

Minutes of the **Regular Meeting** of the Board of Trustees of the Village/Town of Mount Kisco held on **Monday, April 2, 2018 at 7:00 pm** in the Frank J. DiMicco Board Room, Village Hall, and 104 Main Street, Mount Kisco, New York.

Present: Mayor Gina Picinich
Deputy Mayor Jean Farber
Trustee Peter Grunthal
Trustee Karen Schleimer

Also Present: Edward W. Brancati, Village Manager
Whitney Singleton, Village Attorney

Absent: Trustee Isidoro Albanese

Regular Village Board Meeting

Mayor Picinich opened the Village Board Meeting and led everyone in the Pledge of Allegiance.

Public Hearing – Zoning Code ML Light Manufacturing District.

Mayor Picinich noted that the Board was in receipt of the proper affidavits of service and the proper affidavits of public notice regarding the public hearing to discuss the proposed changes in the Zoning Code - ML Light Manufacturing District.

Mayor Picinich stated that there is one ML district in Mount Kisco and it is located at 333 North Bedford Road. The proposed text changes and modifications to this district include permitting full service grocery stores and also permitting Family Recreation. Currently Family Recreation is not a use listed in our Code. Though many Villages and Towns across the County and United States allow for that type of use. Right now in the ML District we permit a variety of different things. We permit research and development, automotive and equipment sales, service, and repair; wholesale, indoor storage and warehousing; lumber and building equipment sales, and storage; veterinary clinics and hospitals; education and training facilities; public utilities; laundry and dry-cleaning plants; retail sales of bulk household items related to home improvement and maintenance, such as furniture, major appliances, carpeting, rugs, flooring, fireplace equipment, beds and bedding, pianos and organs, garage doors and similar bulk household items. We also permit personal service uses, such as major appliance service, carpet and flooring service, garage door service, interior decorating service, photography studios, beauty shops, barbershops, nail salons, tanning salons, weight control clinics and similar personal services uses. All of those are pretty high intensity uses that are currently permitted in this zoning district. We also allow, by Special Permit, membership clubs so the idea is that we will now, by Special Permit, allow for Full Service Grocery Store and Family Recreation.

Mayor Picinich stated that now the current owner of 333 North Bedford Road is going to share with us their ideas and vision for this space.

Mr. Jim Diamond of Diamond Properties along with Mr. Michael Gallin of Gallin Beeler Design Studio Architects provided some background information regarding the property.

The following are some of the highlights noted from that presentation.

The building was built by Grand Union in the mid 50's and occupied by them until about 1995. The property remained vacant until we acquired the property in 2005. We then redeveloped the property with a mix of warehouse and industrial type uses to the north side of the property with consumer face businesses on the south side of the property. We were extremely successful for 10 years or so until the world started to shift and we become less successful. Starting in 2016 we started to get some vacancies on the property. Wine Enthusiasts vacated the property in 2016, choosing to move to New Jersey to be closer to the freight ports. In 2017 HCLI vacated as did Its About Time Publishing, both of those were office warehouse spaces. Then just a few days ago Cosentino Tile vacated their site. We believe we will have additional vacancies later this year. Target has a warehouse in the building, which serves exclusively the Target Store here in Mount Kisco and we've been advised by them that they are closing that warehouse. Photo File has informed us at the end of their lease they will be leaving as well.

The consumer facing businesses at this site occupy a substantial portion of the overall building. We've lost nearly all of our office warehouse tenants, except for three (3) tenants, which totals 61,000 square feet of space approximately 10% of the property. So there is clearly a trend that we are not successfully replacing office warehouse tenants and yet our consumer facing business are succeeding and maintaining themselves.

The reason that 333 North Bedford Road is not seeing the large leasing opportunities is because there simply aren't any in this market.

North Bedford Road is a significant corridor anchored by ShopRite, Kohl's, Target and Stop and Shop. The street from top to bottom is approximately 1.4 miles long. It's evenly split between the Town of Bedford and the Village of Mount Kisco.

What we are proposing is to shift ShopRite from the Town of Bedford down to the Village of Mount Kisco which is 1,600 linear feet from the existing location to the proposed location at our site.

There are four (4) zoning districts that cover nearly the entire street, two (2) in Bedford and two (2) in Mount Kisco. Ours is the only property in the ML district all of the other properties along North Bedford Road are in the Limited Commercial (CL District). The districts in the Town of Bedford are in the LI – Light Industrial and CB – Central Business.

All three (3) of those districts would already permit grocery stores within them. Our property is the only property on all of North Bedford Road between the Simone Gas Station and Arroway Ford to the north, where a grocery store is not already permitted. Six and a half acres of the 333 North Bedford Road Property is actually in the Town of Bedford in the LI – Light Manufacturing District. So a grocery store could actually theoretically be built on our property on the Bedford side of the border and because of what our zoning already permits a Home Depot for example could theoretically be constructed in the existing building on the Mount Kisco side of the border. You could have Shop-Rite on the Bedford side, but currently Shop-Rite would currently not be permitted on the Mount Kisco side of the border.

