

**VILLAGE OF HASTINGS-ON-HUDSON, NEW YORK**  
**BOARD OF TRUSTEES**  
**REGULAR MEETING**  
**MARCH 18, 2015**

A Regular Meeting was held by the Board of Trustees on Tuesday, March 18, 2015 at 7:33 p.m. in the Orr Room, Hastings Public Library, 7 Maple Avenue.

**PRESENT:** Mayor Peter Swiderski, Trustee Bruce Jennings, Trustee Marjorie Apel, Trustee Meg Walker, Trustee Nicola Armacost, Village Manager Francis A. Frobels, Village Attorney Linda Whitehead, and Village Clerk Susan Maggiotto

**CITIZENS:** Five (5).

**APPROVAL OF MINUTES**

On MOTION of Trustee Armacost, SECONDED by Trustee Apel with a voice vote of all in favor, the Minutes of the Regular Meeting of March 3, 2015 were approved as presented.

**APPROVAL OF WARRANTS**

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

Multi-Fund No. 63-2014-15	\$125,262.10
Multi-Fund No. 65-2014-15	\$125,474.35

**PUBLIC COMMENTS**

**Tim Downey, 520 Farragut Parkway:** Would it be possible for the Board to consider having a structured time at the end of the meeting where there might be a chance to reply to that evening's topics?

We see there is a robust signage around the town for the elections. Can we ask those who put them in place if they would collect their signs. Also there was vandalism involving the signs. This vandalism has to stop, needs to stop; we should be able to allow for varying opinions without going to battle.

I keep talking about DPW efficiency; it is about finances, ecology and safety and making it easier for the men, and the deteriorated infrastructure. We ought to rethink our views on things to move forward differently. For example, Trustee Apel, in the last meeting you had a question about a vehicle age. It was 18 years old. That, to anybody who understands this line of work, should make you recoil in the seat. Eighteen years on vehicles, 20 years on

vehicles is entirely too long. It is a safety issue, a reliability issue, and equally important, a morale issue. These men do hear about other DPWs, Dobbs Ferry, Irvington. Irvington had a similar situation in the early 2000s. They let their equipment run down, they had to pass a million-dollar bond. They went out and retooled, and the morale changed overnight. Dobbs Ferry, they get quick consideration when they need a payload. We are working on a payload that is 20 years old; they have had three in the time we have had one. It is a morale issue, it is the communication between the governing body and the men executing the work. I understand you are going to go with the standard garbage truck. That is a good decision at this time because what I was suggesting is not something you can flip a switch on. I would like to see, though, that dialogue continue.

Going to the morale thing, when I see certain changes in manpower I ask why. I will see, for example, in the wintertime Parks and Rec people on garbage collection duty. That tells me somebody is not showing up to work. It puts a lot of burden on Manager Frobels, it puts a lot of burden on Mike. It would be nice if we had a collective effort here to change the culture. Mike can only do so much when men do not show up. It is important that this Board, when it is renewed after the elections, works more closely with the DPW. We have to reinvigorate that department collectively, as a Board.

**John Gonder, 153 James Street:** I noticed a nice yellow ear on a large doe. I wish they had more shooters or darters. They have four, they could use maybe 10 or 12.

This board keeps on using the word "forward. We have decent seats instead of those antiquated Dutch pews that go back to the 1650s or so. It is budget time, maybe you should consider getting cushions for them. We are in the 21<sup>st</sup> century. You have those nice leather chairs and you sit back real comfortable. You only have a few people here, and that is why you do not have a crowd. They do not like to sit on those old benches.

But the most important thing is, it has been half a year since we had a report from Atlantic Richfield, what is going on, BP, Anaconda property. We are at 197 days without a report. Are things going on in the back room? There must be some conversations going on. Are they pumping some PCBs out? Mr. Frobels should get a phone call once in awhile and give us a little information, or, as I requested, Jeremiah Quinlan, he must meet with them in six months. I hope that you consider Building 52. Have they asked for a permit in the last 6 ½ months, and what is your consideration? If they use that building and you put something commercial there, 90 percent of our people in the commercial property on Main Street, Warburton, Southside could fit in that building. Would you bring in a bunch of people putting our other people out of business? Maybe you should reconsider that building and say, you want the permit, we will give it to you, because you are going to hurt uptown.

**Patrick Randolph Bell:** I would like to say hello to the people out there in TV-land. I would love to see a public comments period at the end of the meeting like numerous municipalities do. Not long, two or three minutes. It can be a problem to wait two weeks to discuss something that just happened. It might be better, while it is fresh to touch on some issues which are raised in each meeting. We have got three guys who are going to do public comments tonight. That is an extra 5 minutes, maybe, at the end. You have already been there for 2 ½ hours if you are that long. Five minutes would be something great our Board could adopt.

It could have been a misspoken thought during the Trustee debate, when Mr. Lemons said he thought the DPW study was going to come out in a day or two. It was FOIEd from the Village and Dobbs Ferry also and from the state and from the LaBerge Group, and nobody wants to show it to me because they are saying it is confidential, an interagency document, a non-final draft document and might be exempt from FOIA. I should get some of the facts of that document rather than a complete blanket denial. You have not denied me yet. If there are certain things you would like to redact, hopefully you will not give me an entire blanket denial like Dobbs Ferry did.

To touch back on that, Mr. Lemons stated it was one or two days. I am not sure how I cannot get this information if I FOIA'd it and you guys are saying we cannot tell you anything but somehow, somebody told him something. Maybe that was a misstatement of fact or he might have heard something else. But in case somebody did tell him, I think that violates one of our Village ethics codes. It is called "*Section 18-3(6) Confidential Information: A Village officer or employee, and former Village officers and employees, should not disclose any confidential information or use it to further anyone's personal, business or political interests.*" When Mr. Lemons was able to state that this should be out in one or two days that gives him a political advantage. It shows that he is a political insider and he knows more about this study than anybody who was up there running for Trustee. I am sure Ms. Walker knows, but that is her job to know what is going on in that study. Maybe someone will figure out how did this man get this information when nobody else has this information.

I wish everybody best of luck in this election. It is an amazing turnout and the Village should be very proud of itself that we had so many people vote today. I would also like to see the vandalism of these signs looked into. I know I called up the Police Department. I left a lead with somebody on the phone, and said you could call this person who said her neighbor's kid did it.

**Mayor Swiderski:** Mr. Bell, if you could address the Board.

**Mr. Bell:** OK, I am addressing everybody at the same time.

**Mayor Swiderski:** No, it is the Board that is addressed.

**Mr. Bell:** I was just hoping that lead is followed up on. I would love to have them down and speak to Mr. Doshin about it, but nobody ever likes to do that. But it is something that maybe if it was a teenager it might push them in the right direction to never do this again. You have made multiple statements through Hastings Forward to say this is a horrible practice and everybody should stop it. I commend you for that. I would like to see it taken the further step and see if we can find out who has been tearing down signs. Mine have been torn down, my write-in Patrick Randolph Bell for Mayor, and some of the fliers. The one in Five Corners disappeared. All of your guys' signs have all been messed with also. So has Bryan Healy's and Manchester's. Let us see if we can figure out who did this.

#### **18:15 AUTHORIZATION TO SIGN DONALD PARK FIRE PROTECTION DISTRICT AGREEMENT WITH TOWN OF GREENBURGH**

**Village Manager Frobel:** At our last meeting we left some questions unanswered. One involved the term of the contract and our enforcement authority. Attorney Whitehead has a report and we are ready to adopt this resolution.

