

JUSTIN K. AREST
MAYOR

ROBERT A. COLE
VILLAGE MANAGER

SAMEER AHUJA
KAREN L. BREW
JEREMY A. GANS
DARA B. GRUENBERG
KENNETH L. MAZER
RANDALL B. WHITESTONE
TRUSTEES



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August 22, 2023

Village Board Limited Agenda Meeting – 8:30 AM

The Village Board will meet in the 3rd Floor Meeting Room at 8:30 AM to conduct the Village Board Limited Agenda meeting. All interested members of the public have the option to attend in-person or virtually through Zoom. To participate via Zoom, attend online at <https://zoom.us/j/93183703358>, or call into the meeting by dialing 1-929-436-2866 and entering the Meeting ID 931 8370 3358. To participate in public comment online, click “Raise Hand,” or dial *9 if commenting by telephone.

For a brief tutorial or to troubleshoot a problem, see here: <https://support.zoom.us/hc/en-us/articles/205566129-Raise-Hand-In-Webinar>. For other user questions, please visit the Zoom Help Center: <https://support.zoom.us/hc/en-us>.

Roll Call

Minutes

- Village Board Meeting of August 8, 2023

Bills

- Trustee Ahuja

Motion to Adjourn

Future Meeting Schedule

September 12, 2023

- 6:00 PM Village Board Work Session
- 7:30 PM Agenda Committee
- 8:00 PM Village Board Meeting

THREE THOUSAND FOUR HUNDRED TWENTY-EIGHTH

REGULAR MEETING

Rutherford Hall &
Video Conference
Via Zoom
August 8, 2023

A Regular Meeting of the Board of Trustees of the Village of Scarsdale was held on Tuesday, August 8, 2023, at Rutherford Hall and via video conference at 8:00 p.m.

Present in person were Trustees Ahuja, Brew, Gans, Gruenberg and Mazer. Mayor Arest was also present. Deputy Mayor Whitestone was absent. Also present were Village Manager Cole, Deputy Village Manager Marshall, Village Treasurer Scaglione, Village Counsel Ward-Willis, and Deputy Village Clerk Charles Hessler.

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Mayors Comments

Mayor Arest reported that he wanted to begin his remarks by reflecting on the passing of Bob Steves who was Mayor less than ten years ago. Mayor Arest said, “Mayor Bob Steves, who passed away on July 30th at the age of 77, was a dedicated pillar in the Scarsdale community. Recipients of the Scarsdale Bowl in 2017, Bob and Kathy called Scarsdale home for almost 25 years. Serving on the Board of Education from 1998-2005, Bob spent one year as President. He would later join the Village Board as a Trustee from 2009-2013 and as Mayor from 2013-2015. My personal experience with Bob was working with him on the Library Project Capital Campaign Committee that he cochaired. His leadership and knowledge of Scarsdale was invaluable. He was also generous with his time. We had breakfast soon after I had been elected to serve on the Village Board. I will never forget his advice as it was grounded in his experiences but was far from a soliloquy of greatest hits. There was plenty of humility and lessons learned from experiences with mixed results and that advice has absolutely helped to make me a better public servant. Bob’s legacy reminds us of the importance of selfless service and putting the community first. He truly cared for Scarsdale, and he will be remembered for his dedication.”

Trustee Gruenberg also delivered some remarks in honor of Bob Steves. Trustee Gruenberg said, “Bob and I worked together as co-chairs with Betty Pforzheimer on the Scarsdale Library’s

Capital Campaign to reimagine our library. With dedication and humility, Bob was a shining light, devoting countless time to uplifting our community throughout his decades of service. His unwavering willingness to contribute was a testament to his resolute spirit. Above all, Bob was a man of profound integrity and an embodiment of generosity. In a quiet, unassuming way, he impacted lives, leaving an indelible mark on our community. His gentle spirit and his impressive legacy will continue to resonate with all who had the privilege of knowing him. And one piece of trivia that a lot of people don't know is the reason that the Rec Department has their beautiful new home is that when we were talking about closing the library and moving to a temporary space, we couldn't figure out where to go. And Bob was the one who suggested that we renovate Supply Field and move there and he had hoped the Rec Department would ultimately move there. And so we have that renovated space thanks to him.