Mr. Michael Gallan reviewed some of the roadway, intersections improvements and site improvements that are being proposed as part of this application.

Mr. Gallan stated when the building was repositioned after being vacant for 10 years as the Grand Union Distribution Center the driving factor was to reuse the existing asphalt and try to re-stabilize the site. There were limited opportunities in terms of what could be done to improve the entrances to the north and south of the property. There was also limited opportunities with regards to parking on the site while still accommodating the required loading for the warehousing tenants. Diamond Properties has been working over the years to think about how they might be able to acquire properties and position themselves to make improvements on both the southern and northern entrances and also think about how to make improvements within the internal circulation of the property. Obviously, there would need to be a financial justification for making those kinds of investments, but when you start talking about relocating the Shop-Rite to this site those financial justifications start making a lot of sense.

This represents a potential plan which would need to go for Planning Board approval and NYS Department of Transportation approval as well. There is an opportunity to increase parking on the site, by eliminating the loading zone areas and to simplify the circulation within the site and to make it safer by reconfiguring and extending some of the asphalt areas and creating additional landscaped areas including improving the termination of Ice House Road, improving the circulation at the northern entrance and improving the parking. The analysis has resulted, that we can meet the parking requirements that Shop-Rite demands, while still maintaining adequate parking for all of the other tenants on the site.

One of the most exciting opportunities are at the southern entrance of Bedford Road and the northern entrance of Bedford Road where we will have the opportunity to realign these entrances with North Bedford Road to improve the intersections in terms of efficiency and safety. Any maneuvering out of Ice House Road has to happen independently of the maneuvering out of Park Drive. There are two (2) separate controlled lights for each of those that delays it. By aligning these roads it gives us a significant percentage of movement along Bedford Road, it will help traffic and it simplify and clarifies the circulation. We are also able to get a dedicated right turn lane out of Ice House Road, which will allow for a more efficient movement of vehicles, which is a real improvement. Also, if the DOT will allow it we can now create pedestrian crosswalks at this location and make this whole intersection much more pedestrian friendly. This is a real opportunity which will make a difference along Bedford Road for vehicles and pedestrians entering and leaving both Park Drive and Ice House. Currently there is a misalignment also at the northern entrance of this site. This entrance is signalized but not in all directions. Diamond Properties has obtained the rights to redevelop the site across the street, from this northern entrance which will allow them to align the site with the existing signalization to improve the efficiently and improve the flow and simplicity of the entrance. Again, we have opportunities at that point to create pedestrian crossways making them pedestrian friendly and get a lot more movement in a much more efficient manor than in the current configuration.

Mr. Diamond elaborated on the zoning term "Family Recreation". Right now Grand Prix is a membership club for recreational activities. What we are proposing is that Mount Kisco adopt Family Recreation Center as a use. What we are seeing in general is that family recreation is a significantly growing category in communities all over the country. It's been around for a long time but over the past decade or so there has been a tremendous change as American's shift away from buying fewer things at the mall and being more interested in experiences. What you see is a lot of communities looking at is adding more recreation and

entertainment to their communities in order to make them more interesting and desirable places for people to live and spend time. We own and operate several ropes courses and RV Parks and things in different categories in entertainment and hospitality. We are working with a bunch of different communities and what we are seeing is many of these communities are looking to add Family Recreation to their approved uses now. Pretty much every community that we operate in is looking to add Recreation and Entertainment as a desirable use. What we are proposing at 333 North Bedford Road is not a fundamental change of what we are currently doing. We are hoping that Mount Kisco will create the simple thing of Family Recreation, which is what other communities are embracing.

Mr. Gallan stated that this is a process what the Village Board is considering and what the public hearing is about is step one of many steps. Any specific application for a site plan amendment would go through the Planning Board because this is being conceived as a Special Permit and there are series of bars that us as applicants would need to jump through and we would need to demonstrate adequacy of parking, safe site circulation, appropriate traffic flows and the like. So I just wanted to make it clear that the vote tonight is not an approval of a site plan application. It is just to allow the applicant to take the very first step to start considering the merits of the proposal.

Mayor Picinich thanked Mr. Diamond and Mr. Gallan for tonight's presentation and moved on to the Public Hearing portion of tonight's hearing. She asked for public comments at this time.

Mr. John Hagen (55 West Way) stated that he has been part of this Village since 1955. Out of everything that was presented tonight a better flow of traffic on North Bedford Road is desperately needed. There are times during the day that I would refuse to go up there. As far as additional traffic, I think that everybody that is going to Shop-Rite now would be using the same road around the same time, so I don't really see and increase as far as Shop-Rite coming in to town. I believe that keeping our buildings occupied and keeping the income from taxes up is an important part of process. I would like to say that I am in favor of everything that I heard tonight and would like the Board of approve the request.

