Village Board Agenda

January 14, 2020
Agenda Review Meeting - 7:30 PM - Trustees Room
Village Board Meeting - 8:00 PM - Rutherford Hall

Roll Call

Pledge of Allegiance

Minutes

➢ Village Board Limited Agenda Meeting of December 24, 2019

Bills & Payroll

➢ Trustee Arest

Mayor’s Comments

➢ Scarsdale Concours

Manager’s Comments

Public Comments

Trustee Liaison Reports
Agenda Items

Trustee Lewis

- Rejecting Bids for VM Contract #1256 – Village Center Single Space Meter Contract

Trustee Ross

- Resolution re: 2020 Village Election
- Resolution re: Acceptance of a Gift to the Scarsdale Fire Department

Trustee Veron

- Resolution re: Subdivision Recreation Fee 2A Normandy Lane – Section 24, Block 1, Lot 11
- Scarsdale Business Alliance Scarsdale Music Festival

Written Communications (26)

- Friends of the Scarsdale Parks - 2019 Recommendations
- John Gliedman – Lyons and Sprague (2)
- Eric Kaplan – Heathcote School Traffic Light
- Orly Kobi – Safety Concerns – Children’s Walk to School
- Marlon Portes – Downtown Revitalization and Village Administration
- Marlon Portes – Buried Electrical Piping
- Ann Schager – Water Bill
- Xue Su – Montrose Road Project
- Freightway Redevelopment Project (16)
Town Board Agenda

Town Board Meeting
January 14, 2020
Rutherford Hall, Village Hall

Roll Call

Minutes

➢ Town Board Meeting of December 10, 2019

Reports

➢ Report of the Custodian of Taxes as of December 31, 2019

Public Comments

Future Meeting Schedule

Tuesday, January 28, 2020

➢ 7:30 PM Agenda Committee Meeting
➢ 8:00 PM Village Board Meeting

FY 2020/21 Budget Discussions

Village Board Work Sessions

Thursday, January 16, 2020 - 6:30 P.M. Trustees Room
Monday, January 27, 2020 10:30 A.M. Trustees Room
Wednesday, January 29, 2020 – 6:00 P.M. Trustees Room
Monday, February 10, 2020 - 6:00 P.M. Trustees Room
Tuesday, March 10, 2020 – 6:30 P.M. Trustees Room

Briefing Sessions – 3rd Floor Meeting Room

Thursday, February 27, 2020 – 7:00 P.M. – Operating Budget
Wednesday, March 4, 2020– 7:00 P.M. – Capital Budget

Village Hall Schedule

Monday, January 20, 2020

Martin Luther King Day – Village Hall Closed
THREE THOUSAND THREE HUNDRED FORTY-FIRST

LIMITED AGENDA MEETING

Trustees’ Room
Village Hall
December 24, 2019

A Limited Agenda Meeting of the Board of Trustees of the Village of Scarsdale was held in the Trustees’ Room in Village Hall on Tuesday, December 10, 2019 at 8:48 A.M.

Present were Acting Mayor Ross and Trustee Waldman; and Trustees Arest, Crandall, and Lewis via teleconference. Also present were Village Manager Stephen Pappalardo, Assistant Village Manager Richards, Deputy Village Treasurer Colotti, Village Clerk Conkling, and Assistant to the Village Manager Katzin.

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The minutes of the Regular Board of Trustees Meeting of Tuesday, December 10, 2019 were approved on a motion entered by Trustee Crandall, seconded by Trustee Arest and carried unanimously.

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Bills & Payroll

Trustee Waldman reported that she had audited the Abstract of Claims dated December 24, 2019 in the amount of $347,842.43 which includes $8,061.09 in Library Claims previously audited by a Trustee of the Library Board which were found to be in order and she moved that such payment be ratified.

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

RESOLVED, that the Abstract of Claims dated December 24, 2019 in the amount of $347,842.43 is hereby approved.

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Trustee Arest

Trustee Arest reported on the statements of expense and revenue for the various funds of the Village for the first six months of fiscal year 2019-2020.

General fund appropriations were 41.71% spent as of November, 2019 as compared to 43.88% in 2018-2019.
General Fund Revenues other than property taxes are $8,699,564 through November 2019 compared with $8,638,481 in the first six months of last year. This represents an increase of $61,083 from 2018-2019. Overall revenue from Special Assessments and Delinquent Tax collections declined $17,727. Sales tax receipts increased $138,600 reflecting the increase in the County Sales Tax rate that took effect in August. Building Permit revenue (included in License and Permit category) increased $129,600 from last year related to a large receipt. Again, overall, (inclusive of building permits), License and Permit revenue is up $181,300. The largest impacts in the Insurance Recovery and Equipment sales of $211,600 are in the reimbursement for special details which is up $71,700 from last year and the receipt of over $94,100 from Con Edison for paving reimbursement. Parking revenue is flat. Investment earnings declined $70,800 reflecting lower rates and longer maturities. While Recreation revenue decreased $2,700, Departmental Revenue declined $79,300 since 2018-2019 was impacted by a late snow reimbursement and there were significant purchases of food recycling materials and disposal fees. Mortgage Tax dropped $152,300 and court fines are down $145,400 and State aid is down $186,600 as New York State has changed the timing of the AIM aid to the end of the fiscal years (Town and Village). The decline in property rentals reflects a timing difference in the receipts.

The actual collection of Village taxes through November, 2019 is at 99.19%. This is a decrease of 24 basis points from last year’s collection rate.

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Future Meeting Schedule

- **Tuesday, January 7, 2020 – 6:30 PM** – Village Board Work Session (Freightway Site Redevelopment Project) – Trustees’ Room
- **Tuesday, January 14, 2020 – 7:30 PM** – Agenda Committee Meeting – Trustees’ Room
- **Tuesday, January 14, 2020 – 8:00 PM** – Village Board Meeting – Rutherford Hall

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Village Hall Schedule

- **Tuesday, December 24, 2019** – Christmas Eve (Observed) – Village Hall Closed at 12:30 PM
- **Wednesday, December 25, 2019** – Christmas Day (Observed) – Village Hall Closed
- **Tuesday, December 31, 2019** – New Year’s Eve (Observed) – Village Hall Closed at 12:30 PM
- **Wednesday, January 1, 2020** – New Year’s Day (Observed) – Village Hall Closed

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Acting Mayor Ross noted that he would like to thank the staff of the Village for their rapid response concerning a traffic accident on Popham Road that occurred last evening.
which resulted in the loss of traffic signals on Popham Road at Chase Road, Scarsdale Avenue, and East Parkway.

Acting Mayor Ross also thanked all Village staff for everything they do on behalf of the residents of Scarsdale.

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There being no further business to come before the Board, the meeting was adjourned at 8:54 AM on a motion entered by Trustee Crandall, seconded by Trustee Waldman and carried unanimously.

Respectfully submitted,

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Donna M. Conkling
Village Clerk
RESOLUTION RE: REJECTING BIDS FOR VM CONTRACT #1256-VILLAGE CENTER SINGLE SPACE METER CONTRACT

WHEREAS, the Village of Scarsdale has been working to identify a solution to offer alternative parking meter payment methods to the Scarsdale community; and

WHEREAS, the Village commenced a pilot program in 2017 (Pilot) to grant motorists an opportunity to test and provide feedback on various “smart” meter parking equipment installed by the Village; and

WHEREAS, the results of the Pilot as identified in an after-action report (Report) determined that Village Center motorists preferred single space meters over multi-space and other “smart” meters, and to pay for parking at the single space meters via coin rather than credit cards or cash; and

WHEREAS, the Report results also indicated a strong desire by stakeholders to pay for parking through their cellular phone using a parking meter app, which was implemented in June of 2019, and

WHEREAS, the bid solicitation for VM Contract #1256- Village Center Single Space Meter Contract, providing for the replacement of 400 single space meter mechanisms and associated equipment, was published in the Scarsdale Inquirer on September 27, 2019, on BidNet, and directly mailed to three well-respected firms in the meter parking equipment industry, and

WHEREAS, the bid solicitation requested pricing for 400 single space electronic meter mechanisms, one handheld meter communicator, one meter management software package and the necessary installation and training, and

WHEREAS, on the bid opening date, Tuesday, October 29, 2019, three sealed bids were received from POM Incorporated, CivicSmart, Inc. and Integrated Tech System, Inc. (ITS), and

WHEREAS, POM Incorporated submitted the lowest bid of $183.99 per meter mechanism; $2,256 for a handheld meter communicator; $1,200 annually for meter management software and $1,000 for installation and training, and

WHEREAS, through the review process it was determined that POM Incorporated sold only .01% of parking meter mechanisms made of zinc as the company primarily sells GE Lexan meter mechanisms, a plastic material which was not provided for in the bid specifications, and

WHEREAS, POM, Incorporated has also proposed an annual cost for meter management software which is not an industry standard and has potential
unanticipated financial implications to the Village over a number of years, and

**WHEREAS,** based on the aforementioned reasons Village staff recommends rejecting the bids, revising the bid specifications, and rebidding VM Contract #1256 – Village Center Single Space Meter Contract, now therefore be it

**RESOLVED,** that the Village Board, pursuant to Section 103 of the New York State General Municipal Law and Section 57-7 of the Village Code, hereby rejects the three (3) bids received for VM Contract #1256 – Village Center Single Space Meter Contract; and be it further

**RESOLVED,** that the Village Manager is herein authorized to re-advertise and re-bid for the single space parking meter mechanisms and associated equipment in accordance with the New York State General Municipal Law.

Submitted by: Village Manager
Date: January 08, 2020
For: January 14, 2020
Memorandum  
Village Manager’s Office  
To: Stephen M. Pappalardo, Village Manager  
From: Ingrid M. Richards, Assistant Village Manager  
Date: January 7, 2020  
Re: Rejecting Single Space Parking Meter Bid VM Contract #1256  

Purpose and Background  

The purpose of this memo is to outline the rationale for rejection of Village Center Single Space Parking Meter VM Contract #1256 by the Board of Trustees.

In an effort to offer more convenient Village Center Parking meter payment options the Village conducted a three month Pilot Program (Pilot), during the fall in 2017. In addition to coins, the Pilot included “smart” parking meter equipment accepting credit cards and dollar bills. Based on the results of the parking survey, the majority of motorists believed that the “smart” meter equipment, both the multi space and single space meters were less than user friendly. Coupled with the significant capital outlay associated with the purchase of either smart single space meters or 24 multi space meters, it was decided that the Village should identify another solution to better meet the parking meter payment needs of the Scarsdale community.

Subsequent to a May 22, 2018 Village Board Municipal Services Committee meeting, and the results of the meter pilot after action report, the Village Board and staff determined that alternative payment methods for parking can be successfully achieved with nominal investment in new parking infrastructure. Toward that end, the Board of Trustees asked staff to further investigate upgrading the existing coin meters to newer models and deploy a parking meter payment application (parking app). In June of 2019 the parking app was implemented.

Over the past few years, there has been an increase in inoperable parking meters in the Village Center necessitating more frequent servicing by our repair personnel. The non-dependability of these meters frustrates residents and visitors frequenting the Village Center. This failure rate correlates to the age of the single space parking meters which have exceeded their useful life of seven years. As a result it is imperative that the meter mechanisms be replaced as soon as practicable.

Toward that end, the Board of Trustees approved and funded $100,000 for the purchase of electronic meter mechanisms for the single space parking meters in the fiscal year 2019/2020 Capital Budget.
Bid Process and Analysis of Bid Results

On October 29, 2019 the Village held a bid opening for “Village Center Single Space Parking Meter Contract” that required vendors to provide a price to furnish 400 electronic meter mechanisms, one hand held meter communicator, one meter management software and installation and training. The below chart demonstrates the results of the response from parking vendors POM Incorporated, CivicSmart, Inc. and Integrated Tech System, Inc. (ITS). The aforementioned companies are well-respected in the parking industry.

<table>
<thead>
<tr>
<th>ITEMS TO BE BID</th>
<th>Pom Inc.</th>
<th>CivicSmart, Inc.</th>
<th>Integrated Tech Systems Inc.</th>
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<tbody>
<tr>
<td></td>
<td>Qty</td>
<td>Bid Price</td>
<td>Comments</td>
</tr>
<tr>
<td>1) 400 Single Space Electronic Meter Mechanisms</td>
<td>400</td>
<td>$183.99</td>
<td>$73,596.00</td>
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<tr>
<td>2) 1 Handheld Meter Communicator</td>
<td>1</td>
<td>$2,256.00</td>
<td>$2,256.00</td>
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<tr>
<td>3) 1 Meter Management Software</td>
<td>1</td>
<td>$1,200.00</td>
<td>$1,200.00</td>
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<tr>
<td>4) Installation and Training</td>
<td>1</td>
<td>$78,052.00</td>
<td>$77,100.00</td>
</tr>
<tr>
<td>Delivery in days (after receipt order)</td>
<td>60</td>
<td>75</td>
<td>60</td>
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<tr>
<td>5) Cashier’s check or Certified check in the amount of</td>
<td>Bid Bond</td>
<td>5%</td>
<td>C 214380</td>
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</table>

Although, Civic Smart Inc. appears to be the lowest bidder at $77,100, the company failed to provide a bid price for the handheld meter communicator. After contacting Civic Smart Inc. their representative stated that the backend data can be collected by other methods not requiring the use of a handheld meter communicator. As the bid package required a handheld meter communicator in the bid specifications and CivicSmart, Inc. did not provide a bid price or adequate written explanation with the bid submission, this bid is disqualified.

The bid specifications require that the meter mechanism be enclosed in a metal housing. According to the POM representative the company has moved from selling meter mechanisms made of zinc to meter mechanisms made of GE Lexan a plastic material. The meter mechanisms made of GE Lexan represent 99.99% of total sales by POM. Additionally, this vendor has proposed an annual cost for meter management software which is not an industry standard and has potential financial implications to the Village over a number of years.

Finally, the highest bidder at $83,128, ITS, provided a price for installation and training of more than 400% as compared to the second highest bidder. This price is out of line for the installation and training required for this type of product as evidenced by the other two bids. As such, the Village staff does not recommend awarding the bid to ITS.
Recommendation

Due to the aforementioned outcome of the bid results I am requesting that the Board of Trustees reject all bids submitted for VM Contract #1256 and allow the Village Manager to rebid “Village Center Single Space Meter Parking Meter Contract”. Manager’s office staff will further review the bid document to clarify and allow flexibility necessary to provide for a successful bid. Additionally, staff will investigate Lexan as a viable product and include as an “or equal” option to zinc metal in the bid document if advantageous to the Village. Toward that end, please place the attached resolution on the Village Board’s January 14, 2020 meeting agenda for consideration.
NAME OF CONTRACT:
Village Center Single Space Meter Contract

DATE: Tuesday, October 29, 2019
TIME: 2:00 PM

Bid Contract Period:
Shall be for one (1) year from date of bid award, approximately January 1st 2020 through December 31, 2020.

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<td>1</td>
<td>400 Single Space Electronic Meter Mechanisms</td>
<td>$183.99</td>
<td>$75,596.00</td>
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<td>$73,600.00</td>
<td>$175.40</td>
<td>$71,360.00</td>
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<td>2</td>
<td>1 Handheld Mote Communicator</td>
<td>$2,256.00</td>
<td>$2,256.00</td>
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<td>3</td>
<td>1 Meter Management Software</td>
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<td>4</td>
<td>Installation and Training</td>
<td>$1,000.00</td>
<td>$1,000.00</td>
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<td>$1,000.00</td>
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<tr>
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<td>Bid Total</td>
<td>$78,032.00</td>
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Delivery in days (after receipt order):
- 60 days
- 75 days
- 60 days

Cashier's check or Certified check in the amount of five percent (5%) of the total:
- Bid Bond 5% | C 214380 | $3,855.00 | Bid Bond 5%

I, Maria Colotil, do hereby certify that the above is a true and complete listing of all bids received on this date for Contract VM#1256.

Maria Colotil 10/24/2019

Signature Date
RESOLUTION RE: 2020 VILLAGE ELECTION

RESOLVED, that pursuant to Section 15-104 of the Election Law, the Village election shall be held on Wednesday, March 18, 2020, between the hours of 6:00 AM and 9:00 PM; and be it further

RESOLVED, that the polling place for all Election Districts, #1 through #19, will be at Village Hall if uncontested, or the Scarsdale Congregational Church if contested; and be it further

RESOLVED, that qualified registered voters who reside within Westchester County may work as election inspectors for Village elections held in Scarsdale.

