

**REGULAR MEETING AGENDA
BOARD OF TRUSTEES
VILLAGE OF PLEASANTVILLE
VILLAGE HALL
80 WHEELER AVENUE
PLEASANTVILLE, NEW YORK
MONDAY, MARCH 31, 2014
8:00PM**

	Present	Absent
Peter Scherer, Mayor		
Mindy Berard, Trustee		
Jonathan Cunningham, Trustee		
Brian Skarstad, Trustee		
Colleen Griffin Wagner, Trustee		

Scheduled Meetings: All meetings are held at Village Hall, 80 Wheeler Avenue, 2nd floor unless otherwise noticed; the next meeting of the Board of Trustees is the ***Annual Organizational Meeting*** scheduled for Monday, April 7th at 7:00pm. The next Regular Meeting will be held on Monday, April 28th with a work session at 7:00pm. Call In: 769-1677

RESOLUTIONS:

- Res. No. 2014-48-Pursuant to a Petition by Benchmark Senior Living
Enacting a Local Law Amending Chapter 185, Zoning to Add a New Article VI-A Entitled "Eldercare Community (EC) Floating District" and to amend the Zoning Map of the Village of Pleasantville identified on the Village of Pleasantville Tax Map as Section 99.15, Block 3, Lot 67. (The land affected by such amendments is approximately on a 3.9 acre portion of the property with the address of 70 Bedford Road)
- Res. No. 2014-49-Authorization to Surplus Village Equipment
- Res. No. 2014-50-Authorization to Notice a Public Hearing Amending Chapter 173 Vehicles and Traffic, Section 173-63 Parking Prohibited Certain Hours on Sutton Place
- Res. No. 2014-51-Authorizing the Village Assessor to Modify the 2015 Tentative Assessment Roll
- Res. No. 2014-52-Accepting Anonymous Donation to Clinton Street Center

Res. No. 2014-48- APPROVING THE PETITION BY BENCHMARK SENIOR LIVING, INC. TO (i) CREATE AN "ELDERCARE COMMUNITY (EC) FLOATING DISTRICT" WITHIN THE VILLAGE ALONG WITH ENACTING SITING AND DEVELOPMENT CRITERIA FOR ANY FACILITIES PERMITTED THEREUNDER; AND (ii) REZONE AN APPROXIMATELY 3.9 ACRE PORTION OF THE PREMISES KNOWN AS 70 BEDFORD ROAD IN THE VILLAGE OF PLEASANTVILLE AND CURRENTLY DESIGNATED AS SECTION 99.15, BLOCK 3, LOT 67 ON THE VILLAGE OF PLEASANTVILLE TAX ASSESSMENT MAP FROM THE SINGLE- FAMILY RRR DISTRICT TO THE EC DISTRICT.

WHEREAS, on February 7, 2013, the Village Board received a petition ("Petition") from Zarin & Steinmetz on behalf of Benchmark Senior Living Inc., ("Petitioner" or "Applicant") for amendments to the Zoning Ordinance of the Village of Pleasantville (the "Village") concerning lands within the Village, specifically an approximately 3.9 acre portion of the real property known as 70 Bedford Road, and designated on the Tax Assessment Map of the Village as Section 99.15, Block 3, Lot 67 (that approximately 3.9 acre portion being referred herein as the "Site"), bound on the south and east by Maple Hill Road, on the west by Bedford Road, and on the north by driveway to single-family residences; and

WHEREAS, as contained in the Petition, the Petitioner is seeking the following legislative amendments ("Amendments"): (i) an amendment to the Village Zoning Ordinance adding a new Article VI-A creating an "Eldercare Facility (EC) Floating District" to facilitate and regulate the development of specialized housing for senior citizens requiring some assistance with daily living in the form of Assisting Living Residences and create siting and development regulations for such residences; and (ii) an amendment to the Village Zoning Map to rezone the Site from the RRR District to the EC District; and

WHEREAS, at the time the Petition was filed, the Applicant proposed to construct at the Site a new four (4) story Assisted Living Residence containing approximately eighty-seven (87) dwelling units ("Facility"), providing housing to seniors in the community and the vicinity ("Project"); and

WHEREAS, the proposed construction of a new Assisted Living Residence at the Site will require Site Plan and Subdivision Approval to be issued by the Planning Commission of the Village of Pleasantville; and

WHEREAS, the Petition was accompanied by a full Environmental Assessment Form Part 1, together with supplemental information ("EAF"), prepared by John Meyer Consulting ("JMC"), dated February 7, 2013, providing information pertaining to the Petition, Amendments and the Project (collectively, the "Action"); and

WHEREAS, the Petition was also accompanied by a Preliminary Site Layout Plan, Conceptual Site Section, Conceptual Perspective Plan, and a Traffic and Parking Study, all relating to the Project and prepared by JMC, dated February 7, 2013; and

WHEREAS, prior to submitting the Petition, the Applicant and its Development Team appeared before the Village Board on December 3, 2012, in a "pre-submission" meeting to review the development and rezoning concepts pertaining to this Action, the Applicant's initial market analysis of the viability of developing and operating an assisted living facility at the Site; and

WHEREAS, during the "pre-submission" meeting on December 3, 2012, members of the public and neighbors residing in the vicinity of the Site were provided with an opportunity to address the Village Board, and express their concerns regarding traffic and the compatibility of the Applicant's proposed use with the residential character of the surrounding community; and

WHEREAS, subsequently, the Applicant became aware of concerns expressed by the Village Board regarding whether the proposal to re-zone the Site constituted illegal "spot zoning," and how the Action compared to the Village's comprehensive plan for development; and

WHEREAS, the Applicant provided the Village Board and its legal counsel with an analysis of the consistency of the Applicant's re-zoning proposal with the applicable law governing re-zoning to accommodate well-considered planning goals to provide residential resources for a community's senior population; and

WHEREAS, on February 11, 2013, the Applicant and its Development Team appeared before the Village Board and presented the Petition, its concept for the Project and supporting information relating to all aspects of the Action, including a presentation from the JMC regarding its initial evaluation of traffic conditions on roadways in the vicinity of the Site and the ability of these roadways to accommodate the anticipated traffic generated by the Project; and

WHEREAS, Petitioner also indicated to the Village Board during the February 11, 2013 meeting that prior to the submission of the Petition to the Village, Petitioner and its Development Team conducted a meeting with the public where numerous neighbors residing in the vicinity of the Site, including many residing on Maple Hill Road, were able to identify potential concerns regarding the design of the Project; and

