



## *Supervisor Chris Burdick's Report – March 31, 2018*



### **UPDATE ON POLICE STATION RENOVATION PROJECT**

Those driving past the Police Station can see the renovations taking shape. As readers of this space know, we've had quite a few unexpected bumps along the road, the largest being the contamination issues – petroleum and asbestos, the result of which was project delay as well as nearly \$500,000 in additional costs (which kept climbing as more contamination was discovered). We also were quite disappointed, as noted in my eNews last Thursday, that we received no proposals for our Request for Proposals for carports with solar panels atop them for the police station. This is due to the facility being in NYSEG service area rather than Con Edison service area, which has higher rates and higher NYS incentives to solar developers. We had hoped that we would receive a proposal that would have provided the carports at no cost to the Town. It would be prudent to proceed with carports in any case, so that we can protect police vehicles from the elements. Perhaps at a future date, the solar panels will prove cost effective for a developer, and we can add them at that time. If the Town Board decides to proceed with carports, it will add as much as \$150,000.

It is clear that the project will not be able to stay within the \$7 million bond issue which the Town Board approved. We do not know as yet the final figure, given that we have further to go. Some have asked whether the Town shouldn't have demolished the station and built an entirely new one, rather than proceeding with the gut renovation and the additions now being carried out. It's a good and fair question. Before deciding on the project, the Town Board reviewed the options, including a new station. The estimate at that time was between \$12 and \$15 million for an entirely new edifice. In addition, a key stumbling block is that it is unlikely that the County Health Department would have approved the existing septic system for the station, and such a denial would have proved insurmountable. The contamination issues that we have dealt with would have also required remediation in the construction of an entirely new station. So despite our frustrations at going beyond the initial \$7 million bond issue, we feel confident that we chose the most financially prudent path for the new station.

The following update is provided by our Construction Manager:

“Verdi, General Contractor: The mason is finishing up his brick veneer on the entrance under the porch. They will be going on the roof when the weather breaks to put brick on the chimneys and the upper gable walls. They are approximately 85% done with the brick veneer.

The Framers are just about done with all exterior framing. They will finish up the trim and soffits then move inside and finish all the interior partitions and add blocking so the other prime contractors can come and install their materials.

The Roofers have installed some of the shingles on the west roof and will return to install the rest of the roofing when the weather breaks.

Mengler, plumber: Has installed all of his waist & vent piping and is currently installing water lines and will continue to do so until finished.

Foremost, Electrician: Has installed low voltage boxes for the security, telephone, internet, and communications. He will begin installing wire for lights and outlets when the roof is complete which we expect in the next two weeks.

Vamco, HVAC: Has installed 60% of his ducting and will continue to install until complete. We expect him to be done in the next two weeks. He will be setting the roof top HVAC units when the roof is complete.

In the weeks to come on site we will see the siding started and the scaffolding come down in front. Once the siding and roofing has been complete they will start to clean up the site. Once the site is cleaned up, they will start the work on route 117 removing the curbs and installing new curbs, sign footings, and piers. They will have the job site trailers moved off site. They will start to prepare for the installation of the security fence and gates then asphalt.

In the weeks to come on the inside of the building you will see the plumber finish his copper pipe installation, the HVAC contractor install the rest of the ducts and the roof top units, and the electrician install all his wiring. After the trades are finished installing the mechanical aspects of interior construction the GC will start sheet rock.”

## **ENERGIZE RESIDENTIAL**

The Town of Bedford is one of only two Westchester County municipalities (the other is New Rochelle) with a residential Energize campaign each year for the last three years and our intent is to have it every year. Last October, the Town of Bedford, Bedford 2020 and Energize Bedford kicked off their limited time home energy efficiency campaign "Warm Home, Cool Planet, Hot Savings"! Interested homeowners mingled with contractors, pledged to reduce energy waste and sampled craft beer at the Bedford Hills Train Station. The program is continuing. Homeowners can receive assistance to help significantly reduce their home energy consumption, lower their energy bills, cut greenhouse gas emissions, and increase the year-round comfort and value of their home... and to save an extra 10% on the upgrade work. My thanks to my colleagues on the Town Board for supporting the continuation of this program and to the Energy Improvement Corporation with which we are partnering and in particular Lauren Brois, Director, Energize Residential for Westchester County and Alice Quinn who is director for the Hudson Valley. Learn more at <http://bedford.energizeny.org/>

