

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 EDMONT COMMUNITY COUNCIL

December 1, 2008

A meeting of the Board of Directors of the Edgemont Community Council, Inc. was held at the Edgemont High School December 1, 2008. The following officers and directors were present: Bob Bernstein, Michelle McNally, Lisa Wexler, Karen Kelly, David Stern, John Sganga, Andrea Weiss, Robin Schaffer, Larry Rusoff, Todd Garvelink, Madelon O'Shea.

Officers and Directors not in attendance: Pamela Ray, David Younger, Chris Klerer, John Blakley.

Civic Associations represented: Longview (Jim Lasser), Fort Hill (), Cotswold (Charles McNally), Greenridge (Paul Weinstein), Old Edgemont (Frank Kaiman), Northern Greenville (Pam Bove), Southern Greenville (), Central Park Avenue ().

Robert Bernstein presided over the meeting and Karen Kelly took minutes. The meeting was called to order at 8:00 PM.

Minutes – The minutes of November 3 were approved.

Zoning and Planning.

1. 203 Ardsley – The owner of the property has withdrawn his application for a special permit to take in roomers and boarders. The Cotswold Association and neighboring residents had opposed this application at the Zoning Board in October. The house has been completely rebuilt, and there are issues as to whether permits had been obtained for all additions and work done. In addition, the Cotswold Association and its residents argued that the applicant could not meet certain conditions of the special permit. In November, ECC voted to support the Cotswold Association's position. Michelle sent a letter to the Building Inspector concerning the suspected violations and asking him to look into the matter. She has not received a reply and will contact him again.
2. 151 Longview – A developer has purchased this property and is proposing to create a three lot subdivision. There is an existing house on the property. If approved, the subdivision will result in the creation of two new homes. Neighboring residents expressed concerns about water runoff and drainage problems at a subdivision hearing before the Planning Board. They have asked the Planning Board to limit the subdivision to two lots instead of three, which would result in only one new house being built.

Member Associations

The Central Park Avenue Association
Greenridge Association

The Cotswold Association
Longview Civic Association

Edgemont Association
Northern Greenville Association

Fort Hill Association
Southern Greenville Association

Town Affairs

Bob Bernstein provided an update on the Town Budget, which is calling for decreases in essential town services, including police and sanitation, and a draw down in the reserves. The group agreed that the Town priorities did not reflect Edgemont priorities, and agreed that a resolution would be drafted, subject to the groups' approval, protesting the budget. A draft was then circulated and, except for the Edgemont Association, which did not agree to the provision identifying what the ECC considered to be non-essential services, was adopted as follows:

"On behalf of the 8,000 residents of Edgemont whom we represent, the Edgemont Community Council strongly urges the Greenburgh Town Board not to cut the police budget next year, including six to nine officers and \$100,000 in police overtime, until the town board first demonstrates that it has substantially reduced non-essential services, which the town board has not yet done. The same is true for other essential services, including sanitation, snow removal and leaf pickup. Non-essential services which should be reduced before essential services are cut include, by way of example, the \$100,000 gift to the Fairview Fire District, the \$167,000 in taxpayer funding for the Xposure after-school program, the \$61,000 "Council for the Arts," and the hundreds of thousands of dollars that town taxpayers spend on duplicative day camps, recreational programs, and transportation services offered by the Departments of Parks and Rec, and Community Resources, respectively, each with its own set of highly paid commissioners."

Bob Bernstein discussed the related issues workforce housing/affordable housing and Fulton Park. He explained the changes to the definition of workforce housing and affordable housing. Workforce has limits on the lowest amount a tenant can earn of 60% of the area average income, and is intended for tenants such as town employees, although not limited to such. Affordable housing has much lower income limits, i.e., from 0% up to 80% of the area average income. The Town is apparently trying to bend definitions so that affordable housing, which could allow for tenants to have minimal income and use Section 8 vouchers, would be allowed at the Tarrytown Rd site in Fulton Park.

The proposed Fulton Park project is also in excess of the size permitted by the current zoning rules for that site. Fulton Park residents have argued that rezoning this site to allow for the excess size would be "spot-zoning". Also, no consideration is being given to the fact that the town is in the process of doing a Comprehensive Plan, or any input in the Comprehensive Plan process.

The town is also proposing a 10% set aside in the Cental Avenue zone for "Workforce Housing."

The town has made some missteps procedurally in their approach to these zoning issues, and has attempted to correct them after Bob informed them of their errors.

The Council approved a resolution disapproving of the zoning change for the Westhab project.

The meeting was adjourned at 10 p.m.

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