WHEREAS, as a result of meeting with the neighbors, Petitioner modified the proposed entrance to the Site such that a new driveway would be developed connecting the proposed facility directly to Bedford Road (as opposed to using Maple Hill Road for access to the Site); and

WHEREAS, pursuant to Section 617.6(a)(1) of the regulations of the State Environmental Quality Review Act ("SEQRA"), as soon as an agency receives an application for funding or approval of an action, it must, among other things, make a preliminary classification of the action under SEQRA; and

WHEREAS, under SEQRA, the Village Board determined that the Action should be classified as "Unlisted;" and

WHEREAS, pursuant to Section 617.6(b)(3) of the SEQRA regulations, when an agency proposes to fund or approve an Unlisted action, it must, as soon as possible, transmit Part 1 of the EAF and a copy of any application it has received to all potentially involved agencies and notify them that a lead agency must be agreed upon within 30 calendar days of the date the EAF and application is transmitted to them; and

WHEREAS, Article XI of the Village Zoning Ordinance requires that the Village Board refer the proposed Amendments to the Planning Commission for a report and recommendation before a public hearing is held on the Amendments by the Village Board; and

WHEREAS, on February 11, 2013 the Village Board adopted Resolutions 2013-35 and 2013-36, (i) declaring its intent to act as Lead Agency for review of Action under SEQRA, and (ii) referring the Petition, Amendments and all supporting materials relating to the Action to the Planning Commission for review and recommendation; and

WHEREAS, on February 25, 2013, the Village Board adopted Resolution 2013-41 retaining BFJ Planning, Inc. ("BFJ"), a professional consulting firm providing the Village with expert planning, environmental and traffic services, to assist in the review of the Action; and

WHEREAS, the Planning Commission, at its regularly scheduled meeting on February 27, 2013, met with the Applicant and its Development Team to review and discuss the Action and all supporting materials submitted to the Village by the Applicant as of this date, including a presentation by the Applicant's Traffic Engineer regarding its initial findings regarding the ability for area roadways to sufficiently process the anticipated traffic generated by the facility; and

WHEREAS, during the February 27, 2013, meeting the Planning Commission questioned whether the Project could be developed in a manner that is consistent with the surrounding neighborhoods, and recommended that Petitioner and its Development Team explore mitigation measures to address the proposed height and bulk of the proposed facility, as well as the ability to screen the Site from adjacent neighbors, and asked that the Applicant present the Village with a visual assessment evaluating such issues; and

WHEREAS, on March 8, 2013, Petitioner submitted to the Planning Commission and Village Board a draft Zoning Text Amendment reflecting the comments of the Village Board and Planning Commission as of March 2013, and setting forth its proposed language for the EC District Regulations to be enacted in connection with the Amendments; and

WHEREAS, on March 13, 2013, the Planning Commission during a regularly scheduled meeting continued its review and discussion of the Action and supporting materials submitted to the Village by the Applicant and its Design Team as of this date, including the proposed language for the EC District Regulations; and

WHEREAS, on March 13, 2013, the Planning Commission recommended that the Applicant provide more data supporting its proposed parking ratio from similarly-sized facilities in the region, include more stringent locational criteria in the Amendments, and lower the maximum height permitted under the Amendments, including reducing the allowable distance from commercial and personal service establishments to ¼ mile, as well as including a separation distance provision prohibiting two sites within ½ mile of each other from being included within the EC District; and

WHEREAS, on March 25, 2013, the Village Board received a comment letter from the Westchester County Planning Board consenting to the Village Board serving as Lead Agency, encouraging the Village to explore opportunities to connect the Facility to the "Old Village" area through sidewalks and bus routes, ensure that the Amendments are consistent with the Village's comprehensive plan, as well as explore with the Applicant "I&I Mitigation" to offset increased sewage flow into the County sewer infrastructure; and

WHEREAS, on March 28, 2013, the Village Board received a letter from the New York State Department of Transportation ("NYSDOT") consenting to the Village Board serving as Lead Agency, and indicating that the Applicant's proposed design would require a Highway Work Permit; and

WHEREAS, on April 15, 2013, the Planning Commission provided the Village Board with the minutes from its February 11, 2013, and March 13, 2013, regular meetings, as well as the Commission's specific written comments on the Action issued pursuant to Article XI of the Village Zoning Ordinance; and

WHEREAS, on July 16, 2013, Petitioner submitted the following materials to the Village Board:

- - a revised draft Zoning Text Amendment reflecting the comments of the Planning Commission, the Village Board and BFJ;
- a revised "Preliminary Site Layout Plan & Section," dated July 16, 2013, prepared by JMC;
- drawing SP-2 "Preliminary Site Grading Plan," dated July 16, 2013, prepared by JMC;
- drawing SP-3 "Preliminary Site Landscaping Plan," dated July 16, 2013, prepared by JMC;
- supplemental Letter regarding Traffic and Parking Analysis, dated July 16, 2013, prepared by JMC; as well as
- Benchmark Senior Living Portfolio Comparison, illustrating density and parking ratios for modern assisted living models, prepared by Petitioner, dated July 16, 2013; and

WHEREAS, certain aspects of the Project and Amendments as reflected in Petitioner's submission from July 16, 2013 had been modified as a result of the comments of the public, neighboring property owners, the Village Board, the Planning Commission and BFJ, including, *inter alia*: (i) the reduction of the proposed Assisted Living Residence from four (4) stories to three (3) stories; (ii) limiting the applicability of the Amendments to those properties located within $\frac{1}{4}$ of a mile from existing commercial establishments in the Village; (iii) requiring that any two sites in the EC District must be separated from each other by at least $\frac{1}{2}$ mile; and (iv) including new landscape buffer and screening requirements in the EC District Regulations; and

WHEREAS, the Village Board requested that the Applicant conduct a comprehensive visual assessment study to ascertain whether the Project would impact neighboring properties and overall consistency with the character of the surrounding area; and

WHEREAS, on July 22, 2013, Petitioner and its Development Team met with the Village Board and interested members of the public to present a multi-platform digital imaging visual assessment of the Project demonstrating the views of the proposed three (3) story Assisted Living Residence from adjacent properties and public roadways, such that the Village Board and the public could evaluate the potential visual impact of the Project as well as the screening capabilities provided by the topography, open space and vegetation at the Site; and

WHEREAS, Petitioner's visual assessment was made available to the public and was presented at subsequent Village Board meetings, including a joint work session with the Planning Commission; and

WHEREAS, during the Village Board's July 22, 2013, meeting with Petitioner, various members of the public, including residents living on Maple Hill Road, were provided with the opportunity to ask questions of Petitioner and its professional consultants regarding the

