



**WORK SESSION AGENDA FOR BOARD OF TRUSTEES
VILLAGE OF IRVINGTON, NY
WEDNESDAY, JULY 15, 2026 AT 7:00 PM**

**** The Village Board Meeting will take place at 85 Main Street. Board members and staff will be present at 85 Main Street. The public may join in person or via Zoom ****

Join Zoom Webinar
<https://us02web.zoom.us/j/82074436466>

Webinar ID: 82074436466

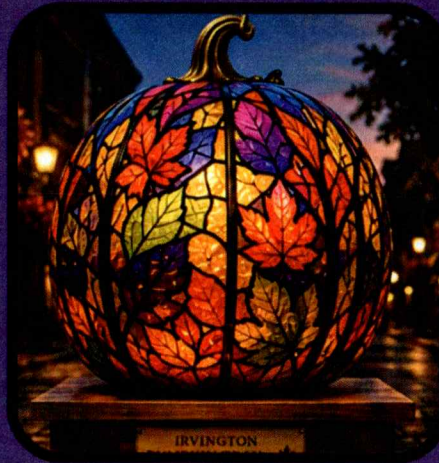
Use Computer Audio or Dial-in Audio: (646) 558-8656

- 1. Call to order by Mayor Arlene Burgos**
- 2. Pledge of allegiance to the flag of the United States of America**
- 3. Arts and Culture Committee presentation**
 - a. Rivertowns Pumpkin Trail
 - b. Resolution for discussion
- 4. Review of the 2026 Capital Budget**
 - a. DRAFT Capital Budget
- 5. Discussion of permitting dogs on leash at Scenic Hudson Park**
- 6. Discussion of ARB procedures**
 - a. ARB procedures
- 7. Discussion of Financial Analysis Services Proposals for the Facilities Planning Project**
- 8. Adjournment**

RIVERTOWNS PUMPKIN TRAIL

**A seasonal outdoor
gallery featuring artist-
designed pumpkin
sculptures, a special
rivertown collaboration.**

Sept 20 - Nov 1



PUBLIC ART • FALL TOURISM • ARTIST SHOWCASE

WHY A RIVERTOWN PUMPKIN TRAIL

Legacy, Community Identity, and Belonging.



- **A Rivertown Pumpkin Trail connects villages through a single cultural experience.**
- **Turns our downtowns into outdoor galleries filled with discovery, conversation, and imagination.**
- **Gives families, neighbors, and visitors a shared experience that belongs to the entire community.**
- **Establishes a tradition that can become part of the Rivertowns' identity for years to come.**

A Signature Fall Arts Experience

Built to attract photos, community, artist participation, and local engagement.



1 Village Collab

The pumpkins will be placed across the Rivertowns, tying the different communities together through works of art.

2 Artistic Liberty

Artists have the freedom to customize the pumpkins however they like once thier design is approved by the villages collaborating. Artists are paid from auction proceeds and enjoy exposure, legitimacy and selling original artwork.

3 Revenue-generating

The auction will begin approximately on October 20; artists will receive 30% or more of final proceeds. Planned close is November 1st.

Gallery Timeline

A step-by-step timeline for the pumpkin trail and gallery.

1 ARTIST CALL/PRESS RELEASE

July 2026
Begin to Accept Designs

2 CREATION WINDOW

August 2026
Pumpkins To Artists. Artists
paint blank sculptures.

3 RETURN DEADLINE

September 15
Artists return painted
Sculptures

4 DISPLAY SEASON

September 20 - November 1

5 AUCTION RAMP/AUCTION

October 20 - November 1
(FLEXIBLE)

6 PUMPKIN PICKUP

November 2 -15
(FLEXIBLE)



AUCTION WINNERS MAY WANT TO ENJOY THEIR PUMPKINS BEFORE THANKSGIVING. HAVING AN AUCTION AS CLOSE TO HALLOWEEN AS POSSIBLE WILL MAXIMIZE SALES

Irvington 2026 Pilot

12 artist-designed pumpkins

Display throughout the village

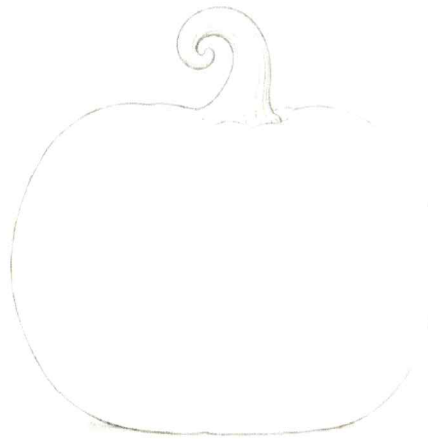
Request: Recreation distributes blank pumpkins during normal office hours

Request: DPW moves pedestals as needed. Stores at 86 Main after gallery ends.