Submitted by: Village Clerk
Date: January 08, 2020
For: January 14, 2020
Memorandum
Village Clerk’s Office

TO: Mayor and Board of Trustees
    Village Manager

FROM: Donna M. Conkling, Village Clerk

DATE: January 06, 2020

SUBJECT: Village Election Resolution/Designation of Polling Locations and Polling Hours

The attached resolution must be adopted at least sixty (60) days prior to the Village Election according to Section 15-104, Sub. 3 of the New York State Election Law (no later than January 17, 2020). The 2020 Village Election will be held on Wednesday, March 18, 2020. For your information, in any year in which the third Tuesday of March falls on the 17th day of March, Village Election Day must be designated as the 18th day of March (NYS Election Law 15-104(1)(b).

This resolution is written to designate polling locations for either an uncontested or contested election. Should the election be contested, the Scarsdale Congregational Church (SCC) will be utilized as a polling location; if the election is not contested, voting will be held in the lobby of Village Hall.

As was the case for last year’s Village Election, as a result of the unavailability of the Scarsdale Library during the renovation project, another location for a contested Village election had to be established. Due to the Scarsdale School District’s concerns regarding parking and security, last year we determined that the Scarsdale Congregational Church was the best fit for our needs.

Dyckman Hall in the SCC will adequately provide the space needed for a contested election. There is ample parking space; however, since one of the parking areas is located across the street from the church, a Scarsdale Police Officer will be positioned at the crosswalk during voting hours to ensure the safety of voters crossing Heathcote Road.

I have discussed this with representatives of the church and have received approval to utilize Dyckman Hall for election purposes should we require the space.

To be in timely compliance with this law, I recommend that this resolution be adopted at the January 14, 2020, Board of Trustees meeting.

Thank you.

attachment
/dmc
RESOLUTION RE:  ACCEPTANCE OF A GIFT TO THE
SCARSDALE FIRE DEPARTMENT

WHEREAS,  in recognition of the Scarsdale Fire Department’s essential public
safety services to the Scarsdale community, Mr. Sang Han, 27
Paddington Road, has presented a $1,000 check to be used as the
Village deems best in support of the Fire Department’s mission; and

WHEREAS,  pursuant to Policy #106 of the Village of Scarsdale Administrative
Policies and Procedures Manual, entitled “Gifts to the Village of
Scarsdale,” acceptance of all gifts valued at $500 or more must be
approved by the Village Board of Trustees; now, therefore, be it

RESOLVED,  that the Village Board of Trustees hereby accepts the gift of $1,000
from Mr. Sang Han, 27 Paddington Road, to be used in support of the
Fire Department’s mission; and be it further

RESOLVED,  that the $1,000 gift be deposited into the Fire Department Gift Account
(#TE 93-09); and be it further

RESOLVED,  that the Village Board of Trustees hereby extends its thanks and
appreciation to Mr. Han for his generosity.

Submitted by:  Village Manager
Date:   January 08, 2020
For:   January 14, 2020
Memo

To: Mary Lou McClure, Village Treasurer
From: James E. Seymour IV, Fire Chief
Date: December 6, 2019
Re: Donation from Sang Han

Enclosed please find a check in the amount of $1,000.00 (check #3395) from Sang Han of Paddington Road in Scarsdale. This check represents a donation to the Fire Department in an effort to benefit training and equipment upgrades.

Please deposit this check in our fire department gift account (Account # TE 93.09), to remain available for our future use.

Thank you for your assistance.

Please advise if additional information is required.

cc: Stephen M. Pappalardo, Village Manager
Dear Chief Seymour

I recently attended a Leary Firefighters Foundation event which made me aware of the funding required for the training, safety and operational efficacy of firefighters around the country.

I understand that the Scarsdale Fire Department can be a beneficiary of contributions for training career firefighters and volunteers alike.

Please accept the enclosed check for $1,000 designated for a potential exterior stairway at the training building or whatever priority you deem appropriate.

Thank you and all the members of the Scarsdale Fire Department for your steadfast preparedness in protecting life, health and property in our community.

Sang Han
27 Paddington Rd
Scarsdale, NY
RESOLUTION RE: SUBDIVISION RECREATION FEE 2A
NORMANDY LANE – SECTION 24, BLOCK 1, LOT 11

WHEREAS, Section 7-730-4 of New York State Village law authorizes planning boards to reserve land in a subdivision for park, playground or other recreational purposes, and take money in lieu of land in cases where suitable park lands of adequate size cannot be properly located on a subdivision plat, the amount of said money to be established by the Village Board of Trustees; and

WHEREAS, on November 20, 2019, the Planning Board approved the two-lot subdivision of 2A Normandy Lane, creating one new lot, after finding the proposed subdivision would not have a significant negative environmental impact pursuant to the State Environmental Quality Review Act (SEQRA) and Chapter 152 of the Village Code SEQRA; and

WHEREAS, on December 18, 2019, the Planning Board recommended a payment in lieu of contribution of land after finding that the dedication of land for park, playground, or recreation purposes is not feasible in view of the small amount of land available in this two-lot subdivision; and

WHEREAS, the Village initiated a study of Village athletic facilities in 2000, conducted by Ward Associates, for an inventory of existing facilities and an analysis of existing and future needs, having identified improvements to existing Village and School facilities for increased use and a plan for increasing the inventory to meet the community needs; and

WHEREAS, the Village Department of Parks, Recreation and Conservation provides a variety of facilities to meet the interests and needs of the community, including parks, playgrounds, ball fields, and an outdoor pool; and

WHEREAS, the Village Department of Parks, Recreation and Conservation develops a Five-Year Capital Plan that calls for the replacement of facilities and equipment, as well as additional facilities that will be needed in the future; and

WHEREAS, in May 2018, the Village Board adopted the Guidelines and Fee Schedule for monetary payment in lieu of land for new building lots and determined the Recreation Fee for new lots is a range from 4% to 6% of the 2018 lot value, as estimated by the Village Assessor and verified by an independent analysis; and

WHEREAS, the fee charged to the applicant in lieu of land being conveyed for
recreational purposes bears a substantial relationship to the cost of providing recreational facilities and the acquisition of land for recreational purposes; now, therefore, be it

RESOLVED: the Board of Trustees hereby accepts the recommendation of the Planning Board that, pursuant to the 2018 Subdivision Recreation Fee Schedule, the applicant, Dr. Brian Haftel, pay to the Village an amount equal to 5.0% of the Guideline Value of a lot in the A-2 zoning district, or $67,500, in lieu of a contribution of land for park, playground, or other recreational purposes for the one new buildable lot resulting from the subdivision of property at 2A Normandy Lane, identified on the Village tax map as Section 24 Block 1, Lot 11.

Submitted by: Village Manager
Date: January 05, 2019
For: January 14, 2020
To: Mayor Samwick and Scarsdale Village Board of Trustees

From: Dan Steinberg, Chair Planning Board and Planning Board Members

CC: Stephen M. Pappalardo, Village Manager

Date: January 6, 2020

Re: Subdivision of Property – 2A Normandy Lane; Sec. 24, Block 1, Lot 11: Monetary Contribution in Lieu of Land Dedicated for Recreational Purposes

The Planning Board approved this two lot subdivision at the November 20, 2019 meeting, creating one new lot. The property, located in the A-2 (20,000 sq. ft.) zoning district at the corner of Griffen Road and Normandy Lane, is shown in the Assessor’s records as 1.23 acres and is improved with a house built in 1961. The Committee for Historic Preservation granted a Certificate of Appropriateness for the demolition of the house at the September 19, 2019 meeting.

The approved subdivision plat shows the two lots: Proposed Lot 1 with 21,120 sq. ft. and 129 ft. of frontage along Griffen Road and Proposed Lot 2 with 33,634 sq. ft. and 154 ft. of frontage on Griffen Road. The construction plan shows two houses would be built. One lot would access Griffen Road, the second would use the existing driveway to Normandy Lane.

New York State Village Law 7-730 authorizes a planning board to require payment of a sum of money in lieu of setting aside land for recreational purposes if it determines that a suitable park or parks of adequate size cannot be properly location on such subdivision plat.

On December 18, 2019, the Planning Board recommended the applicant, Dr. Brian Haftel, pay to the Village a recreation fee in lieu of a contribution of land for park, playground or other recreational purposes, in accordance with the Subdivision Recreation Fee Schedule adopted by the Village Board in May 2018. The Planning Board recommended that the Village Board consider a subdivision recreation fee equal to 5.0 % of the Guideline Value for lots in the A-2 zoning district, or $67,500 for the one new lot created by the subdivision.

Attached please find the November 20, 2019 and December 18, 2019 Planning Board resolutions and the 2018 Subdivision Recreation Fee Schedule.
CASE #16 OF 2019

1. Dr. Brian Haftel
   2A Normandy Lane
   Sec. 24, Blk. 1, Lot 11
   Two lot subdivision to create one additional lot

   The Board considered the application of Dr. Brian Haftel, Case #16 of 2019, for a two lot subdivision, pursuant to Chapter 77 of the Village Code, to create one additional lot at 2A Normandy Lane and, upon motion duly made and seconded, unanimously adopted the following resolution:

   WHEREAS: the Board has considered the subject application pursuant to the State Environmental Quality Review Act and Chapter 152 of the Village Code; now therefore be it

   RESOLVED: That after careful examination of the site and evaluation of the information submitted with the application including the Short Environmental Assessment Form, the Board determined that such application, a two lot subdivision, is an Unlisted action pursuant to 6 NYCRR 617.2(al) and Chapter 152 of the Village Code, and further determined with limited re-grading and tree removal, adequate tree replacement and compliance with the stormwater management chapter of the Village Code, the proposed subdivision will not have a significant negative impact on the environment; and

   WHEREAS: The property, an irregularly shaped lot located in the A-2 (20,000 sq. ft.) zoning district with frontage on both Griffen Avenue and Normandy Lane, is shown in the Assessor's records as 1.23 acres and is improved with a house built in 1961; and

   WHEREAS: The survey submitted with the application indicates the total lot area is 53,634 sq. ft.; and

   WHEREAS: The Committee for Historic Preservation, at its September 17, 2019 meeting, determined the existing house has no historical significance and could be demolished; and

   WHEREAS: Chapter 77 of the Village Code authorizes the Planning Board to consider and approve subdivisions; and

   WHEREAS: Chapter 310-14 of the Village Code regulates the minimum lot area in the A-2 zoning district to 20,000 sq. ft.; and
WHEREAS: Chapter 310-14B of the Village Code states that no part of a lot shall be included in calculating the required lot area except such part as falls within either an inscribed quadrilateral, no part of which has less than 1/3 of the minimum required lot width, or an inscribed circle; and

WHEREAS: Chapter 310-15 of the Village Code requires with 100 ft. of street line frontage and minimum lot width for lots in the A-2 zoning district; and

WHEREAS: Chapter A319-27 of the Village Code includes General Requirements for Planning Board review and approval; and

WHEREAS: The Subdivision plat shows the demolition of the existing house and the creation of two new lots; and

WHEREAS: The existing driveway from Normandy Lane, which is proposed to remain to access the eastern lot, crosses over the adjacent property to the north at 2 Normandy Lane with a permanent easement allowing ingress and egress and for landscaping on the northern side of the driveway; and

WHEREAS: There are two other existing private easements which cross the property from Griffen Avenue to 2 Normandy Lane: one on the western side for water, electric and telephone service and one on the eastern side for the sanitary sewer; and

WHEREAS: The subdivision plan show two proposed lots: one using the existing access from Normandy Lane and the second accessed from Griffen Avenue: Proposed Lot 1 is shown with 21,120 sq. ft. with 129 ft. of frontage along Griffen Avenue; Proposed Lot 2 is shown with a gross lot area of 33,634 sq. ft. and an area within the quadrilateral of 24,782 sq. ft. and 154 ft. of frontage along Griffen Avenue; and

WHEREAS: The applicant has submitted FAR and lot coverage forms for each of the proposed lots which show the maximum permitted floor area and lot and building coverage as required; and

WHEREAS: The Board considered the application at its October 23, 2019 meeting and held the matter over pending review and receipt of additional information regarding tree removal, stormwater management and sight distances among other matters; and
WHEREAS: The applicant provided additional information as well as a development plan which showed the project could be built without intruding into the water and utility easement on the western side of the property; and

WHEREAS: The Board members have visited the site, understand the neighborhood context and are familiar with the materials in the application; now therefore be it

RESOLVED that the application of Dr. Brian Haftel, Case #16 of 2019, for a two lot subdivision, pursuant to Chapter 77 of the Village Code, to create one additional lot at 2A Normandy Lane as shown on the General Plan dated 7/13/15, updated 9/7/19 to be revised as noted below, Plans C-000, C-010, C-020, C-100, C-101, C-200, C-300, C-900, C-901, C-902 all revised 11/6/2019 be approved conditioned on the following:

1. Prior to the signature of the subdivision plat by the Clerk of the Board, the applicant shall pay an amount, as approved by the Village Board of Trustees, in lieu of land dedicated to park, playground or recreation purposes for the net increase of one new lot; and

2. Prior to the signature of the subdivision plat by the Clerk of the Board, the Tax Identification numbers on the Subdivision Plat, including those on the Table of Dimensional Requirements, should be revised to include the new tax identification numbers as follows:
   a. Proposed Lot 1 shall be shown as Section 24, Block 1, Lot 11A; and
   b. Proposed Lot 2 shall be shown as Section 24, Block 1, Lot 11B; and

3. Prior to the signature of the subdivision plat by the Clerk of the Board, the zoning table shall be revised to show the area within the quadrilateral for Proposed lot 2; and

4. Prior to the signature of the subdivision plat by the Clerk of the Board, the existing house shall be demolished; and

5. Tree removal permits will be required prior to the tree removal on each of the two lots prior to the issuance of building permits. The replacement trees shown on the Tree Replacement Plan shall be reviewed by the Board of Architectural Review and the Village Engineer and must be planted prior to the issuance of a Certificate of Occupancy; and
6. Stormwater Management and Erosion Control permits will be required for each of the two lots prior to the issuance of building permits and the plans shall be subject to the Village Engineer’s review and approval. All work shall be done in accordance with the New York State Standards and Specifications for Erosion and Sediment Control and New York State Stormwater Management Design Manual. All soil and erosion control measures shall be installed prior to the issuance of a Building Permit and maintained throughout construction; and be it further

RESOLVED: the approval of this subdivision plat shall be void and of no effect unless the plat is filed with the Westchester County Office of Land Records within 180 days from the date of this resolution or by May 18, 2020; and be it further

RESOLVED: the Clerk of the Board is hereby authorized to certify the plat for filing in the County Office of Land Records upon completion of items 1 - 4 above; and be it further

RESOLVED: following filing of the plat with the Westchester County Office of Land Records, the applicant shall supply one copy of the plat in ink on Mylar to the Village Engineer, and supply copies on paper to the Village Assessor, Village Engineer, and the Clerk of the Board. All such copies shall include the date the plat was filed and the County’s file number.