Action, as well as request that the Village Board seek more information about the Project; and

WHEREAS, during the Village Board's July 22, 2013 meeting, the Applicant's Traffic Engineer presented the revised findings of JMC's analyses establishing the ability of intersections in the vicinity of the Site to accommodate any anticipated additional traffic generated by the Facility backed by various publications from professional traffic expert organizations as well as traffic and parking counts conducted at facilities operated by the Applicant of similar size and programming within the region, as well as a proposal to restripe Manville Road to provide separate left and right turns at Bedford Road; and

WHEREAS, during the Village Board's July 22, 2013 meeting the Applicant presented its Portfolio Comparison Analysis establishing current market demands governing the general unit count and density of any assisted living facility in the region, which demonstrated that the modern model requires approximately eighty-four (84) to ninety (90) units to remain viable; and

WHEREAS, the Village Board reviewed the comments of the Planning Commission, the questions of the public, and the guidance of its professional consultants, and asked that the Applicant provide further and additional analysis of the views of the Site in the winter time, provide stormwater management and grading plans, consider reducing the amount of parking spaces at the north of the site to avoid impacting the adjacent neighbor, and meet with the Village's Fire Department and Department of Public Works to address the utility connections and emergency vehicle access to the Site; and

WHEREAS, on August 2, 2013, and August 8, 2013, Petitioner and its design professionals met with representatives of the Village Fire Department, Village Department of Public Works, Village Building Department and BFJ to review the fire access, utility and stormwater management plans for the Project; and

WHEREAS, thereafter BFJ informed the Applicant that JMC should confirm that the estimated peak hours in its Traffic Report are consistent with prior assessments of traffic volumes performed by the NYSDOT in the vicinity of the Site on an unrelated project, as well as perform traffic counts at the Bedford Road/Broadway/Bedford Terrace intersection; and

WHEREAS, on August 20, 2013, Petitioner submitted the following materials to the Village Board:

- Drawing SP-1 "Preliminary Site Layout Plan & Section," revised August 19, 2013, prepared by JMC;
- Drawing SP-2 "Preliminary Site Grading Plan," revised August 19, 2013, prepared by JMC;
- Drawing SP-4 "Preliminary Site Utilities Plan," dated August 19, 2013, prepared by JMC;
- Figure 1 "Preliminary Earthwork Analysis," dated August 19, 2013, prepared by JMC;
- Figure 2 "Snow Storage Sketch," dated August 19, 2013, prepared by JMC;
- Supplemental Letter regarding the Traffic and Parking Analysis, dated August 15, 2013, prepared by JMC; as well as
- Preliminary Stormwater Pollution Prevention Plan ("SWPPP"), dated August 19, 2013, prepared by JMC; and

WHEREAS, certain aspects of the Project as reflected in Petitioner's submission from August 20, 2013 had been modified further as a result of the comments of the public, the Village Board, the Village Fire Department, Village Department of Public Works, Village Building Department and BFJ, including, *inter alia*, providing emergency vehicle access behind the proposed Assisted Living Residence and access to fire hydrants on all sides of the Site, as well as a proposal to "land bank" seven (7) parking spaces for additional green space and screening for neighbors living to the north of the Site; and

WHEREAS, on August 26, 2013, Petitioner met with the Village Board and interested members of the public to review the new material submitted, and revisions to the Project, including presenting a rendering of likely "winter condition" views of the Site from public view points along Maple Hill Road post-construction; and

WHEREAS, on September 16, 2013, the Village Board invited members of the public to present renderings and alternate visual analyses representing how these members of the public believed the Site would appear post-construction, and to explain their position on the overall impact of the Project upon the character of the community; and

WHEREAS, on September 16, 2013, several residents presented photographs and other renderings, including one resident presenting an approximately hour-long multi-media presentation involving two physical models, numerous digital images and "volumetric" comparison of the sizes of the buildings in the vicinity of the Site on either side of Bedford Road, including the bulk of the approximately twenty-four (24) buildings on the approximately thirty-five (35) acre "Foxwoods" multifamily residential development to the west of the Site, as well as other buildings within the village; and

WHEREAS, on September 16, 2013, approximately ten (10) residents living in the vicinity of the Site addressed the Village Board, and asked questions of the Applicant relating to the long-term viability of the Project, tax revenue and other financial benefits to the Village and Pleasantville School District, and the consistency of the Project with the surrounding neighborhood; and

WHEREAS, on September 30, 2013, the Village Board received a letter on behalf of Foxwood Condominium detailing suggested revisions to Petitioner's proposed EC zoning text; and

WHEREAS, on October 23, 2013, Petitioner submitted the following materials to the Village Board:

- Revised Site Utility Plan, dated October 21, 2013, prepared by JMC;
- Aerial Photographs of Site, prepared by JMC;
- Potential EC District Parcels Exhibit, prepared by JMC, dated October 21, 2013;
- Revised SWPPP, dated October 21, 2013, prepared by JMC;
- Supplemental Letter regarding the Traffic and Parking Analysis, dated October 21, 2013, prepared by JMC;
- Preliminary Geotechnical Report, dated October 2013, prepared by GTA Engineering Services of New York;
- Economic Impact Analysis, dated October 2013, prepared by UMass Donahue Institute ("Fiscal Assessment");
- Level 1 Market Qualification Report, dated November 6, 2012, prepared by Senior Housing Analytics ("Market Analysis");
- County Data Book analysis of increasing senior population in New

York State and Westchester County, dated 2011, prepared by the New York State Office for the Aging; as well as

- Memorandum regarding the Action's Compliance with Law and Consistency with the Village's Comprehensive Planning Goals, dated January 14, 2013, prepared by Zarin & Steinmetz; and

WHEREAS, on October 28, 2013, Petitioner met with the Village Board and interested members of the public to review the new material submitted; and

WHEREAS, subsequent to the October 23, 2013, submission, the Village Board received various comments from members of the public, including a report assessing the Project's economic impacts on Pleasantville, including a report estimating the tax benefits of the Project at full capacity, as well as additional comments on visual impacts, traffic and land use consistency; and

WHEREAS, on November 12, 2013, BFJ directed Petitioner to submit additional information regarding traffic and circulation, economic/fiscal impacts upon the Village, stormwater management, utilities and retaining walls; and

WHEREAS, on November 25, 2013, the Westchester County Department of Planning submitted a letter to JMC indicating that Bus Stop 1862, currently located along Bedford Road (northbound) just north of the Site, should be relocated to an area between the proposed driveway and Maple Hill Road, and that a sidewalk should be constructed to connect the relocated bus stop with the proposed site access sidewalk; and

