

December 10, 2012

Regular Meeting of the Board of Trustees
Called to Order at 8 PM

PRESENT:

TRUSTEE Giordano

TRUSTEE Quigley

TRUSTEE Luisi

TRUSTEE Hayes

MAYOR Ecklund

The meeting opened with the Salute to the Flag and Pledge of Allegiance.

PRESENTATIONS:

1. The Senior Citizen Raffle for a free parking space for one year was drawn. Winner was McGrath of Bronxville.
2. Eastchester Town Councilman Luigi Marcoccia spoke on the Town of Eastchester's adopted budget saying that the budget complies with the 2% tax cap. He added that a home in Tuckahoe with a 7700 assessment would pay an additional \$.67 a year.

ADOPTION OF MINUTES

Trustee Quigley motioned to approve the minutes of the regular meeting of November 19, 2012; motion was seconded by Trustee Giordano and upon roll call, was carried by a vote of 5-0.

RESOLUTIONS

RESOLUTION #1 Accepting donation from the Generoso Pope Foundation in the amount of \$5,000 to finance the Winterfest event. Trustee Giordano motioned to adopt resolution #1; motion was seconded by Trustee Hayes and upon roll call, motion was carried by a vote of 5-0.

RESOLUTION #2 accepting highest bid from Liberty Motors in the amount of \$1,513.99 for the purchase of a Village vehicle a 1998 Jeep. Three other purchase bids ranged from \$350-\$735. Trustee Giordano motioned to adopt resolution #2; motion was seconded by Trustee Hayes and upon roll call, motion was carried by a vote of 5-0.

RESOLUTION #3 accepting highest bid from Patsy Gambardella in the amount of \$425. for the purchase of a Village truck a 2000 Chevrolet K3500. One additional bid received was for \$311.99. Trustee Quigley motioned to adopt resolution #3; motion was seconded by Trustee Hayes and upon roll call, motion was carried by a vote of 5-0.

RESOLUTION #4 ratifying Village Board action authorizing the purchase of a 2012 Ford F350 Super duty truck with a flat bed rack at a cost of \$34,281.25. Trustee Quigley motioned to adopt resolution #4; motion was seconded by Trustee Luisi and upon roll call, motion was carried by a vote of 5-0.

RESOLUTION #5 authorizing the Village Clerk to issue a Limited Cabaret License to The Quarry Restaurant for a period of one year beginning November 1, 2012. Trustee Quigley motioned to adopt resolution #5; motion was seconded by Trustee Giordano and upon roll call, motion was carried by a vote of 5-0.

RESOLUTION #6 authorizing free short-term street parking in the business districts to encourage shopping in the Village during the holidays. The short-term street meters will be bagged from December 22nd through December 25th. Parking will be limited to two (2) hours. Trustee Quigley motioned to adopt resolution #6; motion was seconded by Trustee Hayes and upon roll call, motion was carried by a vote of 5-0.

RESOLUTION #7 ratifying Village Board action authorizing the Village Clerk to issue a Limited Cabaret License to Stephen's Green for a period of one year beginning November 1, 2012. Trustee Quigley motioned to adopt resolution #7; motion was seconded by Trustee Luisi and upon roll call, motion was carried by a vote of 5-0.

RESOLUTION #8 ratifying Village Board action approving the Westchester Italian Cultural Center request to display two Presepio banners. One at the Main Street park and the other at the Lake Avenue parking lot fence from December 5, 2012 to January 15, 2013. Trustee Quigley motioned to adopt resolution #8; motion was seconded by Trustee Giordano and upon roll call, motion was carried by a vote of 5-0.

RESOLUTION #9 approving a tax certiorari settlement for Dorlee Property PA, LLC located at 11 Jackson Avenue, Section 67, Block 3, Lot 10A in the amount of \$12, 040.91 for assessment years 2004 through 2011. Trustee Quigley motioned to adopt resolution #9; motion was seconded by Trustee Giordano and upon roll call, motion was carried by a vote of 5-0.