* * * * *
CASE #16 OF 2019

5.  Dr. Brian Haftel  
2A Normandy Lane  
Sec. 24, Blk. 1, Lot 11  
Recommendation to the Village Board regarding the amount of the recreation fee

The Board considered a recommendation to the Village Board regarding the amount of the recreation fee to be assessed to the applicant, Dr. Brian Haftel, in lieu of the dedication of parkland for a two lot subdivision creating one additional lot at 2A Normandy Lane and, upon motion duly made and seconded, unanimously adopted the following resolution:

WHEREAS: The property, an irregularly shaped lot located in the A-2 (20,000 sq. ft.) zoning district with frontage on both Griffen Avenue and Normandy Lane, is shown in the Assessor's records as 1.23 acres and is improved with a house built in 1961; and

WHEREAS: The Committee for Historic Preservation, at its September 17, 2019 meeting, determined the existing house has no historical significance and could be demolished; and

WHEREAS: The Planning Board, on November 20, 2019, approved the subdivision of the property into two lots; and

WHEREAS: The subdivision plan shows two proposed lots: one using the existing access from Normandy Lane and the second accessed from Griffen Avenue: Proposed Lot 1 is shown with 21,120 sq. ft. with 129 ft. of frontage along Griffen Avenue; Proposed Lot 2 is shown with a gross lot area of 33,634 sq. ft. and an area within the quadrilateral of 24,782 sq. ft. and 154 ft. of frontage along Griffen Avenue; and

WHEREAS: Chapter 77-1 of the Village Code authorizes the Planning Board to make recommendations to the Village Board on monetary payments in lieu of land in new subdivisions pursuant to Village Law 7-730; and

WHEREAS: Village Law 7-730 authorizes a planning board to require payment of a sum of money in lieu of setting aside land for recreational purposes if it determines that a suitable park or parks of adequate size cannot be properly located on such subdivision plat; and
WHEREAS: the Planning Board finds that dedication of land for park, playground or recreation purposes is not feasible in view of the small amount of land available in this two lot subdivision; and

WHEREAS: the Village initiated a study of Village athletic facilities in 2000, conducted by Ward Associates, for an inventory of existing facilities and an analysis of existing and future needs which identified improvements to existing Village and School facilities for increased use and a plan for increasing the inventory to meet the community needs; and

WHEREAS: the Village Department of Parks, Recreation and Conservation provides a variety of facilities to meet the interests and needs of the community which includes parks, playgrounds, ball fields and an outdoor pool; and

WHEREAS: the Village Department of Parks, Recreation and Conservation develops a Five Year Capital Plan that calls for the replacement of facilities and equipment as well as additional facilities that will be needed in the future; and

WHEREAS: the Village Board, in May 2018, adopted the Guidelines and Fee Schedule for monetary payment in lieu of land for new building lots and determined the Recreation Fee for new lots is a range from 4% to 6% of the 2018 lot value as estimated by the Village Assessor and verified by an independent analysis; and

WHEREAS: the fee charged to the applicant in lieu of land being conveyed for recreational purposes bears a substantial relationship to the cost of providing recreational facilities and the acquisition of land for recreational purposes; now therefore be it

RESOLVED: the Planning Board recommends to the Village Board that the applicant, Dr. Brian Haftel, be required to pay a monetary fee in lieu of the dedication of parkland in the amount of 5.0 percent of the Guideline Value for properties in the A-2 zoning district, or $67,500 for the one new lot created as a result of the two lot subdivision at 2A Normandy Lane, identified on the Village tax map as Sec. 24, Blk. 1, Lot 11.

* * * * *
RESOLUTION RE: APPROVAL OF A NEW SCHEDULE FOR SUBDIVISION RECREATION FEES

WHEREAS, Section 7-730-4 of New York State Village Law authorizes planning boards to reserve land in a subdivision for park, playground or other recreational purposes, and substitute money in lieu of land in cases where suitable park lands of adequate size cannot be properly located on a subdivision plat, the amount of said money to be established by the Village Board of Trustees; and

WHEREAS, in accordance with the State law, the Scarsdale Village Board of Trustees, by resolution dated February 4, 2007, approved a Subdivision Recreation Fee Schedule informed by vacant property value estimates of November 20, 2006, as determined by the Village Assessor (attached); and

WHEREAS, the 2007 Village Board resolution approving the Subdivision Recreation Fee Schedule included a clause that the schedule be reviewed at a minimum of every five years to assure its continued suitability, however, as the Village Board was considering conducting a village-wide reassessment in 2012, this timetable was adjusted; and

WHEREAS, the Village Assessor completed a review of the current Subdivision Recreation Fee Schedule by analyzing recent property sales in each of the seven zoning districts and updating the influence of these updated values to the current fee schedule, with staff having also surveyed other Westchester County municipalities to compare fees and calculation methodologies; and

WHEREAS, a resolution with a proposed fee schedule was submitted to the Village Board for consideration at its January 20, 2017 meeting, at which, the board tabled the item for further review and consolidation; and

WHEREAS, in furtherance of the Board’s action, staff retained an outside real estate appraisal firm to perform an independent analysis based on the available comparable vacant sales data, and develop a schedule of the base value of building lots by Village zoning district; and

WHEREAS, the results of this independent analysis were closely aligned with the Assessor’s schedule which was amended to incorporate certain outcomes of the independent study; and

WHEREAS, based on the additional study and further review, it is recommended that the Village Board approve a new Subdivision Recreation Fee Schedule to incorporate the influence of current property values; now, therefore, be it
RESOLVED, that in accordance with Section 7-730-4 of New York State Village Law, the Subdivision Recreation Fee Schedule dated May 29, 2018, attached thereto and made a part hereof, is herein adopted and shall be used to determine payments in lieu of the reservation of land for park, playground or other recreational purposes whenever property located within the Village is subdivided; and be it further

RESOLVED, that this Schedule be reexamined by the Village Board at a minimum of every five years to maintain its continued suitability; and be it further

RESOLVED, that this Schedule shall become effective for any new subdivision applications decided by the Planning Board after June 12, 2018.

Submitted by: Village Manager
Date: June 08, 2018
For: June 12, 2018

CERTIFICATION
THE ABOVE RESOLUTION WAS ADOPTED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF SCARSDALE ON 06-12-2018

DONNA M. CONKLING
VILLAGE CLERK
RECREATION FEE IN LIEU OF LAND FOR EACH NEW BUILDING LOT ESTABLISHED IN A SUBDIVISION

<table>
<thead>
<tr>
<th>ZONING DISTRICT</th>
<th>MINIMUM LOT AREA (sq.ft.)</th>
<th>Value of Minimum Lot Area (sq.ft.)</th>
<th>Lot Value</th>
<th>**4% of Value</th>
<th>**5% of Value</th>
<th>**6% of Value</th>
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<tr>
<td>AA-1</td>
<td>87,120</td>
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<td>$3,200,000</td>
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<td>26,000</td>
<td>32,500</td>
<td>39,000</td>
</tr>
</tbody>
</table>

* Figures rounded to $0.05

** Fees established for each subdivision lot based on a range from 4% through 6% of the identified Lot Values for the applicable zoning district.

NOTES: The Lot Values are based on estimates made by Village Assessor, Nanette J. Albanese based on the assumption that a building lot is relatively level, has adequate road frontage and public utilities are available.
RESOLUTION RE: SCARSDALE BUSINESS ALLIANCE
SCARSDALE MUSIC FESTIVAL

WHEREAS, the Scarsdale Business Alliance (SBA), comprised of Scarsdale merchants, has requested permission to hold a music festival this fall entitled the Scarsdale Music Festival on Saturday, September 12, 2020, from 12:00 PM to 7:00 PM; and

WHEREAS, in addition to various musical acts, Scarsdale Music Festival includes food trucks, self-contained wine tasting tents, wine and beer sales and various activities for children; and

WHEREAS, Scarsdale Music Festival requires the temporary closure of Boniface Circle, Harwood Ct and Chase Road between Spencer and Popham Rd with the Scarsdale Police Department overseeing the street closures, providing traffic control, oversight of the wine tents and wine and beer sales during the event; and

WHEREAS, a significant crowd is anticipated in the Village Center for this event and as such a Scarsdale Fire Captain and Firefighter will be assigned to fire watch duties by monitoring the event area for any hazardous conditions and to manage any potential evacuation of the area; and

WHEREAS, Scarsdale Music Festival will require both the provision of electricity to specific areas/vendors and the systematic removal of garbage throughout the day, and as such, two Department of Public Works personnel are scheduled to work the event, said costs for such Village personnel overtime to be paid by the SBA; and

WHEREAS, all other licenses and permits relative to tents, assembly, amusement devices, or sale of food must be secured in advance by SBA, with any necessary permits displayed on-site during the event for inspection. Any Village permit fees will be waived; and

WHEREAS, upon completion of the event, the SBA will restore all public areas utilized to their original condition; now therefore be it

RESOLVED, that the Village Board of Trustees herein grants permission to the Scarsdale Business Alliance to hold the Scarsdale Music Festival in the Village Center on Saturday, September 12, 2020, to include musical entertainment on Chase Road, food trucks, wine tents, sale of wine/beer and kids activities and further waives permit fees associated with the event, conditioned upon the timely receipt of a certificate of insurance naming the Village of Scarsdale as an additional insured; and be it further

RESOLVED, that the Village Manager is herein authorized to execute the attached Village Special Event Permit form.

Submitted by: Village Manager
Date: January 6, 2020
For: January 14, 2020
**Name of Event:** 2020 Scarsdale Music Festival  
**Purpose of Event:** Community event to help bring increased vitality to the Village Center

**Contact Person:** Marcy Berman-Goldstein, SBA President  
**Contact Email:** marcy@iammorescarsdale.com  
**Contact Telephone:** 917-940-3944  
**Contact Address:** PO Box 158, Scarsdale, NY 10583

**Date(s) and Time of Event:** Saturday, September 12th, 2020  12-6(7)pm

**Event Location:** Scarsdale Village (Chase Road between Spencer and Popham Rd, Boniface Circle, Harwood Ct)

**Activities Planned:** Live bands on music stage, wine tasting, food trucks, restaurants, wine/beer sales, sponsors, kids activities

SEE ATTACHED OPERATIONS PLAN

**Setup and Equipment:** Food Trucks, Picnic Tables, Vendor/Sponsor Tents, Live Musical Stage, Kids Activities

SEE ATTACHED OPERATIONS PLAN

**Special Requests/Comments:** SEE ATTACHED OPERATIONS PLAN - request for permit fees to be waived

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**Insurance**

**Coverage Date:**  
**Coverage:**

**Other Information:**

---

**Authorization of Merchant(s)**

**Name of Establishment/Merchant:**

**Contact Email/Telephone:**

**Signature:**  
**Printed Name:**

**Name of Group Seeking to Setup:**

**Contact Email/Telephone:**

**Signature:**  
**Printed Name:**

---

**Village Manager:** ___________________________  
**Approved ____ Disapproved ____**

**Comments:**

---

**cc:** Police  
Fire  
Building  
Public Works
SCARSDALE MUSIC FESTIVAL 2020 OPERATIONS PLAN

EVENT DATE: Saturday, September 12th, 2020

EVENT TIME: 12-6pm, with the option to extend until 7pm

SET-UP: Chase Road (between Spencer Place and Popham Road), Boniface Circle and Harwood Court

ALCOHOL:

- SLA Permit to be obtained by the SBA
- Secure fencing enclosing the venue with specific points of entry/exit
- Specialized Security at all access points
- Wristbands to be placed on attendees after ID check
- Only participants with wristbands allowed to consume alcohol
- SBA to ensure distributor/vendor participants have active marketing/pouring licenses and insurance
- Gable tent(s) on Boniface Circle (weighted - no stakes) for Zachys Wine Tasting
- Distributors/Vendors selling wine/beer through the SBA in accordance with the SLA permit
- Suppliers/Staff responsible for packing up and removing all wine and beer (opened and unopened) immediately following event

FOOD AREAS:

- Food Trucks, Scarsdale PBA and local restaurants
  - Additional vendors to participate this year
  - Pay as you go
- Picnic Tables with Umbrellas
- Large Tents to be on hold in eating areas based on weather forecast
- Sponsors

TENTED MUSICAL STAGE:

- 20x20' elevated tented stage
- Will require electrical access/generator for sound system, band equipment and lighting
FAMILY FUN ZONE:

- Bounce Castles (will require electrical hook-up)
- Large tented area(s) with kids activities (face painting, tattoos, balloon artists, arts & crafts, snacks/food etc)
- GAGA Courts
- Police/Fire vehicles, SVAC and tents
- Sponsors

WASTE:
- Conservation Advisory Council involvement for a zero waste event

ELECTRIC:
- Electric wiring to accommodate musical stage equipment and lighting as needed
- Electric wiring to accommodate ticketing booths, vendors as needed and bounce castles in kids' zone

RESTROOMS:
- Porta potties to be rented
Zoe,

Thanks for the well wishes, as well as your interest and input. I’m happy to email you directly, but please note that any public meeting/work session of the Village Board with the cellular providers will be publically noticed in advance. If you have yet to do so, please sign-up for Notify Me and check the Village website for meeting updates.

Best,

Steve

From: Zoe Berg [mailto:zberg4@gmail.com]
Sent: Thursday, December 05, 2019 2:05 PM
To: Steve Pappalardo <spappalardo@scarsdale.com>
Cc: Mayor <mayor@scarsdale.com>; Clerk's Department <clerk@scarsdale.com>
Subject: Re: Pending Small Cell Applications

Hi Steve,

Apologies for the delayed response, and thanks for your thoughtful note. Hope you had a nice holiday.

Please do notify me if and when the telecoms approach the Village regarding 5G small cell deployments. I am attaching a sample municipal code that I would encourage the Village to adopt before negotiations begin. Health, property values, privacy and cybersecurity are all at stake...

Thanks so much.

Best, Zoe

On Wed, Nov 27, 2019 at 4:58 PM Steve Pappalardo <spappalardo@scarsdale.com> wrote:

Hi Zoe,

In response to your inquiry, I have not heard from the small cell DAS providers for some time. I will check with the Village Attorney next week and update you if there is anything further to report. As for co-locating of private cell antennas on the monopole at the Public Safety Building on Tompkins Road, both AT&T and Verizon have expressed interest in co-locating on this site. At this time, no meeting has been scheduled, however, I anticipate scheduling such
a meeting with the Village Board sometime in the first quarter of 2020. Check the Village Board meeting notices on the website and/or sign up for Notify Me https://www.scarsdale.com/list.aspx if you have not already.

Regards,

Steve

---

From: Zoe Berg [mailto:zberg4@gmail.com]
Sent: Wednesday, November 27, 2019 3:56 PM
To: Mayor <mayor@scarsdale.com>
Cc: Clerk's Department <clerk@scarsdale.com>; Steve Pappalardo <spappalardo@scarsdale.com>
Subject: Re: Pending Small Cell Applications

CAUTION: External sender.

Hi Marc,

Appreciate your prompt response and look forward to Steve's reply. Speak soon and enjoy.

Best, Zoe

On Wed, Nov 27, 2019 at 3:50 PM Mayor <mayor@scarsdale.com> wrote:

Very nice to hear from you, Zoe.

I have copied Steve Pappalardo, Village Manager, who can respond to your first inquiry.

With respect to your question about a meeting to discuss the potential installation of a cellular array on the monopole at the public safety building, no meet has been scheduled at this time.

Wishing you and your family a great Thanksgiving.

Best regards,

Marc
On Nov 27, 2019, at 3:45 PM, Zoe Berg <<zberg4@gmail.com>> wrote:

CAUTION: External sender.
Dear Mayor Samwick,

I am reaching out to see if any telecommunications companies have approached the Village to install "small cell" 5G-enabled wireless transmitters throughout the community within the last couple of months.

I'd also like to know if and when there is going to be a meeting to discuss the possibility of installing wireless infrastructure on or near the existing monopole by the public safety building.

Thanks so much and wishing you and your family a very Happy Thanksgiving.

Best, Zoe Berg
Hi Madelaine,

Thank you for your letter. I will forward the letter to the BOT.

The Board shares your interest in the ROW planting program and in enhancing communication of the program to increase resident participation.

Thank you for all that you and the FOSP do to keep Scarsdale a “village in a park”. The Village is better place as a result of the work you do.

Wishing you a great 2020!

Best regards,

Marc

On Dec 31, 2019, at 10:00 PM, Madelaine Eppenstein <meppenstein@eppenstein.com> wrote:

**CAUTION: External sender.**

Dear Mayor Samwick,

Attached is a letter from Friends of the Scarsdale Parks for consideration by the Village Board and Messrs. Pappalardo, Cole and Coleman.

Warm regards and best wishes for the New Year to all.

Sincerely,

Madelaine Eppenstein, Director
Friends of the Scarsdale Parks, Inc.
914.262.6656

<FOSP 2019 Recommendations on the Conservation of Scarsdale’s Tree Canopy 2019-12-31.docx>
December 31, 2019, via email

RE: FOSP 2019 Recommendations on the Conservation of Scarsdale’s Tree Canopy

Dear Mayor Samwick and Trustees,

The Friends of the Scarsdale Parks, Inc. has been dedicated since its incorporation in 1957 to the conservation of Scarsdale’s parkland and open space under our corporate purposes. We are privileged to be able to continue that tradition by collaborating with you and the Village on programs supporting that goal.