WHEREAS, on November 25, 2013, Petitioner submitted the following materials to the Village Board:

- Preliminary Plans SP-1 through SP-13, dated November 25, 2013, prepared by JMC;
- Truck Turning Analysis and Sight Distance Plan, dated November 25, 2013, prepared by JMC;
- Mosely Architects/BerryRio Drawing A2.04 "Roof Plan," dated November 25, 2013;
- Revised SWPPP, dated November 25, 2013, prepared by JMC;
- Response to BFJ/Hudson Engineering Comments Memorandum, prepared by JMC, November 25, 2013;
- Value Impact Analysis, dated November 25, 2013, prepared by Hudson Property Advisors, LLC;
- 2012 Tax Assessment Data for the Atria at Briarcliff Manor, obtained from the Tax Assessor's Offices of the Village of Briarcliff Manor and the Town of Ossining; as well as
- 2012 Tax Assessment Data for the Atria on the Hudson, obtained from the Tax Assessor's Offices of the Village of Ossining and the Town of Ossining; and

WHEREAS, on December 2, 2013, the Village Board, as well as its staff and professional consultants, visited the Site to assess potential impacts on views from adjacent properties and to further analyze whether the Project would be consistent with the character of the neighborhood and overall community; and

WHEREAS, on December 2, 2013, Petitioner met with the Village Board and Planning Commission in a joint public work session to review the new material submitted, including, a presentation from Hudson Property Advisors, a New York State Certified General

Real Estate Appraiser, regarding its empirical assessment of the potential impact the development of a senior living facility may have on adjacent residential property values, which presentation concluded that no significant adverse impact to the value of the single-family and multifamily properties adjacent to the Site if the Project were constructed; and

WHEREAS, on December 19, 2013, pursuant to BFJ's request, JMC submitted a memo summarizing an additional analysis of queue lengths at the intersection of Bedford Road, Broadway and Bedford Terrace; and

WHEREAS, on January 3, 2014, BFJ provided the Village Board with a Memorandum indicating that: (i) JMC had addressed adequately all comments relating to traffic; (ii) the proposed driveway design was appropriate to accommodate the turning radii of vehicles entering and exiting the Site, including, single-unit and fire trucks; and (iii) the design of the Applicant's proposed stormwater exfiltration system and retaining wall would be able to fully comply with all applicable regulations; and

WHEREAS, BFJ also indicated in its January 3, 2014 Memo that its affiliate Urbanomics, reviewed Hudson Property Advisors' Value Impact Analyses, and concurred with the empirical assessment contained therein, but sought additional anecdotal testimony to corroborate the finding that the Project would not result in a significant adverse impact upon the value of the single-family and multifamily properties adjacent to the Site if the Project were constructed; and

WHEREAS, on January 6, 2014, Petitioner met with the Village Board and presented the following materials, which were subsequently made available to the public:

- Mosely Architects/BerryRio Drawing "Pleasantville Elevation Study, South Elevation and East Elevation," dated December 31, 2013;
- Mosely Architects/BerryRio Drawing "Pleasantville Elevation Study, North Elevation and West Elevation," dated December 31, 2013;

WHEREAS, on January 9, 2014, Hudson Property Advisors LLC submitted a response to BFJ's comments seeking additional qualitative and anecdotal assessments, summarizing additional interviews conducted with real estate professionals to assess potential impacts on property values from assisted-living facilities located adjacent to residential neighborhoods; and

WHEREAS, on January 13, 2014, Petitioner met with the Village Board and presented this additional information from Hudson Property Advisors; and

WHEREAS, the Village Board instructed its professionals to complete Part 2 of the EAF, and the Board reviewed such documentation at a public meeting on January 13, 2014; and

WHEREAS, the Village Board has undertaken a comprehensive review and consideration of all empirical studies, expert reports, plans and other related materials submitted by the Applicant and its Development Team, and has carefully and thoroughly considered all comments, memoranda and correspondence from its professional consultants and staff, the Planning Commission, the public and neighbors residing in the vicinity of the Site; and

WHEREAS, on January 13, 2014, the Village Board adopted a Negative Declaration under the State Environmental Quality Review Act, finding that the proposed "Unlisted" Action will not have a significant adverse effect on the environment, based on the criteria

listed in 6 NYCRR Section 617.7(c), including the Long-Form Environmental Assessment Form, the Petition, the Amendments, the Project, and all materials submitted by the Applicant and public relating thereto, as well as comments from Involved and Interested Agencies, the Village Board, Village staff and the public, and the conditions of that Negative Declaration adoption are incorporated herein; and

WHEREAS, the Westchester County Planning Board issued a referral letter dated March 10, 2014, on the zoning text amendment, with the following comments:

- Recommending that the Village identify sites that may meet the proposed locational criteria and consider those sites in the context of the Village's current plans and policies;
- Suggesting that the proposed assisted-living units would be subject to the Village's Affordable Affirmatively Furthering Fair Housing (A AFFH) zoning requirements; and;
- Noting that, under the County's Model Ordinance Provisions, local residency preferences are not to be applied to affordable A AFFH units;

WHEREAS, the Westchester County Planning Board issued a supplementary referral letter dated March 10, 2014, on the zoning text amendment, noting that, although the inclusion of fair and affordable housing units in the Project "would be welcome, the Board recognizes that the operational, services and physical residence characteristics of each assisted-living facility may make the inclusion of affordable units difficult or impossible based on financing. The targeted age and health status for residents may also create limitations on the ability of an operator to provide subsidized units"; and

WHEREAS, the Village Board has reviewed the two letters received from the Westchester County Planning Board dated March 10, 2014, on the zoning text amendment, and notes the following:

- The Board has reviewed the other sites in the Village identify sites that may meet the proposed locational criteria and has considered those sites in the context of the Village's current plans and policies;
- The Board has considered the feasibility of inclusion of affordable units within the Project and has determined that the assisted-living units would not be subject to the Village's A AFFH zoning provisions because they do not meet the Village's definition of "dwelling unit" due to their lack of kitchen facilities, and has further determined that the inclusion of affordable units would not be feasible due to the particular operational, services and physical characteristics of the Project; and
- The Board has determined that, because the Project will not include affordable A AFH units, the proposed local residency preferences are appropriate and are consistent with the Village's existing requirements for assisted-living facilities, as contained in Section 185-16 of the Village Code; and

WHEREAS, the Village Board held a duly noticed public hearing on March 10, 2014, on the Amendments, at which time all those wishing to be heard were given an opportunity to be heard; and

