There are two issues. Considering our experience on the Southside project, can we anticipate their being cooperative and willing on this project? Also, since you mentioned our serving as a conduit in getting these monies, can there be a trade-off with regard to creating some space on their property on Southside past lower Washington for things regarding Ridge Street, or commuter parking?

**Village Planner Walker:** That is a good point. Access to the bridge, which is primarily from Southside Avenue, is also going to become a priority. Southside is only 20 feet wide. Making the turn from Southside onto the bridge is very difficult.

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

**RESOLVED:** that Neil P. Hess, as Village Manager of the Village of Hastings on Hudson, New York, is hereby authorized and directed to file an application for funds from the New York State Department of State in accordance with the provisions of Title 3 of the Clean Water/Clean Air Bond Act in an amount not to exceed \$250,000.00, and upon approval of said request to enter into and execute a project agreement with the State for such financial assistance for design and engineering services for the reconstruction of the Zinsser Bridge.

<b>ROLL CALL VOTE</b>	<b>AYE</b>	<b>NAY</b>
Trustee James B. Keaney	X	
Deputy Mayor Elsa C. DeVita	X	
Trustee Michael Holdstein	X	
Trustee David Walrath	X	
Mayor Wm. Lee Kinnally, Jr.	Absent	

**76:99 COMPLETION AND IMPLEMENTATION OF THE LWRP**

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



**RESOLVED:** that Neil P. Hess, as Village Manager of the Village of Hastings-on-Hudson, New York, is hereby authorized and directed to file an application for funds from the New York State Department of State in accordance with the provisions of Title 9 of the Environmental Protection Act of 1993 and/or Title 3 of the Clean Water/Clean Air Bond Act in an amount not to exceed \$30,000.00, and upon approval of said request to enter into and execute a project agreement with the State for such financial assistance for the completion and implementation of the Local Waterfront Revitalization Program.

<b>ROLL CALL VOTE</b>	<b>AYE</b>	<b>NAY</b>
Trustee James B. Keane	X	
Deputy Mayor Elsa C. DeVita	X	
Trustee Michael Holdstein	X	
Trustee David Walrath	X	
Mayor Wm. Lee Kinnally, Jr.	Absent	

**77:99 REDEVELOPMENT PLAN FOR THE HASTINGS WATERFRONT**

**Trustee Keane:** The first point is that as I understand it, this is \$100,000 that would come into place after RPA and ARCO. So it is not going to be that money, which is good because the Mayor is on record strongly saying that we should not use public funds or grant for public funds for that.

My second point is that I am concerned that this grant application, apart from this complicated metamorphosis of \$100,000 into \$50,000 which I do not understand, is going to detract from our chances of getting what we really want, which is Marinello Cove. I would not want to do anything that would interfere with that.

**Village Planner Walker:** The Marinello Cove application is going to the State Department of Parks, Recreation, and Historic Preservation, a separate agency. The application for the redevelopment plan is to the Department of State, specifically to the local waterfront revitalization program. They are pulling from the same pot, but each agency is looking at these things separately. Having a number of applications in, and having already received funds for the LWRP and a small grant from the Greenway to do some planning for Marinello Cove, strengthens our argument. They will, at some point, look at this thing as a whole package. When they see that this is a whole revitalization program that we are planning, all the grants support each other then.

We also explained in the application that the planning is for long-term but the Marinello Cove is for short-term. We would start to work on the Marinello Cove immediately, and we would then have public access to the river that we do not have now. We were told by the Department of State that rather than giving us little grants every year, they would prefer to look at this as one big package give us a larger chunk of money all at once, to reduce everyone's work but also to show that the money is going toward a larger, long-term project.

**Trustee Keaney:** I wonder how my fellow Board members feel about this: if this \$100,000 grant is to come after the RPA and ARCO thing, why do we not apply for it if the ARCO and RPA thing comes through? Why is it necessary to apply for it now?

**Trustee Holdstein:** It is part of a cohesive package.

**Village Planner Walker:** And we would not have to wait for another year to apply for it.

**Trustee Keaney:** This grant cycle would not come up for another year?

**Village Planner Walker:** Some of them come up every six months, but it depends on the legislature, and you cannot predict. People from the Department of State have recommended that we do not wait for another funding cycle.

**Trustee Keaney:** I want to offer an amendment to this that keeps the same resolution and continues at the end to say "...provided that such application in no way compete with the prior applications approved before in the judgment of the mayor, or the Village Manager, or some person."

**Trustee Walrath:** We are authorizing the Village Manager to do certain things, and this would tell him that this is priority we would like to see, if he has to perform attrition.

**Trustee Holdstein:** So therefore, could that work as a negative, giving the people who are receiving these grant applications our sense of priorities versus getting all of it? And if it is not a negative, should the application show the complete list of priorities?

