

January 11, 2016
Regular Meeting of the Board of Trustees
Called to Order at 8:00PM

The meeting opened with the salute to the flag and Pledge of Allegiance

ROLL CALL

TRUSTEE	Giordano
TRUSTEE	Luisi
TRUSTEE	Alfasi
TRUSTEE	Leo
MAYOR	Ecklund

APPOINTMENTS

PRESENTATIONS

Dominick from O’Connor Davies gave a summary of the Audit Report for Fiscal Year Ending May 31, 2015

Councilman Marcoccia recapped the Town of Eastchester’s budget. Eastchester has an AAA rating. Please utilize Lake Isle. They are creating a separate room for the seniors. Thank you again for letting us use the Community Center for the Seniors while Lake Isle was under construction. Parkway Oval has had a great deal of work done to it.

PUBLIC HEARINGS

Trustee Leo made a motion to continue public hearing to consider proposed modifications to the village code regarding restaurants and fast food establishments; motion was seconded by Trustee Giordano; and upon roll call, motion was carried by a vote 5-0.

Trustee Alfasi made a motion to keep open public hearing to consider proposed modifications to the village code regarding restaurants and fast food establishments; motion was seconded by Trustee Giordano; and upon roll call, motion was carried by a vote 5-0.

ADOPTION OF MINUTES

Trustee Luisi made a motion to approve the minutes of the regular board meeting of December 14, 2015; motion was seconded by Trustee Giordano; and upon roll call, motion was carried by a vote 5-0.

CORRESPONDENCE-none

FIRST OPPORTUNITY TO ADDRESS THE BOARD ON AGENDA ITEMS

Melba Caliano thanked the board for reading her letter. She agrees with compatibly with Eastchester and is in favor of modifications of the Village Code. The new Website looks good but asked where the minutes prior to 2014 are. Mayor Ecklund responded that the minutes are available in the Clerk’s Office. David Burke remarked that we are working on having all the minutes on the website. Ms. Caliano commended Eastchester on their AAA rating.

Susan Ciamarra expressed her concerns regarding the event board. The Village once had an event board and it did not work. They were constantly littered with flyers. Mayor Ecklund said that we do not want a corkboard. We want to designate certain areas; Main Street Park, Lake fence and Crestwood. Mrs. Ciamarra requested guidelines.

RESOLUTIONS

- 1) Authorizing Boy Scout Dylan Ecklund's proposed Eagle Scout designation project
Trustee Leo made a motion to approve resolution; motion was seconded by Trustee Luisi and upon roll call, motion was carried by a vote 5-0.

A RESOLUTION GRANTING PERMISSION TO Dylan Ecklund FOR THE FISHER AVE. PARK CORNER LANDSCAPING and BENCH IMPROVEMENTS IN CONNECTION WITH HIS EAGLE SCOUT PROJECT

At a regular meeting of the Village Board of Trustees of the Village of Tuckahoe, New York (the "Village Board") held at Village Hall, 65 Main Street, Tuckahoe, New York on January 11, 2016.

WHEREAS, Dylan Ecklund of Boy Scouts Troop Number #353 is applying for his Eagle Scout designation; and

WHEREAS, in connection with applying for his Eagle Scout designation, Dylan Ecklund of Boy Scouts Troop Number #353 has selected an Eagle Scout project whereby he and other members of the Boy Scouts will improve the corner plantings and landscaping, install a diagonal pathway and install a new park bench at the corner of the Fisher Avenue Park; and

WHEREAS, Dylan Ecklund of Boy Scouts Troop Number #353 has requested permission from the Village Board so he and other members of the Boy Scouts may complete the Eagle Scout project whereby the Fisher Avenue Park corner will be improved; and

NOW, THEREFORE, BE IT RESOLVED

Section 1. The necessary permission is hereby granted to Dylan Ecklund of Boy Scouts Troop Number #353 so he and other members of the Boy Scouts may improve the corner plantings

and landscaping, install a diagonal pathway and install a new park bench at the corner of the Fisher Avenue Park in connection with his Eagle Scout project.

Section 2. That all work in connection with this Eagle Scout project shall be coordinated with the Department of Public Works General Foreman of the Village of Tuckahoe.

Section 3. That this resolution shall take effect immediately.

2) Scheduling a public hearing on a proposed local law authorizing a property tax levy in excess of the limit established in general municipal law section 3-c
Trustee Giordano made a motion to approve resolution; motion was seconded by Trustee Luisi and upon roll call, motion was carried by a vote 5-0.

3) Scheduling a public hearing on a proposed local law modifying Appendix A: Zoning, of the village code and the compliance with the corresponding SEQRA regulations
Trustee Leo made a motion to approve resolution; motion was seconded by Trustee Alfasi and upon roll call, motion was carried by a vote 5-0.