Mayor Arest continued mentioned that as this is the first meeting of the month and with appreciation for the great help of the Human Relations Council, he will make note of August Celebrations:

This month has several noteworthy celebrations, with some of the main ones highlighted now.

August 6th: Hiroshima Day

August 9th: International Day of the World's Indigenous People

August 9th: Nagasaki Memorial Day

August 12th: International Youth Day

August 13th-15th: Obon (Ullambana)

August 15th: India Independence Day

August 19th: World Humanitarian Day

August 26th: Women's Equality Day

Concerning the Pool Committee or PRAC which Trustee Ahuja has a resolution about on the agenda, Mayor Arest emphasized that the Board understands the importance of the pool project and the impact it will have on generations of residents. They also know that getting to the finish line will take a village and to be successful. They will need input and diverse perspectives as well as continuity. The Ad Hoc Scarsdale Pool Redevelopment Committee affords the Village exactly those benefits. The PRAC will bring together the power and talent of Village Boards and Councils. The individuals proposed will bring their expertise in areas such as land use, recreation, communication, capital projects, and accessibility, with representation from various vocations- including law, public relations, real estate professionals, advertising, and marketing.

With this committee's support, along with the Board and Village staff, the Board believe the Village is poised to be able to reach a broader cross-section of the community and do even more outreach with external civic groups, neighborhood associations, and other stakeholders. Next steps for this project will be engaging a Construction Manager, a process which we have already

begun, to assist us in ensuring we are building a new complex that fits within our project constraints and is completed in an efficient manner. In the coming weeks, the Village will also refine the needs of the facility that have already been identified with the help of expert consultants and move into schematic design.

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Manager's Comments

Con Ed Update: Gas Transmission Line Project

Having skipped a section of work along Fox Meadow Road immediately south of Fennimore Road, Con Edison continues to make progress along Fox Meadow Road. With regard to the section skipped on Fox Meadow, Con Edison is working with the Village to determine the most appropriate method of construction to traverse the Village's water system in that area and busy Fennimore Road. Once the logistics are determined, that segment will also be completed.

Current project activity includes two crews working simultaneously near Chesterfield and Kent Roads. Much of the gas transmission main has been installed in that area and complete resurfacing of the completed work zone is targeted for the fall. From there, Con Edison will continue to work south on Fox Meadow Road until Crane Road, where the work will continue eastward to Church Lane.

Con Edison reported at the last meeting that they continue to be on schedule for completion of this phase of the project, to Church Lane, by the end of the year.

For more information, please visit ConEd's Project Website, <https://tinyurl.com/ConEdTransmission> or Google "ConEd Scarsdale Transmission Project" and it should come up.

ConEd Contacts include:

Mike Smith – smithjrmi@coned.com

James Mariano – jmariano@niinyc.com

Community Events

The Village Manager highlighted some upcoming events scheduled for this week which are hosted by the Department of Parks, Recreation and Conservation. The last summer concert will be held on August 10 at 8 PM featuring the Westchester County Band. In addition the last of the Party's in the Park in Hyatt park is coming up on Friday, August 11 from 6 to 8 PM. Lastly

residents are encouraged to visit the Scarsdale Farmer’s Market on Sundays from 9 AM to 1 PM through November 19th in the Village Center.

Also the Department of Parks, Recreation and Conservation has a new Senior Program Coordinator, Ms. Maida Silver. Ms. Silver has joined the Village on a permanent part-time basis and has already hit the ground running. She is planning to collaborate with the Scarsdale Public Library, Scarsdale/Edgemont Family Counseling Service and the Village’s Advisory Council on Scarsdale Seniors to produce frequent and helpful programming for our Scarsdale seniors.

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Public Comments

Bob Harrison; 65 Fox Meadow Road, provided an update on the Scarsdale Youth Tennis League of which he’s been the director for 39 years. The Scarsdale Youth Tennis League had a great summer 2023 season. Participation was limited early in the Summer due to many youth participating in sleep away camp but 29 youth participated for the summer. He thanked the Recreation department staff for their support in spreading the word about the program in the community. They had a successful final summer tournament last Thursday which culminated in a pizza and ice cream party as well as a trophy presentation ceremony. The winner and runner up for the younger division tournament were Asher Tanenbaum (7) and Leo Fuchs (9) respectively. The winner and runner up for the older division were Andy Black (13) and Kabir respectively. Thank you to Ryan Jamil (24) who work as a tennis attendant in the Village and he was recognized for the assistance he provided to the tennis tournament.