## **PARKING IN THE COMMUTER PARKING LOTS**

The Town Board last year had entered into an agreement with Parkmobile, a paperless and pay by phone parking solution used in several Westchester municipalities including White Plains, New Rochelle and Croton-on-Hudson. The new system goes into effect on July 1 with the start of the annual permit cycle. Those with annual parking permits were mailed information on the new system which also provides the convenience and speed of online renewal. There is a very small increase in the annual residential rates to cover the cost of the Parkmobile permit from \$500 to \$506. Parkmobile's system also will enable our Parking Bureau to better evaluate utilization of the parking lots with a view to cutting the waiting list for resident permits. The Parking Bureau already has cut the length of time from as long as four years to two and half years. We want to significantly cut that wait time and this new system should provide the tools to do so.

### **UPDATE ON LEAF BLOWERS**

The Leaf Blowers Task Force, appointed by the Town Board earlier this year, has been evaluating various approaches to regulating leaf blowers. The Town is considering adopting regulations as we have heard from many in the community that the noise from leaf blowers is an ever growing nuisance and impairment of quality of life and also pose health concerns and environmental impacts. As earlier reported, the Task Force held a public forum on February 13. Over 100 people were in attendance. Landscapers, gardeners and property owners expressed strong concerns of adverse impacts on the ability to maintain properties at reasonable cost. Subsequent to that meeting, the Task Force met specifically with landscapers and has been reviewing the many letters, e-mails and other comments received from the community both in favor of regulation and opposing regulation. The Task Force has been looking into the issue for several months reviewing local laws in other Westchester County municipalities and elsewhere. I anticipate that the Task Force will have a report and recommendations to the Town Board in the next couple of weeks, which we would consider first in a work session. No action would be taken without a public hearing on a proposed local law. I remain hopeful that we can find a reasonable, balanced proposal and take action before summer.

### **THE REUSABLE BAG INITIATIVE - UPDATE**

The Reusable Bag Task Force, chaired by Bedford resident Filippine de Haan, continues to be working on the matter. As earlier reported, the Town's Reusable Bag Task Force which the Town Board appointed at our February 6 meeting, is developing a proposed local law on reusable bags/plastic bags, an initiative which began with our Conservation Board nearly three years ago. On February 26 I hosted a meeting here in Bedford at which representatives of 15 of the 41 Westchester County municipalities participated to discuss the options and the possibility of some uniformity among local laws that may be adopted. All agree that changing consumer behavior is the cornerstone of any successful effort to reduce the waste of either single use plastic bags or of paper bags. All but one municipality in attendance plan to move ahead with adoption of a local law.

The Task Force has scheduled a meeting for retailers who would be affected by the proposed law for later this month after which the Task Force will schedule a meeting for the general public. We are hopeful that the Task Force will meet in work session this Spring with the Town Board to discuss a proposed approach.

### **SEWER PROJECT MOVING AHEAD**

Last Thursday, March 29, we held an informational session on at the Bedford Hills Train Station to update property owners within the Sewer District on the status of the project. Our design engineers, Woodard & Curran, continue to be on schedule for completing the collection system design this summer, however, NYC Department of Environmental Protection (DEP) has run into unavoidable delays regarding the funding mechanism for the \$12.8 million in funds

DEP has committed to the \$20.5 million project. The delay is due to the NYS Environmental Facilities Corp (EFC) withdrawing as fiscal agent for DEP effective the end of this year. Though the DEP funds already are in place, we must replace the EFC driven funding mechanism with a direct funding mechanism with DEP which will be under a new Intergovernmental Agreement to be entered into between the Town and DEP. Early last year, we pegged the start of construction as first quarter 2019, but then with Woodard & Curran being ahead of schedule on design, we thought we might start as early as this Fall. We now are looking at mid-2019.