**Village Attorney Whitehead:** I have spoken the town attorney in Greenburgh regarding getting in place an agreement going forward, as opposed to being reactive, that we are providing services right now and there is no agreement for those in place. He has reached out to the Town board member who works on these matters. I am going to keep trying to work on that so we have a current agreement in place.

The other issue that came up was enforcement. In the Village law we did not provide for line authority for enforcement on the alarm violations. What we have provided for if someone does not pay with the issuance of a violation is an additional fine, and the additional fines can be enforced in the Town, as well. I spoke with the Town attorney about that. The other way to do this would be for them to amend their law and then enter into an agreement with them for them to collect fines, then pass them on to us. They do not want to do that at this time, but they will help us if we have an issues in enforcement. It is going to be the same with people within the Village – you can charge an additional fine and, hopefully, the amounts will be up there and they will pay and you can enforce it the same way.

**Trustee Apel:** We still do not have an agreement going forward. So we are passing something that had to do with last year, and we are doing this fire protection but there is no official agreement.

**Village Attorney Whitehead:** The reason I would encourage you to sign this one now is that they owe you this money and you are not going to get it until you sign the agreement. I am working with them. I gather these have always been off by six months, eight months, ten months so I am trying to change that.

**Village Manager Frobel:** It was not as noticeable when we had a multiyear agreement. Up until two or three years ago it was always a three-year deal. The town changed it for an annual, and since then there has been this inconsistency in synchronization of it.

**Village Attorney Whitehead:** I am trying to work on that, but you did provide the services in 2014 and want to get paid for them. This is the way to get paid for that. I am hopeful that before your next meeting we will have something to present for 2015.

**Trustee Apel:** Because otherwise, we could set up another resolution with the bill and how much it is forward and just do it ourselves. Yes, no?

**Village Attorney Whitehead:** We could do that also, but I want to try work with them. They have asked if we could estimate what the amount is going to be for 2015, and I said we are in the budget process and as part of that process we should be able to come up with a number. The problem is, this is done on a calendar year and the Village's fiscal year is not on a calendar year so it overlaps two different fiscal years. But because of that, we can probably get them a number for 2015.

**Village Manager Frobel:** We do. In my original request I give them an estimate going forward. I tell them what equipment we are looking to buy in the course of the year and we give them a copy of our financial statement. So they have all that information.

**Village Attorney Whitehead:** Right. It did say that was an estimate so I think we just need to give them a something more concrete which, I am assuming, with getting the budget done we will be able to do.

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

**RESOLVED:** that the Mayor and Board of Trustees authorize the Mayor to sign the agreement with the Town of Greenburgh to provide fire protection services to the Donald Park Fire Protection District for the period January 1, 2014 through December 31, 2014 for \$321,666 payable by the Town to the Village of Hastings-on-Hudson.

<b>ROLL CALL VOTE</b>	<b>AYE</b>	<b>NAY</b>
Trustee Bruce Jennings	X	
Trustee Marjorie Apel	X	
Trustee Meg Walker	X	
Trustee Nicola Armacost	X	
Mayor Peter Swiderski	X	

**19:15 AUTHORIZATION OF TAX CERTIORARI SETTLEMENT – 765 NORTH BROADWAY**

**Village Manager Frobel:** the Board received the memorandum from Attorney Levy in which he outlines the procedure. It involves property at 765 North Broadway, an 87-unit apartment complex. Our defense, as usual, has been coordinated with the Town and school. It is the recommendation that the matter be resolved with his recommendation.

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

**WHEREAS,** petitions having been filed by the property owner, below challenging real property tax assessments on the Village's assessment roll with respect to the following parcels:

<b>Property Owner</b>	<b>Address Description</b>	<b>Year(s)</b>
<b>HASTINGS HOUSE TENANTS CORP.</b>	<b>765 North Broadway 4.10-1-13</b>	<b>2010- 2014</b>

**WHEREAS,** petitioner's court challenge is now pending in Supreme Court Westchester County; and

**WHEREAS,** the Village and the property owner have reached a mutually agreeable resolution with regard to the assessments at issue in the Court challenges; now therefore be it

**RESOLVED,** the Special Counsel to the Village is authorized to execute a settlement on behalf of the Village for assessments for no less than the following:

Years	Current AV	Reduced AV	AV Reduction
2010	300,000	220,000	80,000
2011	300,000	249,600	50,400
2012	300,000	253,600	46,400
2013	300,000	256,700	43,300
2014	300,000	269,800	30,200

The refund of Village taxes amounts to \$59,042.48±.

ROLL CALL VOTE	AYE	NAY
Trustee Bruce Jennings	X	
Trustee Marjorie Apel	X	
Trustee Meg Walker	X	
Trustee Nicola Armacost	X	
Mayor Peter Swiderski	X	

**20:15 HOME RULE REQUEST – HOTEL OCCUPANCY TAX**

**Mayor Swiderski:** This is returning with this particular resolution after a couple of years because it failed to pass the senate and assembly last time. So we voted on exactly this before, but it is back again.

**Village Manager Frobel:** You did, with a slight modification. Hastings does not benefit from this act at all, at least not today. In the absence of any hotels or motels, we will not be receiving any occupancy tax. In the past, of this three percent tax which was going to be levied per room, there was a provision whereby a portion would go into a dedicated fund to promote tourism for our region. That was also the incentive for us to support legislation that our neighbors are benefiting from directly. That is not in this act now. There is no set-aside for tourism. This is simply supporting legislation that our neighbors are eagerly supporting, and if the day comes when we have property that would qualify we could consider a local law. For now there is no direct benefit for the Village.

**Trustee Jennings:** Do you see any direct harm to the Village?

**Village Manager Frobel:** None. It is part of our Village officials committee meeting.. We like to support the efforts. The likelihood of it passing this time when it failed on two other occasions, nobody knows. For some reason there are objectors to this in Albany. The group thinks this has the greatest chance of passage. I am not certain why. That is the other point.

I asked Mike Blau, the manager in Tarrytown. He and Mike Mills have taken the lead on this in Elmsford. It is not imperative that Hastings sign this act. It can pass without our support. But we are named in it so that is why we are being asked to consider it.

**Trustee Apel:** If we decided as our village, if we ever had a hotel, that we wanted the hotel to support tourism that we could have law ourselves?

**Village Manager Frobel:** If this passed, because you are named in it, it is my understanding you could, at some future time, consider passing a law to collect an occupancy tax on a hotel if you had any in the Village.

**Trustee Apel:** But you have to have this law first?

**Village Manager Frobel:** Yes.

**Village Attorney Whitehead:** This has to go through the state legislature first. It is a home rule provision. So the state legislature has to act first, then the municipalities within the area that the home rule request was adopted could adopt their own local hotel tax.

**Trustee Apel:** Does a hotel fall under the same thing when a developer builds something and we ask for a recreation fee on certain properties?

**Village Attorney Whitehead:** It is different statutory authority.

**Mayor Swiderski:** This is a straightforward tax, and it is not decided to tourism. For a community like Elmsford that has quite a few hotels this is particularly important.

**Trustee Walker:** So previously, a portion of the money would go into a fund that was going to be available all the villages and the Town of Greenburgh for tourism, or to use collectively on tourism promotion. But now, it is going to be up to the individual municipality. They can still do that. We have the potential of having a hotel at some point. We would want other municipalities to support us if it was in our interest. It is only fair that we support them.