RESOLUTION #10 approving a tax certiorari settlement for Medi-Ray, Inc. located at 150 Marbledale Road, Section 39, Block 3, Lot 7 in the amount of \$61,206.02 for the years 2004 through 2012. Trustee Quigley motioned to adopt resolution #10; motion was seconded by Trustee Giordano and upon roll call, motion was carried by a vote of 5-0.

RESOLUTION #11 approving a tax certiorari settlement for HFP Investment Co. & Martin Hopwood located at 80 Marbledale Road Section 35, Block 2, Lot 1 in the amount of \$25,460.42 for the years 2008 through 2012. Trustee Giordano motioned to adopt resolution #11; motion was seconded by Trustee Luisi and upon roll call, motion was carried by a vote of 5-0.

RESOLUTION #12 approving a tax certiorari settlement for JFS Realty, LLC located at 199 Marbledale Road Section 39, Block 4, Lot 51 in the amount of \$36, 220.43 for the years 2004 through 2012. Trustee Giordano motioned to adopt resolution #12; motion was seconded by Trustee Hayes and upon roll call, motion was carried by a vote of 5-0.

RESOLUTION #13 approving a tax certiorari settlement for Marbledale Court Condominium located at 88 Fisher Avenue section 39, Block 2, Lots 2.1 A-J in the amount of \$ 36,702.69 for the years 2008 through 2012. Trustee Quigley motioned to adopt resolution #13;

motion was seconded by Trustee Giordano and upon roll call, motion was carried by a vote of 5-0.

RESOLUTION #14 approving a tax certiorari settlement for Angelillo & Son, LLC (Angelillo & Faggianelli) located at 40 Fairview Avenue Section 28, Block 5, Lot 1 in the amount of \$18,915.52 for the years 2009 through 2012. Trustee Giordano motioned to adopt resolution #14; motion was seconded by Trustee Quigley and upon roll call, motion was carried by a vote of 5-0.

RESOLUTION #15 approving payment of vouchers in the amount of \$315,269.59 consisting of Abstract #25 for \$175,398.61, Abstract #26 for \$2,310.69, Abstract #27 for \$100,736.71 and Abstract #28 for \$36,823.58. The three largest invoices paid were: (1) \$116,457.30 for medical insurance premiums for the month of December 2012, (2) \$34,281.75 for the purchase of a Ford F250 pick-up truck for the D.P.W., and (3) \$15,614.62 for electric charges for the month of October 2012. Trustee Luisi motioned to adopt resolution #15; motion was seconded by Trustee Giordano and upon roll call, motion was carried by a vote of 5-0.

RESOLUTION #16 DECLARING THE VILLAGE BOARD OF TRUSTEES' INTENT TO ACT AS LEAD AGENCY UNDER THE STATE ENVIRONMENTAL QUALITY REVIEW ACT AS IT CONCERNS A LOCAL LAW AMENDING SECTIONS 4-5, ENTITLED "BUSINESS RESIDENTIAL"; 5-1, ENTITLED "SUPPLEMENTAL REGULATIONS"; 7-1, ENTITLED "APPROVAL OF SITE PLANS"; and 10-5, ENTITLED "FEES" OF THE VILLAGE OF TUCKAHOE ZONING ORDINANCE OF 2001

At a regular meeting of the Village Board of the Village of Tuckahoe, New York (the "Village") held at Village Hall, 65 Main Street, Tuckahoe, New York on December 10 2012.

WHEREAS, the Village Board of Trustees is considering zoning ordinance amendments pursuant to a Local Law amending Sections 4-5, entitled "Business Residential"; 5-1, entitled "Supplemental Regulations"; 7-1, entitled "Approval of Site Plans"; and 10-5, entitled "Fees" of the Village of Tuckahoe Zoning Ordinance of 2001;

NOW, THEREFORE, BE IT RESOLVED

Section 1. Based on the information included in the Environmental Assessment Form and/or the criteria contained in 6 NYCRR § 617.7, the Village Board hereby declares its intent to act as Lead Agency for SEQRA review of the proposed action, and copies of the SEQRA material will be provided to the Involved and Interested Agencies and the public during the review of whether Sections 4-5, entitled "Business Residential"; 5-1, entitled "Supplemental Regulations"; 7-1, entitled "Approval of Site Plans"; and 10-5, entitled "Fees" of the Village of Tuckahoe Zoning Ordinance of 2001 shall be amended and/or supplemented.