We also have moved ahead with the sewer law which sets out the rate structure for the sewer system, rules regarding connection to the system. As explained in the 2016 Map, Plan & Report, the sewer law also will require all Sewer District property owners with existing wastewater systems to connect to the Sewer System and “decommission” their existing wastewater treatment systems. We discussed the draft sewer law at the March 29 meeting and have distributed it to various regulatory agencies for review and comment.

### **BEDFORD UNION CEMETERY EXPANSION PLAN**

Last year, Ed Kelly, the president of the not-for-profit Bedford Union Cemetery asked the Town Board for its support in expanding the cemetery, which is located on Clinton Road in Bedford Village. The cemetery offers burial space to Bedford residents and is nearing capacity. Absent acquiring additional land, it soon will be forced to discontinue offering burial space. The Cemetery has taken steps to acquire an adjacent parcel of land. The Planning Board and Zoning Board of Appeals last year reviewed and approved the Cemetery’s phased expansion plans involving the adjacent parcel.

Westchester County approval of the Cemetery’s plans also is required. Notwithstanding the Planning Board and ZBA action, the Town Board support is required for the County to proceed and at the Board’s August 1 meeting we adopted a supporting resolution.

Our County Legislator, Kitley Covill, has been acting upon the matter since January (when she came into office). Under New York law publication of notice of the expansion plans is required for a period of six weeks. The Board of Legislators will hold a public hearing on May 21 to hear from the public on the matter.

### **TOWN COMPTROLLER REPORT**

Comptroller Abraham Zambrano reported to the Town Board on February expenditures and revenues as follows:

#### **EXPENDITURES**

**General and Highway Funds.** Detailed expenditure reports for both the General and Highway funds will be included with the March report. At this point, the overall expenditure percentage for the General and Highway Funds are on target. Since we are still processing activity for 2017, final numbers will not be finalized until the annual audit is completed in May. We are still projecting that reserves will be increasing approximately \$300k and \$150K in the General and Highway Funds respectively.

#### **REVENUE AREAS OF NOTE**

**Mortgage Tax.** Based on information obtained from the Westchester County Clerk’s office, we have been able to project that the first installment of the Mortgage Recording tax due in April will be in the \$469,000 range. Projections for the rest of the year indicate are indicating that we will end the year slightly below the budgeted amount. However, we are anticipating that the spring months will bring movement in the real estate market.

**Sales Tax.** According to the County’s Department of Finance, January and February sales tax revenues increased by just over 3% over the same period in 2017. Based on that information, at this point, we are optimistic that the same trend will continue for the rest of the year. Our calculations indicate that we will exceed the \$2,512,000 revenue budgeted for the year by over \$200,000

**Parking.** Parking revenues recorded for the first two months of 2018 is 1% lower than for the same period in 2017. We attribute the slight decrease in revenue to the inclement weather we have been experience. Based on the additional number of permits we will be selling as we continue to make better use of the lots, we anticipate being able to meet our projected revenues for the year.

**Fines and Forfeited Bail.** The collection of fines imposed by the Justice Court are recorded a month in arrears due to the timing of the processing by the NYS Office of Court Administration. Fines collected from January were \$58,272 and just \$2,823 less than the January 2017. At this point, projections through the end of the year demonstrate that we will exceed budget by over \$40,000.

**Safety Inspections.** Safety Inspections fees for the first two months of the year are slightly lower than in the same period in 2017. Projections for the balance of the year will be slightly lower than the budgeted amount.

## **PRIOR POSTS OF CONTINUED RELEVANCE**

### **WE HAVE ADDED PAGES TO OUR TOWN’S WEBSITE**

#### **Bedford Loves Horses**

Click [here](#) . It’s filled with wonderful pictures. My thanks to the group who made this possible with special thanks to Nancy Nygreen who developed the template for the page.