**Mayor Swiderski:** The VOC meets monthly, and a number of initiatives are discussed, including the pothole buster and others. This is one that comes up. And this time around, one of the reasons it has some juice behind it is that it is more than just these communities. There are a number of towns in Westchester that have joined. But ultimately, it has to get over the hump of a resistance to passing tax legislation in Albany, especially with the governor. So it will likely fail.

**Village Attorney Whitehead:** There has been none approved in many years. They did a bunch and then they stopped.

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

**WHEREAS,** the Board of Trustees adopted a resolution on April 5, 2011 supporting the concept of the adoption of state legislation to impose a room “occupancy tax” on persons occupying any hotel or motel for hire in the Village; and

**WHEREAS,** the resolution supported such a room “occupancy tax” in all Villages in the Town of Greenburgh as well as the unincorporated portion of the Town of Greenburgh; and

**WHEREAS,** in 2012, legislation was sponsored to permit, at local option, the imposition of a room “occupancy tax” for hotels and motels in the Town of Greenburgh, the six Villages in the Town and the Village of Sleepy Hollow; and

**WHEREAS,** in conjunction with the said legislation, the Board of Trustees adopted a Home Rule Request on February 28, 2012; and

**WHEREAS,** the Board of Trustees adopted a second Home Rule Request on June 17, 2013 in response to proposed legislation to permit, at local option, the imposition of a room “occupancy tax” for hotels and motels in the Town of Greenburgh, the six Villages in the Town and the Village of Sleepy Hollow

**WHEREAS,** the Village of Hastings- on Hudson has been made aware that a new Hotel Occupancy Tax will be coming to the floors of the Assembly (A922) and the Senate (S4281),

**WHEREAS,** the Village is supportive of the adoption of Hotel Occupancy Tax legislation entitled, “AN ACT to amend the tax law, in relation to authorizing the town of Greenburgh to adopt a local law to impose a hotel/motel occupancy tax for hotels not located in a village; authorizing specified villages in the towns of Greenburgh and Mount Pleasant to adopt a local law to impose a hotel/motel occupancy tax in such villages; and

**WHEREAS,** since the Village does not have the authority to enact such legislation by local law, the Village must request that the State act on the matter through the adoption of a Home Rule Request; and

**WHEREAS,** the Home Rule Request states in the portion of the document marked "Explanation" the following:

"Municipalities are very limited in the establishment of additional non-property tax revenue sources. Numerous municipalities in Westchester County have been enabled, via state legislation, to adopt at local option a hotel/motel occupancy tax. These municipalities have been provided an additional source of revenue to fund basic services to keep their communities safe and properly serviced. This legislation will assist the Town of Greenburgh and its Villages and the Village of Sleepy Hollow in the Town of Mount Pleasant to fund necessary services and place these municipalities on par with the other municipalities in Westchester County and throughout the state that have been enabled, via local option, to implement a hotel/motel occupancy tax." now therefore be it

**RESOLVED:** that the Board of Trustees does hereby adopt a Home Rule Request asking the state legislature to adopt Assembly Bill No. A992 and Senate Bill No. S4281 entitled "An Act to amend the tax law, in relation to authorizing the town of Greenburgh to adopt a local law to impose a hotel/motel occupancy tax for hotels not located in a village; authorizing specified villages in the towns of Greenburgh and Mount Pleasant to adopt a local law to impose a hotel/motel occupancy tax in such villages."

**ROLL CALL VOTE**

**AYE**

**NAY**

Trustee Bruce Jennings	X	
Trustee Marjorie Apel	X	
Trustee Meg Walker	X	
Trustee Nicola Armacost	X	
Mayor Peter Swiderski	X	

**Mayor Swiderski:** The VOC is composed of the villages in Greenburgh. We have also included Sleepy Hollow, which is not in Greenburgh, but participates in our discussions and our decision. That is why this does not just cover Greenburgh, but Mount Pleasant.

**21:15 ARBOR DAY PROCLAMATION**

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

**WHEREAS,** on January 4, 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees, and

**WHEREAS,** this holiday, called Arbor Day, was observed with the planting of more than a million trees in Nebraska on April 8, 1874, and in 1875 became a legal holiday in Nebraska, and

**WHEREAS,** Arbor Day is now observed throughout the nation and the world, and

**WHEREAS,** trees reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce oxygen and provide habitat for wildlife, and

**WHEREAS,** trees are a renewable resource giving us paper, wood for our homes, fuel for our fires and countless other wood products, and

**WHEREAS,** trees in our Village increase property values, enhance the economic vitality of business areas, and beautify our community; now therefore be it

**RESOLVED:** that the Village of Hastings-on-Hudson, recognized as a Tree City USA Community by the National Arbor Day Foundation for thirty (30) years, desires to continue its tree planting ways, and be it further

**RESOLVED:** that Mayor Peter Swiderski does hereby proclaim Friday, April 24, 2015 as Arbor Day in the Village of Hastings-on-Hudson and urges all citizens to support efforts to care for our trees and woodlands.

<b>ROLL CALL VOTE</b>	<b>AYE</b>	<b>NAY</b>
Trustee Bruce Jennings	X	
Trustee Marjorie Apel	X	
Trustee Meg Walker	X	
Trustee Nicola Armacost	X	
Mayor Peter Swiderski	X	

**Trustee Armacost:** Do we have a similar a proclamation about Earth Day?

**Village Manager Frobel:** I do not believe so.

**Trustee Armacost:** Can we?

**Village Manager Frobel:** Sure, be happy to.

**Village Attorney Whitehead:** Mr. Mayor, if I could just give an update on the Donald Park Fire District. As was promised to me, I did just get an e-mail from the town attorney in Greenburgh that they will have it on their April 8 town board agenda to do an agreement for 2015. I will work with him between now and then to finalize the agreement.

**Mayor Swiderski:** That is dynamic news reporting.

**Village Attorney Whitehead:** He told me he was going to e-mail me by 7:30. He was a little late.

### **22:15 CERTIFICATION OF ELECTION RESULTS**

**Mayor Swiderski:** There is a final resolution for certification of election results that will be read once we have election results in that are confirmed.

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

**Village Manager Frobel:** We have received word after my inquiry that they should be resuming work on the Warburton Bridge shortly. The country planners and engineers have a meeting with the contractor next week, where they are going to begin resuming work on the bridge. At some point in time this year they will be reversing those traffic patterns as they open traffic on the other lane and close off the one that will be under construction. It will continue to be traffic just southbound.

We have got budget work sessions scheduled for next week. I released my budget to the Board. Having gone through the budget with the department heads, it requires a less than 1 percent tax increase; like 0.60, somewhere in that vicinity, very modest. We are able to continue all the services that we have offered this past year, with some expansion. We have also taken a hard look at some repairs that we are going to need for our facilities, repairs to Village Hall, some work on the 911 system. The budget includes continuation of the road resurfacing program, but funded through the operating budget rather than through a bond. I look forward to a discussion with the Trustees over the next several weeks. It will be an interesting next six weeks as we delve deeply into the budget and look for ways we can modify it further.

**Mayor Swiderski:** The document that was distributed to us was posted?

**Village Manager Frobel:** Not yet. I always give it to the Board, let you look it over, and then we will release it now on the site.

## **BOARD DISCUSSION AND COMMENTS**

### **1. Chemka Pool - Spray Pool Repairs**

**Village Manager Frobel:** Kendra prepared for us a memorandum explaining needed repairs at the pool, in particular, the small pool, the "spray pool." She has got a problem, but she also has a solution. We have been able to build up over time our unallocated reserve for the pool fund so we have a source of money other than taxes to take care of this need. It is a safety concern that we want to address before we begin, and she has got some options.