4) Ratifying the Memorandum of Agreement dated January 7, 2016 between the Village of Tuckahoe and the Tuckahoe Police Organization
Trustee Luisi made a motion to approve resolution; motion was seconded by Trustee Leo and upon roll call, motion was carried by a vote 5-0.

5) Authorizing an Architectural Services agreement with David A. Barbuti, Architect, P.C. and the Mayor and Administrator to execute the agreement dated January 6, 2016 for a total amount not to exceed \$15,000
Trustee Leo made a motion to approve resolution; motion was seconded by Trustee Giordano and upon roll call, motion was carried by a vote 5-0.

6) Designating Michael Seminara as Acting Building Inspector as outlined in the letter dated January 11, 2016
Trustee Leo made a motion to approve resolution; motion was seconded by Trustee Giordano and upon roll call, motion was carried by a vote 5-0.

7) Authorizing the approval of a Snow & Ice Removal Agreement between Westchester County and the Village of Tuckahoe and the Mayor and Administrator to sign and execute all necessary documents for the agreement
Trustee Leo made a motion to approve resolution; motion was seconded by Trustee Luisi and upon roll call, motion was carried by a vote 5-0.

8) Authorizing the administrative fee assessed to the Tower Club located at 50 Columbus Avenue for doing work without a permit shall be set at \$10,300
Trustee Leo made a motion to approve resolution; motion was seconded by Trustee Giordano and upon roll call, motion was carried by a vote 5-0.

9) Authorizing an addendum of lease between the Village of Tuckahoe and the Eastchester/ Tuckahoe Chamber of Commerce dated May 1st 2014
Trustee Leo made a motion to approve resolution; motion was seconded by Trustee Giordano and upon roll call, motion was carried by a vote 5-0.

10) Acknowledging the required fiscal year audit for the Justice Court ending May 31, 2015 has been completed in compliance with Section 2019-a of the Uniform Justice Court Act
Trustee Leo made a motion to approve resolution; motion was seconded by Trustee Giordano and upon roll call, motion was carried by a vote 5-0.

11) Election Resolutions:

- a. Designating Tuesday, March 15th, 2016 as Election Day in the Village of Tuckahoe with polls open from 7 a.m. to 9 p.m.
- b. Designating the Tuckahoe Community Center as polling places for districts 10, 11, 12, 13, 14, 32, 33
- c. Appointing inspectors to serve on Election Day as provided by the Democratic and Republican Chairpersons

Trustee Leo made a motion to approve resolution; motion was seconded by Trustee Giordano and upon roll call, motion was carried by a vote 5-0.

12) Authorizing the approval of vouchers in the amount of \$206,344.90, consisting of Abstract #23 for \$189,489.31, Abstract #24 for \$2,820.21, T&A for \$6,615.38 and Winterfest \$7,420.00
Trustee Luisi made a motion to approve resolution; motion was seconded by Trustee Giordano and upon roll call, motion was carried by a vote 5-0.

DISCUSSION

1) Policy for use of Tuckahoe Community Event Boards
Greg Luisi said that over the weekend he took pictures of a banner flapping in the wind. Anthony Fiore inquired regarding signage on a private fence. The Mayor responded that it is not permitted.
Marilyn Mazella also expressed her concern regarding the banners.

DEPARTMENTAL REPORTS TO THE BOARD

DPW- Mayor Ecklund said that the DPW did a great job on a sewer backup this Sunday.

VILLAGE ADMINISTRATOR- We may raise our tax levy by \$9000.00. Our budget process is starting with March 26th and April 23rd workshops. We are looking for feedback regarding the new website. Mr. Burke gave an overview of the building department's annual report.

MISCELLANEOUS BUSINESS

Mayor Ecklund said:

- 1) Next Village Board meeting February 8, 2016
- 2) Village offices and DPW will be closed January 18th for Martin Luther King, Jr. Day

BOARD OF TRUSTEES MEMBER REPORTS

► TRUSTEE Giordano said that Zoning for January has been canceled. The next meeting is February 10th. Planning is scheduled for January 19th.

109 Marbledale Road -Site Plan approval for Hotel and Restaurant, 100 Main Street- Architectural Review, 10 Fisher Avenue -Expand existing garage to storage area and employee lounge, 93-95 Main Street -Renovate existing commercial space to relocate existing business

► TRUSTEE Luisi gave an update on Senior activities and reminded all that the History Committee meets every Wednesday morning at Village Hall.

► TRUSTEE Leo gave an update on library events. On January 20th author Jane Bryant Quinn will be at Village Hall at 6:30PM.

