



**AGENDA FOR BOARD OF TRUSTEES SPECIAL MEETING
VILLAGE OF IRVINGTON, NY
THURSDAY, SEPTEMBER 3, 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/83855690720>

Webinar ID: 83855690720

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. Announcements**

- a. Check over \$25K

- 4. Correspondence**

Any member of the public who wishes to have written communications delivered to the Village Board prior to a regular meeting must submit a paper copy to the Village Administrator's Office by **noon on the Friday preceding the meeting**. The submission must be clearly labeled "Written Communications" in the subject line or title.

Alternatively, written communications may be submitted by email to writtencommunications@irvingtonny.gov by **noon on the Friday preceding the meeting**.

Written communications received by the deadline will be included in the Village Board agenda packet. Submissions received after the deadline will be included in the agenda packet for the next regular Village Board meeting.

Please note that written communications will **not** be read aloud during the meeting. However, members of the public who wish to speak about their submitted written communications may do so during the public comment portion of the meeting, either in **person or via Zoom**.

- a. Irvington architects & preservationists
- b. Irvington Fire Department
- c. Irvington residents - updated from 08/21/26 submission

- 5. Public comment (please limit comments to no more than 3 minutes)**
- 6. Consent Agenda**
 - a. Minutes of the Village Board from the Regular Meetings held on July 20, 2026 and August 25, 2026
 - b. Appointment of personnel in Recreation & Parks Department
 - c. Approval of temporary suspension of Village of Irvington Local Law No. 1 of 1978
 - d. Approval of out-of-town travel for Police Department
 - e. Salary modification for personnel in Recreation and Parks Department
 - f. Approval of 2026-27 budget transfers and modifications
 - g. Approval of out-of-town travel for Recreation & Parks Department
- 7. Determining that the proposed mixed-use project at 76 North Broadway is exempt from review under the State Environmental Quality Review Act**
 - a. Resolution
- 8. Permitting additional lot coverage and FAR for the proposed mixed-use project at 76 North Broadway**
 - a. Resolution
- 9. Approval of snow and ice supplemental agreement amendment B with the NYS Dept of Transportation**
 - a. Resolution
 - b. Agreement
- 10. Approval of the 2026-27 Capital Budget**
 - a. Resolution
 - b. Capital Budget
- 11. Approval of Fiscal Analysis Additional Services agreement with Beyer Blinder Belle**
 - a. Resolution
 - b. Agreement
- 12. Volunteer appointments**
 - a. Resolution
- 13. Reports of Boards, Standing Committees and Officers**
 - a. Trustee Liaisons reports

- b. Village Administrator's report
- c. Village Clerk-Treasurer's report
- d. Village Attorney's report

14. Public comment (please limit comments to no more than 3 minutes)

15. Review of action items

16. Adjournment

Karen Buccheri

From: Katie Bugna
Sent: Monday, August 24, 2026 12:15 PM
To: Board
Cc: Karen Buccheri; Charles Hessler
Subject: Check over \$25K

Pursuant to the Village purchasing policy, please be advised that Mayor Burgos will be presented with one check over \$25K this week.

Vendor: Axon Enterprise
Purpose: Axon Air – Skydio - Drone
Fund: Capital Fund (Grant)
Amount: \$54,057.40

Thank you,

Katie Bugna, CPA

Village Clerk-Treasurer



Village of Irvington
85 Main Street
Irvington, NY 10533
Tel: (914) 231-3020
Fax: (914) 591-4072

August 22, 2026

Hon. Arlene Burgos, Mayor
and Members of the Board of Trustees
Village of Irvington
85 Main Street
Irvington, NY 10533

Re: Objection to Proposed Resolutions on SEQRA Exemption and Additional Lot Coverage and FAR — 76 North Broadway (DKR9 LLC / Varma RE Development)

Dear Mayor Burgos and Members of the Board:

As Irvington architects and preservationists, we submit this formal objection, for the record, to the Board's intended adoption of both proposed resolutions concerning 76 North Broadway: the determination that the project is exempt from environmental review, and the grant of additional lot coverage and floor area ratio. We ask that both be reconsidered and held.

The MFO District's stated purpose (Village Code §224-47.7.) includes maintaining the scenic character of Broadway and encouraging the preservation of historic structures. The proposed resolutions would grant additional building bulk within that district for a project that is contrary to those purposes.

The public benefit stated in the bonus resolution is one additional moderate-income unit, which in turn results in one additional fair and affordable housing unit. However, as we pointed out in previous communications with the Board, Varma's proposal dated October 2024 provided more total units (57 rather than 53), the same six fair and affordable units, and five moderate income units, which Varma could easily have increased to six. In doing so, it produced more income-producing square footage, built less new construction, and saved demolition costs.

We also pointed out in previous communications with the Board that Varma's October 2024 proposal adaptively reused the Woodcliff mansion and thus was in compliance with MFO provision §224-47.13.A.(1)(b), which states that "buildings that reflect the historic character of the Village of Irvington shall be maintained or adaptively reused to the greatest extent practicable." In successfully reusing Woodcliff mansion in that submission (complete with Fire Department access to the mansion), Varma proved that reusing it was practicable.