WHEREAS, during the public hearing on March 10th, various members of the public questioned whether the "floating" nature of the EC District could potentially result in several assisted-living facilities being developed within the Village at locations other than the Site,

and whether the Village Board has assessed how many other properties in the Village could potentially be applicable; and

WHEREAS, on March 17, 2014, the Village Board received a memo on behalf of the Village of Pleasantville Planning Commission indicating that it had no additional comments on the proposed zoning text amendments and zoning map change; and

WHEREAS, on March 20, 2014, Petitioner met with representatives of the Pleasantville Volunteer Ambulance Corps (PVAC) to address concerns expressed at the March 10th public hearing as to whether the PVAC would be able to accommodate additional emergency medical calls related to the proposed assisted-living facility; and

WHEREAS, the Village Board notes that Petitioner has stated that it will contract with a private vendor for non-emergency medical calls; and

WHEREAS, the Village Board recognizes that Petitioner and PVAC agreed to monitor the volume of calls subsequent to the commencement of the Facility's operation, and to work together to address any additional needs of the PVAC; and

WHEREAS, on March 24, 2014, the Village Board conducted a second duly noticed public hearing on the proposed local laws to amend zoning text in Chapter 185 of the Pleasantville Zoning Code and to amend the Village's Zoning Map, at which time all those wishing to be heard were given an opportunity to be heard; and

WHEREAS, pursuant to the requirements of Section 185-58(D) of the Village Code and Section 277.71 of the Westchester County Administrative Code, notice of the March 10th and March 24th public hearings was provided to the Town of Mount Pleasant; and

WHEREAS, the Village Board accepted additional written comments on the Amendments until noon on March 27, 2014; and

WHEREAS, the Village Board received a letter dated March 24, 2014, from a legal representative of an adjacent property owner to the Site, stating that the Amendments were contrary to the 1995 Master Plan and constitute spot zoning, and further noting that assisted-living facilities are presently allowed in the Village's Residence-Professional Office (R-PO) zone; and

WHEREAS, from the outset of its review process the Village Board has reviewed Project in the context of the Village's 1995 Master Plan Update ("1995 Master Plan), and amendments to that 1995 Master Plan related to the Marble Avenue Corridor Study, and recognizes that the 1995 Master Plan notes that Pleasantville is lacking elderly housing, but is largely silent on the means of addressing this need; and

WHEREAS, the Village Board notes that a Village's "comprehensive plan" is comprised of more than just a single document, and includes the policies identified during any planning and environmental assessments undertaken when evaluating whether a zoning amendment addresses identified needs of a community, and as such, benefits the Village as a whole; and

WHEREAS, the Village Board determined that the lack of housing and social services for seniors within the Village remains an area of concern for many residents and their families; and

WHEREAS, the Village Board recognized that the modern assisted living model is a new specialized use, which emphasizes quality residential amenities and on-site recreational resources, rather than the more traditional institutional facilities which are less compatible with surrounding residential uses; and

WHEREAS, the Village Board further recognized that this new specialized use is not addressed by any of the existing residential or commercial regulations in the Village Zoning Code, as illustrated by the lack of any assisted living facilities located in the Village's R-PO District, which is currently the only district where assisted living facilities are permitted; and

WHEREAS, the Village Board further recognized that the siting, bulk, density and use provisions governing assisted living facilities in the Village's Residential and R-PO Districts do not reflect the modern assisted living models offered by quality providers in Westchester County and the surrounding areas; and

WHEREAS, the Village Board determined that it would be prudent to evaluate whether amending the Village Zoning Code and Zoning Map as proposed by the Amendments would facilitate development of a use that would address an identified overall community need to provide housing and social resources to seniors; and

WHEREAS, the Village Board further recognizes that the 1995 Master Plan recommends that commercial uses in the "Old Village" area of the Village (located at the intersection of Bedford Road and Broadway), be compatible with the surrounding residential neighborhood, and that the 1995 Master Plan supports the revitalization of the Old Village through encouraging businesses that serve local shopping and service needs; and

WHEREAS, the Village Board has determined that, while the Site is not located within the Old Village, its general proximity to this area suggests that it is appropriate for the planning goals for the Old Village to be considered in the review of the Petition because residents of the Facility, their family members visiting and employees working at the Facility are likely to utilize many of the commercial establishments in this area, as well as within the Village's central business district; and

WHEREAS, the Village Board has determined that the Amendments proposed by Petitioner would be consistent with these planning goals by providing for locational criteria that permits assisted-living residences on limited properties within the Village, such as the Site, where such use would be compatible with surrounding uses, will foster safe and convenient access to local business and can be developed in an orderly and well-planned manner, and by providing for density, bulk and design restrictions which would control the size and scale of potential assisted-living residences; and

WHEREAS, based upon the numerous the assessments undertaken during the SEQRA process and the public hearings, and as expressed in great detail in the Negative Declaration, the Village Board has determined that developing the Facility upon the Site would be compatible with the adjacent neighborhoods and consistent with the overall community character, as it would serve as a transition "buffer" use between the single-family residences to the east, and the Foxwoods multi-family development subdivision and commercial properties to the west of the Site across Bedford Road, as well as encourage the use of commercial establishments in the Old Village by residents, employees and visitors of the Facility; and

WHEREAS, the Village Board also recognizes that the 1995 Master Plan was adopted almost twenty (20) years ago, and since the adoption of the 1995 Master Plan the Village

and surrounding region have experienced important demographic shifts, as well as to the Village's fiscal and planning objectives, which were not identified or addressed in the 1995 Master Plan; and

WHEREAS, the Village Board recognizes that one such change since 1995 is the rapid increase, and projected continued growth, in the population of adults that have attained the age of 60 years or older, and that it is important that the Village take steps to address this population growth by facilitating reasonable housing opportunities which ensure that this age group will remain residents of the Village and/or reside close to family members in the area, rather than losing this population due to the lack of any housing resources; and

WHEREAS, the Village Board has reviewed the demographic analyses published by the New York State Office for the Aging; market studies prepared by the Applicant; as well as numerous letters, testimony and other communications from residents, each of which corroborate the Village Board's conclusion that steps must be taken to provide social and housing opportunities for the rising population of senior citizens requiring some assistance with daily living within the Village and surrounding communities; and

WHEREAS, the Village Board has determined that the Amendments would permit a use at the Site that would address this identified social and housing need within the Village; and

WHEREAS, the Village Board recognizes that another change to conditions in the Village since 1995 is the decreasing tax base, and the need to pursue appropriate redevelopment opportunities which counteract this trend; and

WHEREAS, the Village Board has determined that the Amendments facilitate the development of a use at the Site that would represent a source of important tax revenue for the Village that would not also increase significantly demands on municipal resources such as schools which would offset such gains, and as such, would provide a benefit to the overall community; and