Mr. Harrison also asked the Village Manager to consider making a printed copy of the meeting agendas available to the public in the Village Library.

Juliana Hernandez; 2951 Mohegan Lake, NY, spoke on behalf of Amici De Vini. It is a liquor store hoping to go into One Christie Place. One Christie place is located within the planned unit development, 1.4 zone. The specific space that they are looking at and they are hoping to go into is on the ground floor of the building, across from the DeCicco’s and next to a restaurant. They would like to apply for a special use permit to operate the liquor store in this zone.

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Trustee Liaison Reports

Trustee Brew

Trustee Brew reported that the Advisory Council on Youth wishes to collaborate with high school and middle school students to participate through student government and provide

feedback to advisory council. Mark Mathias, Chair of the Advisory Council on Youth, School District Superintendent Drew Patrick, and Assistant Superintendent Eric Rauschenbach, and Trustee Brew as liaison to the council met to discuss this initiative last week. Trustee Brew felt that the meeting went very well. The next step will be to incorporate middle school and high school into the discussion. She expects to have an update in September.

The Mayor applauded the effort to collaborate with the school district in this and other initiatives.

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Trustee Ahuja

Trustee Ahuja wanted to highlight some upcoming programs at the Scarsdale library. The are as follows:

- The Scarsdale Library is partnering with the Horace Greeley Chinese Club to offering a Chinese movie matinee each month. This month’s selection is “The Farewell” and it will be shown on Saturday, August 19 at 10 AM in the Scott Room. The Horace Greeley Chinese Club is an organization that works to provide Chinese families with an environment where their culture is celebrated and appreciated through film.
- The Scarsdale library is partnering with Scarsdale resident Andrea Glover to offer a pregnancy and postpartum support group. This group meets Thursdays at the library at 10 AM. This group will support you through the highs and lows of sleep deprivation, the joys, the pressures and roll shifts, the challenges, and even the fears associated this Perinatal period.
- Trivia night at the Library will be held on August 17 at 7 PM. There will be sandwiches, snacks, and drinks as participants show off their knowledge of trivia and topics, both familiar and outlandish. Compete for gift cards from Bronx River books, and the satisfaction of being the best small prizes will be awarded for the most interesting or creative team name.

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Bills

Trustee Gans reported that he had audited the Abstract of Claims dated August 8, 2023, in the amount of \$687,183.43, which includes \$10,968.57 80 in Library Claims previously audited by a Trustee of the Library Board.

Upon motion duly made by Trustee Gans and seconded by Trustee Gruenberg, the following resolution was adopted unanimously:

RESOLVED, that the Abstract of Claims dated August 8, 2023, in the amount of \$687,183.43 is hereby approved.

Minutes

Upon a motion entered by Trustee Gans, seconded by Trustee Gruenberg, the minutes of the Board of Trustees Limited Agenda Meeting of Tuesday, July 25, 2023; were approved by the vote indicated below.

AYES

Trustee Brew
Trustee Gans
Trustee Gruenberg
Trustee Mazer
Mayor Arest

ABSTENTIONS

Trustee Ahuja

ABSENT

Deputy Mayor Whitestone

Trustee Ahuja

Upon motion entered by Trustee Ahuja, and seconded by Trustee Gruenberg, the Ad Hoc Scarsdale Pool Redevelopment Advisory Committee constitution was amended to remove “meets established safety standards” from Article II-Purpose; in addition the constitution was amended to remove “Scarsdale” from the committee name and thus forth the committee name is the Ad Hoc Pool Redevelopment Advisory Committee or PRAC; was approved unanimously

Upon motion entered by Trustee Ahuja and seconded by Trustee Brew; the following resolution regarding the Ad Hoc Pool Redevelopment Advisory Committee; was approved unanimously:

WHEREAS, the Village Board seeks to form an Ad Hoc Pool Redevelopment Advisory Committee (PRAC) to advise and assist the Village Board in achieving the successful redevelopment of our municipal pool facility; now, therefore, be it;