The proposed resolution does not explain what additional public benefit supports the separate discretionary increase in lot coverage and FAR. (And we repeat that Varma, in reusing Woodcliff, could easily have provided an additional moderate income unit.) Nor has the proposed resolution taken into consideration the profound and irreversible **public detriment** caused by the demolition of Woodcliff Manor, by which the historic character of the North Broadway corridor will be irretrievably lost.

The Village's consulting architect to the Architectural Review Board has questioned the demolition of Woodcliff Manor, noting that an earlier version of the application proposed

retaining it, and raised concerns about the scale, mass, height and architectural character of the proposed building in relation to its historic setting.

The historic setting is especially relevant at this location. Villa Lewaro, a National Historic Landmark, stands diagonally across North Broadway from the development site. The relationship of the proposed development to these historic resources should remain an important consideration in reviewing the applicant's request for additional building bulk.

Regardless of the project's status with respect to the SEQRA exemption, the new SEQRA exemption would not remove the Village's authority under its zoning, site-plan and historic-preservation regulations. Nor would an exemption determine whether the applicant's proposed building mass, coverage, setbacks, landscaping and site design are appropriate for this historic section of Broadway.

Before additional development rights are granted, we ask that applicant Varma be required to demonstrate how the proposed development responds to the historic and scenic character of the MFO District and its relationship to surrounding historic properties, including Villa Lewaro, and that Varma adaptively reuse Woodcliff Manor.

For these reasons, we respectfully ask that both proposed resolutions be reconsidered and held until these issues are addressed.

Thank you for your consideration.

Respectfully,

Earl Everett Ferguson

Earl Everett Ferguson, AIA

Kenneth Lewis

Kenneth A. Lewis, AIA
Skidmore, Owings & Merrill (ret.)

Joseph Pell Lombardi

Joseph Pell Lombardi, Architect
The Office of Joseph Pell Lombardi,
Architect

Peter Budeiri

Peter Budeiri, AIA
Peter Budeiri Associates, Architects

Michael Lombardi

Michael Lombardi
The Office of Joseph Pell Lombardi,
Architect

Arthur Chabon

Arthur D. Chabon, AIA
Arthur Chabon Architects

cc: Village Clerk; Planning Board; Board of Architectural Review



IRVINGTON FIRE DEPARTMENT

PROUDLY WE SERVE

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Date: August 22, 2026

To: The Irvington Village Board & Facilities Planning Committee

Opposition to the Relocation of the Irvington Fire Department Firehouse

Maintaining the Historic Main Street Location to Protect Life Safety, Emergency Response, and Taxpayer Investment

As the Volunteer Fire Chief of the Village of Irvington, I respectfully submit this letter in strong opposition to any proposal to relocate the Irvington Fire Department from its current location on Main Street.

For more than 145 years, the Irvington Fire Department has proudly protected the residents, businesses, and visitors of this community from the heart of the Village. The current Main Street location was carefully selected by the founders of our community because it provided the most effective and efficient location to respond to emergencies throughout Irvington.

That decision has stood the test of time and continues to serve the Village effectively today.

The firehouse is more than a building—it is a critical piece of the Village's emergency response infrastructure and a cornerstone of Irvington's history and identity.

The current location provides:

- A central and accessible location within the Village.
- Immediate access to Main Street and surrounding neighborhoods.
- A gathering point for volunteer firefighters responding to emergencies.
- A location where generations of volunteer firefighters have answered thousands of calls protecting lives and property.



William Irving

INCORPORATED 1872

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Insurance Services Office (ISO) Public Protection Classification (PPC)

The **Insurance Services Office (ISO) Public Protection Classification (PPC)**

Program evaluates a community's fire protection capabilities and is considered by many insurance carriers when assessing fire protection effectiveness.

ISO evaluates numerous components of fire protection, including:

- Fire department staffing and training.
- Apparatus and equipment.
- Water supply.
- Emergency communications.
- Station location and distribution.

As part of its evaluation methodology, ISO considers whether properties are located within approximately:

- **1.5 road miles of an engine company, and**
- **5 road miles of a ladder or service company.**

A centrally located fire station maximizes the number of homes, businesses, and critical infrastructure that fall within these recognized coverage areas.

Relocating the Irvington Fire Department away from the center of the Village could negatively impact response coverage and reduce the number of properties benefiting from the shortest possible emergency response routes.

U.S. Fire Administration (USFA) Guidance

The **U.S. Fire Administration (USFA)** recognizes that fire station locations should be evaluated based on:

- Community risk.
- Travel times.
- Historical emergency response data.
- Geographic coverage.
- Operational effectiveness.



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Professional fire service planning studies consistently demonstrate that centrally located stations provide the greatest opportunity to maximize public safety and emergency response effectiveness.

Modern Fire Behavior: Why Every Second Matters

Today's fires behave significantly differently than fires experienced decades ago.

Modern homes contain substantially more:

- Synthetic furnishings.
- Plastics.
- Petroleum-based materials.
- Engineered wood products.

These materials release energy faster and can cause fires to grow much more rapidly.

Research conducted by the **National Institute of Standards and Technology (NIST)**, the **Underwriters Laboratories Fire Safety Research Institute (UL FSRI)**, and the **National Fire Protection Association (NFPA)** has demonstrated that modern residential fires can progress from a small fire to a fully involved room fire within only minutes.