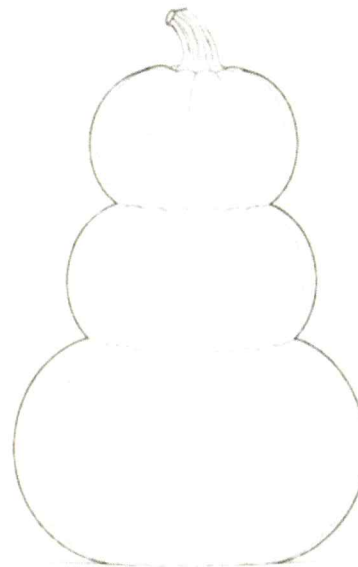


Pumpkin Sculptures

Pumpkins will be fabricated by Art XO Studio LLC locally for this gallery launch to control for any delays or fabricator distance issues. The pumpkin options include a 20" x 22" Hero Pumpkin and the 28" Stacked Pumpkin. We recommend each municipality order both types of pumpkin and solicit artist designs for a combination of large hero pumpkins and stacked pumpkin sculptures.



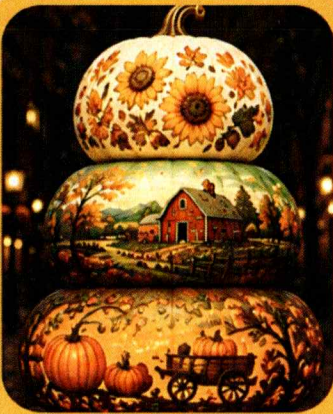
Hero Pumpkin



Stacked Pumpkin

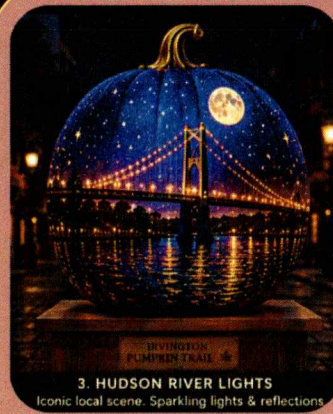
Next Step: Artist Call July 2026

Artist Application Categories



TRADITIONAL/ LANDSCAPE

Harvest, landscapes,
Hudson Valley scenes,
using various painted
stylistic techniques.



ILLUMINATED PUMPKINS

For artists
comfortable drilling;
battery lights
provided for select
pieces.



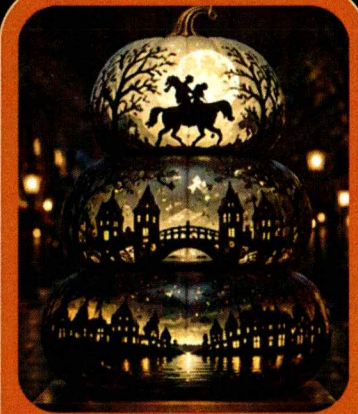
SCULPTURAL / MIXED MEDIA

Epoxy clay, 3-D
flowers, butterflies,
leaves, vines.



ABSTRACT + CONTEMPORARY

Graphic color,
geometric patterns
and shapes, modern
public art.



STORY BASED NARRATIVE ART

Visual storytelling
through art.
Incorporates
historical themes, folk
tales, or cultural
references.

Budget Overview

Estimated total cost for the Pumpkin Gallery Program, including materials, labor, and marketing.

Pumpkin Gallery Program Budget

Item	Unit Cost	Qty (10)	Total
Large Sculptural Pumpkin Blank (primed, ready for artist customization)	\$450	12	\$5400
UV-Protective Automotive Clear Coat	\$100	12	\$1,200
Identification Plaques	\$20	12	\$220
Marketing			\$500
Misc/Other/Contingency			\$650
			\$7970



Auction Details

The auction model rewards quality work and helps fund future programming.



The online auction is a chance for visitors to own a piece of the rivertowns forever! Artists to make a profit from their work and share their creations with those interested in taking the pieces home.