Mr. David Teshtell stated that he along with his wife are raising two young children here in town. I'd like to speak about the Recreational aspect of what was discussed here tonight. Because I think that is critically important. I and my family are among that group that aren't going to the malls and that are buying those things off line. But one of the things that really gets us out of the house is this Family Recreation and 333 plays a very important roll in all of our lives. I am personally a student at the Marshal Art School at 333. My family and I make frequent trips to Rock-N-Jump and to Grand Prix and particularly now that the winter stretches far into the spring, it is very important to have these sort of family friendly recreational activities. This seems like an opportunity to expand those sorts of offerings here in town. I think it's a tremendous thing and that it should be approved.

Trustee Grunthal ask Mr. Teshtell where he lived, he was interested to know from where you drive to 333.

Mr. Teshtell replied right on Green Lane.

Ms. Amy Lerner (Mount Kisco Chase) I am also in favor of what's being proposed. I just wanted to make a few brief points tonight. The first point, would be that we all want to live in vibrant and thriving community that attracts businesses and is considered a destination that everyone would like to visit even those coming from outside of Mount Kisco. Therefore, we need to allow existing businesses to continue to evolve which necessitates having the Village also evolve and be open to making changes to outdated zoning regulations that we currently have in place. Secondly, having properties sit vacant is not good for the property owner, the businesses or the Village. We need to make sure that we don't delay opportunities because they come with challenges. We can no longer afford to take months or years discussing challenging issues and taking no issue during that time. I recognize that some people may have traffic concerns, about what is being proposed in allowing Shop-Rite to move from one location to another but once again we need to work in a timely manner towards fixing that problem and probably sorely needed to for years. In closing I would like to say that we shouldn't stop progress, just because there are challenges along the way, we need to keep moving forward and move forward quickly at the same time. Lastly, I understand that the Village Board will be discussing the Proposed Budget tonight and I would like to say that I support the proposed budget as well, in moving forward.

Mr. Michael Cunningham, Attorney with Zarin & Steinmetz stated they we represent the owner of 195 North Bedford Road Urban Edge Proprieties. We are here tonight to ask the Board to keep the public hearing open. We first heard about the meeting on Thursday

night. We did not receive any mailed notice. We are not sure if we were entitled to it or not, but we didn't have an engineered look to see the radius. We are requesting to review the zoning text petition, site plans, Environmental Assessment Form and a SEQRA review of the zoning text amendments with regards to traffic in particular. We are not even sure if we are going to have substantive comments, we just want to have the opportunity to review the documents. We are filling out the FOIL request, and we just ask that you keep the public hearing open for one more meeting.

Mayor Picinich replied that we will plan and we usually plan on keeping public hearings open for written comments specifically for 30 day, so it will be left open.

Mr. Chad Wise stated that he grew up in this town and he remembered when there was nothing down there and all we had was a bowling alley down the street. I've been working down at 333 for the last ten years. The traffic pattern is crazy there. I go in and out of there all day long and the amount of times that I've seen people lose their patience and basically do crazy stupid things is on a daily basis. So I think for no other reason than the safety reasons alone making these changes would be very valuable to the town. It would basically make the area safer for everybody.

Mr. Jim Gmelin stated that he had one question for Mr. Diamond he was wondering what the response to his application was from the Town of Bedford?

Mr. Diamond replied nothing.

Mayor Picinich noted as part of our process there are other boards and groups that would have the opportunity to make recommendations and comments. We need to send this to the County Planning Department and also to our own Planning Board and any neighboring communities which this could impact. So that is part of the process that will take place.

Mayor Picinich asked for the Boards comments at this time.

Deputy Mayor Farber stated that she was very excited about this, but this issue again would be about the traffic, getting back and forth. She was hoping with the new traffic signals which would also be coordinated for timing that things will move even faster than they do now. So instead of being slower we will actually speed things up. Between those two (2) lights that we are talking about, it's impossible to get through in one light. That's a real serious issue, always has been, so this instead of making it worse will ease that issue significantly. So otherwise, I'm very excited to make Mount Kisco a destination place with something like all of the Recreational Areas here at 333. It seems like a plus, plus to me but I know that there are people that are concerned mostly with the traffic flow and that is something that we really have to work on to make people feel much more comfortable that this will not be the problem but they have it their mind that it might be. I am in support of this.