The purpose of this letter is to express our concern about the reduced demand by residents for planting trees in the right of way provided by the Department of Public Work’s street tree program. At the same time, we have become aware anecdotally of incidents of tree removals on private and public property, apparently without required permits, based on an assumption by some residents that this is permissible because “everyone does it.” This is of concern also.

From time to time this year we have mentioned at Village Board meetings our recommendation for more trees to be planted in the right of way and in the parks wherever feasible. Meanwhile, we have purchased and supervised the planting of dozens of trees at the Harwood Park wetland restoration site, sponsored the Cornell hybrid oak planting at George Field Park, made recommendations to the Village about planting trees in the parks, in open public spaces, and at Weinberg Nature Center, and sent our yearly inventory of FOSP’s 2019 tree conservation activity to the Village Manager’s office today.

Now that the 2020-2021 budget is under consideration, FOSP wishes to renew our recommendation for a more proactive ROW tree replacement policy and outreach to residents whose street trees have been removed. We also recommend that the Village expand the program by affirmatively identifying locations where space is available for planting trees in the public right of way and in the parks. Among the many benefits of maintaining Scarsdale’s tree canopy is helping our ecosystems mitigate the increasing environmental stresses of climate change. Implementing this program would potentially make a significant contribution to counteract the effects of deforestation on private residential property, lower ambient temperatures, and offset greenhouse gas emissions by absorbing atmospheric carbon dioxide.

Kindly consider expanding the ROW tree program in the 2020-2021 Village budget allocations.

Respectfully submitted by the following members of the Friends of the Scarsdale Parks, Inc. Board of Directors:
Betsy Bush
Kay Eisenman
Madelaine Eppenstein
Bart Hamlin
Amy Laartz
Cynthia Roberts
Todd Wolleman

Cc via email: Stephen M. Pappalardo, Village Manager
Robert Cole, Deputy Village Manager
Jeff Coleman, Superintendent of Public Works
Postscript

5. There is a Middle School bus stop right in the intersection. While this was mentioned in the 9/24 meeting, it may not have been a point considered by the TSC when they met in early September.

On Tue, Dec 10, 2019 at 12:13 PM John Gliedman <gliedman@gmail.com> wrote:
Good afternoon, Rob,

I would like to suggest that, in view of the fact that you mentioned that the Traffic Safety Committee is not open to the public, for you to please raise the below four points - items that have come to light since the last such committee meeting - with the TSC if you wish.

Also, I believe that the head of the Arthur Manor neighborhood association, Matt Martin, has weighed in, in favor of making this a four way stop. I believe that he had a call with David Goessl to this effect on Monday 12/9 that you will want to debrief David on if you have not already.

1. This is a sloped, low-visibility, high speed, high maintenance intersection that people use to cut through from Wilmot to Post Road.

The Manual for Uniform Traffic Safety Devices lists 'blind' intersections as a condition that is at least as important as accident history. Yes, there has been shrubbery removal. But that is faint assistance in view of the slope and speed of the road. Nothing has changed, in essence.

Also, the shrubs will also grow back, and when they do, we will have the same condition as existed this past summer when there were at least two accidents, one of which was reported and one announced by Kathleen Cole at the 9/24 trustee meeting, both 'hit and run'.

The Village should cut off the risk at the source by adding the two extra stop signs. Why make this a constant case for monitoring shrubs?

2. There have been more accidents / incidents at the intersection than reported to the police.

Since the last Traffic Safety Committee meeting, various concerned citizens took the time to speak at a 9/24 Trustees meeting, adding to the views of the 21 household petition. They described that speed had been increasing, and that they had encountered unreported accidents there.

3. It is rare for a particular intersection's conditions to garner press attention. This is such a rare case. Not only was there an article about the 9/24 presentation (no extra interviews were given, the presentation was from longstanding residents including a Village employee, and spoke for itself), but also there were two letters
to the editor. They were from other longstanding residents who took the time to provide hearty endorsements of stop signs at the intersection.

4. The street down the block, Lyons/Locust, has zero accidents over a six year period.

This was provided to the Village and mentioned at one of the more recent Trustee Meeting and in the public record. This is not an endorsement of an 'all stop sign' approach in all situations. It is, however, evidence that at least here - on an exactly parallel road - there is a better safety record that must be considered in the equation with a 4 way stop, if we are being reasonable.

Thanks to you and everything the committee can do here!

John A. Gliedman
(917) 575-7177

--

John A. Gliedman
(917) 575-7177
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The Village should cut off the risk at the source by adding the two extra stop signs. Why make this a constant case for monitoring shrubs?

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3. It is rare for a particular intersection's conditions to garner press attention. This is such a rare case. Not only was there an article about the 9/24 presentation (no extra interviews were given, the presentation was from longstanding residents including a Village employee, and spoke for itself), but also there were two letters to the editor. They were from other longstanding residents who took the time to provide hearty endorsements of stop signs at the intersection.

4. The street down the block, Lyons/Locust, has zero accidents over a six year period.
This was provided to the Village and mentioned at one of the more recent Trustee Meeting and in the public record. This is not an endorsement of an 'all stop sign' approach in all situations. It is, however, evidence that at least here - on an exactly parallel road - there is a better safety record that must be considered in the equation with a 4 way stop, if we are being reasonable.

Thanks to you and everything the committee can do here!

John A. Gliedman
(917) 575-7177
Donna Conkling

From: Mayor
Sent: Monday, December 16, 2019 7:14 PM
To: Steve Pappalardo
Cc: Donna Conkling; Trustee Veron; Trustee Ross; Trustee Arest; Trustee Crandall; Trustee Waldman; Trustee Lewis
Subject: Re: Healthcote school traffic light

Thank you, Steve.

Marc

On Dec 16, 2019, at 7:08 PM, Steve Pappalardo <spappalardo@scarsdale.com> wrote:

Marc,

This was studied when the NYSDOT approved the new traffic signal installation 15 years ago. Between the traffic volumes on Palmer, the dedicated (all red) pedestrian crossings at the School and the close proximity of Palmer to Mamaroneck Road, the Palmer/Wynmor intersection could not handle another phase to allow for left-hand turning movements out of the school lot without significant traffic delays on Palmer. To avoid this delay, some of the parents living on the east end of Scarsdale will pick up their kids on Lincoln Rod as there is a footpath in the back of the school for the kids to use which leads to Lincoln. Parents then take Lincoln to Carthage to Crossway out to Weaver.

In any event, I will forward to the TSC to obtain updated traffic information and further consider.

Steve

From: Mayor
Sent: Monday, December 16, 2019 6:41 PM
To: Steve Pappalardo <spappalardo@scarsdale.com>; Donna Conkling <dconkling@scarsdale.com>; Trustee Veron <jveron@scarsdale.com>; Trustee Ross <sross@scarsdale.com>; Trustee Arest <jarest@scarsdale.com>; Trustee Crandall <lcrandall@scarsdale.com>; Trustee Waldman <rwaldman@scarsdale.com>; Trustee Lewis <jlewis@scarsdale.com>
Subject: Fwd: Healthcote school traffic light

FYI - No response required.

Marc

Begin forwarded message:

From: Marc Samwick <mayor@scarsdale.com>
Subject: Re: Healthcote school traffic light
Date: December 16, 2019 at 6:40:15 PM EST
To: Eric Kaplan <ericjkaplan@gmail.com>

Eric,

Thank you for your email. I have sent your email to the Village Manager for further submission to the Traffic Safety Committee (TSC). The TSC generally meets quarterly and it just met a week or two ago, so please understand that it may take a little longer than usual for the committee to address your request.

Best,

Marc

On Dec 16, 2019, at 12:07 PM, Eric Kaplan <ericjkaplan@gmail.com> wrote:

CAUTION: External sender.

Hi Marc,

I have been driving my kids to school for about a year now, and can't help but notice that the light at Palmer and Wynmor desperately needs a left green arrow for cars exiting the parking lot. Currently, cars trying to exit left are stuck because so much traffic is coming straight across Palmer from Wymor. Often times during a light cycle, only 1 or 2 cars are able to make a left, creating a huge backup around the drop-off loop. If the there was a green turning arrow for maybe 30-45 seconds, we could prob clear 15 cars out of the parking lot and make much more room for cars entering the parking lot.

Please let me know if there is anything i can do to help try and implement this initiative.

Best,
Eric Kaplan
914.299.1700
Orly,

Thank you for your email. Via this response, I am looping in the Village Manager, Steve Pappalardo, and asking him to follow up on your email.

Wishing you a happy 2020.

Best regards,

Marc

Sent from my iPhone

On Dec 30, 2019, at 8:32 PM, Orly <orlynysc@aol.com> wrote:

CAUTION: External sender.

To: council member(s) and Mayor,

We have not seen any changed to increase the safety of our kids walking to schools. I know that you are working to improve this issue.

Somethings for the safety can be done now until town decision are made such as traffic officer, use of bumps and speed control device. There is no transportation for kids who leave 1.5 miles away from school but also no safe place for them to walk. I am requesting the town to have a police officer in pick and drop off at brook by road gong to Catherine road I also have hundreds of scarsdale families who support us and want better transportation for kids who arriving and leaving out of school.

Below is just some of there comments  Sincerely,

Orly

To: council member(s) and the mayor,
Our kids walking to school unsafe! The roads to Scarsdale Middle School have no sidewalks and people tend to drive above the limit especially before and after school. I understand that there are real $ issues with having a sidewalk installed, such as who is responsible for maintenance, snow removal, etc.

However, I am mortified seen how our kids cannot walk safety to school and nothing had been done to protect them.

Below are some of the emails of parents that concern and request that the street close to school especially Brookby Rd, Catherine Rd.

It will be a good idea to make sure people obey the speed limit in school drop off and pick up time since drivers speed about 30 to 40 mph in 10 to 20mph.

Below are emails of other Scarsdale families that support building this side walks.

Sincerely,

Orly Kobi
Marlon,

Thank you for your thoughtful email. The Village Board will review your suggestions.

I look forward to meeting you at a coffee. The next coffee will be in January. Please keep a look out for the date and location.

Wishing you a healthy and happy holiday season and a great 2020.

Best regards,

Marc

Sent from my iPhone

On Dec 20, 2019, at 11:33 AM, M PORTES <mportes@me.com> wrote:

---

**CAUTION: External sender.**

Dear Mark,

I wanted to follow up on a few items that I have discussed with a few resident (all positive):

1. **Rents are too expensive for the tenants.** I spoke with Spencer Pharmacy owner and as is common, his lease is a “triple net lease”. This means that he pays all of the taxes, utilities, insurance, and any common charges. This is equivalent to about an additional 30% of the rent.

I believe that the village should consider some sort of tax break to these tenants through an abatement or other that will keep the small mom & pop shops in place as long as the leases are not raised. I suggest a ten year term. I believe that the loss of taxes will cost less than any development downtown. Perhaps we can institute a small tax on purchases?

2. **Freightway and apartment complexes** - This may be radical but please consider - If it has not been done, I would be more than happy to assemble an informal committee to assess the benefits and costs of having this area as part of the village. I think the village, may be better off administering to the needs of single family homes. The dichotomy between the needs of a small city and single homes creates expenses in administration and services that should be reconsidered. Perhaps the neighboring towns that have apartment complexes should take over the area that is already developed.
This proposal aims to cut down on village hall, school, and other expenses that do not service the majority of the community. I would also look into what the correct size of our village hall vis-a-vis other similar communities without large apartment building. I have visited a few and the infrastructure is minimal.

3. **Police Rethink** - We should radically rethink our police force and infrastructure given the new technologies available.

4. **Stop the leasing of additional Parking Spaces to non-residents and elimination of the valet parking lease** - I would rather pay more for a parking space than have a crowded platform.

5. **Crosswalk for Church on corner of Post and Heathcote Road** - Please have it expanded to at least 2x its width as the children crossing from the church to the parking lot cannot be easily seen when there is a back-up of cars at the light. This is a serious safety issue.

I will try to attend one of your coffee sessions that I think are an absolutely fantastic initiative.

Best regards,
Marlon PORTES
6 Ardmore Road
mportes@me.com
347-387-1929
Dear Marc,

I sent this email to the mayor in 2018 but I don’t believe anything was done. The email stated:

There has to be an accounting of the storm costs and what costs would be avoidable if we buried cables.

We can assume that all residents will have to spend 10k on personal generators. We will be like a third world country where the generators make so much noise that we will not be able to sleep. In addition, they are a safety hazard if gas or diesel (fumes).

I suggest that a buried electric piping plan be prepared and be required of all new homes. Perhaps we can dig up the lawns rather than the streets? Solar houses can perhaps be used for mini-grids. We need some creative solutions that can be phased in.

Best regards, Marlon Portes
Anne,

Thank you for your email.

The Village has raised water rates over the past few years as part of a planned program to place the Village Water Department on firmer footing. The Water Department has faced increasing costs associated with managing a century-old water system, including significant work at our pumping stations and water storage tanks as well as ongoing work on our underground distribution system. The Village is fortunate to have started with very low water rates, by comparable county standards. The rate increases have nevertheless caused real disruption, as you noted.

The Village receives its water from the NYC water system and, therefore, we are subject to the rates and requirements of the NYC system. For example, Scarsdale residents are subject to overage water rates of 3x the regular water rates based on usage in excess of the average usage of NYC water customers. The Village has fought the NYC water rates on a continuous basis and will continue to do so.

The Village Board is genuinely sorry about the impact that the water rate increases have had on you and your family and we take all water rate increases very seriously. I believe the Village is in the last year or two of the planned increases in water rates that are expected to stabilize the finances of the Water Department.

You are welcome to follow the discussion and comment on water rates as the Village Board commences its budget review and deliberations in January.

Best regards,

Marc

On Dec 17, 2019, at 4:01 PM, Anne Schager <annebrdnce@yahoo.com> wrote:

CAUTION: External sender.

Apparently my outrage at this ridiculously high bill should be directed to you.

Begin forwarded message:

From: Stephen Johnson <sjohnson@scarsdale.com>
Subject: RE: Water bill  
Date: November 26, 2019 at 9:37:47 AM EST  
To: Anne Schager <annebrdnce@yahoo.com>

Ms. Schager,

The Water Department does not set water rates for the Village of Scarsdale. Rates are set by the Mayor and Board of Trustees. Rates are discussed during public meetings that pertain to the annual Scarsdale Budget each year before any rates are increased.

Respectfully,

Stephen A. Johnson  
Water Superintendent  
Village of Scarsdale  
1001 Post Road  
Scarsdale, NY 10583  
Tel: 914 722-1138  
Fax: 914 722-8315

From: Anne Schager [mailto:annebrdnce@yahoo.com]  
Sent: Monday, November 25, 2019 5:21 PM  
To: Stephen Johnson <sjohnson@scarsdale.com>  
Subject: Water bill

CAUTION: External sender.

My summer bill is outrageously high and outrageously higher—by 40%!!! In spite of only 12% higher water usage—than last year’s already untenable one. Who set these extortionate rates & by what authority? Don’t residents have any say in these policies? $6,500 for 3 months watering (of a 1 acre property) is an unconscionable amount. Why did the public have nothing to say in the setting of these rates, which appear to have been just handed down in an authoritarian manner by your department.

Anne Schager  
58 Garden Road
Begin forwarded message:

From: Marc Samwick <mayor@scarsdale.com>
Subject: Re: Montrose Road project
Date: December 5, 2019 at 4:18:23 PM EST
To: Xue Su <xuesu9@yahoo.com>
Cc: Steve Pappalardo <spappalardo@scarsdale.com>

Xue Su,

Thank you for your email. I have, via this email, copied the Village Manager, Steve Pappalardo, and ask that he look into this matter and rely to you.

Best regards,

Marc

On Dec 5, 2019, at 4:12 PM, Xue Su <xuesu9@yahoo.com> wrote:

CAUTION: External sender.

Hello Mayor Samwick,

How are you? Hope all is well.

Since I can't find the email addresses of the trustees, I am only sending this message to you and hope you can forward it to them.