Opening auction bid \$500 Est Avg Sale Price \$750

Artist share 30% of final sale price

Auction Proceeds \$9000

VILLAGE OF IRVINGTON, NEW YORK

RESOLUTION ESTABLISHING THE IRVINGTON ARTS COMMISSION

WHEREAS, the Village of Irvington recognizes the important role that arts, culture, public art, creative placemaking, and community engagement play in enhancing the quality of life of its residents; and

WHEREAS, the Village's Arts & Culture Committee has successfully advanced cultural initiatives, public art programs, artist engagement, sponsorship development, and community partnerships; and

WHEREAS, the Board of Trustees wishes to provide a permanent framework to support and sustain these efforts for the benefit of current and future residents;

NOW, THEREFORE, BE IT RESOLVED that the Board of Trustees hereby establishes the Irvington Arts Commission as an official advisory body of the Village of Irvington; and

BE IT FURTHER RESOLVED that the Irvington Arts Commission shall succeed and continue the work of the existing Arts & Culture Committee; and

BE IT FURTHER RESOLVED that the Commission shall serve in an advisory capacity to the Village in matters relating to arts, culture, public art, cultural programming, community engagement, and related initiatives; and

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately upon adoption.

Dated: _____

Adopted by the Board of Trustees of the Village of Irvington.

Multi-Year Capital Plan



DRAFT FOR 7/15

Village of Irvington, New York
Current Payment Schedule - no new borrowings

Non-Water

<u>Year Due</u>	<u>Existing Bonds- Non-Water</u>		<u>Existing BANS- Non-Water</u>		<u>Total</u>	<u>Increase/ (Decrease) over py</u>
	<u>Principal</u>	<u>Interest</u>	<u>Principal</u>	<u>Interest (estimated)</u>		
2026-2027	1,023,352	533,169	136,000	87,640	1,780,161	
2027-2028	1,020,913	486,589	146,000	81,825	1,735,327	(44,834)
2028-2029	998,159	439,764	157,000	75,637	1,670,560	(64,767)
2029-2030	1,003,059	395,559	162,000	69,038	1,629,656	(40,904)
2030-2031	992,580	353,734	172,000	62,067	1,580,381	(49,275)
2031-2032	1,025,867	317,338	-	-	1,343,205	(237,175)
2032-2033	1,062,964	285,342	-	-	1,348,306	5,101
2033-2034	1,091,742	251,594	-	-	1,343,336	(4,970)
2034-2035	1,120,519	219,818	-	-	1,340,337	(3,000)
2035-2036	1,098,704	186,974	-	-	1,285,678	(54,658)
2036-2037	392,861	162,856	-	-	555,717	(729,961)
2037-2038	411,932	147,142	-	-	559,074	3,357
2038-2039	427,189	130,665	-	-	557,854	(1,220)
2039-2040	438,631	113,577	-	-	552,208	(5,646)
2040-2041	457,703	99,322	-	-	557,025	4,817
2041-2042	476,774	81,013	-	-	557,787	763
2042-2043	495,844	61,942	-	-	557,786	(1)
2043-2044	514,916	42,109	-	-	557,025	(762)
2044-2045	537,801	21,512	-	-	559,313	2,288
	14,591,510	4,330,019	773,000	376,207		

Village of Irvington, New York
Current Payment Schedule - no new borrowings

Water

Year Due	Existing Bonds - Water		Existing BANS - Water		Total	Increase/ (Decrease) over py
	Principal	Interest	Principal	Interest (estimated)		
2026-2027	291,648	150,287	20,000	6,400	468,335	
2027-2028	269,087	139,023	20,000	5,975	434,085	(34,250)
2028-2029	261,841	128,224	20,000	5,523	415,588	(18,498)
2029-2030	281,941	117,454	25,000	5,042	429,437	13,849
2030-2031	287,420	106,479	25,000	4,533	423,432	(6,005)
2031-2032	294,133	95,918	-	-	390,051	(33,381)
2032-2033	302,036	85,611	-	-	387,647	(2,404)
2033-2034	308,258	74,846	-	-	383,104	(4,543)
2034-2035	314,481	64,777	-	-	379,258	(3,846)
2035-2036	196,296	56,313	-	-	252,609	(126,649)
2036-2037	122,139	50,631	-	-	172,770	(79,839)
2037-2038	128,068	45,746	-	-	173,814	1,043
2038-2039	132,811	40,623	-	-	173,434	(380)
2039-2040	136,369	35,310	-	-	171,679	(1,754)
2040-2041	142,297	30,878	-	-	173,175	1,496
2041-2042	148,226	25,187	-	-	173,413	237
2042-2043	154,156	19,258	-	-	173,414	1
2043-2044	160,084	13,091	-	-	173,175	(238)
2044-2045	167,199	6,688	-	-	173,887	712
	4,098,490	1,286,345	110,000	27,473		