**Kendra Garrison, Superintendent of Parks & Recreation:** What I just passed out was a packet of the surface that we would like to put down in the spray pool, the small one with the mushroom. It has a zero-depth entry there so it can get a little bit slick. Zero-depth means it starts at zero and goes down to one foot in the middle of the pool. We would like to take up the paint and put down a rubberized surface to prevent slipping. I am asking for permission to go ahead and spend the pool money, and get the approvals from to health department.

**Trustee Armacost:** I know it is in the memo, but can you articulate the amount of money that is in the pool fund and how much this would cost?

**Ms. Garrison:** I do not have that in front of me, but it is between \$20,000 and \$25,000 for the surface for the spray pool. The company has to come out and see what other work has to be done, once the snow melts. But as far as what is in the pool fund, I do not know.

**Trustee Armacost:** And you are going to get three bids for it?

**Ms. Garrison:** Correct.

**Trustee Armacost:** I think it is about \$135,000. Is that right?

**Village Manager Frobel:** It is, exactly, as of May 31. It is certified at \$135,000, but we are certain that through last year's operation that will grow somewhat. To what degree I do not know yet, but that is the minimum we have available.

**Trustee Apel:** What is the longevity of this?

**Ms. Garrison:** The guarantee is three years, depending on how much traffic it gets. It could last longer. The good thing about it is that you do not have to rip it all up. If you have a section that needs to be replaced they can cut it out and replace it.

**Trustee Apel:** How does that compare to other pool floorings?

**Ms. Garrison:** They are about the same; anywhere between three and five years.

**Trustee Walker:** The contractor that you will be using, of all the contractors you are receiving bids from, they all have experience installing this particular material?

**Ms. Garrison:** Correct.

**Trustee Jennings:** What kind of material is it, where does it come from?

**Ms. Garrison:** It is a rubberized composition. It is non-porous, which means the water does not go through it. I am not sure what else.

**Trustee Armacost:** Can we feel virtuous because it is recycled material?

**Ms. Garrison:** It is recycled material.

**Trustee Jennings:** I asked the question remembering the discussion of Reynolds Field. We want to do our due diligence to make sure there are not studies that suggest that a chemical or gas is exuded from this material. I am sure you will do that. We cannot always rely entirely on the representations of the companies. We need to do our own independent research.

**Village Manager Frobel:** Would the country health department help you on that?

**Ms. Garrison:** Yes, the engineer would have to approve anything we put in there.

**Mayor Swiderski:** Any extra cleaning requirements?

**Ms. Garrison:** No. It will power wash, but we power wash the pool now.

**Mayor Swiderski:** A problem and a solution presented. What are you seeking from us?

**Ms. Garrison:** Permission to go ahead and draw up a request for a proposal.

**Village Manager Frobel:** The idea is to have it in place before the pool is ready to open.

**Trustee Armacost:** Do we need to just agree, or do you have a resolution?

**Village Manager Frobel:** Just to agree. We will be back with the proposal for approval probably next meeting or the following. We will turn this around very quickly.

**Mayor Swiderski:** Any objections on the Board, or can we assume an agreement? Thank you.

## **2. Reynolds Field Playground Update**

**Village Manager Frobel:** The second item I have asked Kendra for is the Reynolds Field playground update. The committee has been meeting frequently, trying to come up with some consensus as to what they envision to occur at the park. At our last meeting there was some interest in making certain that the Board of Education was actively involved.

**Ms. Garrison:** We are still trucking along, we are still meeting with different playground companies and hopefully will come up with a consensus of what we want to see. The next step would be to hold a public meeting and invite the whole community down and get their input and feelings on it, and any ideas they might have that we have not thought of.

**Mayor Swiderski:** And the school has been involved?

**Ms. Garrison:** Yes, Wendy Naidich is on our committee now.

**Trustee Walker:** I would like to make a suggestion that you get the community input before you decide which pieces of equipment you want to use. It is great to also get their input afterwards, but then you are just presenting a fait accompli to the public. I like it better when

you hear from the public and what they want in equipment. Maybe they have some great ideas for that and for what kinds of other uses they would like to see down there. Perhaps they would like to have a little performance space or more picnic tables or a shade structure. So understanding what the need is. Maybe you do, and maybe you have done a survey of the people there. Right now is not a very good time to do a survey, but a survey at the playground, asking people what they would like to do. If you cannot do that through a survey then having a public meeting where people can talk about their wishes without seeing anything from you yet. Maybe the committee could present some of their ideas, maybe they have looked at some playgrounds around the country, they have images of ideas to inspire people's thinking. But then leave it wide open so people can express themselves rather than being constrained by what you are presenting to them.

**Trustee Apel:** I think it is a good idea. You want the community to buy in, you want it to be what they need.

**Trustee Walker:** Then the community really feels like they have been heard. When you come at them with a design they feel like all they can do is react to the design. And asking them what they want to do there as opposed to what kinds of equipment they want. They will come up with a bigger range of activities. Not all of them are possible, of course, but it gets them thinking creatively. We have got a wonderfully creative community. They have traveled, they have seen playgrounds around the country, they have some terrific ideas.

**Ms. Garrison:** Yes, sounds good. Thanks.

### **3. Parking Permits for Downtown Residents**

**Mayor Swiderski:** Every two or three years we reexamine this. It is further exacerbated this year because Warburton Bridge has made it difficult. We have had a number of e-mails from residents over the last six months who live in the Warburton-Washington Avenue area that are concerned about the fact that there is commuter out-of-town parking that makes availability very difficult. Just because it has been discussed and closed before does not mean it should stay closed since it remains a problem and seems to be increasing. The last lottery left quite a few people without spots in the parking lot, and they spill over on to side streets, in addition. We can try to figure out what we are going to do about this, if anything. This has foundered for a couple of reasons. For starters, the degree of the restriction: is it people on the street, or is it residents in town? Part of that is a philosophical issue around who pays taxes. Everybody in the Village pays taxes that support some of the roads, so we are left with a question should somebody's rights in the Village be restricted for access to a road for which their taxes pay. In the case of Warburton, this is a county road and the same issue applies there: are we restricting rights of nonresidents whose taxes indirectly fund that?

Then there is the logistical question of implementing this that we revisit periodically. Turnover in those neighborhoods and some of the buildings is higher so the issuing of permits and retraction of permits for people who have left the area but may continue to use those permits becomes an issue. Again, the extent of the restriction and the rules; when this has come up in the past, we have hit and broken our teeth on it and backed away. So I am throwing open the discussion but emphasizing that it seems to be even worse than it has been in the past because of the issues mentioned. There are more people coming in out-of-town. Anecdotally, the local parking situation on those streets seems worse so it is worth raising.

**Trustee Apel:** Has a study been done in the parking lot in the paid permit area? Are there empty spots? Is there a way to segregate those that go to work at 7:00 a.m. and are going to be there all day long from the person who is a casual user or who goes at 10 a.m.?

**Mayor Swiderski:** What you are doing is looking for a partial solution to this by perhaps utilizing spots in Zinsser that remain free after 10:00 a.m..

**Trustee Apel:** Yes, they are empty. Let us say I get a permit and I have it for the day, but I am not going to use it. How is anyone going to know that? Maybe there is a way to free it up. I do not know how you do that.

**Village Manager Frobel:** I do not see how because that person who has the annual may show up at 1:00 p.m. and expect to have a parking space. You are saying we would have allowed someone to pay on a daily rate? You mean they would have parked there with a Hastings sticker?