RESOLVED, that the Village Board of Trustees hereby formally establishes the Ad Hoc Pool Redevelopment Advisory Committee with the following residents appointed as members:

- Larry Medvinsky, Chairperson
- Lynn Brooks Avni
- Anthony East
- Diane Greenwald
- Casey Klurfeld
- Mark Mathias
- Anne Moretti
- Aubrey Phillibert
- Andrew Sereysky
- Carol Silverman
- Anita Singhal;

and be it further

RESOLVED, that the Mayor, the Village Manager, and the Village Board Pool Committee Chair shall serve as ex officio members of the PRAC; and be it further

RESOLVED, that Village Board Pool Committee Vice Chair shall serve as the liaison to the PRAC; and be it further

RESOLVED, that the Constitution of the Ad Hoc Pool Redevelopment Advisory Committee is hereby adopted as described herein and attached hereto.

Trustee Brew

Upon motion entered by Trustee Brew, and seconded by Trustee Gruenberg, the following resolution regarding Authorizing Master Service Agreement for Architectural and Engineering Services was approved unanimously:

WHEREAS, on April 25, 2023, the Village issued a request for proposals for Professional and Technical Services for Architectural and Engineering Services, referred to as Master Service Agreements; and

WHEREAS, on May 24, 2023, thirty firms submitted proposals in response to the April 25, 2023, solicitation; and

WHEREAS, a staff committee made up of the Superintendent of Public Works, Village Engineer, Capital Projects Manager, Water Superintendent, and Assistant Village Manager reviewed the proposals and interviewed multiple firms; and

WHEREAS, after thorough consideration of the abilities of the firms as well as the needs of the Village, staff recommends that the Village enter into Master Service Agreements with each of the following four consulting firms:

- H2M Architects and Engineers
- Mott MacDonald
- LiRo Architects + Planners, P.C.
- Peter F. Gaito & Associates

; now, therefore, be it

RESOLVED, that the Village Manager is hereby authorized to execute a two-year contract, in substantially the same form as attached hereto with the following firms, subject to review and modification by the Village Attorney:

- H2M Architects and Engineers, 2700 Westchester Avenue, Suite 415, Purchase, NY 10577 for architecture/building design, mechanical, electrical, and plumbing (MEP), structural, civil engineering (including stormwater and wastewater conveyance), landscape architecture, and surveying services.
- Mott MacDonald, NY Inc. 120 White Plains Road, Suite 140, Tarrytown, NY 10591 for mechanical, electrical, and plumbing (MEP), structural, civil engineering (including stormwater and wastewater conveyance), traffic engineering, landscape architecture, and surveying services.
- LiRo Architects + Planners, P.C, One State Street Plaza, 28th Floor, New York, NY 10004 for architecture/building design, mechanical, electrical, and plumbing (MEP), structural, civil engineering (including stormwater and wastewater conveyance), traffic engineering, landscape architecture, and surveying services.
- Peter F. Gaito & Associates, 102 Waller Avenue, White Plains, NY 10605 for architecture/building design services;

and individual tasks assigned per the agreements are charged to accounts designated by the Village Treasurer in accordance with budget appropriations; and be it further

RESOLVED, that the Village Manager is hereby authorized to undertake any administrative acts required pursuant to the terms of the contract; and be it further

RESOLVED, that each of these agreements may be extended annually by the Village Manager for two additional one-year periods, in accordance with the provision in the agreement for adjusted rates based on certain indices, and provided that all other contract terms and conditions remain unchanged.