Trustee Schleimer replied that she was excited about Shop-Rite. I think it's a wonderful addition to Mount Kisco. I've voiced previously concerns about the parking that is part of this resolution. We have vetted that, we've gone back and forth, we've looked at parking requirements in Armonk, Chappaqua, and in other shopping centers where there are supermarkets. Apparently what is called for in this resolution matches what is generally acceptable for supermarkets. With that said, assuming that we can make the changes to the entrances to facilitate the movement within the site and that there is adequate parking for Shop-Rite, I'm excited. What I would prefer to do is really bifurcate this zoning modification into different approvals. I have no problem going ahead with Shop-Rite, I think we have looked at it and we have analyzed it as much as we are able to analyze it short of the Planning process and I see no problem with that. With respect to the non-membership recreation activities on the site. I am excited, I think it is an opportunity and the wave of the future and it could be a wonderful thing for Mount Kisco. I think however, there are a lot of moving parts and I'm not sure that I'm comfortable with the amount of information we have so far. I'm not sure the resolution covers this size and there's talk about a cabaret license. I feel that there are a lot of moving parts. We are in the middle of looking at a revision to our Comprehensive Plan and I think this is a wonderful thing to be discussed as part of the Comprehensive Plan. While there is a timing concern with Shop-Rite, I feel less compelled that Family Recreation needs to be approved with the same dispatch. I'm concerned about the parking. I'm concerned about the hours. I'm concerned about the traffic. My personal inclination would be to suggest doing it in bits, seeing Shop-Rite put in place, let's see how it goes, let's see how it works, let's see how the parking goes, let's get a better idea what is in mind for the Family Recreation. I don't know where we are going and I think there are a lot of unanswered questions. I would like to go back and look at the original approval for Grand Prix and find out why it was a membership club and have more information before we commit ourselves to go forward and I think the

resolution really doesn't limit the size and leaves a lot of openings that concern me. So rather than do anything precipitously, I think that once you do it opens a very huge possibility, and probably a wonderful possibility, but I'd like to see us do it right. I think that to re-develop of this site and to do a wonderful job so that it's good for everyone and it attracts the type of traffic and business and families that we want and traffic moves and parking is available could be a fabulous opportunity, but I just think we need more time here.

Trustee Grunthal stated that he was in favor of the zoning change. I think we should move relatively quickly. I don't want to get back into the situation that we've been in previous years in discussing things for one (1) or two (2) years. Let's move on this thing and get it done. I think we should discuss the whole property because we need to have a conceptual view of the whole property as we make zoning changes to it. I would not split it into two (2) sections and I trust the Planning Board to get this right together with the developer. I'm in favor of this and I hope it moves quickly.

Mayor Picinich stated that first and foremost our Village has to be responsive to changes in a market place and it's very clearly demonstrated that the model that existed is not one that is going to be able to continue onward. Family Recreation, I think is a great use for our community, as some folks had shared. I think it's really important that we can't stop progress just because there is a challenge and the challenge of traffic on North Bedford Road is very real. And it's not just the people who live on that side of town who feel it, all of us travel on North Bedford Road. So I truly believe that Diamond Properties has given careful consideration to the flow of traffic and in order for them to make the investment to make those changes we have to provide for them the opportunity for them to continue to evolve and we do that by permitting the grocery and family recreation. This is what being good partners is all about. Again, we can't stop progress because there are challenges. When you have a problem, you work a problem and you work to overcome it and I believe that's what we will do. And I trust our Planning Board, I trust that they will get the job done right, working in cooperation with the property owners.

Deputy Mayor Farber stated, just because we are suggesting the zoning change it doesn't mean that it's going to happen overnight. It's a process and if we were to wait for Shop-Rite to get in there it might be another couple of years before we can even look again for the family entertainment bit. I've very confident in all of the different levels that you have to go through in order to make this happen, that things will not be done incorrectly or on a whim. We have a lot of safe guards.

There were no other comments at this time.

Mayor Picinich stated that this public hearing will remain open for all purposes.

A copy of the Trustee Presentation dated April 2, 2018 is on file in the Village Manager's Office.

Public Hearing – Proposed 2018-2019 Budget

Mayor Picinich noted that the Board was in receipt of the proper affidavits of service and the proper affidavits of public notice regarding the public hearing to discuss the proposed 2018-2019 proposed budget.

Village Manager Brancati stated that this proposed budget tax increase stays under the tax cap and meets all of the needs of the Village for our ongoing operations and capital needs.

Village Manager Brancati presented the proposed budget as follows:

There is a slight increase in the General Fund of 1.9% in this proposed budget compared to the current year budget. The Library Fund went up 3.17%. The Water and Sewer Fund is staying relatively flat.

The Tax impact for what is being proposed for a single-family home with an approximate market value of \$400,000, and an assessed value on the Village roll of \$36,000, will see a tax bill increase of \$59.04 for a total Village Tax Bill of \$3,622.56.

This budget as we have every year since the implementation of the Tax Cap the Village once again remains well below the Tax Cap. The 2% Tax Cap Legislation still applies the limit set by the New York State Comptroller based on the Village's annual growth or the rate of inflation whichever is less. So the Village Tax Cap for this fiscal year is 2% up slightly from .17% in FYE 2017-18. Again, the Tax Levy Calculation applies to all property taxes that support local government operations including those levied for special improvement districts.

The Tax Levy Limit of \$15,185,915 is the amount that we could tax without breaking the cap. What we are proposing is significantly less \$14,809,884. The difference is \$376,031 which is the amount that we are staying under the cap for this year. This is a demonstration of our sound budgeting, which has been done for many years and will continue.