**Trustee Apel:** Yes, they could come in and park. If no one is going to use it or no one is going to be there all day, it is like shared parking. Maybe there are people who could have a shared parking permit and they are going to alternate with their friends. They go to work Monday, Wednesday, Friday and the other one goes Tuesday, Thursday. I know that is hard and tricky.

I would like to look at the hours of the parking meters in the area to see when they start and when they are not in operation. Maybe the hours are too short. They may not be able to come down until 10:00 a.m., but the hours are short and they need to stay the whole day and they cannot. We have to look at the rules in the surrounding neighborhoods to see when all the restrictions are, and then see if there is any way we could modify them

**Trustee Jennings:** Insofar as nonresidents come in to Hastings, park at long-term meters for example, then hop on the train. I have not paid too much attention to this recently, but I

think the long-term meters on Maple Avenue northbound are not like the long-term meters in the Zinsser lot in that you do not have to have a free resident sticker to park there. I do not know who is parking on Maple, but it would seem logical to simply extend the requirement of the free resident sticker to those other long-term meters which are a short distance away from the ones we now require that for. I am not sure what the rationale of just being in the Zinsser lot is. That might help a little bit from the point of view of the residents. I do not have any thoughts about Warburton Avenue. That is a logistically difficult problem. I would ask the question, I suppose the answer must be yes, do we have the legal authority to restrict parking on a public street.

**Village Attorney Whitehead:** It has to go through the state legislature. You have to get a home rule. That is the other part of the logistics.

**Village Manager Frobel:** I do not think it is insurmountable, though.

**Mayor Swiderski:** But it is not done casually.

**Trustee Jennings:** I just want to depart with this thought. It has been a pet idea of mine for a long time although I do not know that it is, in fact, feasible either economically or in other ways. A great number of people would be willing to walk downhill to the train station in the morning if they did not have to walk back uphill at night. If we could have an evening rush hour jitney service I think we would cut down on the number of people who would drive their cars to the train station, perhaps easing the waiting list on the monthly. Jitneys are tough to keep going. You have to hire a driver, you have to have the vehicle, sometimes the ridership is very low. I am not talking about a 24/7 jitney, but maybe a carefully targeted peak usage thing would reduce the parking problem around the train station insofar as that is our parking problem. It would also fit into the walkable communities idea because it would get people more likely to walk to the train if they live up the hill. Where I live I am a personal example of that. If I took the train very often I probably would walk down. I just have to budget more time to get down there. But I do not want to walk up at night when I come back home. So I drive my car and I park at one of these long-term meters. I know the taxi company does not like it and all the rest of it, but if we can get around the problems of Albany maybe we can get around the problems of the local taxi company.

**Trustee Armacost:** Do we have any data to suggest that the problem is particularly bad in one season or another? It feels to me, just in terms of my personal usage, that it is bad in the winter when the snow is occupying extra spots but it is easy in the summer, when people are away and have their holidays staggered. There could be a seasonal solution. I do not know what it would be, but it could be that there are periods of the year that we need to do other things, like, for example, make a priority of freeing every single parking spot immediately

when there is a snowstorm. But it seems that the complaints come more in the wintertime, to me. Does that resonate with anyone else?

**Trustee Apel:** I would imagine if it is cold out people are going to take their cars, and in the summer they will walk. So that might be a big influence, whether there are enough spaces, whether it is cleaned out or not.

**Mayor Swiderski:** There are two problems, related but separate. One is capacity at Zinsser, which is one problem, and Bruce seeks to address that one. While it has a spillover to the streets of some degree, there is a secondary problem of parking on the local streets, whether it is outsiders or those who either have been turfed out of the lottery or do not want to pay. You cannot ignore that. The annual fee is not cheap, and somebody may figure they will take their chances rather than pay the \$500. But it is two different problems so it is probably fair to divide the problems and talk about them separately. The one raised specifically is the one on the streets. The parking lot is a separate one and probably has its own separate discussion. I do not know if there is a seasonality to it. Susan is sitting there thinking she is going to get away with commenting here. But you tend to be in the middle of this as much as anyone else and probably have a sense for the issues, a bit of the history, and some thoughts. I hope you do not mind if I pull you in and look to you for a comment.

**Trustee Walker:** I just had a couple of comments. When I was the planner, we looked into this problem, particularly on lower Washington Avenue and Ridge Street because we were rebuilding Ridge Street and trying to increase some of the on-street parking in some of the places there. It was going to decrease in other areas. We were concerned about the residents. The complaint usually was that it is people from out-of-town who are taking our spaces. So we did a license plate study to find out who these people were who were parking on Ridge and lower Washington. Susan, if you remember, it was by and large Hastings people. It was not out-of-towners. We were thinking it was all these people from Yonkers coming in, but it was not. It was people from Hastings. That was one thing we found out.

Then we talked about doing permits for off-street parking in that area on Ridge and Washington, understanding it was going to require state legislature enactment. I called a couple of other towns that had done it. Tarrytown comes to mind. I might have called others, but I called Tarrytown to ask them how it worked out. They had done it on a couple of the residential streets close to their train station so only residents on that street could park there. They said it did not work out that well because the problem just moved up to the next street. Then we did it on the next street, and then the problem just moved up to the next street. It was not necessarily solving the problem, it was moving it further away from the train station. Eventually, you could move it so far away from the train station that people are not going to walk that far, but they did not do that. That was 12 years ago. I do not know

now what they would say. It would be interesting. I know there are other towns that have done this. It is something perhaps to investigate. But we ended up not doing anything because of that information we received. It seemed like we were not necessarily going to solve the problem by giving them permits.

**Mayor Swiderski:** You squeeze the Play-Doh and the problem goes elsewhere. That was my thought when I was hearing Bruce's idea about the meters on Maple. All it will do is improve the situation on Maple and, guaranteed, move those people to Washington or Warburton or wherever.

**Trustee Apel:** We have to take a long-range view and not a simple view. We need to look at the properties and the large tracts which are down there, and decide whether or not we want to invest in more parking for the train station in that area. We have the DPW area, which we are always discussing what we want to do with. That is what we need to look at. It is not like we are ever going to have less cars. We are going to have more cars, or more people are going to travel. We could do a quick little fix, but I do not think it is going to answer the real needs. It is a long-range problem for the need for more places to park and we should be considering that and looking at planning for that in the future. That is how we could maximize what we have on the land there. We could have little tweaks here and there, and we could try shuttles, we can do that, but in the end we are going to need more land, unfortunately, for cars instead of people walking.

**Mayor Swiderski:** My reaction there, and Meg will probably tell me I am right on this, my understanding is that if you add lanes it does not decrease traffic, it increases traffic. The same thing with parking. If you add parking, more out-of-towners and Hastings residents will figure there is more parking. Adding several dozen spots may not do it. It may have to be some combination of restriction and addition.

**Trustee Apel:** Probably, and incentives.

**Trustee Walker:** Yes, it is a carrot and a stick kind of thing. I wanted to address what Bruce said about the jitney. Dobbs Ferry does have a jitney, and it might be worthwhile having a conversation with them about it. It is their senior van so they use it in the morning in the peak hours for the jitney service, and then use the rest of the day for transporting seniors to shopping and so on.

**Trustee Apel:** Is it free?

**Trustee Walker:** That is what I do not know.

**Trustee Apel:** If you buy a permit to park, then why would you not buy a permit to be on a shuttle. Maybe you could do that.