Under favorable conditions:

- A fire can **double in size approximately every 30 seconds**.
- Heat and smoke conditions can rapidly become unsurvivable.
- Fire growth is exponential—not linear.

UL FSRI research has shown that modern homes may reach flashover conditions in approximately **3 to 5 minutes**, compared with significantly longer timelines in older homes built with fewer synthetic materials.



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This means:

- Every additional minute matters.
- Every delay reduces the opportunity for successful rescue.
- Every delay increases the risk of structural damage, firefighter injury, and loss of life.

The location of a firehouse is therefore not a matter of convenience—it is a matter of life safety.

Impact of Firehouse Location on Volunteer Response Time

The Irvington Fire Department is entirely staffed by volunteers. Unlike career departments with firefighters stationed in the firehouse 24 hours a day, Irvington firefighters must:

1. Receive the emergency notification.
2. Travel from their homes or workplaces to the firehouse.
3. Staff emergency apparatus.
4. Respond to the incident.

A concentration of Irvington Fire Department members live within only a few blocks of the current Main Street firehouse.

This provides a significant operational advantage:

- Faster firefighter turnout.
- Faster apparatus staffing.
- Reduced emergency response times.
- Improved ability to protect residents during rapidly developing emergencies.

Relocating the firehouse farther from the homes of active members would increase the time before emergency apparatus leaves the station.

That additional delay could represent the difference between:

- Containing a fire versus losing a structure.



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- Conducting a rescue versus arriving after conditions become unsurvivable.
- Protecting property versus experiencing a total loss.
- Death.

Operational Concerns Regarding the Station Road Location

The proposed Station Road location presents additional operational concerns.

Station Road is located within a flood-prone area, creating concerns regarding the reliability and accessibility of the Village's primary emergency response facility. Often, fire crews cannot cross Broadway and Station Road due to flooding. Additionally, our apparatus **do not fit** through the Station Road tunnel.

Emergency facilities should remain fully operational during the very events when the community depends on them most.

A firehouse located in an area vulnerable to flooding introduces unnecessary risks, including:

- Potential access limitations during severe weather.
- Delayed apparatus deployment (apparatus do not fit through the Station Road tunnel).
- Reduced operational reliability during emergencies.

The Village's emergency response infrastructure should be located where it can provide dependable service under all conditions.



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The Firefighters and Membership Support Maintaining the Current Location

The members of the Irvington Fire Department—the men and women responsible for responding to emergencies at all hours—**do not support** relocating the firehouse.

The firefighters who serve this community understand the operational realities of volunteer response better than anyone.

Their concerns include:

- Increased turnout times.
- Reduced response efficiency.
- Greater challenges assembling crews.
- Potential impacts to emergency operations.
- Storm related response.
- Reworking critical response plans that have been built, tested, and executed on over countless years of dedication to keep its residents safe.
- Our firefighters have over **870 years of combined experience**, highlighting the depth of knowledge, dedication, and expertise they bring to serving and protecting our community and knowing where this department must reside.

The experience and knowledge of the department membership should be a significant consideration when evaluating the future of the firehouse.

The firehouse contributes to the vitality of the downtown district and remains an important part of the Village's community infrastructure. This department is often asked to host open houses during functions throughout Main Street. Relocating the department off Main Street puts the department and its members in the background of this Village. These are the residents that stand up in an emergency, place their lives on the line, and protect and serve this Village.



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Main Street & Broadway Location

The current parking lot at Main Street and Broadway:

- Was recently reconstructed.
- Provides valuable parking capacity for residents.
- Supports local businesses.

Previous Village Studies Have Determined Alternative Locations Are Not Feasible

The Village has previously invested (multiple times) significant time, resources, and funding evaluating alternative firehouse locations.

Those studies and discussions determined that other locations were not feasible due to factors including:

- Operational limitations.
- Site constraints.
- Financial considerations.
- Engineering challenges.
- Community planning impacts.

Repeating previously evaluated alternatives without new supporting information risks unnecessary expense and delays while overlooking the proven effectiveness of the current location.



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Responsible Use of Taxpayer Funds and Long-Term Facility Planning

The Irvington Fire Department appreciates the Village Board's continued commitment to firefighter safety and recognizes its willingness to invest in critical safety improvements.

One example is the potential construction of a dedicated firefighter decontamination area, which would significantly enhance firefighter health and safety by helping reduce exposure to cancer-causing contaminants—a real and serious workplace hazard.

A properly designed decontamination facility could represent a capital investment approaching **\$700,000**. However, these investments must be considered as part of a long-term facility strategy.

This type of improvement is:

- A long-term safety investment.
- Intended to serve the department for many years.
- Designed to reduce firefighter exposure to carcinogens and hazardous contaminants.

Before committing hundreds of thousands of taxpayer dollars, the Village should have certainty regarding the long-term future of the firehouse.

Relocating the department after major investments are made could result in:

- Stranded taxpayer-funded improvements.
- Duplicate capital expenditures.
- Inefficient use of public funds.

The Irvington Fire Department supports responsible investments that improve firefighter safety and emergency response. Those investments should be aligned with a permanent facility strategy that protects both firefighters and taxpayers.



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Conclusion

As Fire Chief, my responsibility is to advocate for the safest and most effective emergency response system possible—not the most convenient or least expensive option.