WHEREAS, the Village Board has further determined that the Amendments facilitate the development of a use that would create additional jobs within the Village, some of which may be held by Village residents; and

WHEREAS, the Village Board recognizes that, even if such jobs are held by non-Village residents, the increased employment would provide a benefit to the overall community through anticipated secondary economic benefits, including patronage by employees of the Facility of Village businesses; and

WHEREAS, sound planning requires that the Village Board recognize these changing conditions within the Village since 1995, and that it take appropriate steps, after undertaking the level of comprehensive public study of all potential impacts that has occurred in response to this Petition, to ensure that the Village's Zoning Regulations facilitate the limited development of senior housing within the Village; and

WHEREAS, the Village Board has determined that the Locational Criteria included in the EC District Regulations, most notably the 3.5-acre minimum size requirement, the ¼ mile maximum distance from commercial and personal service establishments, as well as the ½ minimum separation distance between two EC District sites, ensures there are very few, if any, other existing properties in the Village which could qualify for inclusion within

the EC District, thereby addressing the concerns of residents regarding overdevelopment of such use in the Village; and

WHEREAS, in light of the questions raised by members of the public during the March 10th public hearing, the Village Board's special land use counsel conducted additional legal analysis, and issued an opinion that should the Village Board adopt the Amendments, it would not constitute "spot zoning" because the Amendments are calculated to benefit the community as a whole by facilitating the Village's well considered planning goals set forth herein; and

WHEREAS, in light of the questions raised by members of the public during the March 10th public hearing, the Village Board's special land use counsel has advised the Village Board of the appropriate noticing requirements for the proposed local laws pursuant to Chapter 185 of the Village Code, including an opinion that the Village Board is not required to notice every property owner within 500 feet of any site which could potentially be rezoned to the EC district, as such property owners would be required to be noticed in the event that such additional rezonings were to occur in the future ; and

WHEREAS, the Village Board's special land use counsel also concluded that notice of the public hearings on the Amendments was properly provided to the public in accordance with the Section 185-58 of the Village Code, and all other relevant state and county laws, and regulations, including, *inter alia*, identifying the Site as the only "land or district affected" by the Amendments, and mailing notice to the all property owners within five hundred (500) feet of the Site; and

WHEREAS, the Village Board has reviewed the entire Record of its review of this Petition, including the assessments of the Amendments and Project compiled during the SEQRA review process, the grounds supporting the Negative Declaration, the 1995 Master Plan and changed conditions in the community since that 1995 Master Plan, the comments of the Village Planning Commission, Westchester County Planning Commission, the Village's professional staff and consultants, as well as the members of the public, and has determined that the creation of the EC District proposed by Petitioner would benefit the community by facilitating the planning goals identified in the 1995 Master Plan, as well as those goals identified by the Village Board in response to changed conditions within the Village since 1995; and

WHEREAS, the Village Board acknowledges that any significant change to the Project, including height or density, would also be subject to a separate approval process, including a separate analysis under SEQRA; and

WHEREAS, the Village Board has determined that establishment of an EC District and designation of such district on the Site as proposed by the Applicant is consistent with the statement of intent and objectives in Section 185-2, Article I, General Provisions, of the Village Code of the Village of Pleasantville; and

NOW, THEREFORE, BE IT RESOLVED, that the Board of Trustees of the Village of Pleasantville hereby grants the Petition subject to the following conditions:

- (a) Section 185-30.3 (Locational Criteria) of Article VI-A shall be revised to make clear that a proposed site must be located within 1/4 mile walking/driving distance of retail, commercial and personal service establishments *within the Village* [emphasis added], as consistent with the Statement of Intent and Objectives in Section 185-30.1.

- (b) The Applicant shall pay all outstanding consultant review fees in connection with Board of Trustees review of this application.
- (c) Site plan approval by the Planning Commission shall be required to implement the provisions of the requested EC District and shall be undertaken in accordance with the procedures set forth in Section 185-50F of the Village Code of the Village of Pleasantville.
- (d) In the event the State of New York refuses to maintain or repair the existing retaining wall located along the western portion of the Site on Bedford Road within the New York State right-of-way, the Applicant, its successors and assigns, shall be responsible for the maintenance and repair of the existing retaining wall located along the western portion of the Site on Bedford Road within the New York State right-of-way, in the event that the retaining wall is damaged, or otherwise requires repair, during such time as the Site remains within an EC District.
- (e) In the event that the Applicant has not obtained a Building Permit and commenced construction on the Site within two (2) years from the date of site plan approval by the Planning Commission, the Site will revert to its prior zoning designation of One-Family Residence (RRR) and the Local Law 3 of 2014 approving the Amendment to the Village Zoning Map from RRR One-Family Residence (RRR) District to Elder Care (EC) Floating District shall be null and void.

BE IT FURTHER RESOLVED, that the Village Board hereby adopts Local Law 3 of 2014 amending the Village of Pleasantville Zoning Code as follows:

Add a new Article VI-A to the Village of Pleasantville Zoning Code:

**ARTICLE VI-A
Eldercare Community (EC) Floating District**

§ 185-30.1 Statement of Intent and Objectives

- A. In adopting this Article, the Village Board of Trustees recognizes that there is an increasing societal need to provide specialized housing for senior citizens requiring some assistance with daily living. The Village Board also recognizes the equally important need to balance the goals of revitalizing the Village's business districts and preserving the character of its residential neighborhoods. Locating housing for the Village's senior population within proximity to the Village's commercial districts, while minimizing potential adverse impacts on adjacent neighborhoods, can bolster the local economy through daytime patronage of the local businesses in these areas without placing an undue burden on the quality of life in existing neighborhoods. Accordingly, it is the intent of the Village Board to create a floating zoning district permitting assisted living residences on those limited sites within the Village where such use will be compatible with surrounding uses, will foster safe and convenient access to local business, and can be developed in an orderly and well-planned manner.

§ 185-30.2 Inclusion within the EC Floating District

- A. Amendment to the Village Zoning Map. In accordance with the procedures for Amending the Zoning Code set forth in Article XI of this Chapter, upon its own motion, or upon a Petition submitted by a duly authorized representative of an owner of any parcel of land within the Village, the Village Board of Trustees may amend the Zoning Map to include such parcel within the EC District and subject to the use, density and bulk regulations set forth in this Article, provided that such parcel satisfies the Locational Criteria set forth below.
- B. Planning Commission Review. Upon the Village Board of Trustees including a parcel(s) within the EC District, implementation of development shall be subject to the requirements set forth herein, as well as all other applicable regulations in this Chapter, in accordance with the Village Planning Commission's site plan review authority and procedures set forth in Section 185-50.