Section 2. This resolution shall take effect immediately.

Trustee Quigley motioned to adopt resolution #16; motion was seconded by Trustee Hayes and upon roll call, motion was carried by a vote of 5-0.

RESOLUTION #17 to introduce A LOCAL LAW AMENDING SECTIONS 4-5, ENTITLED "BUSINESS RESIDENTIAL"; 5-1, ENTITLED "SUPPLEMENTAL REGULATIONS"; 7-1, ENTITLED "APPROVAL OF SITE PLANS"; and 10-5, ENTITLED "FEES" OF THE VILLAGE OF TUCKAHOE ZONING ORDINANCE OF 2001

At a regular meeting of the Village Board of the Village of Tuckahoe, New York (the "Village") held at Village Hall, 65 Main Street, Tuckahoe, New York on December 10, 2012.

WHEREAS, a resolution was duly adopted by the Village Board of Trustees of the Village of Tuckahoe, New York for a public hearing to held by the Village Board on the ____ of _____ 2012, at 8:00 p.m. at Village Hall, 65 Main Street, Tuckahoe, New York, to hear all interested parties on a proposed Local Law concerning whether sections 4-5, entitled "Business Residential"; 5-1, entitled "Supplemental Regulations"; 7-1, entitled "Approval of Site Plans"; and 10-5, entitled "Fees" of the Village of Tuckahoe Zoning Ordinance of 2001 shall be amended and/or supplemented; and

WHEREAS, notice of said public hearing was duly advertised in the Journal News, the official newspaper of said Village, on the ____ day of _____ 2012; and

WHEREAS, said public hearing was duly held on the ____ day of _____ 2012, at 8:00 p.m. at Village Hall, 65 Main Street, Tuckahoe, New York, and all parties in attendance were permitted an opportunity to speak on behalf of or in opposition to said proposed Local Law, or any part thereof; and

Whereas, by resolution dated December 10, 2012 the Village Board of Trustees declared itself to be Lead Agency for purposes of SEQRA for the action described herein; and

WHEREAS, pursuant to 6 NYCRR Part 617 of the implementing regulations pertaining to Article 8 of the State Environmental Quality Review Act ("SEQRA") it has been determined by the Village Board of said Village that adoption of said proposed Local Law would not have a

significant effect upon the environment and thereby adopts a Negative Declaration pursuant to SEQRA; and

WHEREAS, the Village Board, after due deliberation, finds it in the best interest of said Village to adopt said Local Law.

NOW, THEREFORE,

Be it enacted by the Village Board of Trustees of the Village of Tuckahoe as follows:

Section 1.

Section 4-5 of the Village of Tuckahoe Zoning Ordinance of 2001, entitled "Business Residential" is hereby amended as follows:

ARTICLE IV. DISTRICT REGULATIONS

§ 4-5. Business Residential [L.L. No. 5-2005, § 1]

4-5.1. In a Business/Residential District, no building or premises shall be used, and no building or part of a building shall be erected, which is arranged, intended or designed to be used, in whole or in part, for any purpose, except the following:

4-5.1.1. Any use permitted in business districts.

4-5.1.2. Apartments for one-family residential use at or above the second story by special permit in accordance with §6-1 to 6-2.4, including any use described in § 4-1.1.4; provided, however, that the accessory uses described in § 4-1.1.4(a) and (b) shall only occupy or be carried on in not more than 30% of a residential apartment or dwelling unit; and further provided, however, that no dance instruction shall be permitted, and music instruction shall be limited to one pupil at a time.

4-5.2. Any building or premises constructed or occupied exclusively for business use shall conform to the use and yard requirements set forth in § 4-6 of the Zoning Ordinance.