There is one thing I would like to bring up to your attention. Yesterday the village started a project to fix the curb stone on Montrose Road close to the Greenacres elementary school. While I was very excited to see the workers working on that, soon I realized the way they were doing it could cause safety and traffic problems in that area. I called the engineering department right away before the workers put in cement and hope somehow the way of doing it could be improved. Later I sent an email with pictures to show how narrow the pedestrian space was and how high the stones were set.

I found out today that the workers were told to finish the job as planned. I am attaching three additional pictures during pick-up time today.

I hope, for the safety of the children and the pedestrians, this issue can be addressed and resolved. Otherwise, I would wish the best luck for all the pedestrians (including some 5-years-old kindergarten children) and the drivers on this road everyday.

Thanks for your attention!
Hello Engineering Department,

My name is Xue Su and I live on Kingston Road. On my way to pick up, I was very excited to see workers were fixing the curbside on Montrose Road and really appreciate your doing it!

But later when I came back, I noticed where and how the workers are setting up the curb stones could cause serious safety hazards. It would leave less than two feet of space for pedestrians. While we all know for historical reasons, our village doesn't have much sidewalks. But this area is quite different from other areas. It is very close to the elementary school with heavy traffic during morning and afternoon. Many parents walk their kids to school in this neighborhood and some have strollers with their younger children. I am sending a few pictures I just took and you can see there is barely space for strollers.

Again we really appreciate you fixing the road but the workers may not be doing it in the right way. My suggestion would be: 1. Re-set the stone at least one to two feet more into the side; 2. Dig deeper so the stones won't be too much higher than the surface of the road.

Thanks and look forward to hearing from you!

Sent from Yahoo Mail for iPhone
<IMG_5106.JPG><IMG_5107.JPG><Montrose pict3.jpg><Montrose pict4.jpg><Montrose pict5.jpg>
From: Marc Samwick <mayor@scarsdale.com>
Subject: Re: Opposition to Board's Freightway Redevelopment Scheme
Date: December 18, 2019 at 1:51:06 PM EST
To: "Alex Wolf, Esq. (212)717-2510" <awolf@wolflawyer.com>

Thank you for your email.

Marc

On Dec 17, 2019, at 1:31 PM, Alex Wolf, Esq. (212)717-2510 <awolf@wolflawyer.com> wrote:

CAUTION: External sender.

Dear Mayor and Ms. Conkling,

I am writing you regarding my opposition to the plans put forth for Freightway's redevelopment. Below is my input on the Scarsdale.com website:

<table>
<thead>
<tr>
<th>First Name</th>
<th>Alex</th>
</tr>
</thead>
<tbody>
<tr>
<td>Last Name</td>
<td>Wolf</td>
</tr>
<tr>
<td>Street Number, e.g., 123</td>
<td>56</td>
</tr>
<tr>
<td>Street Name</td>
<td>Harvest Drive</td>
</tr>
<tr>
<td>City</td>
<td>Scarsdale</td>
</tr>
<tr>
<td>State</td>
<td>NY</td>
</tr>
<tr>
<td>Zip Code</td>
<td>10583</td>
</tr>
<tr>
<td>Email Address (optional)</td>
<td><a href="mailto:awolf@wolflawyer.com">awolf@wolflawyer.com</a></td>
</tr>
</tbody>
</table>

Your Priorities and Preferences

I, along with numerous other resident of Scarsdale, reject the current bids for Freightway's redevelopment. The introduction of 200-300 new luxury apartments will result in a tax burden on current and future single family homeowners who will have to disparately absorb the tax burden of expanding our school system to accommodate a large number of new students. For the Board and Mayor to invite bids for apartment construction on Village property by parties who have been a constant presence and lobby for their own financial interests in Scarsdale pits our elected representatives against the best interests of residents. I am not accusing any of our representative of
self-dealing. However, if this Freightway Redevelopment scheme contemplated by the Board does proceed against major objection by Scarsdale residents there no doubt will be a thorough investigation and lawsuit brought by Village residents. The Board should not move forward in approving either of the remaining two bids. At present, the Board should commit the funds to renovating the current garage facility. According to the Board, the repairs to the garage would last for nearly a decade, during which time the residents may evaluate alternatives to the Board’s current plan. A committee should be formed made up of residents and local merchants to explore ideas for creating a Downtown that serves our community and not the interests of real estate developers who seek to profit at the expense of our village.
Mayra,

Bidder due diligence will include financial and fiscal analyses and will be conducted prior to selecting a finalist.

Marc

On Dec 9, 2019, at 1:34 PM, mrvassoc <mrvassoc@yahoo.com> wrote:

----- Original message ------
From: Mayor <mayor@scarsdale.com>
Date: 12/9/19 14:04 (GMT-04:00)
To: mrvassoc <mrvassoc@yahoo.com>
Cc: Trustee Veron <jveron@scarsdale.com>, Trustee Lewis <jlewis@scarsdale.com>, Trustee Ross <sross@scarsdale.com>, Trustee Waldman <rwaldman@scarsdale.com>, Trustee Crandall <lcrandall@scarsdale.com>, Trustee Arest <jarest@scarsdale.com>, Donna Conkling <dconkling@scarsdale.com>, Steve Pappalardo <spappalardo@scarsdale.com>
Subject: Re: Attendance at December 11th Freightway 7:00 PM Meeting

Understood. The Board is also focused on financial questions as a critically important element of this process. Fiscal impacts will be addressed in future public meetings as the development
plan is refined.

Best,

Marc

On Dec 9, 2019, at 12:49 PM, mrvassoc <mrvassoc@yahoo.com> wrote:

CAUTION: External sender.
Thanks for your prompt response. There will be people who have finance questions, and there will be people who have multiple questions.

Regards,

Mayra

Sent from my Verizon, Samsung Galaxy smartphone

-------- Original message --------
From: Mayor <mayor@scarsdale.com>
Date: 12/9/19 13:30 (GMT-04:00)
To: mrvassoc <mrvassoc@yahoo.com>
Cc: Trustee Veron <jveron@scarsdale.com>, Trustee Lewis <jlewis@scarsdale.com>, Trustee Ross <sross@scarsdale.com>, Trustee Waldman <rwaldman@scarsdale.com>, Trustee Crandall <lcrandall@scarsdale.com>, Trustee Arest <jarest@scarsdale.com>, Donna Conkling <dconkling@scarsdale.com>, Steve Pappalardo <spappalardo@scarsdale.com>
Subject: Re: Attendance at December 11th Freightway 7:00 PM Meeting

Mayra,

I do not know who is presenting from the finalist teams.

There will be an oppor
Donna Conkling

From: Mayor
Sent: Saturday, December 21, 2019 8:15 AM
To: mrvassoc
Cc: Trustee Veron; Trustee Lewis; Trustee Ross; Trustee Waldman; Trustee Crandall; Trustee Arest; Donna Conkling; Steve Pappalardo; Freightway
Subject: Re: Additional Questions About Freightway

Mayra,

Thank you for your email.

Wishing you and your family a healthy and peaceful holiday season and new year.

Best,

Marc

Sent from my iPhone

On Dec 21, 2019, at 6:37 AM, mrvassoc <mrvassoc@yahoo.com> wrote:

Good morning,

I trust that you are well. In addition to receiving answers to all my unanswered questions, it is important for all of you to disclose to the public:

*how long you have known East End Capital LLC was buying up buildings on Garth Road under different names and not disclosing its name? Did East End pay a tenant double the rent to keep a building unoccupied? Why have the property assessments of those Garth Road properties, 2-20 and 54-56, stayed the same for years despite new restaurants going in?*

*have any of the bidders and their consultants, partners and architects or their families contributed financially to the Scarsdale Non-partisan System, the Scarsdale Citizens Non-Partisan Party or to the Scarsdale Library Campaign or other fundraising?*

*does the Village have policies in place to prohibit personnel or officials to work for or with developers in Scarsdale projects after they leave office?*

*Has anyone in your administration notified Garth Road merchants and the Children's Corner about Freightway Redevelopment?*

Best regards,
Mayra

Sent from my Verizon, Samsung Galaxy smartphone

-------- Original message --------
From: Mayor <mayor@scarsdale.com>
Date: 12/12/19 11:45 (GMT-05:00)
To: "Mayra Rodriguez Valladares, MRV Associates" <mrvassoc@yahoo.com>
Cc: Trustee Veron <jveron@scarsdale.com>, Trustee Lewis <jlewis@scarsdale.com>, Trustee Ross <sross@scarsdale.com>, Trustee Waldman <rwaldman@scarsdale.com>, Trustee Crandall <lcrandall@scarsdale.com>, Trustee Arest <jarest@scarsdale.com>, Donna Conkling <dconkling@scarsdale.com>, Steve Pappalardo <spappalardo@scarsdale.com>
Subject: Re: Last Night's Freightway Meeting

Mayra,

Thank you for your email.

Many of your questions are important and will be addressed.

The Board agrees that this process has to have highest ethical and professional standards as well as thorough diligence.

Thank you for your continued participation in this process. We agree that better decisions are made when diverse voices are heard and we heard you and the community last night and will incorporate the comments into our discussions with the developers in the coming weeks and months.

Best,

Marc

> On Dec 12, 2019, at 9:38 AM, Mayra Rodriguez Valladares, MRV Associates <mrvassoc@yahoo.com> wrote:
> > CAUTION: External sender.
> > Good morning!
> > I am glad that the Freightway Development Meeting took place last night. I know that logistics for such meetings is time consuming and that sitting through long meetings can be challenging. I thank you for your time and efforts.
> > It was great to see over 400 residents come to the meeting. I believe that
> over 30 people made comments or asked questions, some of us twice. To hear
> people's comments further convinces me of what I have seen throughout my
> professional life, cognizant diversity is key to more successful outcomes.
> It is not easy to hear people who disagree with us, but only by listening to
> different people can we have better outcomes. A lot of academic literature
> also supports this.
>
> It is incredibly unfortunate, Marc, that you aggressively tried to curb my
> right to free speech. You did not even let me ask my first question before
> you stated that I could not ask the bidders questions. You had stated
> previously that we could ask the bidders questions. What is the point of
> having a public forum when you spent so much time trying to shut some of us
> down and you never let us hear anything from the bidders other than their
> canned presentations?
>
> I wrote you yesterday at 12:00pm and you refused to let me know who was
> coming to present. Do you really expect us to believe that 7 hours before a
> meeting, you did not know who was coming?
>
> Also, many of us were astounded that unexpectedly you curbed time to 3
> minutes. Normally, the time is 5 minutes. Many of us came to the meeting
> despite our demanding work schedules. Brice and I had to arrange to pay for
> a nanny. The Board, you and numerous residents had a spouse staying at home.
> Brice and I have worked hard as volunteers in multiple organizations in
> Scarsdale including the Old Scarsdale Neighborhood Association leaders and
> felt it was very important for both of us to be there, so that we could take
> as many notes as possible for our sake and that of our friends and
> neighbors.
>
> I was simply trying to ask this question of East End Capital and LCOR,
> "Where may Scarsdale residents find your audited financial statements so
> that we can evaluate your ability to cover your debt?" Why did you try to
> squelch that? At least 4 of you on the board have undergraduate or graduate
> economics or business degrees. You know the difference between, 'what are
> your earnings, assets and liabilities?' and 'where may residents find such
> information?' They could have answered, "sorry, we do not make that
> information public, we will let you know later," or maybe they would have
> even said "we have enough earnings to cover our debt." Avalon Bay is a
> public company, so we know a lot about them. How can residents evaluate both
> bidders' financials when one is opaque?
>
> I did not ask East End Capital and LCOR to disclose proprietary information.
> I had a long list of questions and I simply wanted a yes or no. You derailed
> residents and my right to get answers.
>
> You also did not let the bidders answer the following: Have you ever done
> business in any way with the current or previous mayor or Board of Trustees?
> Do they invest in you or lend you money? Have you had any relationship
> whatsoever with Westmont Real Estate Capital LLC, TAP Growth Advisors, The
> Acceleration Project or Arest Associates LLC? What is your relationship with
> the Mayor and Board?
The way you treated me last night has led to quite a number of residents emailing me last night and this morning sending me more information that they are uncovering about East End Capital and LCOR. I was not even aware of some of the conflicts of interest I am now learning about. All of this could have been avoided had you not attempted to stop me from asking questions.

When I came back the second time, I stated very aggregated summaries of questions which the bidders should have been allowed to answer. Here they are in more detail:

- Who are your investors? Domestic? Foreign?
- Do you have Environmental, Sustainability, and Governance (ESG) standards? Do you have written ESG standards? Have you won any awards for your ESG policies?
- Do your investors invest in the firearms industry, fossil fuels or anything else that go against your ESG policies?
- Are you required to abide by federal laws related to anti-money laundering, know your customer rules, and anti-terrorism financing laws? Where may we see your written policies on internal controls to make sure that you are not vulnerable and how may we verify your compliance?
- Do you conduct stress tests to see what your earnings and liquidity would be like in a recession or market crisis? In other words, if the stock market decreases by 50%? Residential and commercial real estate by over 30%, would you still be liquid? Your assets by definition are illiquid, so in a downturn it is hard for you to sell your assets to meet obligations, what liquidity or credit liquidity facilities do you have set up to meet adverse market or economic conditions?

I also would like an answer to this one:

- Are your LLC partners and executives all men? Do you have any women or people of color in top executive positions?

On a painful personal note, Marc, neither Village officials nor you have never apologized for what the two administrations in which you served, Steves' and Mark's, did to the over three hundred families the Ryan reval harmed. Several have had to move out of Scarsdale, crushed by the unfair taxes intentionally caused by Ryan and former assessor Albanese. Two passed away without ever seeing justice done.

You also have never apologized to me for what the Ryan reval has done to my family and me. I NEVER wanted to be involved in Village affairs. I just wanted to be a good wife, raise my children, focus on my demanding career, and volunteer at the school district. Yet, I could not just sit and let the Ryan debacle unfold, because your peers and you in the Mark administration did not solve the problem.

Since then, your political supporters have sent me nasty letters and periodically submit anonymous comments in the press about me. They do not have the guts to show their names and faces. Two of your board members,
Lena Crandall and Justin Arest, along with their campaign manager Dara Gruenberg, even went out of their way, in their role in the Scarsdale Forum Nominating Committee, to make sure that I did not get nominated to be the Scarsdale Forum VP, despite Former Mayor Jon Mark recommending another person and me as people he would be happy to have serve under him. They did that because as Dara said to me "Mayra you are the best person to lead the Forum, but you then would be at Citizens Nominating Committee meetings and would hear everything there." Yes, I would have seen the backstabbing and lack of vetting that goes on at the CNC. Why do I tell you this small anecdote? So that you can see how those people who hate me for having stood up for the rights of people severely messed over by the Ryan reval have been vindictive in even petty things like keeping me away from leading a local civic organization despite the hundreds of hours that I put into all the relevant municipal, education and downtown revitalization reports I worked on. How many reports did Dara, Lena or Justin ever publish during their stint in the Forum?

I shall not stop standing up for what is right. I have worked too hard all my life to reach professional and personal success. I have every right to live in a Scarsdale that should be run with the highest standards of ethics, no conflicts of interest or corruption, keen due diligence of projects, and some day, maybe one where officials believe in having long-term financial plans so that Scarsdale is fiscally sustainable for us and for the generations which will come after us.

The first African-American woman to win a seat in congress, Shirley Chisolm, once said "If they don't give you a seat at the table, bring a folding chair." I not only have a chair, I have the power of a laptop.

Have a good day,
Mayra

-----Original Message-----
From: Mayor <mayor@scarsdale.com>
Sent: Wednesday, December 11, 2019 12:30 PM
To: Mayra Rodriguez Valladares, MRV Associates <mrvassoc@yahoo.com>
Cc: Trustee Veron <jveron@scarsdale.com>; Trustee Lewis <jlewis@scarsdale.com>; Trustee Ross <sross@scarsdale.com>; Trustee Waldman <rwaldman@scarsdale.com>; Trustee Crandall <lcrandall@scarsdale.com>
Cc: Trustee Arest <jarest@scarsdale.com>; Donna Conkling <dconkling@scarsdale.com>; Steve Pappalardo <spappalardo@scarsdale.com>
Subject: Re: Who is Attending Tonight's Freightway 7:00 PM Meeting

Mayra,

Thank you for your email.