Village of Irvington, New York
Estimated Payment Schedule - with new projects

Non-Water

Year Due	Existing Bonds- Non-Water		Existing BANS- Non-Water		Capital Additions	Total	Increase/ (Decrease) over py
	Principal	Interest	Principal	Interest (estimated)	Estimated Principal + Interest		
2026-2027	1,023,352	533,169	136,000	87,640	-	1,780,161	
2027-2028	1,020,913	486,589	146,000	81,825	494,205	2,229,533	449,371
2028-2029	998,159	439,764	157,000	75,637	858,858	2,529,418	299,885
2029-2030	1,003,059	395,559	162,000	69,038	908,249	2,537,905	8,487
2030-2031	992,580	353,734	172,000	62,067	1,325,703	2,906,083	368,179
2031-2032	1,025,867	317,338	-	-	1,441,401	2,784,607	(121,477)
2032-2033	1,062,964	285,342	-	-	1,458,382	2,806,688	22,081
2033-2034	1,091,742	251,594	-	-	1,484,396	2,827,732	21,044
2034-2035	1,120,519	219,818	-	-	1,546,546	2,886,883	59,151
2035-2036	1,098,704	186,974	-	-	1,583,298	2,868,976	(17,907)
2036-2037	392,861	162,856	-	-	1,546,546	2,102,264	(766,713)
2037-2038	411,932	147,142	-	-	1,285,006	1,844,080	(258,184)
2038-2039	427,189	130,665	-	-	1,118,945	1,676,798	(167,282)
2039-2040	438,631	113,577	-	-	1,080,433	1,632,641	(44,157)
2040-2041	457,703	99,322	-	-	1,016,354	1,573,378	(59,263)
2041-2042	476,774	81,013	-	-	937,407	1,495,194	(78,184)
2042-2043	495,844	61,942	-	-	714,181	1,271,968	(223,227)
2043-2044	514,916	42,109	-	-	629,034	1,186,058	(85,909)
2044-2045	537,801	21,512	-	-	573,617	1,132,930	(53,128)
2045-2046	-	-	-	-	183,491	183,491	(949,439)
2046-2047	-	-	-	-	183,491	183,491	-
2047-2048	-	-	-	-	157,071	157,071	(26,419)
2048-2049	-	-	-	-	35,282	35,282	(121,789)
2049-2050	-	-	-	-	17,670	17,670	(139,402)
2050-2051	-	-	-	-	17,670	17,670	-
2051-2052	-	-	-	-	17,670	17,670	-
2052-2053	-	-	-	-	17,670	17,670	-
	14,591,510	4,330,019	773,000	376,207	20,632,574		

Village of Irvington, New York
Estimated Payment Schedule - with new projects

Water

Year Due	Existing Bonds - Water		Existing BANS - Water		Capital Additions	Total	Increase/ (Decrease) over py
	Principal	Interest	Principal	Interest (estimated)	Estimated Principal + Interest		
2026-2027	291,648	150,287	20,000	6,400	-	468,335	
2027-2028	269,087	139,023	20,000	5,975	18,392	452,477	(15,858)
2028-2029	261,841	128,224	20,000	5,523	44,767	460,354	7,877
2029-2030	281,941	117,454	25,000	5,042	86,296	515,733	55,379
2030-2031	287,420	106,479	25,000	4,533	209,920	633,352	117,619
2031-2032	294,133	95,918	-	-	245,413	635,464	2,113
2032-2033	302,036	85,611	-	-	245,413	633,060	(2,404)
2033-2034	308,258	74,846	-	-	245,413	628,518	(4,543)
2034-2035	314,481	64,777	-	-	245,413	624,671	(3,846)
2035-2036	196,296	56,313	-	-	245,413	498,023	(126,649)
2036-2037	122,139	50,631	-	-	245,413	418,183	(79,839)
2037-2038	128,068	45,746	-	-	227,802	401,616	(16,568)
2038-2039	132,811	40,623	-	-	227,802	401,236	(380)
2039-2040	136,369	35,310	-	-	227,802	399,482	(1,754)
2040-2041	142,297	30,878	-	-	227,802	400,978	1,496
2041-2042	148,226	25,187	-	-	227,802	401,215	237
2042-2043	154,156	19,258	-	-	227,802	401,216	1
2043-2044	160,084	13,091	-	-	227,802	400,977	(238)
2044-2045	167,199	6,688	-	-	227,802	401,689	712
2045-2046	-	-	-	-	227,802	227,802	(173,887)
2046-2047	-	-	-	-	227,802	227,802	-
2047-2048	-	-	-	-	227,802	227,802	-
2048-2049	-	-	-	-	227,802	227,802	-
2049-2050	-	-	-	-	227,802	227,802	-
2050-2051	-	-	-	-	227,802	227,802	-
2051-2052	-	-	-	-	227,802	227,802	-
2052-2053	-	-	-	-	227,802	227,802	-
	4,098,490	1,286,345	110,000	27,473	5,476,687		