4-5.3. Any building or premises used for both residential and for business use shall conform to the following:

4-5.3.1. Residential dwelling units shall be located only at or above the second story. There shall be a separate entrance from the street for the residential dwelling units. Residential dwelling units and permitted business uses shall not be located on the same story. Residential uses located at or above the second story shall only be permitted by special permit in accordance

with §§ 6-1 to 6-2.4. In no case shall residential dwelling units be permitted on the ground floor, first floor or basement level.

4-5.3.2. Except as provided in this subsection, no front, side or rear yard is required. However, if any side or rear yard is provided, such yard shall be at least six feet wide. A yard of not less than 10 feet shall be provided along any lot line that borders on a residential zone. Vehicles shall not be permitted to be parked or stored in any such yard that borders on a residential zone unless a buffer of trees or plants, as may be approved by the Planning Board, shall be provided.

4-5.3.3. No building shall be erected to a height in excess of 42 feet above the average grade of the street line at the front of the property. The designation of "front" of the property shall be subject to the approval of the Planning Board. The number of stories shall not exceed three.

4-5.3.4. Floor Area Ratio. The FAR for the Business/Residential District is 1.0; however where land uses wholly within the Business/Residential District are 50% or more residential, as measured by gross floor area, the FAR shall be 1.2.

4-5.4. The total parking requirements for the premises shall be the sum of the requirements for each of the premises as may be required by § 5-1 of the Zoning Ordinance; provided, however, that the Zoning Board of Appeals may approve the joint use of a designated number of parking spaces by two or more uses or establishments on the same lot, the total capacity of which spaces is less than the sum of the spaces required for each, provided that the Zoning Board of Appeals finds that the capacity to be provided will substantially meet the intent of the requirements by reason of variation in the probable time of maximum use by patrons, employees or residents.

4-5.5. No provision of this chapter shall be construed to limit the authority of the Zoning or Planning Board in the exercise of the authority conferred upon them by the New York State Village Law, the Tuckahoe Village Ordinances or the Tuckahoe Zoning Ordinance, including but not limited to the authority of the Planning Board relating to site plan approval as set forth in § 7-1 of this Zoning Ordinance.

Section 2.

Section 5-1 of the Village of Tuckahoe Zoning Ordinance of 2001, entitled "Supplemental Regulations" is hereby amended as follows:

ARTICLE V. SUPPLEMENTAL REGULATIONS and NONCONFORMING BUILDINGS AND USES

§ 5-1. Supplemental regulations.

5-1.2.1. Off-Street Parking Requirements.

5-1.2.1.1. Intent of Requirements. It is the intention of this chapter that all structures and land uses shall have a sufficient amount of off-street automobile parking to meet the needs of persons employed at, or making use of, such structures or land uses. No permit for the erection

or substantial alteration of a structure, or for the development of a land use, shall be issued unless off-street automobile parking facilities shall have been laid out in plan, in accordance with the appropriate requirements for structures and uses set forth in this section and approved by the Building Inspector.

5-1.2.1.2. Effect on Existing Uses. Structures and land uses in existence at the time this section becomes effective or structures and uses for which building permits have been approved at the time this section becomes effective shall not be subject to the requirements set forth in this section, provided that any parking facilities now existing to serve such structures or uses shall not in the future be reduced, except where they exceed such requirements, in which case they may not be reduced below such requirements. Required parking facilities for such structures or uses, as well as for any enlargement or extension, shall, however, be provided as a condition for the issuance of any building permit for such enlargement or extension in the future. In case of practical difficulty or unnecessary hardship to such properties arising out of this requirement, appeal may be made to the Zoning Board of Appeals, which shall require only such degree of compliance as it may deem reasonable for that part of the structure or use that is legally nonconforming, but may not waive any part of the requirement for that part of the structure or use that constitutes an enlargement or extension and may not permit reduction or elimination of whatever quantity of parking may already be in existence unless it is in excess of such requirements. Required off-street parking facilities which, after development, are later dedicated to and accepted by the Village shall be deemed to continue to serve the uses and structures to meet the requirements for which they were originally provided.

