

Minutes of the **VILLAGE BOARD MEETING** of the Board of Trustees of the Village/Town of Mt. Kisco held on Monday, December 18, 2017 at 7:00 p.m. in the Frank J. DiMicco Board Room, Village Hall, 104 Main Street, Mount Kisco, New York.

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

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

Mayor Picinich opened the Village Board Meeting, asked everyone to stand for the pledge of allegiance, and asked everyone to remain standing. She asked that we as Board members always come to this table with open hearts and open minds to serve the people of this community. She also asked that during this holiday season to please keep in mind those that are less fortunate than us and to think of ways to reach out and help. Thank you.

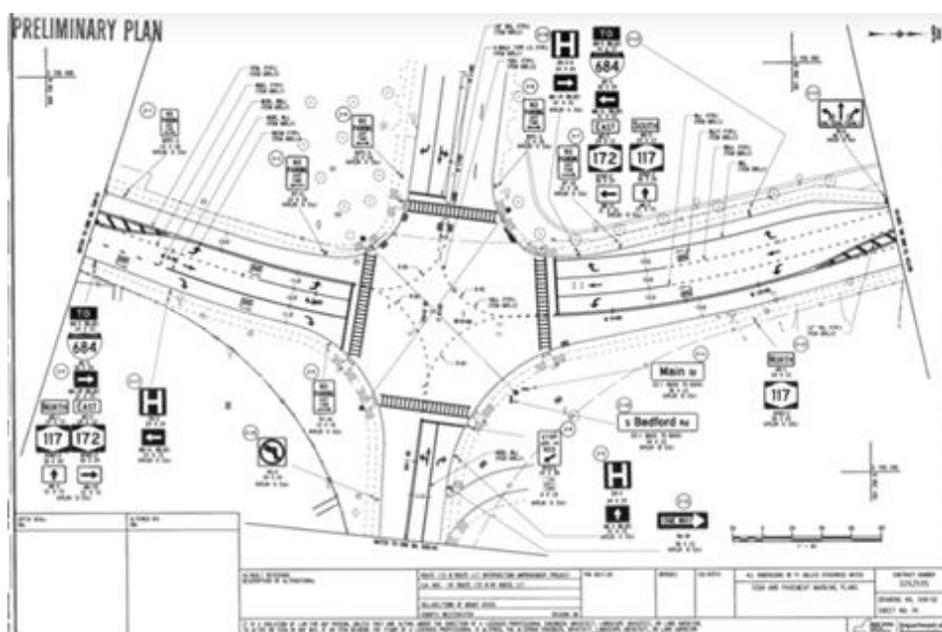
1. Communications:

- a. Letter from the NYS DOT re: Intersection Improvements to Route 172 and 117.

Mayor Picinich stated that we have a letter from the New York State Department of Transportation (NYS DOT) received on December 4, 2017. The NYS DOT is going to be making changes to a very important intersection in our community. This is the area right in front of the hospital where Route 172 meets Route 117. They've asked us to pass a resolution for the purposes of any anticipated changes or actions to the water and sewer lines that are in the area, so that they can take appropriate action to address those things. We are not going to work on that tonight. We want to hear more from NYS DOT regarding these changes. Their plan is to eliminate the islands and slip lanes (those are the right turns onto Rt. 172 and Rt. 117). It will be a traditional 4-way stop light. The plan also includes pushing out the sidewalk and adding pedestrian crosswalks. The Village Board of Trustees has expressed some concerns that this new configuration might slow traffic at the intersection which is often congested.

Mr. Anthony Oliveri, P.E. Dolph Rotfeld Engineering Consulting outlined the plans for the Village Board and stated that he also had some concerns which have been expressed to the NYS DOT. We are still waiting to hear back from the NYS DOT with regards to the traffic studies.

The Village Board of Trustees requested that Village Manager Brancati request in writing that NYS DOT provide their traffic study to the Village of Mount Kisco to demonstrate the impact of these changes and how it will affect our community.



2. Petitions: None.

3. Board, Committee and Commission Reports: None.

4. Village Manager's Reports:

- a. Monthly Water Report – November 2017.

Village Manager Brancati reported that our total water production for the month of November was 29,873,434 gallons for an average of 995,781 gallons per day. This is a significant drop in our water usage. It is down from our October usage of 1,453,664 gallons per day and the September average production which was 1,766,080 gallons per day. Byram Lake Reservoir was at 89% capacity on November 1st and at the end of the month it is at 87%. The Leonard Park Wells are now off.

b. Village Board of Trustees Meeting Schedule for 2018.