General Fund Budget Summary. Appropriations are up slightly (+1.9%) which are partially offset by an increase in non-real property tax revenues. Fund Balance, Tax Stabilization, Debt Service, and Special Assessment looks like a large percentage increase, however, there is funding set aside which off-sets the police contract amount that we have with Westchester County. The Tax Levy of \$14,769,884 (+1.0043%) is a slight increase over what we brought in last year. The loss in taxable value is down this year (-\$950,238) (-0.6539%) this is one of the reasons why we need to continue to see investment and growth and development of the business community and for us to continue to grow and evolve in the market place so we can continue to fight that loss in Taxable Value.

Mayor Picinich stated that this is a real problem for our community. As we continue to see a decrease in our assessed value those of us who pay taxes are going to have to make up that gap. This has been an ongoing trend in our community and this is why it is so important that we do focus in on smart growth, sustainable development and working together with business partners.

The Village Tax Rate increase is (+1.6582%).

General Fund – Gross Appropriations are comprised as follows:

Town Functions	\$706,337	3%
Employee Benefits	\$3,408,065	15%
Debt Service and Interfund Transfers	\$733,732	3%
Transfer to Library	\$1,803,000	8%
Home and Community Services	\$516,779	2%
General Government Support	\$777,990	3%
General Government Expenses & Contingency	\$757,965	4%
Public Works & Buildings	\$2,581,932	12%
Health	\$384,137	2%
Parks and Recreation	\$1,191,992	5%
Senior Nutrition	\$325,886	2%
Public Safety	\$8,873,438	40%

Back to that original number of \$3,622.56 we if think about that average home owner, that single family home with that market value of \$400,000 the Village Assessed Value of \$36,000 paying that Village Tax Bill of \$3,622.56 this is how it breaks out amongst the General Fund.

General Fund Appropriations – Average Tax Bill:

Town Functions	\$115.99
Employee Benefits	\$558.34
Debt Service and Interfund Transfers	\$120.49
Transfer to Library	\$296.08
Home and Community Services	\$85.98
General Government Support	\$127.76
General Government Expenses & Contingency	\$124.43
Public Works & Buildings	\$423.99
Health	\$63.08
Parks and Recreation	\$195.74
Senior Nutrition	\$53.52
Public Safety	\$1,457.16

For the third year in a row the Water and Sewer Rates will stay flat as there will not be any increase. We recognized that there was an increase three years ago and both Funds are doing well and there is no need for us to increase rates. The average annual Water Bill is \$802.00 which is based on the annual average usage of 10,700 cubic feet. The breakdown of the average water bill is as follows:

Employee Benefits	\$84.38
Transmission and Distribution	\$82.59
Purification and Filtration	\$127.59
Unallocated Items	\$77.71
Water Administration	\$111.12
Source of Supply	\$22.60
Debt Service	\$296.01

The Sewer Fund is down slightly this year, if water usages is down, so is sewer usage it's all based on the water running through the system. The Average Annual Sewer Bill is \$184.00 and breaks down as follows:

Debt Service	\$15.41
Employee Benefits	\$40.70
Sewer Pump Stations	\$21.86
Unallocated Items	\$16.75
Sanitary Sewer	\$89.28

In the Capital Fund, some of these projects are already underway such as the DPW Building. We are looking to undertake some of these projects out of the Capital Fund and some portion of these projects would be done with bonding.

DPW Addition	\$2,695,000
Paving & Sidewalk Projects	\$1,060,000
Master Plan Update	\$250,000
Police/Court Building Alterations	\$1,500,000
Fire Department Building Improvements	\$10,250,000
Vehicle Replacement	\$425,000
Senior Center Improvements	\$500,000
Leonard Park Improvements	\$250,000

Capital Fund improvements in the Water Fund. There are some big ones that we have here but we've just went through a review with the Finance Committee and we feel very good about the ability for the Water Fund to undertake these projects. The first one is the replacement of our 120 year-old water main that runs along Byram Lake Road, the replacement of a section of water main that runs under North Bedford Road. The other line is the section that starts at Preston Way and running all of the way up to Green Lane and then down Green Lane. The reason we are looking to replace that line is that the line is about 60 years old and is the only section of asbestos concrete pipe that we have in the system and we would like to get it out of service and out of the system. Lastly going up Mountain Avenue the line that runs from the Hillside Pump Station and runs up to the Water Tank, that line is what feeds water to the entire western side of the Village and is a critical piece in the water system. We are looking at some upgrades at the Filtration Plan, it's coming up on 20 years and there are just some good things that you want to do to maintain the longevity of the facility. We are looking at exploring some possibilities of drilling some additional wells down next to the filtration plant that could increase supply and capacity of the system. Vehicle Replacement along with the installation of some Radio Read Meters, we have some approximately 250 accounts that don't have these meters.