**Deputy Mayor DeVita:** I do not think we are in a position to do that tonight. I think that adding this amendment will show that this is the intention of the Board, that these other grant applications have priority.

**Village Attorney Murphy:** You need to vote to accept the amendment. If the amendment is accepted, move to vote the resolution as amended.

**Trustee Walrath:** I will second the amendment.

**Trustee Holdstein:** I move that we accept the amendment to the resolution.

<b>ROLL CALL VOTE</b>	<b>AYE</b>	<b>NAY</b>
Trustee James B. Keaney	X	
Deputy Mayor Elsa C. DeVita	X	
Trustee Michael Holdstein	X	
Trustee David Walrath	X	
Mayor Wm. Lee Kinnally, Jr.	Absent	

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

**RESOLVED:** that Neil P. Hess, as Village Manager of the Village of Hastings-on-Hudson, New York, is hereby authorized and directed to file an application for funds from the New York State Department of State in accordance with the provisions of Title 9 of the Environmental Protection Act of 1993 and/or Title 3 of the Clean Water/Clean Air Bond Act in an amount not to exceed \$100,000.00, and upon approval of said request to enter into and execute a project agreement with the State for such financial assistance for a plan for the redevelopment of the Hastings Waterfront, provided that such application in no way competes with the prior approved grant applications (Acquisition of Marinello Cove; Improvements to the Hastings Trailways; Reconstruction of Zinsser Bridge; and Completion and Implementation of the LWRP) in the judgment of the Village Manager.

<b>ROLL CALL VOTE</b>	<b>AYE</b>	<b>NAY</b>
Trustee James B. Keaney	X	
Deputy Mayor Elsa C. DeVita	X	
Trustee Michael Holdstein	X	
Trustee David Walrath	X	
Mayor Wm. Lee Kinnally, Jr.	Absent	

**78:99 PUBLIC HEARING – REVISED VILLAGE CODE**

**Deputy Village Manager Maggiotto:** A number of months ago the Village Attorney presented the Boards with suggestions for clarifying aspects of the Zoning Code which, at that time, was a second document, not part of the Village Code. Also, the Village Code needed housekeeping changes to clean it up, to make sure that everybody's copy was up-to-date, and to make it more user-friendly. We embarked on this project to reformat, and recodify, the Code, which is now completed. The Code will be much easier to use: it is in a new format of 8-1/2 by 11 loose leaf, it will be available on CD and diskette and to the public on our website, and it will be searchable. The Zoning Code is now the last chapter of the Village Code, so we have one document that we will be able to maintain efficiently and correctly. There are a number of changes, though not substantive, so a vote on the whole document is required. At this point we need to schedule a public hearing on accepting this recodified Code.

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

**RESOLVED:** that the Mayor and Board of Trustees schedule a public hearing at 8:00 p.m. on Tuesday, September 14, 1999 for consideration of the Recodified Village Code.

<b>ROLL CALL VOTE</b>	<b>AYE</b>	<b>NAY</b>
Trustee James B. Keaney	X	
Deputy Mayor Elsa C. DeVita	X	
Trustee Michael Holdstein	X	
Trustee David Walrath	X	
Mayor Wm. Lee Kinnally, Jr.	Absent	

**79:99 PUBLIC HEARING – VISION PLAN**

**Deputy Mayor DeVita:** It is my understanding that this was requested by the Planning Board and that their final draft is completed

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

**RESOLVED:** that the Mayor and Board of Trustees schedule a public hearing at 8:00 p.m. on Tuesday, September 14, 1999 for consideration of the Hastings on Hudson Vision Plan prepared by the Planning Board.

<b>ROLL CALL VOTE</b>	<b>AYE</b>	<b>NAY</b>
Trustee James B. Keaney	X	
Deputy Mayor Elsa C. DeVita	X	
Trustee Michael Holdstein	X	
Trustee David Walrath	X	
Mayor Wm. Lee Kinnally, Jr.	Absent	

### **80:99 BOARD MEETING DATES**

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

**RESOLVED:** that the Mayor and Board of Trustees schedule Tuesday, September 14 and Tuesday, September 21 as the Regular Meeting dates in September.

<b>ROLL CALL VOTE</b>	<b>AYE</b>	<b>NAY</b>
Trustee James B. Keaney	X	
Deputy Mayor Elsa C. DeVita	X	
Trustee Michael Holdstein	X	
Trustee David Walrath	X	
Mayor Wm. Lee Kinnally, Jr.	Absent	

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

**Deputy Village Manager Maggiotto:** We are having our first Board Meeting back in our renovated Village Hall. We are very pleased with the results of all the work that went into the building, both what you see and what you do not see. People have reacted very positively to the aesthetic improvements and the visible improvements, such as the elevator. But we also have major infrastructure improvements. With our wiring, our communications are really up to speed. The building will now really serve us well into the next century.