#### **Green Initiatives**

Click [here](#) . Initiatives and information related to leaf blowers and reusable bags are featured on the page

#### **Parking in Bedford Village ~ Proposed Parking Lot**

Click [here](#) . For many years there has been discussion about expanding parking opportunities in the hamlet for businesses and for our residents and those who shop or do business in the Village. To fill the need, the Town Board is considering acquiring from Bedford Presbyterian Church vacant land off of Court Road to the East to develop municipal parking (a provision in the deed to the Church for part of the property stipulates that it must be free municipal parking).

#### **The Town's Website in Spanish**

Is now available in Spanish. We have added a plug-in allowing for the website's automatic translation to Spanish. Please note that this does not apply to linked PDF documents.

<http://www.bedfordny.gov/>

### **“THINK DIFFERENTLY”**

The Town Board unanimously passed a resolution adopting “Think Differently” an initiative to assist individuals with special needs and their families. Click [here](#) for the resolution.

### **TRAFFIC CALMING - CHERRY STREET**

There was further discussion of the January 24 Report of John Canning of Kimley Horn, Town’s traffic consultant, regarding possible further traffic calming measures for Cherry Street. The Board asked staff to review the request of some in the community for speed tables or cushions on trial basis and will take up the matter again either at the March 6 or March 20 meeting. Click [here](#) for the reports.

### **CELL TOWERS AND CELL FACILITIES**

The Planning Board further considered the application of Verizon for a cell tower on Hickory Lane in Bedford Village. Under the Federal Communications Law, the Planning Board has 150 days within which to make a determination regarding the application. The Planning Board had provided the applicant a possible alternative location which would be Indian Hill Park, and has asked Verizon to evaluate the site within 45 days. Consideration of installation of additional cell towers at various locations throughout the Town due to gaps in coverage adversely impacting the ability of police and emergency personnel to respond to emergency calls. Public and officer safety were cited.

### **PROPOSED BIKE AREA/PUMP TRACK PARK AT KATONAH MEMORIAL PARK**

As previously reported, the Recreation and Parks Department and Recreation and Parks Advisory Committee have been evaluating the proposal of those requesting the siting of an approximately one acre bike area/pump track in Katonah Memorial park. The evaluation has been exhaustive considering matters including area, stormwater drainage, potential impact on existing programs and activities, potential impact on neighbors, cost and oversight, among the factors. The Department, RPAC and the proponents have moved away from evaluation of any proposed sites within the developed portions of the park and now are evaluating the undeveloped 10 acre “Zema” property as a possible location (click [here](#) for Google earth). The same exhaustive evaluation would be undertaken. Should the Zema location be a possibility for siting the Bike Area/Pump Track, we need to allow sufficient time for the Town Board to evaluate it in discussions with the proponents, the neighbors and the community generally. In light of the timelines, I have asked that the Town Board be provided the evaluation by the third week in March. The evaluation should consider the same criteria/points applied to previous sites. I attach a satellite view marked with an outlining of the entire Zema site, though, as mentioned above, a bike area/pump track would occupy approximately one acre of site with access from Anderson Road.

### **UPDATE ON CON EDISON GAS LINE WORK ON ROUTE 117 IN BEDFORD HILLS/MT. KISCO**

Please see the notice below just received from Con Edison regarding resumption this Spring of the gas line work and restoration of the roadway.

#### **“CON EDISON WORK NOTICE UPDATE**

*Con Edison’s paving contractor is scheduled to permanently restore the **Southbound side of North Bedford Road between Norm Avenue and Woodland Road.***

*Milling and paving is scheduled to begin in **Early Spring.***

*Preparation work involves milling or removal of the existing top layer of asphalt, to contour the roadway. Typically, roadways are paved within two days of being milled, weather permitting.*

*During paving operations sections of roads will be closed with limited traffic, including driveway access.*

*Thank you in advance for your cooperation and we appreciate your patience during any inconvenience this work may cause.*