Capital Fund improvements for the Sewer Fund includes some remaining sewer relining work that we are undertaking to satisfy some compliance with the New York State Department of Conservation and that cost is estimated to be \$200,000. We have some close circuit TV work that we are doing with the remaining lines to make sure that we are all ok and the system is buttoned up as tightly as it should be. The two (2) other upgrades that we need to do are upgrades to the Saw Mill Pump Station and some of the lines connecting to the pump station that would cost approximately \$1,300,000. We are currently exploring the possibility with Westchester County and some of our municipal partners to enter into a joint venture project to actually get this done at no cost to the Village. So that is something that we will continue to work on.

Here is a snap shot of our Debt Service Obligations through the next eight (8) years the Filtration Plant will drop off in the next few years, which is why the Water Fund is poised well to undertake these projects and then be able to take on new debt and have it simply replace what we retire. So that we are able to keep water rates stable. In the Library Fund we continue to make those debt payments across all years. The Sewer Fund and General Fund payments continue and are relatively small.

The 2018/2019 Tax Burden Distribution on a \$400,000 Market Value home breaks down as follows:

Village and Town	\$3,623	33%
County	\$1,459	13%
School	\$5,999	54%

The Tax Rebate in the State of New York has changed this year. The Property Tax Freeze Credit program that has been in effect for the past three (3) years has been replaced with the Property Tax Relief Credit. Under the old program you would get a rebate check equal to the amount of the tax increase for that year. Under the new Tax Relief program, homeowners that have an income of \$275,000 or less, have paid school property taxes, and are residents of a school district that complies with the property tax cap, will receive a credit that is a percentage of a homeowner's STAR benefit, with lower incomes receiving a higher percentage. This new program will be in place through 2019.

In closing the budget can be viewed online at www.mountkisonny.org and the final budget must be adopted on or before May 1, 2018.

In the Debt Obligations we did take short term note for the DPW Garage (a one year note) which is not included here, for the moment simply because we don't anticipate that level of borrowing maintaining through. It's just a decision we haven't gotten to yet as a Board as far as knowing when that project is completed, what our total project cost is and how much the Village would use from either our unassigned Fund Balance from our Capital Fund Reserves. Once we have all of our costs known we can make a decision at that point how much do we want to have as long term or do we want to pay some of that percentage down.

Mayor Picinich noted that the Capital Projects that are being presented here tonight have not all been approved, so before we take on more debt we'll talk about each of those as they come along as a Board and we have to approved them as we move along and move forward. So this is the overall big picture proposal and a lot of thought has gone into this.

Mayor Picinich stated that this was a public hearing and that we are looking for comments from the public at this time. There were none. Mayor Picinich noted that residents could Email the Village Manager if they did have questions regarding the budget.

Deputy Mayor Farber thanked the Village Manager for such a comprehensive budget. She did have some questions which will be addressed at the Budget Work Session Meetings.

Trustee Grunthal stated that he thought that this was a terrific budget. There are a few little questions that I will have and a few little changes which will not have the impact of increasing the amount of the tax levy. But overall having reviewed the proposed budget I am very happy with what is being done by our Manager, Treasurer and Staff.

Mayor Picinich state that the Board has a work session planned and work sessions are in fact open to the public next week. At next week's work session we plan on rolling up ourselves and go into every detail of it and raise questions. My view at this time is that it's a tight budget and fair budget. It allows us to reinvest back into the places that we need to, particularly in the area of staffing which is important and also takes the big picture view from a capital prospective. I think we are in a good place, under the cap. It is essential that Mount Kisco continues to be an affordable place for people to live, but that we continue to reinvest in the community.

1) Communications:

- a. Email from Mount Kisco Little League re: Baseball Opening Day Parade & Ceremony.

The following motion was offered by Deputy Mayor Farber and seconded by Trustee Grunthal; authorizing the Mount Kisco Little League to hold their annual Baseball Opening Day Parade & Ceremony on Saturday, April 21, 2018 as detailed in their Email dated March 21, 2018; all in favor.

Motion Adopted

Mayor Picinich	Aye
Deputy Mayor Farber	Aye
Trustee Grunthal	Aye
Trustee Schleimer	Aye

- b. Letter from Gail Hall re: Mount Kisco Highway Department

Mayor Picinich read the letter from Mrs. Hall dated March 27, 2018 into the record regarding the Mount Kisco Highway Department.

Motion Adopted

Mayor Picinich	Aye
Deputy Mayor Farber	Aye
Trustee Grunthal	Aye
Trustee Schleimer	Aye

The entire Village Board thanked the Mount Kisco Highway Department team for the job that they have done this year. It's been extraordinary circumstances and they've done extraordinary work.

2) Petitions: None.

3) Board, Committee and Commission Reports: None.

4) Village Manager's Reports:

- a. 2018 County Tax Bill Payment Reminder.

Village Manager Brancati announced that the 2018 County Tax bills have been mailed out. Tax bills are due by Monday, April 30, 2018 without penalty. The Tax Office is open Monday through Friday, 8:30 am to 4:30 pm. If you choose to mail your taxes, we accept a USPS post mark as proof of timely mailing. 2% penalty will be assessed for any

taxes paid after April 30th. If you have any questions, please contact the Tax Offices at (914) 864-0034.