I do not have the names of the presenters.

Best,

Marc

--- Original Message ---
From: Mayor <mayor@scarsdale.com>
Sent: Monday, December 9, 2019 1:45 PM
To: mrvassoc <mrvassoc@yahoo.com>
Cc: Trustee Veron <jveron@scarsdale.com>; Trustee Lewis <jlewis@scarsdale.com>; Trustee Ross <sross@scarsdale.com>; Trustee Waldman <rwaldman@scarsdale.com>; Trustee Crandall <lcrandall@scarsdale.com>; Trustee Arest <jarest@scarsdale.com>; Donna Conkling <dconkling@scarsdale.com>; Steve Pappalardo <spappalardo@scarsdale.com>
Subject: Re: Attendance at December 11th Freightway 7:00 PM Meeting

Mayra,
Bidder due diligence will include financial and fiscal analyses and will be conducted prior to selecting a finalist.

On Dec 9, 2019, at 1:34 PM, mrvassoc wrote:

CAUTION: External sender.
Have Village personnel, you or the Board conducted a thorough due diligence of the bidders? Have either of you created a model to determine the impact of these developments to our taxes? If the answer to the above is no, will you do these things BEFORE choosing the finalist? Who will validate your model? Who will audit the process.

Regards,
Mayra

Sent from my Verizon, Samsung Galaxy smartphone

-------- Original message --------
From: Mayor <mayor@scarsdale.com>
Date: 12/9/19 14:04 (GMT-04:00)
To: mrvassoc
Cc: Trustee Veron, Trustee Lewis, Trustee Ross, Trustee Waldman, Trustee Crandall, Trustee Arest, Donna Conkling, Steve Pappalardo
Subject: Re: Attendance at December 11th Freightway 7:00 PM Meeting

Understood. The Board is also focused on financial questions as a critically important element of this process. Fiscal impacts will be addressed in future public meetings as the development plan is refined.

Best,
Marc
On Dec 9, 2019, at 12:49 PM, mrvassoc wrote:

CAUTION: External sender.
Thanks for your prompt response. There will be people who have finance questions, and there will be people who have multiple questions.

Regards,
Mayra

Sent from my Verizon, Samsung Galaxy smartphone

-------- Original message --------
From: Mayor
Date: 12/9/19 13:30 (GMT-04:00)
To: mrvassoc
Cc: Trustee Veron
Cc: Trustee Lewis
Cc: Trustee Ross
Cc: Trustee Waldman
Cc: Trustee Crandall
Cc: Donna Conkling
Cc: Steve Pappalardo
>> Subject: Re: Attendance at December 11th Freightway 7:00 PM Meeting
>>
>> Mayra,
>>
>> I do not know who is presenting from the finalist teams.
>>
>> There will be an opport
>>
>>
>>
>>
Marc, thanks for your rapid and constructive response. I do look forward to the next cycle in what is bound to be a difficult but necessarily inclusive and iterative process.

Best, Mike
parking remains a nuisance, and Freightway is currently not part of the solution. When I go to Ruffled Feathers to pick up a chicken, I don't want Valet Parking! I also dislike that Eastchester has chosen to have its meters in effect until 7:00 pm. Thank you for keeping our meters active only until 6.

2. While I do understand the profitability argument by builders to have a large component of residential units, the risks to our schools’ capacity is very real. I moved to Scarsdale just after the very controversial redistricting that occurred between Fox Meadow and Edgewood. That should have been an easy one, but was not. Before you undertake any initiative that risks changing school boundaries or requiring expansion, recognize both the cost and the political furor that will result. Please talk to some of the residents who were here in 1970 to understand just how tricky that can be. I wish Mayor Beverly Cunningham hadn't moved out of the District (probably due to the high taxes), as she was a superb mayor, but had her hands full when redistricting became necessary. At minimum, you should seek a way to reduce the number of residential units, and recognize the risk that they might be used by NYC folks as a way to get their children into our schools, as well as to avoid NYC income tax.

3. Finally, the issue of potential Conflict of Interest was raised. While I fully trust the good intentions of all of our trustees, I strongly recommend that the couple who are closely tied to the industry recuse themselves from votes, although their knowledge and expertise are undoubtedly of great value. While I agree that Christie Place was a great enhancement to our community, I do think that the tax break was inordinately generous and we should negotiate any partnership so that the current Scarsdale residents’ value is optimized.

Respectfully submitted,

Michael Otten (Former School Board Member and 48 years resident)
37 Stonehouse Rd
Scarsdale, NY
My name is Sandra Coakley and I live at 20 Edgewood Road, I am writing today to express my concern about the proposed development.

I attended the meeting on December 11th, but I did not share my opinion as I felt the people that spoke expressed my sentiment.

I understand that this development is trying to improve the community, but adding 220 - 285 apartments does not achieve this.

The survey completed by the community (which I did not see when it was circulated) did not list residential units as something the community wanted. Please listen to the community, we want parking and entertainment and restaurants.

Building very large residential units in the heart of the village, in my opinion will look worse that the existing freight way parking structure. It seems in order to get an new parking garage for free we have to give up so much, it is in the developers best interest to have a large amount of apartments so they can recoup their investment, they are the only people wanting this huge amount of residential units.

I have 2 boys in Edgewood and I am concerned with over crowding and rezoning. We do not need a massive influx of kids. The education in Scarsdale is why the majority of people live here please preserve it.

At the meeting a gentleman noted that Scarsdale could get a bond for 30 years at 2.5%, I would much prefer if Scarsdale was in control of the development and include what the community needs, not what a developer needs to make it worth their investment.

Why is there only 3 options, a 220 unit residential development, a 285 development or repair the garage? What about outdoor space, or an indoor pool for the community, an ice rink, (my boys do not play hockey) or a number of other entertainment options which would be good for the community. I did like the Theater option in the proposed developments.

Why do we only have 2 developers, where is the information on the others, and why were they eliminated? Also, why these 2 developers, one with 11 violations in Heathcoat from the building department, the other that has had 4 fires in their projects is the last few years.

I did not appreciate LCOR/East End implying their plan was better because they were fortunate enough to own the buildings adjacent to the site. The fact that they own the adjacent site should not be a reason to pick a developer.
Taxes - we need to be sure that the community benefits from this development from a tax point of view. But it seems since the apartment tax rate is lower single family homes will be subsidizing the education of the people living in apartments.

Traffic - if you add 500+ people to the village there will be more traffic, this need to be looked at.

Parking - it is difficult to find parking in the village times and adding more commercial space, be it restaurants or shops will require a lot more parking.

Train - I do not take the train but my friends are concerned about over crowding on the platform.

I urge you to reject Avalon Bay and LCOR/East End proposals. The community does not want either of these. If you are in doubt about what the community wants please put it to a vote.

thank you,
Sandra Coakley
Dear Tracy,

Thank you for your email.

The Village Board is taking the concerns you raised very seriously.

We appreciate your input and hope to hear from you as further information becomes available.

Best,

Marc

On Dec 12, 2019, at 2:32 PM, tracytang2000@yahoo.com wrote:

CAUTION: External sender.

Dear Mayor and the board of trustee:

Thank you for hosting the meeting regarding the Freightway redevelopment project. I attended the meeting last night. The voice from the fellow residents was loud and clear. Nobody wants another 220 to 285 units to be built. I urged you to seriously reconsider the current proposal and see what your constituents really want for this project.

I moved from Edgemont to Scarsdale last May. One reason made us move to Scarsdale is that Edgemont is a small part of the unincorporated village of Greenburgh town. The town supervise Feiner might not make the best decision for Edgemont. Edgemont has excellent school as Scarsdale but its property tax is 50% more than ours due to the fact that 1/3 of the residents live in apartments and the town of Greenburgh wants to build more apartment. Our mayor and our trustees are elected by our fellow villagers and I trust that you will truly fulfill your fiduciary duty to act at our best interest for this major decision that will shape our village many decades to come.

The high turnout at the meeting and the fact that 99% of the participants voiced to against this residential development should serve as a weather bell to our board of trustee that a referendum shall be held to let everyone of us to decide what we want for this redevelopment, if any.
I would also like to reiterate my views as below:

1. Can we keep the garage as a parking garage?

Currently, the annual revenue from the garage is about $900K and the annual maintenance cost is about $150K. We have net income of $750K annually. If the town set aside three years’ net income from the garage, it will have sufficient fund to do a major repairs of the $2.5MM that will last for another 8 to 10 years. Even if the town decide to have an assessment for this major repair, it will be a one time assessment of $500 for each family in 10 years. Shouldn’t the town consider this as an option?

We are a bedroom community famous for its picturesque tree lined single family homes. Shouldn’t we preserve this character?

2. If we need to redevelop this property, can we have the best and highest use for the current villagers?

We are a town of 17,000 residents and are proud of our extracurriculum for our kids. The best and highest use is to expand our community facility that other towns have but we don’t have. Can we build a multi-sports complex such as an indoor swimming pool, an ice skating rink, an arts center, and a senior community center that we all can come to enjoy? What do the 285 new apartments bring to our fellow villagers? How can you say that will be the best and highest use for us and act in your fiduciary capacity for us?

3. If a residential property has to be develop, what kind of due diligence that the mayor and the board of trustee have conducted?

3.1. Did we have the information that shows the extensive research has completed regarding the potential impact on our school? Currently, our school is at its full capacity, 280 new units, conservatively, will bring in 500 kids. How do our school handle this potential inflow of new students? Are we going to have the increase of the property tax to hire more teachers and build out more classrooms?

3.2. Did we have the extensive research on the impact of that already congested road and the business in that area?

3.3. How did the mayor and the board of trustee select the two developers out of the six? What kind of homework did the town conduct to make it to be the short list?

A. Both final developers have relationship with either Perkin Architect and 3D properties LLC. Other bidders without the relationship didn’t pass the first round. Is it a con-incidence or the pre-requisite for the bidders?

B. 3D properties LLC-one of the final two developers that partners with East End Capital, built 1 Palmer Road 7 years ago in our village and its construction deviated so much from its plan that the town issued 11 violations. https://patch.com/new-york/scarsdale/concerns-about-scarsdales-five-corners

What kind of homework did the town conduct to make it to be the short list?
As our fiduciary, your duty is to act in the best interest of our villagers. For this multi-million large-scale project that only occurs in a few decades, I urge you to take a pause and reconsider whether we need to move forward and how we should move forward.

Sincerely

Tracy Tang

56 Harvest Drive
From: Marc Samwick <mayor@scarsdale.com>
Subject: Re: Opposing Freightway Development
Date: December 16, 2019 at 7:10:26 PM EST
To: Yan Shi <syleaf@yahoo.com>
Cc: Donna Conkling <DConkling@Scarsdale.com>, "Freightway@Scarsdale.com" <Freightway@Scarsdale.com>

Dear Yan Shi,

Thank you for your email.

The Village Board is taking the concerns you raised very seriously.

We appreciate your input and hope to hear from you as further information becomes available.

Best,

Marc

On Dec 14, 2019, at 11:10 PM, Yan Shi <syleaf@yahoo.com> wrote:

CAUTION: External sender.

Dear Sir/Madam:
This is Yan Shi living at Edgewood (254 Madison Road, Scarsdale, NY). I'm writing to strongly object the Freightway Development project.

This development will significantly increase the households with school age children and impose considerable burden to our already crowded elementary/middle/high schools. The current estimate of 20 new students from these 200+ rental units is a long shot from reality and represents a huge underestimation. Similar development in Shorthill, NJ had resulted in more than 100 students out of 200 luxury rental units (link: Short Hills Housing Development Anticipates 100-125 Students In Millburn Schools: Lawsuit Filed Against Millburn Township and Woodland Road Developer ).

In addition, the added units will also make the heavy traffic even worse around the train station during peak hours, not to mention overcrowding the already crowded trains. These new units will also pay much less property tax while enjoying the same schools, which is unfair to residents in single family homes.

I see significant issues for this development with very little benefits. So I sincerely urge you to stop this project and just keep maintaining our current garage, and spend more time to find a better long-term plan for the garage re-development.

Best Regards,
Yan Shi
Dear Yanjun Li,

Thank you for your email.

The Village Board is taking the concerns you raised very seriously.

We appreciate your input and hope to hear from you as further information becomes available.

Best,
Marc

On Dec 16, 2019, at 9:46 PM, yanjunlisa@yahoo.com wrote:

**CAUTION: External sender.**

Dear Mayor Samwick

We are residents of Edgewood and are writing you to express serious concerns over the proposed Freightway development plan.
1). We are glad to hear your commitment to no negative tax impact from the project. We would certainly hold the board and you to your words and expect detailed long term analysis (5-10 years not 1-2 years) that show the overall impact on our property taxes.
2). As currently envisioned, it seems to us that the project will have significant negative impact on our school system. The idea that 200-300 rental units will lead to only a modest increase in the school enrollment is pure fantasy. Without providing details on enrollment impact, plans for dealing with a flood of new students, the project simply cannot move ahead.
3). With the current depressed state of real estate pricing in the village, to undertake a massive development project without certainty on the tax implication for residents is irresponsible and tone deaf.
4). While there may be some cost in refurbishing the garage without development, it is a cost with high degree of certainty. Faced with the choice of potentially adding millions (100-200 new kids into the school system) to the school budget on an annual basis, the cost of refurbishing Freightway for a couple of millions seems very attractive.
5). The survey was done with minimal community input. Why isn’t a project of such scale and importance put to the vote by residents who have to live with the consequence for decades if not generations?
6). An ‘eye sore’ is not a reason to undertake a project that fundamentally changes the character of the village.

Regards,

Yanjun Li
Madison Road
Ashley,

Thank you for your email.

The Board of Trustees is also focused on maintaining the quality of Scarsdale’s school system. In fact, the Village Manager, Deputy Manager and I met with the Superintendent of Schools and the President and Vice President of the Board of Education yesterday to discuss the Freightway project, as well as other matters. The Board of Education has been involved in the Freightway project from its inception and the Village Board is committed to the continuing to involve the School District in the process.

The Village Board does not intend to complete a development of Freightway if the schools will be unduly harmed.

The Village Board also recognizes that fiscal impacts to the Village and School are critical and the Board is not supportive of a development that is fiscally less attractive than the status quo.

Please note that the community will obtain much more relevant and actionable information as the process continues and the preferred developer conducts its site specific due diligence.

Thank you for your note and please continue to express your views as the process moves forward.

Best regards,

Marc

On Dec 9, 2019, at 7:56 AM, Everett, Ashley <Ashley.Everett@gs.com> wrote:

CAUTION: External sender.

Mayor Samwick -

I’m writing to you with serious concerns about the contemplated Freightway development, in particular the potential impact on our schools, taxes and parking in the village.

A key component of the Scarsdale community are our schools - the quality of the education and the small classrooms are enormous attractions to this town and are the only reason I am willing to pay what are already incredibly high taxes to live here.
Adding even 50 apartments at Freightway, never mind 200!, would have a materially negative impact on our entire school system. We don’t have the physical space for the incremental children and our class sizes will increase to a pint that impedes the type of education that we moved here for. I live in Fox Meadow and am especially fearful of the impact the apartments will have on our elementary school.

I would expect apartments to pay far lower taxes than the average single family home yet it costs the same to educate a child regardless of whether they live in a one bedroom apartment or 10,000 square foot home. As a result, those of us not living in apartments will pay higher taxes. Given Scarsdale’s taxes are already higher than most neighboring towns with similar services, this will affect real estate values and the overall community.

I am as concerned as others in the town about the lack of energy downtown Scarsdale and I fear the current Freightway plans are likely to make current problems worse, not better. We have apartments in Scarsdale and yet the downtown is dead. Why Will apartments on Garth road fix this? We really need better parking. I drive to town to pick up a few items at deciccos this weekend and spend more time looking for parking than I did shopping. Next time I need milk I’ll go elsewhere.

Freightway provides critical parking for commuters. The vast majority of your constituents commute to the city. If you live in Scarsdale, going to Freightway is already annoying given the lights over the tracks but it is far superior to not being able to park and get on the train. The Via idea will not work - it’s no different then Scarsdale taxi which isn’t attractive because they want to pick up so far in advance of train time.