**Trustee Walker:** Maybe it is a little cheaper than a parking permit so there is an incentive to take the jitney.

**Village Manager Frobel:** Yes, let me look into that.

Meg, your findings about out-of-town people parking has held true. It has changed. When Chief Bloomer was here we surveyed and it was Hastings residents parking down there. Part of the Maple Avenue parking intent was to have businesspeople park on Maple, as well. So to have resident-only would defeat the workers that use Maple for long-term parking.

**Village Clerk Maggiotto:** I came across a planning study of the downtown from 1949. One of the conclusions was there is a severe shortage of parking in the downtown. I have files on parking from 20 years ago when I started working here. It something we have dealt with in little bits and pieces in trying to find parking spaces. Chief Bloomer was very good at that, finding a few more here and a few more there. But I do not see any global solution to this.

**Trustee Apel:** How about if you had something like incentives? A group would get one permit and it is shared.

**Village Clerk Maggiotto:** We do have one shared parking permit. It is two people that had complementary schedules and could share a permit. We could certainly encourage more of that. Just suggest it to people.

**Trustee Apel:** Or they carpool. They go to work and come home at the same time.

**Trustee Walker:** The only two areas I can think of that are worth looking at is, one, what Marge was talking about. If you take the Zinsser lot and maybe along Southside, but particularly in the Zinsser commuter lot, and you were redevelop it with structured parking, maybe three stories, with maybe apartments so you are not looking at a big parking structure but an attractive mixed-use retail and residential along Southside, with parking behind. You still have to provide parking for your new residents, too, of course. I do not know what the numbers would look like, but that is certainly worth investigating.

**Mayor Swiderski:** What happens during the construction? Where do the cars go?

**Trustee Walker:** I do not know, but other communities have done this. Maybe we only do this after the waterfront is cleaned up and we can temporarily park on the waterfront. Before

it is developed you could have a parking lot out there temporarily. Then just a question. I know we had approached the Archdiocese about using the St. Matthews school parking lot when it was empty. The school is not empty now. I wonder if one could revisit that. Do they use the whole lot? It would be worth seeing if a good section of it is empty or if it could be reconfigured, and then return to the Archdiocese and ask them. That was an area we thought would be ideal for downtown employee parking. It is not very far.

**Village Manager Frobel:** We last asked them when the Warburton Bridge project was underway. That is when they said no most recently.

**Trustee Armacost:** Was it a liability issue? What was the concern?

**Village Manager Frobel:** It was just flat out the Archdiocese had no interest at all in renting the property to us. It was a letter to me.

**Village Clerk Maggiotto:** This is out there, but there is one community up the line, and I cannot remember which one it is, that runs their parking lot with a valet service. It is a whole different operation. They probably lease it out. But you can accommodate a lot more cars when you are valet parking them. You can maximize the space, you squeeze them in. We could look into it.

**Trustee Armacost:** Is there a way to re-paint the lines so more cars can fit in? I know it is tight already.

**Village Manager Frobel:** It is regulation. A lot of effort has gone into maximizing that.

**Trustee Walker:** Unless we had a lot of people driving smart cars and they could put two cars per space.

**Trustee Apel:** Or you could get a special incentive if you pick a smart car. If you just had valet parking down there, then you would not necessarily need permit parking.

**Trustee Armacost:** It is more expensive, though.

**Mayor Swiderski:** You still need to restrict, but it would be interesting to see what the community does that you have heard about.

**Trustee Apel:** Let us find out how they do it.

**Trustee Armacost:** And also the cost because valet parking required payment of employees to do the valet parking.

**Trustee Apel:** But if it is outsourced then we do not pay for that.

**Trustee Walker:** Of course, it might mean we lose the revenue.

**Mayor Swiderski:** Somebody is going to pay for it. It would be cost covered out of revenues, then.

**Trustee Armacost:** Then you have increased the burden on the residents.

**Trustee Apel:** Take a certain percentage of whatever they get because they are using your public property.

**Village Clerk Maggiotto:** I can check it out.

**Trustee Walker:** It would be good to identify what the problem is, be really precise about what the issue is, and identify it in terms of where is the real problem. Is it for people who live on Warburton Avenue, for example, right in the heart of the downtown? We are not going to turn over Warburton Avenue to residential parking. But they have the opportunity of parking in the Zinsser lot at night or parking in the Steinschneider lot at night so there is shared parking going on. I am sometimes surprised seeing a lot of vacant spaces in the Steinschneider lot at night. Why are the residents not using those spaces? Is the problem mostly during the day, or is there a problem at night, too? Maybe there is no problem at night at all. So identified whether it is just peak times during the day that is a problem.

**Trustee Apel:** Maybe they do not have to get up that early in the morning. They would have to take their car out and they do not want to.

**Trustee Walker:** Well, that is the other thing.

**Mayor Swiderski:** The specific complaints, at least to my understanding, have been south of the bridge. It is not typically north of the bridge.

**Trustee Walker:** It is lower Warburton and Washington Avenue.

**Village Clerk Maggiotto:** A lot of it is daytime on Washington. The residents find it hard.

**Mayor Swiderski:** Come back at 4:00 or 5:00 p.m. and cannot find a spot. Again, what we landed up doing was reverting to ideas that addressed commuter parking lots like the jitney, though the jitney may take some heat off.

**Trustee Walker:** If we decided the problem is Hastings people who are parking on the street, not out-of-towners, we can maybe do something about Hastings people and cannot do something about out-of-towners. That is why there is that connection.

**Trustee Armacost:** But there is a reason why the Hastings people are parking on the street, which is that they cannot park in the other lots for exactly the reasons Marge is mentioning: there are no more meters for them to park. They are probably people who do not go into the city every day. There is probably a smaller percentage of people who are going in every day and looking for a place where they can park for free. That is probably a tiny percentage. Mostly it is people who are going in maybe once a week or once a month or periodically, people who live in other parts of the Village but who need to go into the city periodically. They may not even be going in 9 to 5, they are going in for a meeting midday or something like that. I am curious to find out whether the problem has eased as a result of the fines, that we have got rid of some true out-of-towners because of the boot.

**Police Chief Visalli:** I could tell you if we got rid of some of those people. I would say they are probably obeying the law now, paying their tickets. As far as the parking goes, macro scale, it has been an issue since 1949 at least. These villages were not designed for this type of traffic.

**Trustee Walker:** Yes, and households did not used to have three cars. They were lucky in 1949 if they had one car.

**Police Chief Visalli:** Right. We have lot of residences that do not have driveways, which is another problem, in particular the south end of town. These are all issues that come into play. When we fix one problem we get complaints someplace else. I do not know what all the answers are at this point. There is a lot of exploring we can do.

To address the suggestion you made, Trustee Apel, we already have 17 of those spaces: west wall of the Steinschneider lot, permit parking until 11 a.m. after which anyone can park there. So we have addressed that in a small way. We probably need 50 or 100 of those types of spaces.

**Mayor Swiderski:** I think it is 10:00 a.m. now, right?

**Trustee Walker:** It opens up to merchants?

**Police Chief Visalli:** Yes, now, because of the bridge construction.

**Trustee Walker:** We have to decide whether we want to continue that after the bridge reopens.

**Police Chief Visalli:** Correct. We will probably go back to 11 a.m.

Trustee Jennings, in terms of the north end of Maple Avenue those are all six-hour meters. They do not do commuters any good unless you go to work at noon. Otherwise, you are going to get a ticket.