5) Board Reports –

Deputy Mayor Farber stated that she hoped that everyone enjoyed this past weekend's Easter and Passover Celebrations. It maybe spring, but mother nature did not get that memo! Another round of thanks go to Joe Luppino and his outstanding team of DPW workers for cleaning our streets today, Monday, April 2nd with all of the extra snow that was much larger than expected. I know that we all will be complaining in July about the heat, but enough is enough with this snow.

The Mayor's Parking Task Force Committee met this past Thursday, March 22nd and several innovative ideas were discussed. The next meeting is scheduled for Thursday, April 5, 2018.

The Memorial Day Parade Committee met this past Thursday, to discuss the details for the upcoming Parade to be held on Wednesday, May, 30th. It is the main goal of the Memorial Day Parade Committee to have the Mount Kisco parade on the true and only day of Memorial Day, which this year falls on a Wednesday. The parade will begin at 6:30 pm at the top of Smith Avenue and Main Street and ending at our War Memorial, which is right in front of the Library. This is also the 100th year of the American Legion, so there is going to be a lot to celebrate.

The Mount Kisco Historical Society will be hold their annual meeting on Wednesday, May 2, 2018 at 7:00 pm right here in the Village Hall Board Room. The meeting is open to all and will feature an update on the exciting trail projects going on within the town and the great progress that is being made on all of the wonderful materials gathered over the years and being shared with multiple groups and members of our community. You can also always join us on Facebook, or on a trail walk this Earth Day or for a seminar with our Town Historian, Harry McCartney. The Annual Meeting as well as all activities are always open to all.

Come celebrate Earth Day and Arbor Day with a very ambitious schedule of events in Mount Kisco. The opening reception of the very first Nature and Culture photo exhibit will be held on Thursday, April 19th from 5:00 pm to 6:30 pm. There is an Earth Day hike up Kisco Mountain on Saturday, April 21st at 10:00 am followed by the Earth Day Celebration at the Library at 1:00 pm. On Sunday, April 22nd at 2:00 pm there will be a hike along the Kisco River which will start at the Leonard Park Playground. Arbor Day will be celebrated with a tree planting, a proclamation from the Mayor and Kids Art Awards on Saturday, April 28th at 10:00 am at the Tea House in Leonard Park.

Thanks go out to the Mount Kisco Conservation Advisory Council, the Tree Preservation Board, the Historical Society and the Arts Council for all of their support, and most especially to John Rhodes, who has given so much of his time and talent in putting the programs together for all of us to enjoy.

There is still time to join in on the William Louis Dreyfus Art Collection tour. There is no fee to participate but you must pre-register. If you'd like to join us please contact the Arts Council at www.mkartscouncil@gmail.com.

Finally, please join us for the next public hearing of the Comprehensive Development Plan, which will be held on Wednesday, April 11th from 7:00 pm to 9:00 pm at the Library. Please participate and be active in planning the direction of the future of our great community.

Trustee Schleimer stated that there is a meeting "Are you ready for home ownership" which is for affordable housing and condos in Westchester on its resources, affordable mortgages and information. It is going to be held in Peekskill at the Atrium on Wednesday, April 4th. This is the first time I've seen this so, if it is something that you or your children or someone you know might be interested in it will be held from 6:30 pm to 8:30 pm. The full information is on my Facebook page. There is also, courtesy of our County Legislator Kitley Covill a Gun Buy Back Program being sponsored in collaboration with the Office of the Attorney General, Westchester County District Attorney and the County Executive George Latimer on Friday, April 13th from 9 am to 1 pm at the Mount Hope AME Zion Church on 65 Lake Street in White Plains. It's a no question asked, there are different prices for different types of guns, non-working guns and antiques are accepted as well as assault weapons, and again this is also posted on my Facebook page. It's a great opportunity if you have fire arms that you no longer need so that you can properly dispose of them easily.

Trustee Grunthal reported that the Economic Development Council met about 10 days ago and they discussed a number of projects, some underway and some projected for the future. Firstly, they have been discussing for a little while a survey of the businesses in Mount Kisco to determine some of their needs and some of their perspectives from the point of view of making our town more business friendly and attracting more businesses into town. That will be coordinated together with some of the focus groups that are going on with the Development Plan. They also discussed a project to put all available properties that are for rent up on the internet. This is complicated and it has to be done right, but it

serves a purpose of making it easier for people who are interested in renting business properties in town to do so. They have discussed and are planning on having an open house for landlords, realtors or anybody else who is interested in renting or coming in to town. That should be held fairly soon, and I think it will clearly be attractive.