Village Manager Brancati stated that the Village Board of Trustees has agreed to meet on the following dates:

January 8th and 22nd
February 5th and 26th
March 5th and 19th
April 2nd and 16th (April 30th if needed for Budget)
May 7th and 21st
June 4th and 18th

c. Grant Award Announcement.

Village Manager Brancati announced that the Village had received an Urban Forestry Grant from New York State DEC in the amount of \$50,000 for Tree Inventory and Management Plan. We are in the process of getting a couple of quotes and still submitting the paperwork for that.

d. Bid Award Contract 2017-04 Sidewalks for North Moger Avenue.

Village Manager Brancati announced that we had gone out to bid improve pedestrian access on North Moger and Carpenter Avenues by replacing them and making them compliant with the Americans with Disabilities Act (ADA). These funds are being repurposed from a previous Community Development Block Grant (CDBG) awarded to the Village by the New York State Department of Homes and Community Renewal (NYS DHCR) where the Village will be responsible for half of the total amount and the grant funding will pick up the other half.

Mr. Anthony Oliveri, P.E. Dolph Rotfeld Engineering stated that the Village had received six (6) bids for the project and the apparent low bidder is Peter J. Landi, Inc. of Hawthorne, NY with a total bid price of \$287,850.00. Peter J. Landi, Inc. has been the contractor for previous projects in the Village including the current Infrastructure Repairs contract, therefore we have extensive experience with them in the Village and we recommend that they be awarded this contract.

The following motion was offered by Deputy Mayor Farber and seconded by Trustee Albanese to award Contract 2017-04 Sidewalks for North Moger Avenue to Peter J. Landi, Inc of Hawthorne, NY in the amount of \$287,850.00; all in favor.

Motion Adopted

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

5. **Board Reports:**

Trustee Grunthal reported FIRST FROM THE ECONOMIC DEVELOPMENT COUNCIL, GREAT NEWS! We have a FACEBOOK PAGE!

This was first proposed early in the year, but the idea ran into some resistance on the Board pending several questions and concerns. I am extremely pleased to tell you that with the determination of Mayor Picinich, the Facebook Page is coming online this week. It will be available tomorrow, and over the course of this week it will be filled with content. That will include news, activities of this Board, announcements, events, and whatever seems useful to our residences and our businesses. It will include links to various data sources and will be open to comments by the public.

The name of the page is "Village of Mount Kisco." The goal, of course, is to have a much higher level of engagement between the Village and all our friends. Our friends are our residents, our business, potential vendors or customers, and anybody in the world who is interested in living here, starting a business here, or coming here to shop, stroll, or hike our trails or our Mountain.

Of course we have a lot of information on our Village website, but you have to actively search for it. As I understand it, with social media, the great advantage of having a Facebook Page in addition to our Village website is that anybody can "like" a post, just click on the "thumbs up" button. They will then automatically be following the posts on the page, and if you add your email address via your own page, then you will get an email message advising you of the posts that come up. So this presents an opportunity for all Village news to get to your email basket, with the instant opportunity to check it out!

We considered the possibility of negative comments being made by people visiting the page. I researched this at great length in the spring of this year and concluded this will not be a serious problem. Some negative comments are inevitable, but I believe they will

be mainly of two types. The first will be people whining about a pet peeve, and these will soon be recognized as such. The second will be valid criticisms and positive suggestions for improvements. These are welcomed by our Board. It is an excellent way for us to stay in touch with what people are thinking and feeling.

And just in case we get posts that are unacceptable for some reason, such as hate posts, or unethical or criminal in some way that we cannot imagine at this time, we have a team of people who will watch the Page on a daily basis, to make sure that it stays with the mission. The team includes Mayor Picinich, who is an enthusiastic and driving force behind this, Alex Smoller, the Chair of our Economic Development Council, who made this all possible, Meghan Finn and Grace Bueti, both of who created the Page with support from Alex, and Amy Ferguson, who is joining the team. So... stand by and join the Page! The name – Village of Mount Kisco.

The EDC is working on a survey of businesses to get more data on what is concerning businesses and how they would like to see the business district improved as we go forward. We believe that the condition of some storefront facades are raising questions, among parking issues and other problems. We are working on the best way to conduct this survey, and what the timing might be.

The EDC is also working on proposals for the new streetscape comprised of the new sidewalks, pavers, and tree replacements. These proposals are being given to the Village Manger to be incorporated into the streetscape planning and costing.