History of Outstanding Debt

Fiscal Year	O/S Bond Principal	O/S Bond Interest	BANS	Total	% Increase	New Borrowings
May 31, 2026	18,690,000	5,616,364	2,351,000	26,657,364	1%	2,351,000
May 31, 2025	19,965,000	6,353,761	-	26,318,761	27%	3,339,000
May 31, 2024	11,045,000	1,960,717	7,702,275	20,707,992	2%	2,150,000
May 31, 2023	11,980,000	2,360,849	5,915,750	20,256,599	0%	1,485,000
May 31, 2022	12,890,000	2,797,574	4,657,625	20,345,199	-5%	615,000
May 31, 2021	13,825,000	3,269,425	4,251,000	21,345,425	11%	4,251,000
May 31, 2020	15,265,000	3,946,616	-	19,211,616	26%	3,496,000
May 31, 2019	6,620,000	1,045,373	7,591,760	15,257,133	3%	2,385,000
May 31, 2018	7,945,000	1,269,966	5,600,800	14,815,766	1%	1,948,200
May 31, 2017	9,265,000	1,532,535	3,926,705	14,724,240		1,497,200

****DRAFT** 2026-2027 CAPITAL BUDGET**
Departmental Project Listing

Project	Department	PPU	Bond Resolution Fiscal Year	Bonded Cost	Other Funding Sources	Total Project Amount
<u>DPW</u>						
2026-27						
Downingwood Broadway Culvert**	DPW	15	2025-26	983,000	1,082,000	2,065,000
West Sunnyside Culvert - Supplemental**	DPW	15	2025-26	225,000	1,475,000	1,700,000
South Buckhout Street Sidewalk**	DPW	10	2025-26	550,000	850,000	1,400,000
Mini Rear Load Packer (Replaces Truck #19)	DPW	15	2026-27	96,000	92,892	188,892
Salt Truck w/ Plow & Salter (#23- 2009)	DPW	15	2026-27	370,000	-	370,000
Garbage Truck (#7-2 2009 Keep as Spare)	DPW	15	2026-27	300,000	-	300,000
Ardsley Avenue West Drainage (lower)	DPW	15	2026-27	-	275,000	275,000
				2,524,000	3,774,892	6,298,892
2027-28						
Riverview/Circle Broadway Culvert**	DPW	15	2025-26	375,000	975,000	1,350,000
Station Road Bridge Structural Repair	DPW	20	2027-28	800,000	-	800,000
Pickup Truck (#11-2013)	DPW	10	2027-28	80,000	-	80,000
Dump Truck (#16- 2012)	DPW	10	2027-28	100,000	-	100,000
Garbage Truck (#7-3- 2013)	DPW	15	2027-28	350,000	-	350,000
Sidewalk/Curbs	DPW	10	2027-28	200,000	-	200,000
				1,905,000	975,000	2,880,000
2028-29						
John Deere Tractor w/ Plow (2018)	DPW	5	2028-29	100,000	-	100,000
				100,000	-	100,000
2029-30						
Sidewalk/Curbs	DPW	10	2029-30	225,000	-	225,000
Loader (#2- 2004)	DPW	15	2029-30	230,000	-	230,000
Dump Truck (#27- 2004)	DPW	15	2029-30	300,000	-	300,000
				755,000	-	755,000
2030-31						
Truck (#21- 2023)	DPW	5	2030-31	85,000	-	85,000
Packer (#7-4- 2020)	DPW	10	2030-31	350,000	-	350,000
Dump Truck (#22- 2015)	DPW	10	2030-31	300,000	-	300,000
				735,000	-	735,000