Based upon:

- More than 145 years of successful operation from Main Street.
- 870 years of combined experience of its membership.
- Nationally recognized fire protection guidance.
- The importance of minimizing emergency response times.
- Modern fire behavior and rapidly changing fire conditions.
- The concentration of volunteer firefighters near the existing station.
- The operational concerns associated with Station Road.
- The already upgraded parking lot at Main Street and Broadway that provides vital parking for residents and businesses.
- Previous Village studies evaluating alternative locations.
- The need to responsibly protect taxpayer investments.
- Critical response plans that have been built, tested, and executed on over countless years.

I cannot support relocating the Irvington Fire Department from its historic and strategically located Main Street firehouse.

While this may just be a building to some, this is a second home to many. The current location remains the most operationally effective, historically appropriate, and fiscally responsible location for the Irvington Fire Department to continue protecting the residents, businesses, visitors of the Village and our neighboring towns.

Respectfully,

David Dowd
Chief of Department
Irvington Fire Department

Karen Buccheri

From: Charles Hessler
Sent: Monday, August 24, 2026 9:47 AM
To: Written Communications
Subject: Fw: Resident Concerns Regarding the Latest Facilities Planning Proposal, Including the Proposed DPW Relocation to the Irvington Reservoir and Irvington Woods

From: Norm Werner
Sent: Monday, 24 August 2026 09:43:34
To: Board <board@irvingtonny.gov>
Subject: Resident Concerns Regarding the Latest Facilities Planning Proposal, Including the Proposed DPW Relocation to the Irvington Reservoir and Irvington Woods

The below referenced letter was originally submitted to you on August 21, 2026.

We are re-submitting it to you today with one (1) modification, the addition of another Irvington resident co-signer, namely, Delina Codey. The document has not been modified in any other way.

Thank you.

Subject: Resident Concerns Regarding the Latest Facilities Planning Proposal, Including the Proposed DPW Relocation to the Irvington Reservoir and Irvington Woods

Dear Honorable Mayor Burgos and Members of the Board of Trustees:

We are writing regarding the latest facilities planning proposal, including the proposed relocation of the Department of Public Works to parcel 2.111 59 52, directly adjacent to the Irvington Reservoir and Irvington Woods.

This submission follows the recent Board meeting and reflects additional information, resident concerns, and threshold issues that have emerged through continued review of the public record and the proposed DPW relocation.

We respectfully ask the Board to:

- Formally transmit this submission directly to Beyer Blinder Belle
- Confirm in writing the date on which it was transmitted to BBB
- Request that the Draft Facilities Planning Report identify and respond to the principal resident issues raised in the public record
- Include this submission in the Village's public records for the facilities planning process

We support modernizing the DPW and addressing legitimate facility needs. Our concern is whether this particular site, and the analysis supporting it, have been sufficiently evaluated to justify a preferred recommendation.

Resident Submission to Beyer Blinder Belle

Beyer Blinder Belle
Facilities Planning Project Team

We respectfully ask that BBB:

Address the essential threshold questions of basic site feasibility for parcel 2.111 59 52. This should include the Village watershed and 800 foot provisions, the potential applicability of State water supply restrictions, zoning, environmental constraints, infrastructure, and other material legal and planning issues.

Explain how the proposed use is reconciled with Irvington's longstanding commitment to protecting the Reservoir, its watershed, Irvington Woods, and this parcel. This should address prior Village planning, Village history and values, the 1911 watershed acquisition, and the Village's subsequent watershed, climate, and environmental protection initiatives.

Establish whether full DPW relocation is operationally necessary, independently of the redevelopment opportunity created by vacating Astor Street. BBB should identify the actual deficiencies at the existing facilities and provide a reasonable comparison of modernization, renovation, reconfiguration, flood mitigation, partial relocation, distributed operations, and complete relocation.

Evaluate transfer station restoration separately from the decision to locate the broader DPW operation at the Reservoir. Presenting the two together risks policy bundling unless BBB can demonstrate that the decisions must be made together and cannot reasonably be evaluated independently.

Clearly disclose the technical basis, assumptions, influences, unresolved issues, and potential conflicts relevant to the September recommendation. BBB should identify exactly what work has and has not been completed, distinguish its professional conclusions from Village policy objectives or assumptions supplied by others, and disclose whether BBB or participating consultants may reasonably pursue additional paid services arising from implementation of the recommendation.

1. Basic legal and environmental feasibility should precede a preferred recommendation

A preferred site should not be selected first and tested for basic feasibility afterward.

Detailed engineering may follow a preferred direction, but environmental considerations and threshold legal feasibility should inform site selection before a preferred recommendation is made.

Several issues warrant direct analysis:

Village watershed restriction. Village Code § 224 72(C)(11) states that watershed land generally "shall not be built upon," other than improvements incidental to passive recreational use, and provides that certain other improvements may be permitted "but in no case within 800 feet of the reservoir." Parcel 2.111 59 52 sits directly adjacent to the Reservoir and appears well within that threshold. The applicability of this provision should therefore be addressed directly, not deferred until after site selection.

State water supply protections. 10 NYCRR § 155.8 contains protections applicable to the Irvington water supply, including a restriction on certain structures within 300 feet of a reservoir or tributary watercourse, as well as provisions addressing garbage, refuse, oil wastes, polluted liquid discharges, and other potential sources of contamination. These provisions are directly relevant to a proposed facility involving sanitation functions, vehicle maintenance and washing, fuel, road salt, materials storage, and related operations. Given the parcel's proximity to the Reservoir, BBB should address the applicability of these State protections before recommending the site.