*For more information please contact **Westchester Regional & Community Affairs at 1-914-925-6361** or e-mail [dl-WestchesterRCA@coned.com](mailto:dl-WestchesterRCA@coned.com)”*

For sewer design updates Click [here](#)

### **BOND RESOLUTIONS TO IMPLEMENT 2018 PORTION OF 2018-2027 CAPITAL PLAN**

The Board approved a SEQRA resolution and bond resolutions (several of which are subject to permissive referendum). In a February 1, 2018 memorandum to the Town Board, the Town Comptroller summarized the Capital Plan (which is posted to the Town’s website under the Finance Department page):

“Click [here](#) for a copy of the Town Board approved Capital Plan for 2018 through 2027. The projects included in this ten year capital plan were submitted by the department heads in an effort to give the Town Board information about their department’s needs over the next decade. At the end of 2017, the Town’s outstanding debt will be \$39,895,073. That amount includes \$16,470,000 of debt attributed to the water filtration plant. The approved capital plan adds \$23,445,638 in debt for all funds over the next 10 years and based on the amount of debt being retired on a yearly basis over the next ten years, the projected additional amount of borrowing required to finance the projects is manageable and taking into account the fact that the Town amortizes outstanding debt at an accelerated rate, the projected additional debt would be absorbed with little or no impact to the tax levy. A breakdown by fund is outlined below:

General Fund	\$ 7,040,850	30%
Highway Fund	\$11,418,537	48%
Park Districts	\$ 1,883,000	8%
Water Districts	\$ 1,769,917	8%
Sewer Fund	\$ 1,200,000	5%
Lighting Districts	\$ 133,334	1%

Included in the plan are projects for traffic safety throughout the Town, vehicle replacement for the police department, recreation, building and highway, equipment replacement for various departments. The plan also includes funding for facility improvements at the three hamlet parks, town owned cemeteries and other municipal facilities, as well as IT upgrades, road rehabilitation, and parking in Bedford Village and in an effort to continue with the Town’s pledge to reduce its carbon footprint, the plan includes funding for new zero emissions or “green” parks equipment and engineering for geo-thermal systems for the Town House and 425 Cherry Street.

As in the past, this capital plan will be updated every two years in order to address additional needs unforeseen at the time this 10 Year Capital Plan was adopted.”

With respect to the Bond Resolutions which the Board approved at the February 6 meeting, Comptroller Zambrano made the following remarks to the Board:

“Good evening there are five bond resolutions before the Town Board for approval. These resolutions will allow borrowing to fund 2018 projects approved by the Town Board. The first resolution “A” is for \$1,037,767 majority of money going for projects that have live of 5 years or less like equipment, minor expenses like cameras, safety equipment and decentralization of waste water treatment as well as IT upgrades throughout the Town. The second resolution “B” is for \$125,000 for 10 years and it includes funding for projects like septic replacement and sewer hookup at Town owned buildings that would hopefully happen later this year or in early 2019 as well as paving at 21 Park Avenue for the recreation department. Resolution “C” is for 15 years and it’s for \$1,713,295; this money is for repairs and upgrades at the town parks in the three hamlets. Resolution “D” is for \$311,750; this money is for improvements to town owned buildings. The last resolution “E” is for \$700,000; this money is for work at the new highway garage.”

**REVISION IN JULY AND AUGUST 2018 TOWN BOARD MEETING SCHEDULE**

Summer months are away months and many of our residents are unable to attend two meetings in July and two in August. The Town Board approved the following changes to these summer month meetings. We have cancelled the July 3 meeting and retained the July 17 meeting which was previously scheduled. We cancelled the August 7 and August 21 meetings and have replaced them with a single meeting to be held on August 14.

I ask you to please send me an e-mail at [supervisor@bedfordny.gov](mailto:supervisor@bedfordny.gov) should you have any questions or comments on this report or any of our work on the Town Board.

A handwritten signature in black ink that reads "Chris Burdick". The signature is written in a cursive style with a large initial "C".

Chris Burdick  
Town Supervisor