**Trustee Jennings:** Right, but they are a godsend for the two- or three-hour occasional person like myself.

**Police Chief Visalli:** Then we created some extra spaces for the merchants in that area, and that turned out that we got complaints from the residents. So keeping the balance seems to be the issue.

**Trustee Walker:** We made that not exclusively for merchants, right?

**Police Chief Visalli:** No, we just added some extra spaces for the merchants due to the bridge construction.

**Trustee Walker:** Do we allow the merchants to park longer than six hours if they have one of the merchant permits?

**Police Chief Visalli:** They can park there all day. They pay a monthly fee. The snow did not help anything either. It just makes it that much more difficult. I do not know if repainting the lines in the Zinsser lot are going to help. It is already pretty tightly as it is. The jitney is a good idea. If we had a parcel of land it would be a park and ride. But we would have to have a parcel of land to put those cars in, and then shuttle them down to the train station and back.

**Mayor Swiderski:** At least for starters I think it is worth looking at the jitney and understanding what is being done further up the line. Let us hear what people are doing.

**Trustee Apel:** And the valet parking. Something new.

**Trustee Walker:** In Scarsdale they did a parking structure downtown.

**Village Attorney Whitehead:** It was a public-private partnership. We worked on that. It is village-owned property, and then Ginsburg built the housing and built the parking for the

village as part of the deal to get the land. It is a municipal commuter lot. There is a certain amount of parking that was for the residents. The rest of it is commuter parking. There are a couple of others that are under discussion and underway right now. One is Harrison, which is a deal with the MTA because it is MTA property. But the same concept that the developer would build a parking garage that would serve both the development and then also have a certain amount of commuter parking. There has been discussion of one in Bronxville. So a lot of these are being done as public-private partnerships to provide additional commuter parking and also people who live near the train station and near the downtown.

**Trustee Walker:** It particularly takes advantage of these big surface parking lots that are not very efficient.

**Village Attorney Whitehead:** Yes, and turns them into structured parking. It can serve a lot more people.

**Mayor Swiderski:** All right, two steps to start. Just keep the discussion going.

#### **4. Update on the Downtown**

**Trustee Walker:** I would like to turn it over to our trusty Downtown Advocate. We have been working with Bruce on a Friday Night Live that is going to be called Words on Hudson, thanks to Bruce, on April 10. Maybe you would like to say something more about it.

**Downtown Advocate Prisament:** Yes, we could start there. We are planning some events for the spring. The first is this literacy-themed Friday Night Live on April 10, to which Bruce gave the pithy title of Words on Hudson. There are events planned at Velo Bike Shop. There is going to be a dead poets society hosted by a Sarah Lawrence literature professor who lives in Hastings, where people can bring their favorite poems to read. Then there is going to be a very interesting music and poetry event called Cycles that follows in the bike store, hosted by Kristen Prevallet, who is a published poet in Hastings, where various people from Hastings are going to read their original poetry and be accompanied by musicians.

Across the street, in the Community Center, Bruce has invited some local authors. Galapagos Books is hosting Literary Tapas, in which they will take a book like Don Quixote and then take the dish of food that might come up in the literature and serve that food, along with sangria, for the community. Everyone is welcome to join, meet the authors, have some tapas. There will be a performance by a Hastings resident called *The Last Conversation with James Baldwin*. That will be performed by two people in the Community Center, introduced by Niki. There is a poetry slam at the Roadhouse. Hopefully, there will be haiku dice and paper and pens out, and bar specials around town at the different restaurants, so you can

write a poem and then come to the slam and read it. The Upstream is considering hosting an event, but that is to be determined.

The next one will be May 8, for a Spring Crawl Friday Night Live. Then on June 12 we are going to have a closed street Friday Night Live, with the theme Outdoor Adventure in which the Boy Scouts, via Richard Saunderson, have secured a 40-foot tall rock climbing wall. Anyone who wants to don a helmet and take a chance, that will be up in the center of town. Chief Visalli and Chief Russak know about that, and everyone is on board. We will have an ambulance handy. No, I am kidding. OK, it is going to be great. That might be the recruiting night for the ambulance department, a nice tie-in there. We look to have synergies.

Since I last spoke to you I have held a lot of meetings, one of which was with the merchants which was terrific. One of the biggest things on the merchants' minds was the parking on Farmers' Market Saturdays. There was a market two weeks ago in which there was also a bar or bat mitzvah celebration at the Purple Crayon at the same time as the Market. The A&P lot was so full that they did receive complaints from their customers who could not find parking. It was difficult to park in town. It is an interesting situation. Somehow the Market absorbs 16 hundred people every Saturday and many of them drive and manage to find parking. In a way, our village has a capacity to take in a lot of parking. On the other hand, some of the people do their errands and plan their acupuncture or chiropractor appointments in town around the Market, and they do both because they are the same kind of person and they frequent both. They might complain about the parking, but they were also drawn here by the Market to take that appointment. So it is complicated, but other merchants feel that their customers are not the same customer as a Farmers' Market customer and are hearing complaints about finding spots. The Market is concerned about this also. I met with Sue and Pascale. They are going to be talking about how they can redouble their efforts to convince people to park in the commuter lot. They are also wondering could there be dedicated spots for merchants or residents, and how do we get that message across. Fran and I discussed, too, how do we implement that, the big question. But everyone is scratching their head around the same topic, so I am just sharing the feedback I have gotten recently.

On a less difficult note, we have set up ongoing monthly meetings with the merchants on the first Wednesday of every month and rotate spots. Our next meetings will be at Slices and the Center Restaurant and the Miniature Shop, who offered to host. We tossed around a lot of ideas. I sent the Board an update, but for the community to know they involve marketing and branding activities, expanding our press and our reach beyond Hastings to surrounding communities like Riverdale when we have events to draw people in. We talked a lot about physical improvements, as well.

We have Destination Hastings Facebook page, which is up to 600 likes and is connected to the Twitter feed. I expect to have over a thousand likes by the end of the next round of marketing and events. That is open to everyone in the community. If any business owner or resident is involved with an event that makes our downtown or our village a destination, they can communicate that to me and I can post that.

I want to make sure people realize Downtown Collaborative meetings are also open to everyone. The Downtown Collaborative is not a village entity. They are a group of citizens, business owners and people that work for the Village. But anyone who is interested in coming together for those meetings is always welcome to join us.

**Trustee Walker:** We are trying to get them on a regular schedule so we can announce them.

**Downtown Advocate Prisament:** How can we announce them, if they are not the Village?

**Trustee Walker:** We could put it on the calendar in *The Enterprise* possibly.

**Downtown Advocate Prisament:** That is a good idea. But one thing for sure. If you are interested in coming to Downtown Collaborative meetings, until we figure out how we are announcing them, you can certainly email me and I will let you know.

In addition, if there are experts in the community on merchandising and window design I would love to know about you if you would like to offer your services. I would like to connect people who would like help with people in our village who have expertise. So please reach out to me about that. There are groups of us that are starting to meet about the empty spaces in town. David Shapiro is here, he is going to be on that ad hoc committee. I hate to call it a committee because it is that we are going to get things done and not have a lot of meetings. But one of them is empty spaces, if you would like to join us, and one is physical improvements.