Cyrus Field Road protections. Village planning and zoning materials contain protections directed at preserving the wooded and scenic character of Cyrus Field Road. BBB should evaluate the entire proposed operational footprint, including buildings, parking, storage, grading, utilities, stormwater infrastructure, lighting, and access.

Existing zoning and governmental use. The report should identify the existing zoning of the parcel, the legal basis on which BBB assumes the proposed DPW use may proceed, and any remaining land use constraints applicable to a governmental use.

Hartz settlement, recorded instruments, and possible protected land constraints. The public record includes litigation, settlement materials, mapping, and recorded instruments concerning watershed land and open space in this area. BBB should identify whether those materials or related parkland protections affect parcel 2.111 59 52 or improvements necessary to serve it.

BBB should also address, and the Board should consider, the precedent created if longstanding environmental protections are amended, repealed, or reinterpreted simply because they stand in the way of this project. That would send a troubling message that Irvington's environmental restrictions are not durable protections, but obstacles that can be removed when development is desired. It would undermine the credibility of comparable protections throughout the Village and create a powerful argument for future public or private development of other protected properties.

These are not peripheral issues. They go directly to whether the parcel is legally available, environmentally appropriate, and practically feasible for the proposed use. Any one could materially constrain or ultimately preclude development of the site.

2. The recommendation should explain how the proposal is reconciled with Irvington's longstanding protection of the Reservoir, its watershed, Irvington Woods, and this parcel

Parcel 2.111 59 52 should not be evaluated as though it were simply vacant municipal land available for development. The Village's own history shows that this parcel sits within an area Irvington has repeatedly identified for watershed, environmental, and open space protection.

1911 acquisition. Village Board minutes dated February 28, 1911, Resolution No. 3, pages 452 to 453, document the acquisition, with public funds, of land that includes the same parcel now being considered for the DPW facility, expressly "for the protection of the water shed in this Village."

1988 to 1994 watershed protections. In 1988, the Village Land Use Committee recommended stronger protections for the Reservoir, its watershed, and wetlands. Those recommendations were followed by 1989 legislation defining and restricting development on "Watershed Land," formal watershed mapping, and, in 1994, the strengthened provision that certain improvements could be permitted "but in no case within 800 feet of the reservoir."

2003 Comprehensive Plan. The Plan recognized the Reservoir as having natural resource significance because of its biodiversity and supported the continued protection of the Reservoir's water quality because of its importance as both a natural resource and an alternative water supply source. It also called for stronger protection of wetlands, watercourses, surface waters, and open space, contemplated designation of the Reservoir and much of its watershed as Village parkland, and led to adoption of the Village's Freshwater Wetlands Ordinance.

2008 Climate Protection Task Force Report. The Task Force specifically identified the police firing range above the Reservoir as a potential problem if the Village needed to rely on the Reservoir as a backup water supply and recommended relocating the practice firing range. It also recommended a riparian buffer, protection and expansion of Village wetlands, and preservation of the Reservoir as an emergency alternative water source.

2017 Comprehensive Plan update process. Materials submitted during the update specifically identified the police firing range above the Reservoir as a continuing environmental concern, noted prior warnings that pollution

from the range could affect the Reservoir, and cited earlier recommendations to relocate it. The same materials emphasized continued protection of the Reservoir, watershed, wetlands, stormwater conditions, and surrounding natural resources.

Recent Irvington Woods restoration efforts. The Village subsequently secured a \$382,316 New York State Community Reforestation grant for Irvington Woods supporting biodiversity, wildlife habitat, forest health, and watershed protection.

Taken together, these actions establish a century long pattern in which this parcel, the Reservoir watershed in which it sits, and the adjoining Irvington Woods landscape have repeatedly been treated as resources warranting special protection.

BBB and the Facilities Planning Committee have emphasized the importance of building upon prior Village planning, Village history, and values. The Draft Report should therefore explain how those principles are being applied to parcel 2.111 59 52 specifically, and how substantial DPW operations immediately adjacent to the Reservoir and Irvington Woods are reconciled with that history.

3. Operational necessity should be established independently of the Astor Street redevelopment opportunity

Two questions should remain analytically separate:

- Does the DPW need to relocate to address documented operational deficiencies?
- What redevelopment opportunities arise if the Astor Street property is vacated?

The second does not establish the first.

Redevelopment of Astor Street may be a legitimate Village objective. Materials incorporated into the adopted 2018 Comprehensive Plan Update identified the existing DPW property as important to broader redevelopment planning.

That potential value makes analytical separation more important, not less.

The public record to date has provided very limited detail demonstrating that the existing DPW cannot continue to perform its municipal functions after appropriate investment. Concerns presented have principally involved physical condition, age, configuration, and flood exposure. Those conditions may justify investment, but they do not by themselves establish the necessity of full relocation.

BBB should provide a clear comparison of the available approaches, addressing the documented operational limitations of the current facility, which deficiencies can be corrected through investment or reconfiguration, whether functions can remain distributed across multiple locations, what prior facilities and infrastructure analyses have concluded, the comparative costs of the principal alternatives, and the measurable operational benefits of complete relocation.