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Trustee Gans

Upon motion entered by Trustee Gans, and seconded by Trustee Gruenberg, the following resolution regarding a Special Use Permit Application for Retail Space in The Christie Place Development; was approved unanimously:

WHEREAS, CH Retail Fund 11/NYC Christie Place LLC has filed an application, applying for Special Use Permit approval for one of the retail spaces available in the Christie Place Development Project, located in the Village Center PUD 1.4 zoning district; and

WHEREAS, Chapter 310-12(B)(6) of the Village Code states that permitted ground floor uses in the PUD 0.8 – 1.4 zoning district require a Special Use Permit from the Village Board of Trustees, and that the procedure for the Village Board of Trustees to consider Special Use Permits shall include a Public Hearing duly noticed in the same manner as is required by law for zoning amendments and only after a review of the report and recommendation of the proposed plan by the Planning Board; and

WHEREAS, the Planning Board, on April 26, 2006, adopted a resolution, pursuant to the New York State Environmental Quality Review Act (SEQRA) and Chapter 152 of the Village Code, finding that the project, including issuance of Special Use Permits, would not have any significant adverse environmental impacts; and

WHEREAS, the applicant, CH Retail Fund 11/NYC Christie Place LLC, has identified a tenant for the retail space suite 140, Amici Dei Vini, a liquor store, for 2,543 sq. ft. of space that is currently vacant retail in the “West Building” and is now seeking a Special Use Permit for this use; now therefore be it

RESOLVED, that the Village Board of Trustees, pursuant to Village Code Chapter 310-28-1(B) of the Village Code, hereby refers the application for Special Use Permit approval for retail space in the Christie Place Development to the Planning Board for review and recommendation; and be it further

RESOLVED, that a Public Hearing is hereby scheduled by the Board of Trustees of the Village of Scarsdale at 8:00 PM on October 10, 2023, to be held at Rutherford Hall in Village Hall, 1001 Post Road, Scarsdale, New York, and via Zoom video conferencing service to consider an application for Special Use Permit approval for one of the retail spaces available in the Christie Place Development Project, located in the Village Center PUD 1.4 zoning district; and be it further

RESOLVED, that members of the public wishing to present comments may do so in person or online during the public comment phase of the hearing by accessing the meeting at <https://zoom.us/j/93183703358>, or by calling in using 1-929-436-2866 and entering the Meeting ID, 931 8370 3358; and be it further

RESOLVED, that the Village Clerk is hereby directed to publish notice of said hearing pursuant to Village Law.

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Trustee Gruenberg

Upon motion entered by Trustee Gruenberg, and seconded by Trustee Brew, the following resolution regarding the Ratification of An Agreement with Employee #1383; was approved unanimously:

RESOLVED, that the Board hereby ratifies an agreement with Employee #1383.

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Trustee Gruenberg

Upon motion entered by Trustee Gruenberg, and seconded by Trustee Brew, the following resolution Authorization to Execute a Collective Bargaining Agreement with Local 456, The International Brotherhood of Teamsters Representing the Scarsdale Facilities Maintenance Unit; was approved unanimously:

RESOLVED, that the Board hereby ratifies an agreement with Employee #1383.

WHEREAS, the Village of Scarsdale and Local 456, International Brotherhood of Teamsters representing the Scarsdale Facilities Maintenance Unit, are parties to a Collective Bargaining Agreement that expired on May 31, 2020; and

WHEREAS, changes to the terms and conditions of employment were agreed upon by the parties and placed in the form of a Stipulation of Agreement (“Agreement”) dated July 19, 2023, attached hereto, and made part hereof; and

WHEREAS, the membership of the Union ratified the terms and conditions contained in the Agreement on July 21, 2023; now, therefore, be it

RESOLVED, that the Village Board hereby ratifies and approves the 2020-2026 Agreement with the Local 456, International Brotherhood of Teamsters Facilities Maintenance Unit.

Statement of Expense and Revenue by Village Treasurer

Village Treasurer Scaglione provided the updated Statement of Expense and Revenue. Included in this report were updates on the following funds to accompany the report submitted to the Board: the General Fund, the Pool Fund, the Water Fund, the Library Fund, the Central Garage Fund, as well as the Village’s cash position and the Quarterly Sales Tax Revenue. Treasurer Scaglione indicated that audited financial statements will not be complete until September, as required information is not scheduled to be released by the NYS Office of the Comptroller until late August. As such, the data presented in the reports for FY23 is listed as unaudited. The field work for the FY23 Financial Audit was complete on July 14, 2023.

Future Meeting Schedule

- Tuesday, August 22, 2023 – 8:30 AM – Village Board Limited Agenda Meeting

There being no further business to come before the Board, the meeting was adjourned at 8:52 PM.

Respectfully submitted,

Charles Hessler
Deputy Village Clerk