The work is 95% complete. We are still doing work on the boiler and the permanent emergency generator is not here yet. We also have a punch list of items that need to be finished off by all of the contractors. Most of them are minor items. But all our systems are certainly up and running. We are completely functioning. We are looking forward to a rededication of the building probably about a month from now.

The next item is the Whitman Street sewer project. You probably noticed some work going on on Warburton. The sanitary sewer pipe has been laid. According to Mr. Gennarelli, when they opened up the street it was an amazing maze of lines: gas, and underground electric, and storm sewer. It has been a very difficult project, but it is moving ahead. They are going to set the manhole on Villard and Warburton and then work up to Villard, hoping to get it done before school starts. That may not happen, and there may be some inconvenience to the St. Matthews parents, but we are hoping to get it completed as quickly as possible.

The work on the Draper Roadway is going to begin next week with the clearing of trees and brush. That should be a four-week project, with probably minimal disturbance to the neighborhood.

The Southside/Warburton project will begin August 23 at Spring Street. There was a preconstruction meeting with County Planning Department last Friday with the contractor, the engineer and Mr. Gennarelli, and they will walk the job this Friday. A letter is going out to all the adjacent owners explaining that this project is going to commence, and that it will take approximately four months. We have an engineer on the job every day from Hahn Engineering, Greg Pommer, and he is the point person for any problems. We also encouraged people to stay in touch with the Building Inspector. We are going to have to request patience from our morning commuters. No work will be done directly around the train station during the morning commute, but they will start working around 7:30 a.m. at whatever location they are at. People are going to have to allow a little more time and a little patience in getting to the station. There should be no problem in the afternoon. Metro North is on board with this, finally, so we are going to be able to do the full project as talked about except for the alternatives that have not yet been decided on.

**Trustee Holdstein:** Were we not supposed to get a final plan, or is the big drawing in our old meeting room a final? I thought Neil indicated that there would be one more final plan regardless of the two issues by the train station. I know there was some tweaking from that big map.

**Village Planner Walker:** They have construction documents, and the island and the peninsula are still in there for alternates. But what you saw was essentially, except for those items, what they are building. There have been some refinements of it. A crosswalk was shifted when the island was removed from Southside.

**Trustee Holdstein:** Will there be a phase where one side of Southside from Spring will be closed and the alternate side will have to be two-way traffic? My concern is that we are also starting work on Washington, which are the two accesses to the train. We should coordinate the two projects. Also, parking may be affected for the businesses, Maud's and the Buffet.

**Deputy Village Manager Maggiotto:** The advantage of having someone on-site every day is that any problems that develop can be addressed immediately.

**Sue Smith, 26 Lefurgy:** I wonder if you could have some kind of bulletin board at the station that could be posted of trouble the next day so that people would see it as they are going to the train. Maybe there is some way that commuters could be kept apprised of what is going to happen the next day or the next week.

### **BOARD DISCUSSION AND COMMENTS**

**Trustee Walrath:** There was a letter that was in the packet from Sandy Shortt from the Historical Society to a concerned neighbor on the Draper Park work. She referred the person to the Village, and I wondered if we had responded to a Mr. Muriak at 107 Warburton Avenue.

**Deputy Village Manager Maggiotto:** Yes, Mr. Gennarelli and Mr. Nardecchia did have an extensive conversation with that gentleman.

**Trustee Keaney:** I attended the senior social as did Village Manager Hess, and it was a great success. Various organizations in the Village sponsor socials once a month for the seniors; it has been a tradition that the Board of Trustees and the Mayor host this senior social held at the pool. The seniors really enjoyed it, and the community as whole was very supportive of it and what it means, which is that the Village Board is trying to encourage community. Hastings is a place that is attractive to people to come and live in because it is a community. It is important to encourage the various subgroups of that community, like we do with the Chamber of Commerce when we close some streets, or when the Fire Department is having the county parade we will be closing some streets. We make accommodations for various groups, and the senior pool party is in that category. It is a good thing for the Village as a whole, it is good for the seniors, and it is good for the young people to be taught to share. The seniors all were very happy that we continue this tradition, and we should continue to do it.

**Trustee Holdstein:** I have gotten a tremendous amount of feedback from people who have come in to the Municipal Building. The work is exceptional, and I am thrilled. We are all pleased that we were successful in getting this project done on time and on budget. The building feels more mature, like it is here to do business. The way that we have constructed the back of this room and put a hallway in, added another fully-serviceable conference room, a walk-up window to deal with parking tickets, and the front-door access to the police department: the building has a real sense of a municipal government being run here. Hats off to everybody. It is great to be back in such a wonderful building.