I highly suggest you revisit the communities goals for Freightway. We don’t need apartments. We need parking accessible from both sides of train tracks and we need to maintain our excellent schools and bring taxes down, not up.

I’ve lived in Scarsdale for 6 years and this is the biggest concern I’ve had for the future of ours Village. Please do not be influenced by real estate developers looking for their next profit. Protect the village for its residents. Please.

Ashley Everett
67 Church Lane
From: Marc Samwick <mayor@scarsdale.com>
Subject: Re: Freightway
Date: December 16, 2019 at 6:59:32 PM EST
To: Caroline Cai <carolineccai@gmail.com>

Caroline,

Thank you for your email.

The Village Board is taking the concerns you raised very seriously.

We appreciate your input and hope to hear from you as further information becomes available.

Best,

Marc

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On Dec 14, 2019, at 1:18 PM, Caroline Cai <carolineccai@gmail.com> wrote:

CAUTION: External sender.

Dear Mayor Samwick

We are residents at 10 Carstensen Road. We are writing you to express extreme concerns over the proposed Freightway development plan.

1). We are glad to hear your commitment to no negative tax impact from the project. We would certainly hold the board and you to your words and expect detailed long term analysis (5-10 years not 1-2 years) that show the overall impact on our property taxes.

2). As currently envisioned, it seems to us that the project will have significant negative impact on our school system. The idea that 200-300 rental units will lead to only a modest increase in school enrollment is pure fantasy. Without providing details on enrollment impact, plans for dealing with a flood of new students, the project simply cannot move ahead.

3). With the current depressed state of real estate pricing in the village, to undertake a massive development project without certainty on the tax implication for residents is irresponsible and tone deaf.

4). While there may be some cost in refurbishing the garage without development, it is a cost with high degree of certainty. Faced with the choice of potentially adding millions (100-200 new kids into the school system) to the school budget on an annual basis, the cost of refurbishing Freightway for a couple of millions seems very attractive.

5). The survey was done with minimal community input. Why isn’t a project of such scale and importance put to the vote by residents who have to live with the consequence for decades if not generations?

6). An ‘eye sore’ is not a reason to undertake a project that fundamentally changes the character of the village.
Regards,
Chenyu Caroline Cai & Yong Chen
10 Carstensen Rd

Sent from my iPhone
Donna,

Thank you for your email.

The Village Board is taking the concerns you raised very seriously.

We appreciate your input and hope to hear from you as further information becomes available.

Best,

Marc

On Dec 18, 2019, at 12:39 PM, Dena Feintuch <difeintuch@gmail.com> wrote:

CAUTION: External sender.

Hello,

I attended the Dec. 11th meeting about Freightway and wanted to reach out to Mayor Samwick, the trustees and anyone else involved in the project with some very grave concerns.

We are a young family who moved here in 2014 but my husband Jason grew up in Scarsdale (Quaker Ridge) and graduated SHS in 2001. His graduating class was roughly 350, and according to the SHS website the class of 2019 had 370 students. Something to think about in terms of how the village has stayed fairly consistent in that number.

I am deeply worried about the negative impact on our children and our schools that will 100% occur if you go forward with the proposed amount of non-age restricted residential units. It will be nothing short of devastating to the space and resources in our schools and will greatly strain our administrators, teachers, and students. These housing units would benefit no one in our community.

Would you permit 225-285 modern, new, not very pricey, amenity-packed houses to be built -- right now, at the same time -- in Scarsdale? This is virtually the same as the two developers' proposals.
Do you understand that this project as it is has little reward and total risk to our residents? Can you please consider scaling back on these two proposals and truly listen to resident feedback about what we want and need in our community?

My daughter Lila attends Fox Meadow and my son Joey is entering kindergarten next year. The school is at or near capacity with virtually no place to expand, nor the ability given the ongoing work with the bond -- this is a 91 year-old building that just got AC in the library this summer. Next year, fresh air filtration is planned. My daughter has 20 children in her class. I believe the cap is 23-24. 20 is already high for the school. There has to be some allowance for minor fluctuations in class and grade sizes but this project will have hundreds of new families taking advantage of our residents and schools, to our children's detriment. I will tell you something qualitative that a paid consultant can’t or won’t: news of how to "game" the Scarsdale school district by renting or buying one of the new apartments/townhomes will be blasted on every mom Facebook group, message board, anywhere you can think of online and cannot be undone once the word is out there.

I am strongly urging you to focus instead on the major issues in our village center surrounding the terrible traffic and parking and retail vacancies instead of allowing hundreds (if not thousands) of new residents to reside on the Freightway site.

We do not need more people in Scarsdale. We do not need hundreds of new homes.

How about piloting a rideshare program to take residents to/from the train station? Adding a left turn light going east on Popham Road over the bridge? The traffic and parking will only be further strained by this new development. How about finding a solution to the empty storefronts? This project should be undertaken very slowly and should be non-residential in any form it takes. The Dec. 11th meeting had dozens of angry, upset, yet thoughtful and knowledgeable residents who brought up a wide variety of serious concerns -- please, please listen.

Sincerely,

Dena Feintuch
73 Chase Road
Dear Jia,

Thank you for your email.

The Village Board is taking the concerns you raised very seriously.

We appreciate your input and hope to hear from you as further information becomes available.

Best,

Marc

On Dec 16, 2019, at 9:26 PM, Jia Guo <jiaguo@gmail.com> wrote:

CAUTION: External sender.

Dear Mayor Samwick,

I am a resident of Scarsdale and I am writing to you to express my deep concerns on the proposed Freightway development plan.

The biggest concern comes from the proposed 200-300 rental units that will have a serious impact on our school systems. It's hard to believe that those new addition will only introduce around 20 students. Realistically we believe it will introduce around 200 kids or even more into the school system. This will greatly increase our school budget by millions of dollars.

One more concern is that the survey was done with not enough community input. Most people around my neighborhood have not heard about the survey. I suggest we redo the survey and get a broader range of opinions.

Thanks,

Jia
Hi Mark,

Thank you for your email and I hope you are well.

With respect to your questions:

1. The meeting was recorded and is available for viewing on the Village website.
2. Per code, 10% of the units will be affordable housing.
3-5. Thank you for your analysis of the potential school impacts. A couple of points: (i) the Village has retained its own independent planner to perform a non-biased assessment of expected school impacts, and (ii) please note that suburban multifamily properties often yield different school generation numbers than NYC and other urban environments.

The Village Board is acutely aware of (and shares) the community’s sensitivity to potential school impacts. The Board is seeking to proceed with a thoughtful process to scale back the initial development proposals and then have the preferred developer conduct site diligence to refine a proposal that will then be studied in depth with the results brought to the community for its review and input.

We appreciate your thoughtful email and we look forward to hearing from you as the Freightway process continues and more comprehensive information becomes available.

Wishing you a happy and healthy holiday season and new year.

Best regards,

Marc

On Dec 16, 2019, at 4:13 PM, Mark Lewis <markannlewis@msn.com> wrote:

Dear Mayor Samwick,

1. I am out of town so I missed the presentation on the two projects that are being proposed for the FreightwayGarage area.
2. I could not find any information on this. Will 10% be affordable housing?
3. As a former Educational Planner for the N.Y.,C. Department of City Planning, who used to estimate the number of children that new housing would produce, this is my estimate on the number of students that these projects may produce:
4. Avalon: 0 students from 27 studio apartments, up to 30 students from 59 one bedroom apts., 75 students from 75 two bedroom apartments and 38 students from 19 three bedroom apts. for a total of 143 students from 180 units.

5. LCOR - I could not find a breakdown by apt. size so I extrapolated by 1.58 based on the number of apts. from Avalon and assumed it would be proportional. Therefore my numbers are as follows: 0 students from 43 studio apts., 46 students from 93 one bedroom apts., 119 students from 119 two bedroom apts. and 60 students from 30 three bedroom apts. for a total of 225 students based on 285 apts.

Can our schools absorb this number of students spread out over 12 grades for an average of 12 students per grade from Avalon and approximately 19 students per grade from LCOR. Therefore we would need about 2/3 of a classroom for Avalon and 1 classroom per grade from LCOR if the students are divided equally per grade. Usually the number of students are not distributed evenly. There are usually a higher number of students in the lower grades and a lower number in the upper grades when new housing is built.

If you have any questions about my numbers you can reach me at 914-400-6800 or e-mail me at markannlewis@msn.com.

Yours truly,
Mark Lewis
98 Brewster Road
Scarsdale, N.Y. 10583
Mary,

Thank you for your email.

The Board of Trustees is also focused on maintaining the quality of Scarsdale’s school system. In fact, the Village Manager, Deputy Manager and I met with the Superintendent of Schools and the President and Vice President of the Board of Education yesterday to discuss the Freightway project, as well as other matters. The Board of Education has been involved in the Freightway project from its inception and the Village Board is committed to the continuing to involve the School District in the process.

The Village Board does not intend to complete a development of Freightway if the schools will be unduly harmed.

Thank you for your note and please continue to express your views as the process moves forward.

Best regards,

Marc

On Dec 10, 2019, at 6:11 PM, Mary Tomer Byun <mary.tomer@gmail.com> wrote:

CAUTION: External sender.

Good evening,

I'm writing to express concern about the Freightway project to the extent that residential units might impact Scarsdale public schools and/or zoning.

My family recently moved to Scarsdale, purchasing our home (44 Lockwood Road in Crane Berkeley) in July 2019. We have a daughter who is a kindergarten student at Fox Meadow this year; our younger daughter will begin kindergarten in 2021.

My concern is that potential residential units associated with the Freightway project will contribute to overcrowding in Fox Meadow elementary school. I would be equally concerned and disappointed should the new development project result in school district rezoning that would impact our neighborhood in any way.

We moved to Scarsdale foremost for the quality of the public school system. Small class sizes are an essential component of this. We also wanted to be part of a community and have quickly
grown attached to Fox Meadow elementary school. We do not want any of the aforementioned to be disrupted due to the Freightway project.

I ask that you please keep these implications in mind as you move forward with the project.

Best,

Mary Byun
44 Lockwood Road
mary.tomer@gmail.com
(617) 645-7956
Mayra,

Thank you for your email. At this time, I do not have the answers to the requested information.

Best,

Marc

On Dec 6, 2019, at 2:42 PM, mrvassoc <mrvassoc@yahoo.com> wrote:

CAUTION: External sender.

Will you tell tesidents who is coming? Architects? Financial people? What other roles?

Regards.

Sent from my Verizon, Samsung Galaxy smartphone

-------- Original message --------
From: Mayor <mayor@scarsdale.com>
Date: 12/6/19 14:23 (GMT-05:00)
To: "Mayra Rodriguez Valladares, MRV Associates" <mrvassoc@yahoo.com>
Cc: Trustee Veron <jveron@scarsdale.com>, Trustee Lewis <jlewis@scarsdale.com>, Trustee Ross <sross@scarsdale.com>, Trustee Waldman <rwaldman@scarsdale.com>, Trustee Crandall <lcrandall@scarsdale.com>, Trustee Arest <jarest@scarsdale.com>, Donna Conkling <dconkling@scarsdale.com>, Steve Pappalardo <spappalardo@scarsdale.com>
Subject: Re: Attendance at December 11th Freightway 7:00 PM Meeting

Thank you for your email, Mayra.

Marc

> On Dec 6, 2019, at 12:44 PM, Mayra Rodriguez Valladares, MRV Associates <mrvassoc@yahoo.com> wrote:
> > CAUTION: External sender.
> > Good afternoon,
> > Who from the bidding companies is coming to present on Wednesday, December 11?
Mayra,

Thank you for your email and for sharing your views.

The Village Board is committed to an open process that respects its fiduciary role as stewards of the public interest. In this case, the public means that the Board is obligated to maximizing the value of an important Village-owned property.

Questions will be permitted at the upcoming community meeting, specifically questions relating to process and programmatic items. The Board is having this community meeting specifically to obtain the community’s programatic priorities and preferences so it can better represent the community’s interests in future discussions with the finalists.

The Board is certainly committed to free speech and accepts comments every day.

Best,

Marc

On Dec 5, 2019, at 10:27 AM, mrvassoc <mrvassoc@yahoo.com> wrote:
Respectfully, given that you voted for the Ryan reval and you were a trustee when the corruption, conflicts of interest and incompetence were brought to light, I urge you to reconsider prohibiting residents from asking questions. You underestimate the consequences of such a misguided action. You are prohibiting people's free speech. And residents will interpret this action as you all hiding information more than usual.

Best regards,

Mayra

Sent from my Verizon, Samsung Galaxy smartphone

-------- Original message --------
From: Mayor <mayor@scarsdale.com>
Date: 12/5/19 09:24 (GMT-05:00)
To: "Mayra Rodriguez Valladares, MRV Associates"
Cc: Trustee Veron <jveron@scarsdale.com>, Trustee Lewis <jlewis@scarsdale.com>, Trustee Ross <sross@scarsdale.com>, Trustee Waldman <rwaldman@scarsdale.com>, Trustee Crandall <lcrandall@scarsdale.com>, Trustee Arest <jarest@scarsdale.com>, Donna Conkling <dconkling@scarsdale.com>, Steve Pappalardo <spappalardo@scarsdale.com>
Subject: Re: Questions for December 11th Freightway 7:00 PM Meeting

Thank you for your email. It was nice to see Brice last night. I hope he is feeling better.

As I mentioned in a prior email, the purpose of the December 11th community meeting is to obtain residents’ priorities and preferences relative to the Freightway redevelopment proposals. We will not accept questions regarding the financial condition of the finalists. It is not appropriate for the public to obtain proprietary financial information about the two finalists.

You question about potential conflicts of interest is important. To date, Trustees and senior Village staff working on this project have been asked to disclose any potential conflicts on numerous occasions. The Village is aware that certain members of the East End Capital Group...
reside in Scarsdale. The potential conflict inquiries have extended to partners within respondent
groups.
>
> Best,
>
> Marc
>
>> On Dec 5, 2019, at 8:10 AM, Mayra Rodriguez Valladares, MRV Associates
<mrvassoc@yahoo.com><mailto:mrvassoc@yahoo.com>> wrote:
>>
>> CAUTION: External sender.
>>
>> Good morning,
>>
>> Kindly confirm that the Freightway bidders are coming prepared to answer questions from
residents. Specifically, they should be able to answer questions about their organizational
structure, on and off-balance sheet assets and liabilities, as well as their cashflow
statements. Additionally, they should provide data as to how their previous developments have
worked for taxpayers. And they should explain if there are any legal judgments, regulatory or
government investigations, or any contingency liabilities that could affect their credit quality in
the near future.
>>
>> Additionally, I would like you to confirm that none of the current trustees and mayor or
spouses thereof or the ones under the Hochvert administration and their spouses have ever
worked with, been a client or hired the bidders. Do the executives or owners of Avalon Bay
Communities, East End Capital LLC, and LCOR live in Scarsdale? If so, where are the written
safeguards that show internal controls so that people did not receive any favoritism in
comparison to other bidders? If they live in Scarsdale kindly confirm that current officials and
those under the Hochvert administration did and do not have any business relationship with those
individuals.
>>
>> I look forward to your response.
>>
>> Best regards,
>> Mayra
>>
>> MRV Associates
>> Forbes Contributor
>> LinkedIn
>> Twitter
>>
>> Tel: +1-212-491-9153
Mayra,

Thank you for your email.

Many of your questions are important and will be addressed.

The Board agrees that this process has to have highest ethical and professional standards as well as thorough diligence.

Thank you for your continued participation in this process. We agree that better decisions are made when diverse voices are heard and we heard you and the community last night and will incorporate the comments into our discussions with the developers in the coming weeks and months.

Best,

Marc

> On Dec 12, 2019, at 9:38 AM, Mayra Rodriguez Valladares, MRV Associates <mrvassoc@yahoo.com> wrote:
> 
> CAUTION: External sender.
> 
> Good morning!
> 
> I am glad that the Freightway Development Meeting took place last night. I know that logistics for such meetings is time consuming and that sitting through long meetings can be challenging. I thank you for your time and efforts.
> 
> It was great to see over 400 residents come to the meeting. I believe that over 30 people made comments or asked questions, some of us twice. To hear people's comments further convinces me of what I have seen throughout my professional life, cognizant diversity is key to more successful outcomes.
> 
> It is not easy to hear people who disagree with us, but only by listening to different people can we have better outcomes. A lot of academic literature also supports this.
> 
> It is incredibly unfortunate, Marc, that you aggressively tried to curb my right to free speech. You did not even let me ask my first question before you stated that I could not ask the bidders questions. You had stated previously that we could ask the bidders questions.
> 
> What is the point of having a public forum when you spent so much time
trying to shut some of us down and you never let us hear anything from
the bidders other than their canned presentations?