2031-32

Satellite Truck (#20- 2024)	DPW	5	2031-32	100,000	-	100,000
Pick Up Truck (#5- 2023)	DPW	5	2031-32	100,000	-	100,000
Pick Up Truck (#12- 2023)	DPW	5	2031-32	100,000	-	100,000
Dump Truck (#24- 2006)	DPW	15	2031-32	300,000	-	300,000
Sidewalk/Curbs	DPW	10	2031-32	250,000	-	250,000
				850,000	-	850,000

2032-33

Dump Truck (#15- 2017)	DPW	10	2032-33	150,000	-	150,000
Pick Up Truck (#4- 2023)	DPW	5	2032-33	100,000	-	100,000
Sweeper (2025)	DPW	5	2032-33	350,000	-	350,000
				600,000	-	600,000

2033-34

Backhoe (1998)	DPW	15	2033-34	200,000	-	200,000
Ford F-150 EV Pickup (Truck #2- 2023)	DPW	5	2033-34	75,000	-	75,000
Sidewalk/Curbs	DPW	10	2033-34	275,000	-	275,000
				550,000	-	550,000

2034-35

Car #1 Chevy EV Blazer	DPW	5	2034-35	65,000	-	65,000
Ford Pickup (Truck #3)	DPW	5	2034-35	100,000	-	100,000
				165,000	-	165,000

Fire**2026-27**

Building Safety Upgrades (Install Generator)**	Fire	15	2025-26	120,000	-	120,000
			2025-26/			
Rescue 49 Replacement**	Fire	15	2026-27	1,400,000	-	1,400,000
Key Card Access Upgrade	Fire	10	2026-27	-	10,000	10,000
File and Application Server Replacement	Fire	5	2026-27	51,700	-	51,700
Air Compressor	Fire	5	2026-27	60,000	-	60,000
				1,631,700	10,000	1,641,700

2027-28

Building Safety Upgrades (Stucco Building)**	Fire	15	2025-26	35,000	-	35,000
Replace Chief's Car (2017)	Fire	5	2027-28	65,000	-	65,000
Replace Ladder 36	Fire	15	2027-28	2,500,000	-	2,500,000
				2,600,000	-	2,600,000

Police

2026-27

Police Patrol Vehicle Replacement 4X4 Chevy Tahoe	Police	5	2026-27	87,000	-	87,000
Expanded Camera Coverage - Main Street Blind Areas	Police	10	2026-27	96,000	-	96,000
Police Portable Radio Upgrade	Police	5	2026-27	250,000	-	250,000
				433,000	-	433,000

2027-28

Police Radio Infrastructure Upgrade	Police	20	2027-28	900,000	-	900,000
Vehicle Computer Upgrades	Police	5	2027-28	50,000	-	50,000
Expanded Camera Coverage - North Broadway	Police	10	2027-28	42,000	-	42,000
				992,000	-	992,000

2028-29

Expanded Camera Coverage - South Broadway	Police	10	2028-29	42,000	-	42,000
				42,000	-	42,000

Recreation/Parks**2026-27**

Tractor Replacement with backhoe and mower attachment	Recreation	15	2026-27	44,000	-	44,000
John Deere Gator	Recreation	15	2026-27	17,000	-	17,000
Upgrade Lighting in Senior Center Lot	Recreation	10	2026-27	20,000	-	20,000
				81,000	-	81,000

2027-28

Senior Center Solar Panels**	Recreation	25	2025-26	285,000	215,000	500,000
Senior Center Transfer Switch**	Recreation	10	2025-26	120,000	-	120,000
				405,000	215,000	620,000

2028-29

Scenic Hudson Playground Replacement	Recreation	15	2028-29	250,000	-	250,000
				250,000	-	250,000

2030-31

Replace Senior Bus (2020)	Recreation	5	2030-31	80,000	-	80,000
				80,000	-	80,000

2033-34

Ford F-150 Electric Pickup (2023)	Recreation	5	2033-34	75,000	-	75,000
				75,000	-	75,000