BBB should then separately identify the redevelopment benefits associated with vacating Astor Street and the weight those benefits received in the recommendation.

Otherwise, redevelopment opportunity risks becoming implicit evidence that relocation itself is necessary.

4. Transfer station restoration should be evaluated independently

We support addressing the environmental problems associated with the existing transfer station.

But solving that problem is separate from deciding where the broader DPW operation should be located. To our knowledge, the public analysis has not established that restoration or relocation of the transfer station requires moving the entire DPW operation to parcel 2.111 59 52.

Presenting the two together risks policy bundling unless BBB can demonstrate that the decisions must be made together and cannot reasonably be evaluated independently.

If the transfer station can feasibly be addressed separately, its environmental benefits should not be used to strengthen the case for locating the broader DPW operation at the Reservoir.

If BBB concludes that the two decisions are inseparable, the report should explain the operational basis for that conclusion and identify the alternatives considered, including restoration at the existing location, relocation to another developed municipal site, partial relocation, and operational reconfiguration.

5. The September recommendation should disclose what is known, what is assumed, and what remains unresolved

The Draft Report should distinguish among established facts, completed technical analysis, BBB's professional conclusions, assumptions used in the analysis, Village policy objectives, and unresolved issues.

Most importantly, it should state exactly what technical work has actually been completed before the recommendation is made.

If no environmental analysis has been completed for the proposed site, say so. If engineering feasibility has not been established, say so. If legal questions remain unresolved, identify them. If infrastructure requirements, site preparation, stormwater conditions, costs, or other material issues depend on future study, disclose that clearly.

The recommendation should not create the impression that an issue has been resolved when the underlying analysis has not occurred.

The report should also identify material policy influences on site selection. Residents and the Board should be able to distinguish BBB's independent professional conclusions from redevelopment objectives, financial considerations, housing goals, operational preferences, committee direction, or other priorities supplied by the Village or participating stakeholders.

The same transparency should apply to potential future financial interests. BBB's current agreement contemplates planning related to redevelopment of vacated sites. BBB should disclose whether it, its affiliates, subcontractors, or participating consultants are being considered for, expect to pursue, or could reasonably compete for additional paid services resulting from implementation of the recommendation.

The objective is straightforward: the public should be able to understand what BBB recommends, why it recommends it, what evidence supports it, what priorities influenced it, what alternatives were considered, and what material questions remain unresolved.

We respectfully request that these issues be addressed in the Draft Facilities Planning Report and September recommendations.

Thank you for your consideration.

On behalf of the undersigned Irvington residents

Alison Pack, Irvington Resident
Alexandra Mazur, Irvington Resident
Amy Martini, Irvington Resident

Andrea Nathan, Irvington Resident
Brooke Gordon, Irvington Resident

Emily Eccles, Irvington Resident

Erin Weinrauch, Irvington Resident

Delinda Codey, Irvington Resident
Ibrahim Dinc Dincer, Irvington Resident
Jeff Coyne, Irvington Resident
Joe Gordon, Irvington Resident
Josh Nathan, Irvington Resident
Monica Weisberg, Irvington Resident
Norman Werner, Irvington Resident
Peter Eccles, Irvington Resident
Ron Cohen, Irvington Resident
Yael Greenberg, Irvington Resident

**REGULAR MEETING
OF THE MAYOR AND BOARD OF TRUSTEES
OF THE VILLAGE OF IRVINGTON, NY
HELD ON MONDAY, JULY 20, 2026 AT 7PM**

** The meeting took place at 85 Main Street. Board members and staff were present at 85 Main Street.
The public joined in person**

PRESENT: Arlene Burgos, Mayor
Josie Bloom, Trustee
Kent Kleiman, Trustee
Larry Ogrodnek, Trustee
David Zwiebel, Trustee
Charles G. Hessler, Village Administrator
Katie Bugna, Clerk-Treasurer

REMOTE: Marianne Stecich, Village Attorney

At 7:01PM, Mayor Burgos called the meeting to order and led those in attendance in the Pledge of Allegiance to the flag of the United States of America.

Mayor Burgos made the following announcements:

- a. Village of Irvington awarded NYSDEC Community Reforestation (CoRe) Grant
- b. Checks over \$25K
- c. Aventura Deli & Grocery 2, Inc. dba Irvington Deli received a beer & cider on-premises license from the NYS Liquor Authority
- d. "Irvington: Capitol for a Day" Proclamation

Review of the 2026 Capital Budget

- * Department of Public Works
- * Recreation & Parks

Mayor Burgos presented the following for correspondence:

- | | |
|---|---|
| a. Samantha Savarese & Kahmai Martin-Kirkland | k. Patrick Ntarelli |
| b. Patrick Ntarelli | l. Residents of Legend Hollow & Reservoir Watershed Neighborhoods |
| c. Michael Hanna | m. Matt & Annie Rymer |
| d. Joshua Nathan | n. Lisa Genn |
| e. Spiro Park Association of Neighbors | o. Amy Martini & Ron Cohen |
| f. Steven Balet | p. Richard Levene |
| g. Michael Hanna | |
| h. Yael Greenberg | |
| i. Ben & Myat Angarita | |
| j. Peter Eccles | |

Written communications received by noon on the Friday preceding the meeting are included in the Village Board agenda packet. Written communications are not read aloud during the meeting.