The Village is hosting county-wide volunteer fire department festivities beginning September 24 with a huge party Friday night open to the community and a parade on Saturday with volunteer firemen from around the county. It is going to be a wonderful, very active, and very lively

**Deputy Mayor DeVita:** At our last meeting we talked about the 914 area code. The Village of Hastings has not yet taken a position on this, so it is important for people in business or who have really strong feelings about the 914 code to attend the public meetings being held and voice their opinions.

### **PUBLIC COMMENTS**

**Sue Smith:** I come as the Chair of the Affordable Housing Committee to give you an update on some of the things that are happening. At the July meeting we discussed the preference list and the necessary change to that. I want to repeat that that only applies to the units on Warburton Avenue. I think there was some confusion about that. The original preference list is maintained for any other projects that occur. The Warburton Avenue change you made only applies to that project.

On Division Street we are waiting for a contract with the county for hiring architect Steve Tilly to do a feasibility study and we hope to have a meeting in the neighborhood in September on that. We will begin a process of community input.

The revised Andrus DEIS should be coming in September. We had requested a response to the need for affordable housing. Our committee will be watching that, and what the final language is in the DEIS, and how they can provide affordable housing on that site. It is an unusual situation, and somewhat new; I am part of a senior housing coalition in the county which is trying to come up with a method for quantifying the kind of thing that is happening at Andrus, where there is a service component as well as a housing component. Does that fit under the benchmark of 30 units for Hastings? Each community has a goal for affordable housing, and when you come up with a housing component should that be considered as part of our numbers, or not? So that discussion is going on at the county level. It is a new way to look at the housing need, and it is more complicated financially because people are making a long-term commitment when they go to a place like Andrus.

The marketing for the two Warburton Avenue units started last fall resulted in about 19 or 20 families who qualified. About half are from Hastings. The committee met last night and decided to market again this fall because the income limits, HUD-driven numbers, have increased a little bit. There probably are more people out there that we need to reach out to and give the opportunity. But we certainly have more than enough people for two units who have met the income limits and have the financial capability, which means that a bank would look at them kindly for a mortgage, which is an important part of the qualifying process.



**Trustee Holdstein:** How many Category I?

**Ms. Smith:** In the new Category I, which is firemen, ambulance corps, and municipal workers there is, in fact, only one. It is a narrow band of income. You have to have enough money for a mortgage, but you cannot have so much that you do not meet the income limits. The limits are not within the control of the Village.

**Trustee Walrath:** How would a selection be made if we had only one person in Category I?

**Ms. Smith:** That would leave one unit for all the other people.

**Trustee Walrath:** How is the selection between all the other people who might qualify?

**Ms. Smith:** It is a lottery.

**Deputy Mayor DeVita:** Do we have a time line that you are hoping for?

**Ms. Smith:** It is really driven by the grant, which we are waiting to hear about. In my ideal world, we could get the foundation in this fall so they could build over the winter and be done next summer or spring. That is what we are hoping for. And that is why we are trying to make this grant round instead of going into next year.

**Deputy Mayor DeVita:** So you can go ahead with the construction before you actually have the buyers?

**Ms. Smith:** Yes. The pre-qualifying process takes at least nine months to help people get their credit in good condition. But we are beyond that now, just in waiting for the grant process to coalesce.

**Deputy Mayor DeVita:** Could you review how you go about recruiting people?

**Ms. Smith:** When we had the nine preference categories we took the top preference categories that we could identify more easily, the firemen, the municipal workers, and the school. We knew who those people were, and sent them a personal letter of explanation saying that if they met the income limits they would be eligible for these houses. That went with the paychecks for municipal workers and the school workers, and the fire department had a mailing. The rest of it was advertising in the paper and on cable TV, and was done within Hastings. There are people all over the county who are on the lookout for affordable housing, who are desperate for it, and who are looking for it beyond where they live. We are not advertising in the rest of the county, but there are people who have had to look beyond the place they live to try to find housing. It is word of mouth. We have nine people from other places in that process.

**Trustee Holdstein:** How is the Farmer's Market going?

**Ms. Smith:** It is going really well. There is a learning curve about the location because it is not visible, which we expected, but the vendors are really pleased. A number of them sold out last week.

I should also comment about the coupon program. We hand out coupons each week. Each week has a different set of dated coupons for that week. Some merchants have been getting some response to it. It is not overwhelming, but it is a way to get the names of stores in front of people.

Aside from the visibility problem, the area is larger than last year, so there is more room for more vendors. Kids are very safe, and they can wander around and parents are not worried about them. It has that wonderful view, and the breezes have been very welcome this summer. It gets the benefit of the library traffic, as well. So it is excellent in all other ways. It is scheduled to run through November 20.

### **ADJOURNMENT**

On MOTION of Trustee Keaney, SECONDED by Trustee Holdstein with a voice vote of all in favor, Deputy Mayor DeVita adjourned the Regular Meeting at 10:45 p.m.