

The Edgemont Community Council, Inc.

Founded in 1947 to determine community opinion on civic matters and coordinate community action thereon and to plan and promote the general welfare of the community embraced within Union Free School District #6.

Post Office Box 1161

Scarsdale, New York 10583

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF THE EDGEMONT COMMUNITY COUNCIL MARCH 5, 2007

A meeting of the Board of Directors was held in the Faculty Lounge at the Edgemont High School at 8pm on March 5, 2007. The following officers and directors were present: Ken Beiser (Cotswold), Robert Bernstein (Greenridge), John Blakley Sr., Todd Garvelink, Frank Kaiman (Edgemont Association), Karen Kelly, Chris Klerer, Michelle McNally, Larry Rusoff, Robin Schaffer, David Stern, Carolyn Tzelios (Longview) and Neal Lerner.

Also present were Margaret Goldberg (GNC), Ed Krauss and Heather Murray (Scarsdale Inquirer)

The minutes from the meeting of February 5, 2007 were approved.

There was no Treasurer's Report as James Lasser was not present.

Nominating Committee

There was a report of the activities of the Nominating Committee. First, the 2-year nominee to the School Board Nominating Committee has not been finalized. The Nominating Committee is awaiting a response from a candidate. Second, since James Lasser will be President of Longview, he will no longer be a Director (but obviously will be attending meetings as President of Longview). Third, Robert Bernstein will no longer be President of Greenridge, and has been nominated to be a Director of the ECC. Other vacancies may occur, if other directors resign (which would likely only be the result if they were to take other positions). The nominations for officers are:

President:	Robert B. Bernstein
Treasurer:	James F. Lasser
Recording Secretary:	Pamela Ray
Corresponding Secretary:	Lisa Wexler

Michelle McNally will stay on the board, but because of term limits, cannot be President next year.

At this time, there does not appear to be a nomination for the Silver Box award.

Town Zoning and Planning

Member Associations

The Central Park Avenue Association	The Cotswold Association	Edgemont Association	Fort Hill Association
Greenridge Association	Longview Civic Association	Northern Greenville Association	Southern Greenville Association

First, there is a planned subdivision of 240 Old Army Rd, into two lots (with an irregularly shaped rear line), which would require demolition of part of the existing house. An earlier deed to the property contains a restrictive covenant that runs with the land prohibiting its subdivision. The neighbors are opposed to the subdivision. The ECC voted to oppose the subdivision.

Second, the property at 1 Artillery Lane is proposing a retaining wall that will require a steep slopes permit. The application is listed as “new business” on the Town Planning Board agenda. The ECC is not taking a position on this.

Third, 70 Old Army Rd is seeking approval for a remediation plan to restore a wetland buffer. A hearing was held on February 21. Approval by the Planning Board is expected.

Fourth, 17 Longview is seeking approval for a minor wetlands/watercourse permit for a 2 room, 2 story addition. This is listed as “new business” on the Town Planning Board agenda. The ECC is not presently taking a position on this.

Fifth, 46 Bretton Rd, is seeking a steep slopes permit for a proposed addition and regrading in the rear of the property. This is listed as “new business” on the Town Planning Board agenda. The ECC is not presently taking a position on this. There was concern raised re steep slopes.

Sixth, 14 Castle Walk is a 2 acre property. The owner is requesting a variance to build a house, without frontage on a public road, so that he does not have to build/extend the existing road (Castle Walk). To address the neighbors concerns and opposition to the variance, the owner has offered to place a restrictive covenant on the property prohibiting any subdivision. The neighbors and ECC would support a restrictive covenant on the property.

Central Avenue Moratorium/Re-zoning

The Dromore Rd. property is apparently not in the Central Avenue zone (which allows for multi family housing), but rather in a single-family zone. The developer has been informed of the error on the Town zoning map. We do not know what the developer plans at this point.

Michelle McNally and Bob Bernstein gave the background on the Central Avenue Moratorium/Rezoning. Revised legislation for a moratorium has not yet been introduced. While the Town has indicated that a moratorium may be subject to legal attack, other jurisdictions currently have or are proposing moratorium (New Rochelle, in an area near Iona College, and Mamaroneck involving multi-family units and street width). It may be that the ECC asks for the re-zoning (and skips the moratorium).

Bob Bernstein mentioned a number of issues regarding rezoning, including that if multi family housing is allowed, the County planning policy is that there should be some affordable housing. That was not required with respect to the Sprain Manor apartments. Bob Bernstein also mentioned that consideration should be given to requiring multi-family housing to have some open space and sidewalks.

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There was a discussion with Margaret Goldberg who attended on behalf of the GNC. It would appear that the GNC would like the Dromore Road property to be open space. It is doubtful if funds can be raised from either the Town or the Trust for Public Land to acquire this space.

Tree Law

The tree law is being resurrected. The CAC (the Conservation Advisory Council), an advisory committee, has been working on the law. Steve Bass is the Town Council liaison to the CAC. Many felt the latest version was overreaching. The ECC has opposed the CAC proposed tree law. ECC will wait for a revised law and review the matter again.

Sidewalks

The Edgemont Association wants the town to shovel the sidewalks on Ardsley Road. Ardsley Rd is one of very few county roads in Greenburgh, and is extremely busy, hilly, and with curves. The ECC voted to support this, and has added its name to the petition to the Town. On March 28, 2007, the Town Board will attend the Edgemont Association meeting where this will be discussed.

The meeting was adjourned at 10:25 PM.

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