Theater**2026-27**

Lighting and Sound Network Reconfiguration	Theater	5	2026-27	30,000	-	30,000
				30,000	-	30,000

2027-28

Production Grid Overhaul	Theater	5	2027-28	225,000	-	225,000
				225,000	-	225,000

Village Hall

2026-27

ADA Compliant Ramp Installation	Village Hall	15	2026-27	35,000	-	35,000
				35,000	-	35,000

Clerk-Treasurer

2027-28

Accounting Software Conversion and Implementation	Clerk-Treasurer	5	2027-28	75,000	-	75,000
				75,000	-	75,000

Library

2026-27

New HVAC System for Library	Library	10	2026-27	937,200	-	937,200
				937,200	-	937,200

Water/Sewer

2026-27

Pump Station Video Server Replacement	Water/Sewer	10	2026-27	20,000	-	20,000
Purchase of New Truck	Water/Sewer	10	2026-27	70,000	-	70,000
Generator Replacement for Legend Hollow	Water/Sewer	10	2026-27	55,000	-	55,000
Design for Irvington Reservoir Toe Drain	Water/Sewer	30	2026-27	14,000	-	14,000
				159,000	-	159,000

2027-28

Toe Drain Construction	Water/Sewer	30	2027-28	40,000	-	40,000
Maple Street Water Main Replacement	Water/Sewer	40	2027-28	500,000	-	500,000
				540,000	-	540,000

2028-29

River Road Water Main Replacement - supplemental	Water/Sewer	40	2028-29	860,000	500,000	1,360,000
				860,000	500,000	1,360,000

2029-30

Mountain Road Water Main Replacement - supplemental	Water/Sewer	40	2029-30	2,560,000	350,000	2,910,000
				2,560,000	350,000	2,910,000
2030-31						
Riverview Road Tank Booster Station	Water/Sewer	40	2030-31	335,000	15,000	350,000
Dows Lane Water Main Replacement	Water/Sewer	40	2030-31	400,000	400,000	800,000
				735,000	415,000	1,150,000
Total for all years				20,929,900	6,239,892	27,169,792

Note: ** Indicates project's bond resolution was issued as part of 25-26 capital budget, but not borrowed yet.

Total for 2026-27	5,830,900	3,784,892	9,615,792
Total for all other future years	15,099,000	2,455,000	17,554,000

June 2, 2026

RE: ARB Conduct — May 27, 2026 Meeting; 76 N. Broadway (Varma Property)

Members of the Architectural Review Board;

The Irvington Board of Trustees writes to express serious concerns regarding the Architectural Review Board's recent conduct in connection with the application for the Varma property at 76 N. Broadway, and in particular, regarding what occurred, and what did not occur, at the ARB's May 27, 2026, meeting.

I. The May 27 Meeting Was a Proceeding in Name Only

The Board of Trustees has reviewed the recording of the May 27 meeting, and what we observed was deeply troubling. No representative for the applicant was present. There was no public discussion. There were no comments, questions, or deliberations from ARB members. The Chair simply read aloud from various documents.

This is not how a public body conducts its business. A meeting that consists solely of the Chair reading a prepared statement, with no applicant present to respond, no prior notice to the public to allow for public comment, and no engagement from board members, is not a meaningful exercise of the ARB's review function. It raises serious questions about whether the findings purportedly emanating from that meeting reflect any genuine deliberation by the ARB as a body, or whether they were predetermined and simply announced.

Merely stating that reading aloud is akin to the recommendations being made "available to the public" is not sufficient.

II. The ARB's Findings Are Unexplained and Unsupported by the Record

The Board of Trustees is also compelled to address the ARB's apparent determination that "there are potentially significant adverse impacts to historical resources, visual resources, and community character and a positive declaration is warranted." These are significant findings with legal and procedural consequences for the applicant and for the Village.

Yet a review of the ARB's meeting record, including the May 27 meeting and prior sessions, reveals no discussion, analysis, or deliberation that would support such a determination. The findings in the letter were not raised or discussed with the other members of the ARB.

They do not appear in any ARB meeting video. The Board of Trustees is therefore left with no understanding of when these findings were developed.

If these findings were the product of deliberation that occurred outside of a properly noticed public meeting, that would constitute a violation of New York's Open Meetings Law, and any findings resulting from such deliberation would be without legal effect.