5-1.2.1.3. Schedule of Requirements. Unless modified by other provisions of this chapter, off-street parking facilities shall be provided in an amount as required by the list below. Reasonable and appropriate off-street parking requirements for structures and land uses which do not fall within the categories listed below, shall be determined in each case by the Planning Board. The off-street parking requirements provided below may be reduced by the Planning Board in the course of site plan review, if the applicant demonstrates and the Planning Board finds that the capacity of such off-street parking is sufficient to meet the demands of such use or uses such as the case of shared parking by two or more different land uses or proximity to a train station. In no case shall such reduction be greater than 15% of that required by the list below. Any such reduction in parking granted by the Planning Board shall be provided in land-banked areas indicated on an approved site plan. If land banking is utilized the land-banked spaces may be landscaped or otherwise kept as open space. Within one-year after a Certificate of Occupancy is granted the Building Department shall have the right to visit such areas and certify that enough parking exists. If sufficient parking does not exist the land-banked spaces must be paved as parking spaces in the quantity determined by the Building Department. Off-street automobile parking facilities shall be provided as follows; all spaces nine feet wide by [20] 18 feet long:

Use	Number of Spaces Per Unit	Unit of Measurement and Conditions or Exceptions
(b) Residence B	[3] 2	Two-family dwelling (directly accessible to a Street)

Section 3.

Section 7-1 of the Village of Tuckahoe Zoning Ordinance of 2001, entitled "Approval of site plans" is hereby amended as follows:

ARTICLE VII: SITE PLAN AND SUBDIVISION APPROVAL

§ 7-1 Approval of site plans. [L.L. No. 1-2005, § 1; L.L. No. 3-2002, § 3; L.L. No. 1-2006, Art. 4; L.L. No. 2-2007, Art. 4]

7-1.1. Site Plan Approval. No building permit shall be issued for a structure, no structure or use shall be established and no site shall be changed, other than a one-family or two-family dwelling and its permitted accessory structures and uses, unless it is in conformity with a site plan approved by the Planning Board in accordance with this section. No certificate of occupancy for such structure or use shall be issued until all the requirements of such approval and any conditions attached thereto have been met. The continued validity of any certificate of occupancy shall be subject to continued conformance with such approved site plan and conditions. Revisions of approved site plans shall be subject to the same approval procedure.

7-1.2. One-Family and Two-Family Dwellings. Minor site plan review shall be required for one-family and two-family dwellings if the applicant proposes to construct and/or erect a one-family or two-family dwelling, which includes the razing of an existing one-family or two-family dwelling followed by the reconstruction of the same. Minor site plan review shall be the jurisdiction of the Building Department. The Building Department shall respond with review comments to an applicant for minor site plan review within 30 days of receiving such application. If no decision is made within 30 days the applicant may apply directly to the Planning Board. Any applicant who wishes to appeal a decision of the Building Department may apply for site plan approval by the Planning Board. [Notwithstanding the foregoing, renovations, additions, alterations and/or modifications to a one-family or two-family dwelling may still be subject to minor site plan review where the Building Inspector finds some question as the conformity of the plans for such one-family dwelling or two-family dwelling to the standards set forth in § 7-1.5 herein, and the Building Inspector may require the applicant to obtain minor site plan review from the Planning Board.] An applicant for minor site plan review shall be required to comply with all of the provisions and sections of this article; however he or she shall not be required to submit the following items in connection with a minor site plan review application, unless the Planning Board deems any or all of the following enumerated items necessary to such review:

1. Information on off-site utilities;
2. Driveway profiles unless the [Planning Board] Building Department cannot readily determine slopes;
3. Calculations of storm drain loads;
4. Landscape plan; and
5. Cut and fill quantities.

Minor site plan review does not require architectural review.

Renovations, additions, alterations and/or modifications to a one-family dwelling or two-family dwelling shall be reviewed by the Building Department as part of the application for a building permit.

Section 4.

Section 10-5 of the Village of Tuckahoe Zoning Ordinance of 2001, entitled "Fees" is hereby amended as follows:

§10-5 Fees

10-5.1. The fees for applications to the Planning Board and Zoning Board of Appeals are to be established by the Village Board at a public meeting and shall be posted in the Building Department and Village Clerk's office.

10-5.2. Escrow accounts.