§ 185-30.3 Locational Criteria

- A. The EC District may only be applied to a parcel(s) within the Village that contains a minimum area of 3.5 acres, and contains frontage along a county or state road. The proposed site must also be located within 1/4 mile walking/driving distance of retail, commercial and personal service establishments existing on the date of the enactment hereof, and accessible by safe and convenient pedestrian routes, travel by public bus service, or accessible by a private transportation service for residents of the assisted living residence provided by the operator of such residence.
- B. The EC District may not be applied to two (2) or more proposed sites which are located within a 1/2 mile of each other.

§ 185-30.4 Permitted Use in the EC Floating District

- A. Assisted living residence, as defined by Section 185-3, subject to the requirements set forth in this Article.

§ 185-30.5 Use and Density Standards.

- A. Ownership. The entire site upon which an assisted living residence is proposed shall be maintained in single ownership for as long as such use exists.
- B. Required features, amenities and services. An assisted living residence shall include the following:
 - (1) Individual residential units containing living/sleeping area(s) and a private bathing facility or shower. At least 10% of the total number of residential units shall be designed so as to be fully accessible to handicapped residents.
 - (2) Living area(s) for the common use of the residents, adequate in location, number, size, variety and amenities to satisfactorily serve the needs of such residents. Such living areas may include but not be limited to living rooms, TV rooms, libraries, music rooms, activity rooms and multipurpose rooms.

- (3) Dining area(s) for the common use of the residents, adequate in location, number, size and amenities to satisfactorily serve the needs of such residents, and in which all meals shall be served to all residents on a daily basis.
- (4) Central commercial kitchen adjacent to and from which food service is provided to the common dining room(s).
- (5) Indoor and outdoor passive recreational areas for the common use of the residents.
- (6) Lavatory facilities located near the common room(s) for the use of residents and guests.
- (7) Laundry facilities for the residents' personal use.
- (8) Linen and housekeeping services.
- (9) Personal-care services that need not be provided by licensed personnel, including, but not limited to, assistance with dressing, bathing, eating, ambulation and general supervision.
- (10) Twenty-four-hour occupancy by on-site responsible staff person(s).

C. Optional features, amenities and services. An assisted living residence may include the following:

- (1) A central kitchen on each floor of the building for the residents' personal use, provided that adequate safety features are included in the design of such facility.
- (2) Kitchenettes in individual residential units, provided that adequate safety features are included in the design of such facilities; and further provided that, as contained herein, a kitchenette shall permit microwave ovens for cooking purposes but shall prohibit gas stoves, hot plates or any other device that maintains an open flame or exposed heated surface capable of creating a potential fire hazard.
- (3) Sleeping accommodations for overnight guests.

D. Density. The maximum permitted density on a lot containing an assisted living residence shall be based on the following site area requirements:

- (1) For each studio unit: 1,250 square feet of lot area.
- (2) For each one-bedroom unit or two-bedroom unit: 1,500 square feet of lot area.

E. Occupancy. The occupancy of residential units located in an assisted living residence shall be restricted as follows:

- (1) Each studio unit shall be occupied by no more than one person. Each one-bedroom unit or two-bedroom unit shall be occupied by no more than two persons. The

occupants of all units shall be permitted to have personal aids or care givers, proved that such personal aids or care givers do not sleep overnight in the units.

- (2) At the time of initial occupancy of the assisted living residence and when vacancies subsequently become available, occupancy in all units not reserved for staff and/or visitors shall be offered on a priority basis to residents of the Village of Pleasantville (at the time of such occupancy), and such residents shall be given a reasonable amount of time in which to accept or decline such offer. The operator thereof shall at all times maintain a waiting list for occupancy in the assisted living residence. All vacancies in such market rate units shall be filled by first offering occupancy to each Village of Pleasantville resident on such waiting list in sequential order until no names of interested Village of Pleasantville residents remain on such list, after which time occupancy in such market rate units may be offered to all other persons on a first-come, first-served basis. If a Pleasantville resident declines the first invitation for occupancy in a market rate unit in the assisted living residence, such individual shall, nonetheless, if he or she so desires, remain on the waiting list for market rate units in the original numerical order and shall be again offered occupancy in a market rate unit in such residence on a priority basis when the next vacancy of such a unit becomes available. If a Pleasantville resident declines a second invitation for occupancy in a market rate unit in the assisted living residence, such individual may, if he or she so desires, remain on the waiting list but shall be moved to the last position on such list, as it is then identified.

§ 185-30.6 Site and Structure Requirements

- A. **Bulk requirements.** The applicable bulk requirements set forth in Schedule II of this Chapter relating to multiple dwelling developments shall govern the development of any assisted living residence in the EC District. Notwithstanding the yard regulations set forth in Schedule II of this Chapter, existing or new retaining walls may be located in any yard, provided that, in the event that a new retaining wall is constructed in a yard, a planting strip with a minimum width of three (3) feet shall be provided between the new retaining wall and the property line, unless the Planning Commission waives the requirement for such planting strip during Site Plan review undertaken in accordance with Section 185-50 of this Chapter.
- B. **Height requirements.** Notwithstanding Subsection A above pertaining to Bulk requirements, the maximum height of any building in the EC District shall be 3 stories or 39 feet, whichever is more restrictive.
- C. **Landscaping.** The lot shall be suitably landscaped to the greatest extent practicable, and all landscaping shall be properly maintained throughout the life of any use on any lot. At the discretion of the Planning Commission during its Site Plan review pursuant to Section 185-50 of this Chapter, buffer screening shall be provided as appropriate along property lines which adjoin adjacent residential lots. A landscaping plan prepared by a qualified person shall be submitted as part of the Site Plan review by the Planning Commission.
- D. **Off-street parking.** At least 1 parking space for every 2 units shall be provided on-site. Such parking spaces may be located within a required yard along any property line, provided that, a planting strip with a minimum width of ten (10) feet shall be provided between the designated parking area and the property line, unless the

Planning Commission waives the requirement for such planting strip during Site Plan review undertaken in accordance with Section 185-50 of this Chapter.