Lastly, I was really encouraged last week at the forum and throughout the election to see the depth of passion for our downtown, the amount that people care, the concerns that we all share. It was encouraging also to hear how many times people brought up the things we are working on and will continue to work on. One is the physical improvements. There has been lots of concern about the Steinschneider parking lot and the garbage containment and how much it is blowing around out back. I went there this morning with a friend who is an expert in construction. We feel that without giving up a parking spot to a dumpster or coming up with some central spot that we wall in, which would require a loss of parking which none of us wants, we need to figure out how to encourage our landlords to level those spots behind those businesses. There is really no place to put a larger container, so it is

inevitable. Or even build an appropriate fence of any type, wood or chain link. He recommended chain link fence with some material to limit the wind. I do not know how we excavate or how we get our landlords to do that.

**Trustee Walker:** Or build it up.

**Downtown Advocate Prisament:** Or build it up, right. If we cannot get under it, certainly it could just be a platform made of a number of materials, deck or cement. We are thinking of calling together the landlords as soon as possible to talk about that: how do we encourage them, or impress upon them, the urgency. Of course, there are various ways we can go about it. But I would like to be supportive with ideas and suggestions. That is one thing that is on our minds and we are researching.

Another are the tree pits in town. Susan Maggiotto and I took a walk through the downtown and counted approximately 40 pits. There are tree pits with roots that are so overgrown that it is hard to find a tree surround that will work with that pit. Some of those might have to stay as they are. There are other pits that certainly could stand a treatment. One that we are contemplating are mosaic tree surrounds, where the mosaic tile or stones sit in cement. We are proposing trying them at the Juniper Plaza on either side of the benches. There would be three, left, right and center around some of the new plantings that we are investigating, which are evergreen shrubs and a new tree for the center. We are trying to pick trees and shrubs that will add green, that will be hardy because it is not easy to be a street tree, and find some treatments that will beautify that area. Then we can expand from there.

The last thing I was going to share were empty spaces. There was a comment at the forum, someone said there were nine or 11 empty spaces downtown. I count seven, including Hastings House and the Crossroads Realty office, which is being rented to the bridge construction folks so it is not empty at the moment. I want to share an update about Hastings House. There has been an accepted offer from a developer, Putnam Partners, who has been working with Christina Griffin. However, they are in the due diligence period. There is about 20 days left of that so it is not definite, but there is a good possibility they will be developing the property. They are interested in residential on the top two floors and commercial on the main level. I have sent word to them, via Christina, that I am here, that I have ideas for potential restaurateurs and businesses and would love to partner with them on helping them fill that commercial space. The old Charles Laundry spot is now owned by Mrs. Kim of the LWP Cleaners and they are renovating it. It is 1,250 square feet. She has not set a rent yet and is interested in businesses if anyone is interested in that spot. I will be talking to people about it. She is trying to contemplate what the market value rent is, and the rents here tend to range from \$1,500 to \$3,300 in the empty spaces that have remained empty. She will come in somewhere probably in the middle.

There is a potential business looking at the Movie House Mews spot, which I thought was taken but apparently is not yet. It is an art workshop business, and they are also looking at the art supply stores. The issue with the art supply store is that it is not empty and not like a white box you can move into. It requires work. If there is anything we can do to support that landlord in getting that work done it will help her rent that spot. I will be talking to her to offer that support. But hopefully, this business will show up in one of those two locations and then we will have six empty spots, or five if you do not count the Crossroads Realty and four if you do not count Hastings House. So we are getting there.

There is a space down across from Antoinette's that has an accepted offer, too, with some commercial space for professionals. I am wondering, Fran, when we are predicting the bridge work to be over, because that is when that space will open up, as well.

**Village Manager Frobel:** It is at least a year away.

**Downtown Advocate Prisament:** Anyway, there is the old Chelsea space and the 42 Main space. That is what the other ones are if you are curious.

**Trustee Walker:** In the depth of the recession I think we had 17 empty spaces, so we are at least better than we were. I wanted to suggest that before we make any decisions about the area in front of Junipers maybe you could have a discussion with the merchants at one of the meetings and especially invite the people who have businesses around it and show them a whole bunch of images of what could be.

**Downtown Advocate Prisament:** We are one step ahead of you and started that. We did invite Helene from the bakery, and Ronan from the architect's office, and we invited Alex from Juniper as well as a couple of interested citizens from the Downtown Collaborative. We had photos of the mosaics tree surrounds and we have been exploring different kinds of trees. We will not make any final decisions until everyone is on board.

**Trustee Walker:** It is always good to talk about what use you want to have there before you start planting trees. What if Juniper wanted to expand its outdoor dining, or the French Press decided they want to put a few tables out there. There are opportunities, I think, for more activity than just benches. Not that there is anything wrong with benches, but to explore ideas before we settle on anything.

**Downtown Advocate Prisament:** We talked about chess sets, but nobody thought the people eating outside would want to watch people playing chess. Maybe French Press, something between the landlords in front of the newsstand. Who knows?

**Trustee Walker:** There could still be benches, but you might arrange them differently so there is more room for tables in the future.

**Downtown Advocate Prisament:** Ah, even more complex. But I hear you.

**Trustee Armacost:** I thought that was a fantastic presentation.

**Mayor Swiderski:** Amazing.

**Trustee Armacost:** So much progress. So, congratulations, Barbara.

**Trustee Walker:** Yes, it is exciting. She is doing so much.

**Mayor Swiderski:** We are adjourning to the other room for an executive session with the Chief of Police on matters of personnel.

**[BOARD RECESS 9:10 p.m. to 10:20 p.m.]**

**Mayor Swiderski:** The Board is now back in session.

**22:15 CERTIFICATION OF ELECTION RESULTS**

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

**RESOLVED:** that the Mayor and Board of Trustees hereby accept the Election Results and that Peter Swiderski declared Mayor for a term of two (2) official years and that Margaret Walker and Daniel Lemons are declared Trustees for a term of two (2) official years each.

<b>ROLL CALL VOTE</b>	<b>AYE</b>	<b>NAY</b>
Trustee Bruce Jennings	X	
Trustee Marjorie Apel	X	
Trustee Meg Walker	X	
Trustee Nicola Armacost	X	
Mayor Peter Swiderski	X	

**Mayor Swiderski:** Congratulations to the returning Trustee and to the new Trustee.

**Trustee Armacost:** And to the Mayor.

**Mayor Swiderski:** Thank you. At the swearing in we can properly say goodbye to our beloved Trustee, Bruce Jennings.

The machine and absentee votes for the Mayor were 1,401; for Meg Walker, 1,199; Dan Lemons, 1,247; Bryan Healy, 612; and Maryann Manchester, 408.

**Bruce Metzger, 427 Warburton Avenue:** Mr. Mayor, could you read the write-in votes?

**Mayor Swiderski:** I do not, but if you could provide them I will do that. We have write-ins for Bryan Allen for Trustee, with 3 machine votes; Patrick Bell for Mayor with 48 machine votes and two absentee votes, for a total of 50; Nina Cangiano, four machine votes, one for Mayor; one for Sheldon Silver for Trustee; two for Daniel Goodman, Trustee; one for Vanessa Merton, Trustee; and one for Robert Shapiro, Trustee.

The total number of people who voted on the machines was 1,782. The total number of people who voted via absentee ballot was 78. And the total number of people who voted was 1,860, which is certainly the highest in my memory.

So congratulations to the winners, thank you for the challenge, thank you for the voters who came out. These sort of public discussions are always good ones, and we have come away with ideas, we have come away with a renewed sense of responsibility for what we do up here. Also a new idea of what people care about. Elections are good in that way. Sometimes it is good to work for your job.

### **ADJOURNMENT**

On MOTION of Trustee Armacost, SECONDED by Trustee Apel with a voice vote of all in favor, Mayor Swiderski adjourned the Regular Meeting at 10:30 p.m.