The earlier work done towards bringing a Farmers' Market back to town was making a lot of progress, but then some requirements of the proposed partner became unnecessarily onerous. So the EDC has a solid baseline in place, but is now looking for the ideal partner to make it work smoothly. We believe that the format will encourage outsiders to bring fresh farm products to town, but also to encourage the local Mount Kisco purveyors of food and the restaurants in our town to also take part in the market, so that they can show off their goods and also benefit financially from the market.

COMPREHENSIVE DEVELOPMENT PLAN STEERING COMMITTEE. The committee members' names were announced last week. I very much look forward to the first meeting with our Consultant, Frank Fish, and our Planner, Jan Johannessen. The meeting will take place on January 17th here at Village Hall. We will kick off the study under the guidance of our consultant, BFJ Planning. At subsequent meetings or events we will be inviting members of the public, residents, business owners, consumers from inside and outside of town, and others, to join us in meetings and share their ideas. These should include new ideas for implementation, and current practices that might be no longer useful. Mayor, I hope that this will create a new vision for Mount Kisco, and lead us into an active and lively future.

CONSERVATION ADVISORY COUNCIL (CAC). The CAC visited the Scarsdale recycling facility on Tuesday. It was our goal to see how they handle many different recyclable items, and how County tipping fees are noticeably and actually reduced when you successfully separate compostable material and food scraps from the dry garbage. When you treat these differently, you can cut costs. What happens is that by recycling many items, including food scraps, this actually reduces the amount of dry garbage that is collected and taken to the County facility. So the costs of moving the garbage truck over longer distances to the dump are lower, and the tip fees at the County facility are actually cheaper. So, Mayor, we need our CAC to collect the relevant data and present some excellent possibilities to us. We can make highly productive changes, but it will take planning and phasing in with new equipment over some years. We can start with planning and determining possible mileposts. Thank you.

Trustee Albanese reported that he was also at the Economic Development Council Meeting and we have a bunch of young professionals on that Council that are eager to work. Together they can create a lot of good things in 2018.

Trustee Schleimer wished everyone a very happy holiday season.

Deputy Mayor Farber reported that the Mount Kisco Historical Society met on Wednesday, December 6th and we discussed a series of tours for our 2nd graders to the original Mount Kisco One Room School House on Moore Avenue. If you would like to take a trip down memory lane it's really a fascinating one room school house and we had the kids from Mount Kisco Elementary School, West Patent Elementary School, and Neighbors Link visit. The kids were being treated to a day in the life of yester year and they had none other than the famous Mount Kisco Elementary Teacher Miss Flewellen addressing the class. Miss Flewellen has since passed but the part of Miss Flewellen was played by several members of our Historical Society.

Ms. Patricia Lee, a newer member of our Historical Society and an archaeologist, is working on getting official designation to the old stone bridge that passes over Byram Lake Road as a New York State Historical Monument. Work with ancenstry.com continues at the Senior Center with Harry McCartney so a lot of stuff is going on with the Historical Society.

The Hanukkah Lights were lit in front of the Library on the very first night of Hanukkah which was Tuesday, December 12th. It was astounding how many people showed up in the bitter cold to light the menorah, sing songs, and enjoy potato latkes and jelly donuts. Thank you to the Mount Kisco Historic 112 year old Little Shul on the Hill for

providing us with your leadership, Rabbi, and refreshments. Trustee Grunthal and his wife Susan were there as was New York State Assemblyman David Buchwald along with so many family and friends sharing the lighting of this great menorah.

This is the season of many holiday parties all over town. The Mount Kisco Chamber of Commerce along with many local clubs and organizations held a joint Christmas party on Wednesday, December 13th at the Holiday Inn. The Village Staff also enjoyed an awesome holiday breakfast as we trimmed the tree and decorated Village Hall for the holidays, on Monday, December 11th.

Since this will be our last public meeting before Christmas and New Year's I would also like to wish everyone out there a safe, happy, and healthy Christmas and an awesome New Year. Thank you.

Mayor Picinich gave a few community updates. Mr. Joseph Amuso has stepped down from our Recreation Commission and he has graciously down so in order to offer that spot to someone else in the community. I just wanted to publically thank him for his long service on our Recreation Commission.

Mayor Picinich stated that there was a public comment made last week with regards to an Executive Session. I just want to make a point to the community that there are two instances under which we would do that. One is if there is a legal case, if we discuss publically might compromise us and the other is related to human resource issues, to ensure that we are fair to employees. So those are the two situations, for the most part, under which we go into Executive Session. We always seek to be open and transparent.