- E. Access and on-site circulation. Reasonable vehicular and pedestrian circulation shall exist to and from the site, taking into consideration the characteristics of the existing street and accessibility of the site and building(s) thereon for emergency service vehicles. Not more than one point each of vehicular ingress and egress shall be provided for each 200 feet of frontage on each lot. All vehicular driveways shall be designed to serve their intended function and the anticipated volume of traffic generated by the development. Adequate provision shall be made for the off-street loading and unloading requirements of delivery vehicles if determined by the Planning Commission to be necessary in the particular circumstances with appropriate landscaping and reasonable sound attenuation.
- F. Distance between buildings. The following minimum distances between buildings located on the same lot shall be observed:
 - (1) Between a principal building and a one-story accessory building: 20 feet.
 - (2) Between any two other buildings: a distance equal to the average height of such buildings at the points where such buildings are nearest one to the other.
- G. Usable open space. There shall be provided sufficient usable open and/or outdoor space for use by the residents, which shall be appropriate in location, size and design to the type of development and to the residents thereof. Within such usable open space, there shall be provided landscaped walkways with benches, flower gardens, patios and other appropriate facilities designed to accommodate a variety of outdoor passive recreational activities suited to the needs, abilities and preferences of the residents. Such outdoor space may be enclosed where appropriate for use by residents suffering from early stage dementia or similar ailments.
- H. Utilities. Central water supply and sewerage facilities shall be provided to the site. Utilities shall be placed underground to the greatest extent practicable.
- I. Refuse collection and storage. Adequate provision shall be made for collecting and storing refuse between collections. Any outdoor storage shall be in centralized containers of adequate capacity to prevent overflow and designed to prevent rodent infestation. Screening of such garbage storage areas shall be provided.
- J. Lighting. Adequate exterior lighting shall be provided to ensure safe pedestrian and vehicular travel around the site. Such lighting shall be shielded from the view of all surrounding properties and streets.

BE IT FURTHER RESOLVED, that the Village Board hereby adopts Local Law 3 of 2014 amending the Village of Pleasantville Zoning Code pursuant to Section 185-58 so as to amend the Zoning Map of the Village of Pleasantville as follows:

Section 185-5 of the Village of Pleasantville Zoning Code entitled Zoning Map herein is amended to change the zoning designation of an approximately 3.9 acre portion of the property bordering Bedford Road in the Village of Pleasantville designated on the Village of Pleasantville Tax Map as Section 99.15, Block 3, Lot 67 from the RRR One Family Residence District to the

Eldercare Community (EC) Floating District under Article VI-A of the Village Zoning Code as established above. The portion of the affected land that is subject to the change in zoning designation to the EC District is shown as "Parcel A" on a certain map annexed hereto as Ex. 1, and which is more fully described on the document annexed hereto as Ex. 2.

BE IT FURTHER RESOLVED, that these adopted laws shall become effective upon filing with the Office of the Secretary of State and,

BE IT FURTHER RESOLVED; if any clause, sentence, paragraph, word, section or part of this local law shall be adjudged by any court of competent jurisdiction to be unconstitutional, illegal or invalid, such judgment shall not affect, impair or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, word, section or part thereof, directly involved in the controversy in which said judgment shall have been rendered.

ADOPTED:

Peter Scherer, Mayor

Mindy Berard, Trustee

Jonathan Cunningham, Trustee

Brian Skarstad, Trustee

Colleen Griffin Wagner, Trustee

Res. No. 2014-49 Authorization to Surplus Village Equipment

Motion made by Trustee and duly seconded by Trustee that the following resolution is put forth for adoption:

RESOLVED: that the Board of Trustees hereby authorizes the surplus of the following Village equipment:

EQUIPMENT	VALUE
1989 Mack Garbage Truck	\$8,000 to \$10,000
1996 Eager Beaver Trailer	\$1,500 to \$2,000
2006 Ford Crown Victoria Police Car	\$1,500 to \$3,000
2006 Ford Crown Victoria Police Car	\$1,500 to \$3,000
Hobart Food Mixer	\$3,000 to \$4,000
Carter Hoffman Stainless Steel Table	\$1,300 to \$1,500
Traulsen Refrigerator	\$ 500

ADOPTED:

Peter Scherer, Mayor

Mindy Berard, Trustee

Jonathan Cunningham, Trustee

Brian Skarstad, Trustee

Colleen Griffin Wagner, Trustee

Res. No. 2014-50 Authorization to Notice a Public Hearing Amending Chapter 173 Vehicles and Traffic – Sutton Place

Motion made by Trustee and duly seconded by Trustee that the following resolution is put forth for adoption:

RESOLVED: that the Board of Trustees hereby approves authorizes the Village Clerk to notice a Public Hearing for Monday, April 28, 2014, 8:00pm, prevailing time, 80 Wheeler Avenue, Pleasantville, New York, to hear comments as it pertains to a Local Law amending Chapter 173 Vehicles and Traffic, Section 173-63, Parking Prohibited Certain Hours as follows:

SECTION: Amending Chapter 173 Vehicles & Traffic, Section 173-63 Parking Prohibited Certain Hours

ADD

<u>NAME OF STREET</u>	<u>SIDE</u>	<u>TIME LIMIT HOURS/DAYS</u>	<u>LOCATION</u>
Sutton Place	Both	2pm – 4pm School Days	Entire Length

ADOPTED:

Peter Scherer, Mayor	_____
Mindy Berard, Trustee	_____
Jonathan Cunningham, Trustee	_____
Brian Skarstad, Trustee	_____
Colleen Griffin Wagner, Trustee	_____

Res. No. 2014-51 Authorizing the Village Assessor to Modify the 2015 Tentative Assessment Roll

Motion made by Trustee _____ and duly seconded by Trustee _____ that the following resolution is put forth for adoption:

RESOLVED: that the Board of Trustees hereby authorizes the Village Assessor to modify the 2015 Tentative Assessment Roll as per the attached determinations made by the Board of Assessment Review.

ADOPTED:

Peter Scherer, Mayor	_____
Mindy Berard, Trustee	_____
Jonathan Cunningham, Trustee	_____
Brian Skarstad, Trustee	_____
Colleen Griffin Wagner, Trustee	_____

Res. No. 2014-52 Accepting Anonymous Donation to Clinton Street Center

Motion made by Trustee _____ and duly seconded by Trustee _____ that the following resolution is put forth for adoption:

RESOLVED: that the Board of Trustees hereby accepts an anonymous donation to the Clinton Street Senior Center in the amount of \$100.00.

ADOPTED:

Peter Scherer, Mayor _____

Mindy Berard, Trustee _____

Jonathan Cunningham, Trustee _____

Brian Skarstad, Trustee _____

Colleen Griffin Wagner, Trustee _____

END OF RESOLUTIONS

There being no further business to come before the Board a motion to close the meeting was made by Trustee _____ and seconded by Trustee, _____ all in favor

Meeting Adjourned:

Village Clerk