Mayor Burgos opened the floor for public comment. Leon Eidelman commented and highlighted points made in his letter submitted to correspondence on behalf of the Residents of Legend Hollow and the Reservoir Watershed Neighborhoods regarding the relocation of the Department of Public Works facilities adjacent to the Irvington Reservoir. He emphasized the importance of an environmental assessment and that the Village hold the project to its own standards. Mayor Burgos emphasized that no decisions have been made and all the questions that the public is raising in their comments and letters are the same questions the Board has. The Board cares about the environmental assessment and if any of these projects were to move forward, they would not shortcut any steps. Steven Balet commented that maintaining the Firehouse in its current location remains an option and highlighted the need that everyone effected be included in the process and that it be open and transparent. Joshua Nathan commented that he submitted a letter to correspondence and focused on his concerns with the proposed relocation of the DPW facility, the importance of protecting the watershed land, and the potential dangers of increased traffic and industrial vehicles on the narrow and winding Harriman and Cyrus Field Road. Andrew Cleary read a letter from the Fieldpoint Community, stating their strong opposition to the village's consideration of locating a firehouse, or alternately a public safety building at the corner of Main Street and Broadway and requested that the site adjacent to Fieldpoint be removed from consideration. Dan Politzer expressed his concerns with the sequencing of the project, the range of alternatives, and the overall budget of the project. David Chow commented that he subscribes to issues raised by architects in their opinion written in a letter. Peter Eccles commented that he submitted a letter to correspondence and expressed his strong opposition to relocating the DPW facility to a site adjacent to the Irvington Woods/Cyrus Field Road area and emphasized the need to keep Irvington green and different. Michael Hanna commented on the Facilities Planning process and emphasized the need to consider the associated trade-offs of the various proposed plans. Marybeth Jowers commented on the letter sent to Fieldpoint from the Village's consultants regarding their property and that there is so much documentation, and yet not really efficient communication with them. Eileen Watts of the Fieldpoint Board added the point that no matter where the firehouse gets situated, it's a good idea to eliminate the fire alarm completely for the sake of quality of life.

Mayor Burgos offered the following resolutions, which were seconded by Trustee Ogradnek, and adopted:

RESOLVED to approve the Minutes of the Village Board Regular Meeting held on June 15, 2026.

RESOLUTION 2026-141

APPOINTMENT OF PERSONNEL IN RECREATION & PARKS DEPARTMENT

RESOLVED to make the following appointments effective June 20, 2026 to May 31, 2027:

Name	Title	Rate
James Egloff	Bus Driver	\$27.00 per hour
Stanley Mielniczek		\$26.00 per hour
Elaine Cardea		\$26.00 per hour
Donna Morano	Recreation Assistant	\$25.00 per hour
Loretta Tularzko		\$23.00 per hour
Mark Reilly	Recreation Assistant /	\$27.00 per hour

Park Supervisor

Ronald Havranek

Recreation Assistant /
Park Supervisor

\$27.00 per hour

RESOLUTION 2026-142

APPOINTMENT OF PART-TIME PERSONNEL IN RECREATION & PARKS DEPARTMENT

RESOLVED to make the following part-time appointments effective July 10, 2026:

Name	Rate
Jacob Reichgott	\$25.00 per hour
Gabe Reichgott	\$25.00 per hour
Noah Strow	\$25.00 per hour
Enda Mullen	\$25.00 per hour
Kian Vasudev	\$25.00 per hour
Ellery Casey	\$25.00 per hour
Luke Mitchell	\$25.00 per hour
Finn O'Dey	\$25.00 per hour

RESOLUTION 2026-143

APPOINTMENT OF PERSONNEL IN RECREATION & PARKS DEPARTMENT

RESOLVED to change the rate of pay for the 2026 Day Camp staff for the Recreation and Parks Department effective June 29, 2026 through August 7, 2026:

Name	Title	Rate
Arianna Speechley	Assistant House Director	\$25.00 per hour
Bliss Johnsen	House Director	\$26.00 per hour

FURTHER RESOLVED to appoint the following 2026 Day Camp staff for the Recreation and Parks Department effective June 29, 2026 through August 7, 2026:

Name	Title	Rate
Megan Swift	Counselor	\$19.00 per hour

RESOLUTION 2026-144

APPOINTMENT OF PART-TIME INTERMEDIATE CLERK

RESOLVED to appoint Emma Medina to the position of part-time non-competitive Intermediate Clerk (0187-02) effective July 8, 2026 at an hourly rate of \$28.00 for 17.5 hours per week. This position is subject to completion of a probationary period of not less than 12 weeks and not more than 52 weeks.

RESOLUTION 2026-145

APPROVAL OF TEMPORARY SUSPENSION OF VILLAGE OF IRVINGTON LOCAL LAW NO. 1 OF 1978

RESOLVED, that the Board of Trustees hereby authorizes the temporary suspension of enforcement of *Village of Irvington Local Law No. 1 of 1978, Section 77 of the Irvington Village Code, Regulating Consumption of Alcoholic Beverages in Public Places*, solely the summer jazz concert taking place on the following days between the hours of 6:30 p.m. and 8 p.m. in Matthiessen Park: July 9, 2026, July 16, 2026, July 23, 2026, July 30, 2026, August 6, 2026, August 13, 2026, August 20, 2026 and August 27, 2026; and be it further

RESOLVED, that such suspension shall apply only within the designated event area and only for the duration specified herein, and shall be subject to any conditions deemed necessary by the Village Administrator or appropriate Village officials to ensure public health, safety, and compliance with all other applicable laws and regulations; and be it further

RESOLVED, that upon conclusion of the event, all provisions of the aforementioned Local Law shall resume full force and effect.