10-5.2.1. At the time of submission of any application, or during the review process, the reviewing board may require the establishment of an escrow account from which withdrawals shall be made to reimburse the Village for the cost of professional review services. The applicant shall then provide funds to the Village for deposit into such account in an amount to be determined by the Building Department based on its evaluation of the nature and complexity of the application. The applicant shall be provided with copies of any Village voucher for such services as they are submitted to the Village.

10-5.2.2. Where the Building Department establishes an escrow account for an application, the reviewing board shall not be required to consider that application until the deposit required under this chapter has been made.

10-5.2.3. When the balance in such escrow account is reduced to 1/4 of its initial amount, the applicant shall deposit additional funds into such account to bring its balance up to the amount of the initial deposit. If such account is not replenished within 30 days after the applicant is notified, in writing, of the requirement for such additional deposit, the reviewing board may suspend its review of the application.

10-5.2.4. A building permit or certificate of occupancy shall not be issued unless all professional review fees charged in connection with the applicant's project have been reimbursed to the Village.

10-5.2.5. After all pertinent charges have been paid, the Village shall refund to the applicant any funds remaining on deposit.

Section 5.

If any section of this Local Law shall be held unconstitutional, invalid, or ineffective, in whole or in part, such determination shall not be deemed to affect, impair, or invalidate the remainder of this Local Law.

Section 6. Insofar as the provisions of this Local Law are inconsistent with the provisions of any other local law, the provisions of this Local Law shall be controlling.

Section 7. This Local Law shall take effect immediately.

Section 8. The Village Clerk be and she hereby is directed to enter this Local Law in the minutes of this meeting and give due notice of the adoption of said Local Law to the Secretary of the State of New York.

New Matter Underlined

Deleted Matter in Brackets []

Trustee Quigley motioned to adopt resolution #17; motion was seconded by Trustee Giordano and upon roll call, motion was carried by a vote of 5-0.

RESOLUTION #18 authorizing the closure of Village Hall on December 24, 2012 and allow all office staff to be off on this day. Trustee Luisi motioned to adopt resolution #17; motion was seconded by Trustee Hayes and upon roll call, motion was carried by a vote of 5-0.

DEPARTMENTAL REPORTS TO THE BOARD

POLICE – Chief Costanzo spoke about winter parking restrictions and snow zone going into effect. He said those restrictions will remain in effect until 12 hours after the snow stops. There is a \$75 fine for cars violating this ordinance. He encouraged residents that if snow is in the forecast, they should not park in those areas. He spoke about the incident that took place on Thanksgiving at the Tower Club where there was a person armed and threatening.

DPW- Frank DiMarco addressed the Yonkers Avenue project and stated that Cutting Edge is nearly finished. Con Edison must fix a collapsed conduit line before the Village DPW can proceed with what needs to be done.

Mayor Ecklund said that the Carolers will be on the Trolley Mon 12/17 and Wed 12/19 at 6:30pm leaving from the front of Village Hall. Next Village Board Meeting – Monday, January 14, 2013. New Years Eve celebration in Depot Square 10:30pm-12:30am; Village Offices and DPW closed on Tuesday, December 25th in observance of the Christmas Holiday as well as on Tuesday, January 1st in observance of the New Year holiday.

BOARD OF TRUSTEES MEMBER REPORTS

► TRUSTEE Giordano –the Zoning Board meeting is cancelled for December. The planning board meeting is scheduled for December 18.

► TRUSTEE Quigley- The Chamber of Commerce is having Comedy Night at Fogarty's on January 17. He urged residents to "Shop Local" this holiday season. This Wednesday is the Library Centennial Celebration at the Community Center.

► TRUSTEE Luisi read the following statement -

"At the July 16th Village Board meeting, I first expressed my displeasure and lack of confidence with all the parties connected with the Yonkers Ave project. I used the phrase "construction fiasco" to describe what has been taking place on this one small street in Tuckahoe. The Army Corp took offense to that statement. But here it is, December 10th and Yonkers Ave is still not open. Today, I call it "construction incompetence".

Why do I say that? Well here is a summary of reports that were issued to the Village residents and this Board.