I wrote you yesterday at 12:00pm and you refused to let me know who
was coming to present. Do you really expect us to believe that 7 hours
before a meeting, you did not know who was coming?

Also, many of us were astounded that unexpectedly you curbed time to 3
minutes. Normally, the time is 5 minutes. Many of us came to the
meeting despite our demanding work schedules. Brice and I had to
arrange to pay for a nanny. The Board, you and numerous residents had a spouse staying at home.
Brice and I have worked hard as volunteers in multiple organizations
in Scarsdale including the Old Scarsdale Neighborhood Association
leaders and felt it was very important for both of us to be there, so
that we could take as many notes as possible for our sake and that of
our friends and neighbors.

I was simply trying to ask this question of East End Capital and LCOR,
"Where may Scarsdale residents find your audited financial statements
so that we can evaluate your ability to cover your debt?" Why did you
try to squelch that? At least 4 of you on the board have undergraduate
or graduate economics or business degrees. You know the difference
between, 'what are your earnings, assets and liabilities?' and 'where
may residents find such information?' They could have answered,
"sorry, we do not make that information public, we will let you know
later," or maybe they would have even said "we have enough earnings to
cover our debt." Avalon Bay is a public company, so we know a lot
about them. How can residents evaluate both bidders' financials when one is opaque?

I did not ask East End Capital and LCOR to disclose proprietary information.
I had a long list of questions and I simply wanted a yes or no. You
derailed residents and my right to get answers.

You also did not let the bidders answer the following: Have you ever
done business in any way with the current or previous mayor or Board of Trustees?
Do they invest in you or lend you money? Have you had any relationship
whatever with Westmont Real Estate Capital LLC, TAP Growth Advisors,
The Acceleration Project or Arest Associates LLC? What is your
relationship with the Mayor and Board?

The way you treated me last night has led to quite a number of
residents emailing me last night and this morning sending me more
information that they are uncovering about East End Capital and LCOR.
I was not even aware of some of the conflicts of interest I am now
learnings about. All of this could have been avoided had you not
attempted to stop me from asking questions.

When I came back the second time, I stated very aggregated summaries
of questions which the bidders should have been allowed to answer.
Here they are in more detail:

Who are your investors? Domestic? Foreign?
Do you have Environmental, Sustainability, and Governance (ESG) standards? Do you have written ESG standards? Have you won any awards for your ESG policies?

Do your investors invest in the firearms industry, fossil fuels or anything else that go against your ESG policies?

Are you required to abide by federal laws related to anti-money laundering, know your customer rules, and anti-terrorism financing laws? Where may we see your written policies on internal controls to make sure that you are not vulnerable and how may we verify your compliance?

Do you conduct stress tests to see what your earnings and liquidity would be like in a recession or market crisis? In other words, if the stock market decreases by 50%? Residential and commercial real estate by over 30%, would you still be liquid? Your assets by definition are illiquid, so in a downturn it is hard for you to sell your assets to meet obligations, what liquidity or credit liquidity facilities do you have set up to meet adverse market or economic conditions?

I also would like an answer to this one:

Are your LLC partners and executives all men? Do you have any women or people of color in top executive positions?

On a painful personal note, Marc, neither Village officials nor you have never apologized for what the two administrations in which you served, Steves' and Mark's, did to the over three hundred families the Ryan reval harmed. Several have had to move out of Scarsdale, crushed by the unfair taxes intentionally caused by Ryan and former assessor Albanese. Two passed away without ever seeing justice done.

You also have never apologized to me for what the Ryan reval has done to my family and me. I NEVER wanted to be involved in Village affairs. I just wanted to be a good wife, raise my children, focus on my demanding career, and volunteer at the school district. Yet, I could not just sit and let the Ryan debacle unfold, because your peers and you in the Mark administration did not solve the problem.

Since then, your political supporters have sent me nasty letters and periodically submit anonymous comments in the press about me. They do not have the guts to show their names and faces. Two of your board members, Lena Crandall and Justin Arest, along with their campaign manager Dara Gruenberg, even went out of their way, in their role in the Scarsdale Forum Nominating Committee, to make sure that I did not get nominated to be the Scarsdale Forum VP, despite Former Mayor Jon Mark recommending another person and me as people he would be happy to have serve under him. They did that because as Dara said to me "Mayra you are the best person to lead the Forum, but you then would be at Citizens Nominating Committee meetings and would hear everything that goes on at the CNC. Why do I tell you this small anecdote? So that you can see how those people who hate me for having stood up for the rights of people severely messed over by the Ryan reval have been vindictive in even petty things like keeping me away from leading a local civic organization despite the hundreds of hours that I put into
> all the relevant municipal, education and downtown revitalization
> reports I worked on. How many reports did Dara, Lena or Justin ever publish during their stint in the Forum?
>
> I shall not stop standing up for what is right. I have worked too hard
> all my life to reach professional and personal success. I have every
> right to live in a Scarsdale that should be run with the highest
> standards of ethics, no conflicts of interest or corruption, keen due
> diligence of projects, and some day, maybe one where officials believe
> in having long-term financial plans so that Scarsdale is fiscally
> sustainable for us and for the generations which will come after us.
>
> The first African-American woman to win a seat in congress, Shirley
> Chisolm, once said “If they don’t give you a seat at the table, bring
> a folding chair.” I not only have a chair, I have the power of a laptop.
>
> Have a good day,
> Mayra
>
> MRV Associates
> Forbes Contributor
> LinkedIn
> Twitter
>
> Tel: +1-212-491-9153
>
> -----Original Message-----
> From: Mayor <mayor@scarsdale.com>
> Sent: Wednesday, December 11, 2019 12:30 PM
> To: Mayra Rodriguez Valladares, MRV Associates <mrvassoc@yahoo.com>
> Cc: Trustee Veron <jveron@scarsdale.com>; Trustee Lewis
>      <jlewis@scarsdale.com>; Trustee Ross <sross@scarsdale.com>; Trustee
>      Waldman <rwaldman@scarsdale.com>; Trustee Crandall
>      <lcrandall@scarsdale.com>; Trustee Arest <jarest@scarsdale.com>; Donna
>      Conkling <dconkling@scarsdale.com>; Steve Pappalardo
>      <spappalardo@scarsdale.com>
> Subject: Re: Who is Attending Tonight's Freightway 7:00 PM Meeting
>
> Mayra,
>
> Thank you for your email.
>
> I do not have the names of the presenters.
>
> Best,
>
> Marc
>
> >> On Dec 11, 2019, at 10:32 AM, Mayra Rodriguez Valladares, MRV
>> Associates
> <mrvassoc@yahoo.com> wrote:
> 
> >> CAUTION: External sender.
> >>
> >> Good morning!
> >>
> >> Please confirm who is presenting from the bidding firms. The executives?
> >> What are their roles? The meeting is this evening and we still have
> >> not been told who is coming.
> >>
> >> Regards,
> >> Mayra
> >>
> >> MRV Associates
> >> Forbes Contributor
> >> LinkedIn
> >> Twitter
> >>
> >> Tel: +1-212-491-9153
> >>
> >>
> >> -----Original Message-----
> >> From: Mayor <mayor@scarsdale.com>
> >> Sent: Monday, December 9, 2019 1:45 PM
> >> To: mrvassoc <mrvassoc@yahoo.com>
> >> Cc: Trustee Veron <jveron@scarsdale.com>; Trustee Lewis
> >> <jlewis@scarsdale.com>; Trustee Ross <sross@scarsdale.com>; Trustee
> >> Waldman <rwaldman@scarsdale.com>; Trustee Crandall
> >> <lcrandall@scarsdale.com>; Trustee Arest <jarest@scarsdale.com>;
> >> Donna Conkling <dconkling@scarsdale.com>; Steve Pappalardo
> >> <spappalardo@scarsdale.com>
> >> Subject: Re: Attendance at December 11th Freightway 7:00 PM Meeting
> >>
> >> Mayra,
> >>
> >> Bidder due diligence will include financial and fiscal analyses and
> >> will be conducted prior to selecting a finalist.
> >>
> >> Marc
> >>
> >> On Dec 9, 2019, at 1:34 PM, mrvassoc
> >> <mrvassoc@yahoo.com> wrote:
> >>
> >> CAUTION: External sender.
> >> Have Village personnel, you or the Board conducted a thorough due
> >> diligence of the bidders? Have either of you created a model to
> >> determine the impact of these developments to our taxes? If the
> >> answer to the above is no, will you do these things BEFORE choosing
> >> the finalist? Who will validate your model? Who will audit the process.
CAUTION: External sender.
Thanks for your prompt response. There will be people who have finance questions, and there will be people who have multiple questions.

Regards,

Mayra
--- Original message ---
From: Mayor
<mayor@scarsdale.com>

Date: 12/9/19 13:30 (GMT-04:00)
To: mrvassoc

Cc: Trustee Veron
<jveron@scarsdale.com>

s

Cc: Trustee Lewis
<jlewis@scarsdale.com>

s

Cc: Trustee Ross
<sross@scarsdale.com>

Cc: Trustee Waldman
<rwaldman@scarsdale.com>

Cc: Trustee Crandall
<lcrandall@scarsdale.com>

d

Cc: Donna Conkling
<dconkling@scarsdale.com>

Cc: Steve Pappalardo
<spappalardo@scarsdale.com>

Subject: Re: Attendance at December 11th Freightway 7:00 PM Meeting

Mayra,
I do not know who is presenting from the finalist teams.

There will be an opport
TOWN BOARD MEETING

Rutherford Hall
Town of Scarsdale
December 10, 2019

A Meeting of the Town Board of Scarsdale was held in Rutherford Hall of Village Hall on Tuesday, December 10, 2019 at 9:20 p.m.

Present were Mesdames Crandall, Veron & Waldman; and Messrs. Arest, Lewis, Ross, and Samwick. Also present were Village Manager Pappalardo, Deputy Village Manager Cole, Assistant Village Manager Richards, Acting Town Counsel Esannason, Custodian of Taxes McClure, Town Clerk Conkling, and Assistant to the Village Manager Katzin.

Mr. Samwick presided.

*******

Minutes

The minutes of the Town Board Meeting of November 12, 2019 were approved on a motion entered by Mr. Ross, seconded by Ms. Crandall, and carried unanimously.

*******

Report of the Custodian of Taxes

Custodian of Taxes McClure reported that the Board has received the Town financial reports for November 2019.

At the end of November 2019, 98.43% of the School Tax Levy was collected and remitted to the School District. This is a down slightly from the 2018 collection percentage of 98.88%.

Also as of the end of November, 99.48% of the 2019 County tax levy has been collected. This collection percentage is almost identical to the 2018 collection percentage of 99.42%.

*******

Resolutions

TOWN OF SCARSDALE STATUTORY RESOLUTIONS

Mr. Lewis moved that the following resolution be approved:

RESOLVED, that Marie Louise McClure is hereby appointed Custodian of Taxes for the statutory term of two years commencing on January 1, 2020, and ending December 31, 2021, at the compensation to be determined by the Town Board and as provided and allocated in the budget.
Pursuant to Town Law, Article 3, §35(2), the Custodian of Taxes hereby appoints Maria Colotti to serve as Deputy Custodian of Taxes for the statutory term of two years commencing on January 01, 2020, and ending December 31, 2021, and files said notice with the Town Board and with the Town Clerk.

**********

Ms. Crandall moved that the following resolution be approved:

**RESOLVED,** that Donna M. Conkling is hereby appointed Town Clerk for the statutory term of two years commencing on January 01, 2020, and ending December 31, 2021, at the compensation to be determined by the Town Board and as provided and allocated in the budget.

Pursuant to Town Law, Article 3, §30(10a), the Town Clerk hereby appoints Veronica Regazzi to serve as Deputy Town Clerk for a term of two years commencing on January 01, 2020, and ending December 31, 2021.

**********

Mr. Ross moved that the following resolution be approved:

**RESOLVED,** that *The Scarsdale Inquirer* and *The Journal News* are hereby designated the official Town newspapers.

**********

Ms. Veron moved that the following resolution be approved:

**RESOLVED,** that HSBC, Wells Fargo, JP Morgan Chase, M & T Bank, Signature Bank, and the Cooperative Liquid Assets Security System (CLASS administered by Public Trust Advisors) are hereby designated as official depositories of the funds of the Town of Scarsdale.

**********

Mr. Arest moved that the following resolution be approved:

**RESOLVED,** that pursuant to Section 10 of the General Municipal Law, the maximum amount which may be kept on deposit at Class M & T Bank and Signature Bank be set at $15 million, and the maximum amount at the other depositories may be set at $70 million.

**********

Ms. Waldman moved that the following resolution be approved:
RESOLVED, that the regular meetings of the Town Board of the Town of Scarsdale be held at Village Hall on the second Tuesday of January, February, March, April, May, June, July, August, September, October, November, December; and that special meetings may be called during such months or other times as provided by law or as otherwise designated by the Town Board.

********

Mr. Samwick moved that the following resolution be approved:

RESOLVED, that the firm of O’Connor Davies, LLP be retained as independent auditors for the Town of Scarsdale for the year 2020.

As seconded by Ms. Crandall, the foregoing resolutions were approved by a unanimous vote.

********

Upon motion entered by Mr. Arest, and seconded by Ms. Crandall, the following resolution regarding Filing Town Budget Estimates was approved by a unanimous vote:

WHEREAS, §17-1728 of the Village Law requires a town that is coterminous with a village to annually prepare and file, during the month of December, an itemized statement of the estimated revenues and expenditures of such town for the period ending with the next ensuing fiscal period of such village; and

WHEREAS, the expenditure estimates attached represent allocations of the various Village of Scarsdale (Village) departmental costs to Town of Scarsdale (Town) related functions, e.g., elections and collection of school and county taxes, and the revenue estimates represent those categories of income that are booked by the Town and subsequently transferred to the Village; and

WHEREAS, these estimates may be revised at any time prior to the formal adoption of the FY 2020-2021 Village Budget in April, 2020; now, therefore, be it

RESOLVED, that pursuant to §17-1728 of the Village Law applicable to a coterminous Town/Village, the Town Board hereby files with the Village Clerk of the Village of Scarsdale, the following estimate of budget revenues and expenditures of the Town of Scarsdale for inclusion by the Village Board of Trustees in its next Village budget:

**Budget Estimates Attached**

<table>
<thead>
<tr>
<th>Village Clerk - Elections</th>
<th>Village Treas.</th>
<th>Village Treas. Taxes</th>
<th>Audit</th>
<th>Total</th>
</tr>
</thead>
</table>

PROPOSED TOWN BUDGET FOR 2020
Public Comments

Mayor Samwick opened the second public comment session and requested that anyone wishing to be heard to please step forward.

As there were no further comments, Mr. Samwick closed the second public comment session at this time.

Future Meeting Schedule

- Wednesday, December 11, 2019 – 7:00 PM – Village Board Work Session re: Freightway Site Development Project – Presentation of Proposals by Developers – Rutherford Hall
• *Tuesday, December 24, 2019 – 8:30 AM – Village Board Meeting (Limited Agenda) – Trustees’ Room*

**********

**Village Hall Schedule**

• *Tuesday, December 24, 2019 – Christmas Eve (Observed) – Village Hall Closed at 12:30 PM*

• *Wednesday, December 25, 2019 – Christmas Day (Observed) – Village Hall Closed*

• *Tuesday, December 31, 2019 – New Year’s Eve (Observed) – Village Hall Closed at 12:30 PM*

• *Wednesday, January 1, 2020 – New Year’s Day (Observed) – Village Hall Closed*

**********

There being no further business to come before the Board, the meeting was adjourned at 9:27 P.M. on a motion entered by Mr. Ross, seconded by Ms. Crandall and carried unanimously.

_________________________
Donna M. Conkling
Town Clerk