► TRUSTEE Alfasi - no report

► MAYOR Ecklund reminded all that the Martin Luther King Breakfast is at the Reformed Church. He congratulated Supervisor Colavita and all board members on their re-election. Mayor Ecklund apologized for starting the meeting late as he was in a meeting regarding voting machines for the upcoming election.

SECOND OPPORTUNITY TO ADDRESS THE BOARD

Patrick Hughes of Bronxville likes the new website but navigation is difficult. He could not find minutes prior to 2014. David Burke said that minutes are available in the Clerk's Office. Mr. Hughes is a runner and voiced his concern that Marbledale Road is dark and sidewalks are not complete.

Anthony Fiore questioned the status of the boarded up building on Main Street. Gary Gjertsen said the board is working on it. Mr. Fiore also inquired about forgiveness for parking restrictions by Assumption Church during Mass services.

Mike Liscio was a part of the master plan years ago with no subsidized housing. He expressed his concern with the hotel going on Marbledale Road asking to maintain suburban character in Tuckahoe. Residents are willing to pay more taxes to keep its character.

Albert Stern read the following:

WE NEED A CITIZEN'S VOTE ON THE MARBLEDALE RD. HOTEL PROJECT

I am asking the Village Trustees to give Tuckahoe villagers a referendum on the pending five story, 153-room Marriott hotel and restaurant project. It is clear that this project will change Tuckahoe forever.

A village-wide referendum is the best way to determine whether our residents are in favor of building this huge hotel on Marbledale Road.

The project is too important to leave to some hand-picked appointments to the village Zoning and Planning boards. It has become obvious that these boards see little choice but to agree to the corporate demands of the applicant.

The project proponents have ignored the obvious and increasing problems of congestion in the most densely populated town in Westchester. The new 108 unit apartment project on Main Street and the proposed 153 unit Marriott hotel with its free-standing restaurant will turn the already traffic jammed Main Street into a horrendous parking lot during rush hours.

Residents have been told this hotel will bring in much needed tax dollars, along with the use of tax subsidies for the developers. The proponents of this project have repeatedly talked about the windfall of a 3 % hotel occupancy tax, but that tax proposal was soundly rejected by Governor Cuomo, thereby removing much of the financial rationale for the five story hotel.

Why is the hotel project so large? Is it because, if it does not meet expectations, the applicant has other options like converting the hotel into an assisted living quarters, or as has already been done in St. Louis, converting it into a college dorm? As you know, educational institutions such as colleges are exempt from property taxes. You should know that Marriott has already sold one of their hotels to Maryville University in St. Louis for use as a student dormitory. The 2009 zoning code revision permits educational institutions along Marbledale Road. So that transition is already built into the village zoning code. With two new similarly sized hotels nearby, there are now some real economic viability questions. So we may in fact be looking at a dormitory for 300 college kids running around town while living in their tax-free oversized building.

It is stunning that the Zoning Board let the developer add a fifth floor to a project that was already oversized for our village at the permitted four floors. Even the Planning Board, with the exception of one member, has asked few critical questions during months of meetings.

It is noteworthy that the Tuckahoe website describes Tuckahoe as a "friendly quaint Village, a community which has been characterized by many for years as the best kept secret in Westchester." After the 5-story hotel and its' restaurant are built, our village will no longer be "quaint", as thousands will soon "find" us.

As we know, Bronxville is developing a toxic site next to their railroad station. Bronxville demanded a total clean up of their toxic site. Tuckahoe, on the other hand, has failed to ask for a similar total clean up and so far, seems willing to have the ground paved over and vented in a much cheaper and less thorough approach called "capping". The continuing health problems of neighboring residents shows that toxins are still having an effect. Tuckahoe should have no less than a thorough clean-up.

Our mayor has run unopposed three times, receiving just 225 votes in March 2015. He has appointed members to the zoning and planning boards who have so far rubber-stamped the approval of a major hotel on a very toxic site. Is it right or democratic that one person has so much power?

For all of these reasons, I strongly urge that all Tuckahoe residents have the chance to vote directly on the hotel project by a referendum or similar vote. The vote can be done at minimal cost by adding the referendum to the March 2016 election ballot.

Suggested "Referendum" Language

1. Do you want a hotel on Marbledale Road?
2. If you want a hotel, how many stories should it be?
3. Answer only one of the following questions:
 - A) Do you favor a total excavation and clean-up of the site?
Yes_____ No_____
 - OR
 - B) Do you favor only a "capping" of the site?
Yes_____ No_____

NAME:

ADDRESS:

DATE:

Mayor Ecklund reminded Mr. Stern that he appointed the person he lives with on the Planning Board.

ADJOURNMENT

There being no further business, the Board unanimously voted to adjourn the meeting at 10:15.P.M.

Camille DiSalvo, Village Clerk