The Economic Development Council has discussed a Farmers Market for over a year, but the person who was leading that charge, left the Economic Development Council and so right now it looks as though this is not going to happen this year. But it might happen next year if we can put it together next spring and summer. We are talking with an organization that would handle a lot of the logistics for us. But we do need a couple of volunteers in the Village to step forward and come and join us in talking about this and establishing a little committee that will guide the management company that we have engaged for this. So if anybody is interested in helping us bring a Farmers Market to fruition, please do step forward. You can talk to the Village Manager or contact me directly.

Finally, the Economic Development Council has been talking about a dog park, and I'm very pleased to say that we now have a little committee of people who are actually looking at a number of properties in Mount Kisco where we might have a dog park. I thought that this would be very easy to do, but it's a little more complicated because of the things that are needed for a dog park. But at least that is on the road right now.

The Conservation Advisory Council met last week. They spent a lot of time discussing the Earth Day and Arbor Day events and all of that information is posted on the Village's website. A lot of work has gone into these events and they should be fascinating days and I would encourage anybody that is interested to look at that.

The Conservation Advisory Council also discussed the Reusable Bag Initiative that is now happening at a County level and possibly at a State level. But we have been advised that the best thing for us to do as a Village is to go ahead on our own together with our immediate neighbors and not wait for some grand scheme to come from the County or the State. We now have some proposals which are pretty firm and we'll come to this board, I hope very soon. We discussed a recycling and food composting program. This is now beginning to take shape conceptually and it is my hope that we will have the Conservation Advisory Council put forward some more detailed proposals over the next few weeks and that this Board will have a work session on this sometime in May to get really into this.

The next item the Conservation Advisory Council discussed was the H2H (Housatonic to the Hudson) that is a proposal being made by towns across this region to have a Greenbelt, from the Housatonic River to the Hudson River. This would be the preservation of a wide natural greenbelt including wildlife corridors and the protection of certain areas. That is something that will take several years, but we would be within that band and therefore there is interest by the organizers in including our town and the various trails that we have in our town and the various open spaces and preservation areas that we have in our town as part of that greenbelt.

Mayor Picinich shared that she was recently at a meeting that was hosted by Assemblyman David Buchwald and County Executive George Latimer and Municipal Officials from across the County with reference to the utilities failed response during the storm. The focus of that meeting was to identify, what the greatest challenges and problems were so that we could roll that all up so that that could be further presented to the utilities so that they can work for effectively for the future. I want to particularly thank County Legislator Kitley Coval, she is writing a letter on our behalf directly to ConEdison with reference to the problem and challenges that we dealt with as a community.

As Deputy Mayor Farber indicated, our Parking Taskforce did meet and we have not yet drawn any conclusions. We are currently debating over a variety of different options and issues and we need to be taking a closer look at a variety of different factors. So hopefully we will have something to share with the community in the not too distant future.

Trustee Albanese wanted for me to report that the Beautification Sub-Committee called the Adopt-An-Area Program, will hopefully be able to get on our agenda in the not too distant future in order to present that program.

Our Marketing Team is meeting this week and that is coming along really well. We are coming up with a plan as to how we want to tell Mount Kisco's story to the broader community. We've also had more visibility, we had an article recently pick-up in Lohud with reference to our public hearings this evening and we also chatted with a reporter from the New York Times, who is taking a look at Mount Kisco as a really great place to live. Folks are starting to learn what we already know.

6) Old Business:

a. Appointment to the Leonard Park Committee.

The following motion was offered by Trustee Schleimer and seconded by Deputy Mayor Farber to appoint Michael V. Zucker to the Leonard Park Committee for a 5 year term expiring on 12/2023; all in favor.

Motion Adopted

Mayor Picinich	Aye
Deputy Mayor Farber	Aye
Trustee Grunthal	Aye

Trustee Schleimer

Aye

7) **New Business:** None.

8) **Bills –**

The following motion was offered by Deputy Mayor Farber and seconded by Trustee Schleimer to pay the bills as presented to the Board dated March 28, 2018 for the months of February and March, 2018 with the exception of one bill as previously discussed; all in favor.

General Fund	\$ 159,948.10
Water Fund	61,262.34
Sewer Fund	2,149.66
Library	10,858.40
Capital Fund	89,591.06
Trust Fund	<u>7,373.87</u>
TOTAL	\$ 331,153.43

Motion Adopted

Mayor Picinich	Aye
Deputy Mayor Farber	Aye
Trustee Grunthal	Aye
Trustee Schleimer	Aye

9) **Approval of Minutes –**

Village Board Meeting Minutes of March 19, 2018.

The following motion was offered by Deputy Mayor Farber and seconded by Trustee Schleimer to table the approval of the Village Board Meeting Minutes of 3/19/2018 at the request of the Village Attorney, all in favor:

Motion Adopted

Mayor Picinich	Aye
Deputy Mayor Farber	Aye
Trustee Grunthal	Aye
Trustee Schleimer	Aye

10) **Non-Local Business:** None.

11) **Public Comment:** None.

Meeting closed at 9:00 pm.

Edward W. Brancati
Village Manager