On August 6th, the residents were told there would be eight weeks of additional construction. Preliminary reports indicated the sub-surface had not been negatively impacted except in the immediate areas where the casings had been driven into the ground. So we had a tentative date to open one lane of traffic on Yonkers Ave by the end of September.

Then, on September 14th the press release stated there was six more weeks of major construction. All along we were being told progress was being made and the project moving along as scheduled.

On October 1st, the progress report declared that work is expected to be completed in four weeks and one lane of traffic would be opened in one to two weeks after that. In other words, one lane of traffic would be open for Thanksgiving.

Well, November 21st rolled around and Yonkers Ave was still closed. The area was absent of the flurry of construction workers and heavy equipment. Nonetheless, the progress report now was telling us that Yonkers Ave would be open by Christmas. That could not be farther from the truth. I know now that January is the new date.

I profess to know very little about construction, engineering or stream bank restoration. But there is no one who can convince me that one block of road that was closed on July 5th, 2011 has a legitimate reason to not be open to traffic on December 10th, 2012. I cannot believe it should take that long to do the work that needs when we have qualified professionals with many years of hands on experience hired for this project.

This past Saturday, a landlord who owns property that straddles Lake/Yonkers Ave called to tell me he lost a tenant because of the road closure. This after the tenant invested thousands of dollars in his business and the landlord did all he could to accommodate the tenant in order to help him survive until the road was re-opened. What do I say to him? When can he expect to recoup his losses? What do I say to him when I have already given him two time frames for the road to be opened based on Army Corp reports. What do I say to the residents who ask me the same question, when is Yonkers Avenue going to be opened? It has gotten to the point where they have stopped asking me, because my answers ring so hollow after all these months of tentative openings. To put this in some sort of perspective, my youngest son was just entering his freshman year of college when the road was closed. He is now halfway through his sophomore year.

These weekly reports and monthly updates on the project are reminiscent of a struggling baseball player who is in a terrible slump and keeps striking out. The law of averages dictate that sooner or later he will hit the ball. Eventually Yonkers Ave will be re-opened, the question still remains "When?"

► **TRUSTEE Hayes-** The next Environmental Committee meeting is scheduled for Wednesday December 19th at 7:30pm. Winterfest was a wonderful success this year! Thank you to the O'Connell's who live on McKinley Street and donated their beautiful tree which now stands in the center of Depot Square through the duration of the Holiday season. Also, she thanked the Generoso Pope Foundation for their support and sponsorship again this year, without their generous donations this event would not be possible. And, of course thanks to the beautification committee for volunteering their time to help out with Pictures with Santa and the Clerk's office who were instrumental in organizing this event. She encouraged residents to Shop Local during this holiday season. There are many wonderful shops, restaurants and specialty stores right here in the Village on Main Street, Columbus Avenue and in Crestwood. Your hard earned dollars that are spent within the Village, a portion of it stays within the Village in the form of Sales Tax. I wish all of our residents a Happy Holiday and healthy and prosperous New Year!

► **MAYOR Ecklund** congratulation the Tuckahoe Football team for making it to the state finals. We are forming a Citizens' Budget Review Committee and has asked David Scalzo, AD Hoc member on the Zoning Board, to head the committee.

SECOND OPPORTUNITY TO ADDRESS THE BOARD

Antoinette Martino expressed her frustration with the Yonkers Avenue Project. She asked Mayor Ecklund to call someone in higher authority. She said call the Senator and call her once he gets a response. Frank Moran and Michael Martino expressed their frustration as well.

Mayor Ecklund said because federal dollars are being used, it's not the Village job. It's their job; it's the Army Corp. They chose the lowest bidder and it was a catastrophic failure. The Federal government hired him.

Frank Moran said that federal dollars were used but how many dollars did the Village save and how many dollars were lost by residents or tenants or businesses that have lost revenue. He asked how many people have not been unable to get to businesses. He feels that there has to be some sort of accountability.

The Mayor and the Board wished everyone Happy Holidays.

There being no further business, the board unanimously voted to adjourn the meeting at 9:30PM.

Susan Ciamarra, Village Clerk