Mayor Picinich stated that there were concerns that were raised to her with reference to the Steering Committee for the Comprehensive Plan. Some folks had some concerns that there wasn't a broader group of people from the public. Generally, the folks that are on that Steering Committee right now are those who currently serve on Boards. We have our first meeting planned for the 17th of January, if and as it is appropriate to expand that committee, we will certainly consider doing that. But I would like to ask all too please keep in mind there will be extensive opportunities for input from the full community and we will be actively soliciting input from all across the Village.

Lastly, it is very important that we set expectations for the community with reference to Home Goods. It was announced at a recent Board Meeting that Home Goods would be coming to the Village taking the space that Annie Sez was in. They will also be taking the space that Party City is currently in. I've spoken with Mr. Kempner, the owner of the property, and we appreciate all of his effort to bring Home Goods into our community, but the point that is important for everyone to note is that the Party City space will not become available until the end of 2018. So as a result, there is going to need to be a buildout to share the space so we should not expect to see Home Goods actually come in until the end of the second or beginning of the third quarter of 2019. I just wanted to make sure that our community had a fair expectation as to when this project will be happening.

6. **Old Business:**

a. Hawthorn Development LLC Application re: 2 Morgan Drive.

Mayor Picinich stated there is a project that has been proposed for 2 Morgan Drive from Hawthorn Development and they have presented both to the Planning Board and the Village Board. Hawthorn Development has asked for a statement of intent from the Board of Trustees and in our work session last week we discussed this matter. The majority of our Board is in favor of this project moving forward. The Planning Board is the lead agency on this. Although it was not a unanimous decision by this Board, the majority of this board is in favor of this project moving forward.

Village Attorney Singleton stated that he will direct the Planning Board Secretary to inform the applicant of the Village Board's decision to move this project forward.

b. Schedule a Public Hearing to discuss the Natural Resources Inventory 1/8/18.

The following motion was offered by Trustee Grunthal and seconded by Trustee Albanese to schedule a Public Hearing on January 8, 2018 at 7:00 pm to discuss a proposed local law to adopt the Natural Resources Inventory into land use decision making within the Village/Town of Mount Kisco.

Motion Adopted

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

Trustee Schleimer had a question on the proposed local law with regards to Section 75A-1 and 75A-2.

Village Attorney Singleton stated that he would tighten up the language prior to the ordinance being adopted.

Trustee Grunthal stated that he would rather wait for the public hearing prior to making any changes to the proposed local law.

c. Schedule informal Interviews for Board, Committee, and Commission Vacancies for 1/3/18 @6:30pm.

The following motion was offered by Deputy Mayor Farber and seconded by Trustee Schleimer to schedule informal interviews for Board, Committee, and Commission vacancies on January 3, 2018 starting at 6:30 pm.

Motion Adopted
 Mayor Picinich Aye
 Deputy Mayor Farber Aye
 Trustee Albanese Aye
 Trustee Grunthal Aye
 Trustee Schleimer Aye

7. New Business:

a. Tax Certiorari Settlements.

The following motion was offered by Deputy Mayor Farber and seconded by Trustee Schleimer to defer the Tax Certiorari Settlement Antonio DeMaio vs. Village and Town of Mount Kisco to a later date.

Motion Adopted
 Mayor Picinich Aye
 Deputy Mayor Farber Aye
 Trustee Albanese Aye
 Trustee Grunthal Aye
 Trustee Schleimer Aye

The following motion was offered by Trustee Schleimer and seconded by Deputy Mayor Farber authorizing the following Tax Certiorari Settlement;

WHEREAS, petitions have been filed by the property owner below, challenging real property tax assessments on the Town and Village assessment rolls with respect to the following parcels:

Property Owner	Tax Designation	Years
Kensico Park Realty LLC	69.50-1-1	2014 to 2016 (Town) 2014 to 2017 (Village)

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

WHEREAS, the Village and the property owner have reached a mutually agreeable resolution;

NOW THEREFORE BE IT RESOLVED, the Office of the Village Attorney is authorized to execute a settlement on behalf of the Town for assessments for no less than the following:

Village Proceedings:

<u>Assessment Year:</u>	<u>Original:</u>	<u>Proposed Settlement:</u>	<u>Reduction:</u>
2014	\$280,000	\$237,600	\$42,400
2015	\$260,000	\$214,500	\$45,500
2016	\$260,000	\$215,730	\$44,270
2017	\$235,000	\$209,610	\$25,390

Town Proceedings:

<u>Assessment Year:</u>	<u>Original:</u>	<u>Proposed Settlement:</u>	<u>Reduction:</u>
2014	\$500,000	\$433,920	\$66,080
2015	\$500,000	\$439,000	\$61,000
2016	\$500,000	\$444,720	\$55,280

Motion Adopted
 Mayor Picinich Aye
 Deputy Mayor Farber Aye
 Trustee Albanese Aye
 Trustee Grunthal Aye
 Trustee Schleimer Aye

b. Resolution authorizing the Village Manager to sign the North East Westchester Special Recreation Agreement.