III. The Chair Has Previously Misrepresented Individual Views as Official ARB Findings

The Board of Trustees must also address a prior instance of Chair Huff acting unilaterally and misrepresenting his individual views as the official position of the Architectural Review Board. The document at issue, titled "ARB Comments on 76 North Broadway" and submitted as "a summary of the ARB's preliminary § 9-5 Site Planning report notes," was written and signed by Randy Huff alone. However, it was not deliberated upon, voted on, or authorized by the ARB. It is, in substance, a personal letter reflecting Chair Huff's individual views. Yet it purports throughout to speak for "the ARB," states that "the ARB finds there are potentially significant adverse impacts to historical resources, visual resources and community character," and concludes that "a positive declaration is warranted," findings of considerable legal significance in the SEQRA process. This is precisely the conduct that concerns the Board of Trustees. An ARB Chair does not have unilateral authority to issue SEQRA comments on behalf of the ARB. Those comments, if they are to carry any weight whatsoever, must result from genuine deliberation at a properly noticed public meeting of the full ARB. The comments when voted on by the ARB would then be sent to the Planning Board for consideration when the Planning Board makes the SEQRA determination as the lead agency. No such meeting of the ARB took place. The letter should not be treated as official ARB comments.

IV. The ARB Has Misread Section 9-5 of the Village Code

The Board of Trustees also must correct what appears to be a persistent misreading of Section 9-5 of the Village Code. That section provides that applications "shall be referred to the Board of Architectural Review for its recommendation and report to the Planning Board." That referral occurs automatically and simultaneously: when Village staff transmits application materials to the Planning Board and Village consultants, the same materials are sent to all ARB members. That transmission is the referral. It is the appropriate moment for the ARB to review the application and submit its recommendations to the Planning Board.

This has been explained to the Chair directly, both in person and in writing. No separate or antecedent referral from the Planning Board is required, and the suggestion that Village staff have failed to follow proper procedure is incorrect.

V. The Board of Trustees Expects Immediate Corrective Action

The ARB plays a role in our Village, and the Board of Trustees has no interest in being in conflict with the ARB. We do, however, have an obligation to ensure that all Village bodies operate lawfully, transparently, and fairly, to applicants and to the public alike. The conduct described above falls short of that standard.

We ask that the ARB provide a full accounting of the basis for its findings regarding the Varma property, including when and how those findings were developed. We further ask that the ARB recommit to conducting its proceedings in a manner that affords applicants a meaningful opportunity to be heard and that reflects genuine deliberation by the Board as a whole. Finally, we request that the ARB acknowledge receipt of the letter sent on May 29, 2026, to the Chair of the ARB by the Village Administrator, Charles Hessler, related to ARB processes.

The Board of Trustees remains available to meet and discuss these concerns at your earliest convenience.

Sincerely,

The Irvington Board of Trustees

cc: Village Attorney; Planning Board Chair; Village Administrator



July 10, 2026

Members of the Architectural Review Board,

The Board of Trustees has received the ARB's request that the Board authorize separate legal counsel for the ARB in connection with the Board's June 2, 2026 letter regarding the 76 North Broadway / Varma application.

The Board does not believe separate counsel is necessary. The Board's June 2 letter did not raise any legal issue. Rather, the Board's request was straightforward: that the ARB explain the basis for its findings regarding the Varma property, including when and how those findings were developed, and that the ARB recommit to conducting its proceedings in a manner that affords applicants a meaningful opportunity to be heard and reflects genuine deliberation by the Board as a whole.

The Board remains concerned that the findings referenced in connection with the Varma application do not appear to have been discussed or deliberated upon during the ARB's public meetings, including the May 27, 2026 meeting. The purpose of the Board's letter was to better understand the process followed by the ARB and to ensure that ARB proceedings are conducted transparently, fairly, and in accordance with the requirements applicable to Village boards.

In an effort to resolve those concerns, the Board invites the ARB to attend the Board of Trustees' next public work session on Wednesday July 15th at 7pm to discuss these issues directly. In particular, the Board would like to hear from the ARB regarding how and when the findings on the Varma application were reached, and to discuss the ARB's public meeting process going forward.

We hope this discussion can help clarify expectations, avoid future misunderstandings, and ensure that applicants, board members, and the public all have confidence in the ARB's process.

Please confirm receipt of this letter. We would also appreciate confirmation of which representatives of the ARB will attend the Board of Trustees' next public work session so that these issues can be discussed directly.

Sincerely,

The Irvington Board of Trustees