The following motion was offered by Trustee Grunthal and seconded by Trustee Albanese authorizing the Village Manager to sign the North East Westchester Special Recreation Agreement dated December 1, 2017; all in favor.

Motion Adopted
 Mayor Picinich Aye
 Deputy Mayor Farber Aye
 Trustee Albanese Aye
 Trustee Grunthal Aye
 Trustee Schleimer Aye

c. Parking Task Force.

Mayor Picinich stated that there have been many concerns raised by many with reference to parking in our downtown area. So we are going to convene an Ad-Hoc Committee Special Task force to take a look at the user experience as it relates to parking.

Chief Brogan will be an essential part of this committee as he manages our Parking Authority. The thing that I ask people to keep in mind that we have a user experience, but we also have a stream of revenue and we have to find a way to make those align in a positive way. So we are going to again be looking for volunteers from the community. We would like business owners, residents, seniors, commuters, and we would like to bring together seven (7) to nine (9) people to make recommendations with reference to parking and the user experience related to parking in downtown. So we reach out to the public, to say we need your help to figure out how to improve the experience of parking in our downtown.

The following motion was offered by Deputy Mayor Farber and seconded by Trustee Grunthal to establish an Ad Hoc Parking Task Force; all in favor.

Motion Adopted
 Mayor Picinich Aye
 Deputy Mayor Farber Aye
 Trustee Albanese Aye
 Trustee Grunthal Aye
 Trustee Schleimer Aye

8. Bills:

The following motion was offered by Trustee Grunthal and seconded by Deputy Mayor Farber to pay the bills as presented to the Board dated December 13, 2017 for the months of November & December 2017; all in favor.

General Fund	\$698,637.77
Water Fund	\$164,483.97
Sewer Fund	\$ 60,130.40
Library Fund	\$ 83,592.12
Capital Fund	\$427,523.58
Trust Fund	\$ 4,600.00
TOTAL	\$1,438,967.84

9. Minutes:

Regular Meeting Minutes – November 6, 2017

The following motion was offered by Trustee Schleimer and seconded by Trustee Grunthal approving the Village Board Meeting Minutes for November 6, 2017, all in favor.

Motion Adopted
 Mayor Picinich Abstain
 Deputy Mayor Farber Aye
 Trustee Albanese Abstain
 Trustee Grunthal Aye
 Trustee Schleimer Aye

Annual Village Board Meeting Minutes – December 4, 2017

The following motion was offered by Trustee Schleimer and seconded by Deputy Mayor Farber approving the Village Board Annual Village Board Meeting Minutes for December 4, 2017; all in favor.

Motion Adopted
 Mayor Picinich Aye
 Deputy Mayor Farber Aye
 Trustee Albanese Aye
 Trustee Grunthal Aye
 Trustee Schleimer Aye

Annual Town Board Meeting Minutes – December 4, 2017.

The following motion was offered by Deputy Mayor Farber and seconded by Trustee Schleimer approving the Village Board Annual Town Meeting Minutes for December 4, 2017; all in favor.

Motion Adopted
 Mayor Picinich Aye
 Deputy Mayor Farber Aye
 Trustee Albanese Aye
 Trustee Grunthal Aye
 Trustee Schleimer Aye

Regular Meeting Minutes – December 4, 2017.

The following motion was offered by Trustee Albanese and seconded Trustee Farber by approving the Regular Village Board Meeting Minutes of December 4, 2017; all in favor.

Motion Adopted
 Mayor Picinich Aye
 Deputy Mayor Farber Aye
 Trustee Albanese Aye
 Trustee Grunthal Aye
 Trustee Schleimer Aye

There being no further business to come before the Board, a motion to close the Regular Village Board meeting was made by Mayor Picinich and seconded by Trustee Grunthal, all in favor.

8:15 pm

Edward W. Brancati
Village Manager