RESOLUTION 2026-146

ACCEPTANCE OF GIFT FROM MAX BLOOM

RESOLVED, that the Village of Irvington hereby gratefully accepts a donation in the amount of **\$1,000** from Max Bloom to the Irvington Police Department.

BE IT FURTHER RESOLVED, that the Clerk/Treasurer is hereby directed to deposit the funds into GL Account **1.1.2705 – Gifts and Donations** and initiate a transfer of these funds into GL Account **001.3120.0410 – Supplies to support future community outreach and engagement initiatives.**

RESOLUTION 2026-147

APPROVAL OF THE 2025 VILLAGE OF IRVINGTON VOLUNTEER AMBULANCE CORPS SERVICE AWARD LISTING

RESOLVED to approve the 2025 service listing for volunteers of the Irvington Volunteer Ambulance Corps to be used for the Length of Service Award Plan (LOSAP).

RESOLUTION 2026-148

APPROVAL OF 2025-26 BUDGET TRANSFERS AND MODIFICATIONS

RESOLVED, to adopt the following budget transfers and modifications for fiscal year 2025-26:

1. Offset planning board expenses with reimbursable planning board bills.

Increase: Reimbursement Planning Board	1.1.2116	\$	3,776
Increase: Planning Board Professional Fees	1.8020.437	\$	3,776

2. To fund the Purchase of Fire Ground Portable Radio costs in excess of \$150K DASNY Grant funding with Village operating funds.

Decrease: Service Award Program	1.9025.826	\$	396
Increase: Transfers to Capital	1.9550.900	\$	396
Increase: Transfers from General Fund	6.6.5031	\$	396
Increase: Fireground Radio Project	6.3410.200.530	\$	396

3. To utilize Library contingency and fund balance for retirement expenditures in excess of budget.

Decrease: Contingency	3.1990.465	\$	1,206
Increase: Surplus	3.3.4795	\$	1,908
Increase: State Retirement	3.9010.801	\$	3,114

4. Transfer from general to capital to fund the capital attorney/bonding fees line.

Decrease: Contingency	1.1990.465	\$	2,997
Increase: Transfers to Capital	1.9550.900	\$	2,997
Increase: Transfers from General Fund	6.6.5031	\$	2,997
Increase: Professional Fees	6.1420.437	\$	2,997

RESOLUTION 2026-149

AUTHORIZATION TO CLOSE CERTAIN CAPITAL PROJECTS

WHEREAS, the Village has undertaken certain capital projects which have been completed and there exists no further liabilities,

RESOLVED, to close the following list of capital projects and to authorize the transfer unexpended funds back to the General Fund and Debt Service Fund effective May 31, 2026.

<u>Name</u>	<u>Project</u>	<u>Balance</u>
Fire Chief Replacement Car	485	\$ 0
Install DPW Roof Snow Guards	509	\$ 0
Senior Center Patio	327	\$ 0
2021 Theater Air Conditioning	440	\$ 0
Electric Pick Up Trucks (3)	416	\$ 0
2024 Police Car Replacement	490	\$ 0

Transfer to General Fund:

<u>Name</u>	<u>Project</u>	<u>Balance</u>
2019 Park Improvements	390	\$ 9,573.52
Matthiessen Park Equipment	422	\$ 36,971.87
Senior Center Energy Management	404	\$ 80,047.80
AV System Upgrade	495	\$ 523.56
2024 Boat Dock Power Replacement	486	\$ 15,000.00
F350 Sanitation Truck	508	\$ 1,738.20

DPW Complex Emission Reduction	483	\$ 2,746.02
Recreation Transport Van	364	\$ 10,000.00
Scenic Hudson Park Pathway Improvements	449	\$ 9,446.04
Recreation Truck Replacement	515	\$ 17,143.75
TOTAL TRANSFER TO GENERAL FUND		\$183,190.76

Transfer to Debt Service Fund:

<u>Name</u>	<u>Project</u>	<u>Balance</u>
General Fund Projects:		
LED Streetlight Replacement	292	\$ 4,046.56
2016 IK Benjamin Community Center	325	\$ 5,244.03
2020 SCBA Airpac Replacement	398	\$ 19,100.00
Purchase of 86 Main Street	393	\$ 9,629.00
DPW Pick-ups (2)	397	\$ 7,429.00
DPW Satellite Truck	464	\$ 4,890.19
2020 Listening Devices	409	\$ 1,000.40
Total Non-Water Transfers to Debt Service		\$ 51,339.18

TOTAL TRANSFER TO DEBT SERVICE FUND **\$ 51,339.18**

The vote resulted as follows:

AYES: 5 (Mayor Burgos, Trustees Bloom, Kleiman, Ogrodnek and Zwiebel)
NAYS: 0

PUBLIC HEARING – PERMITTING ADDITIONAL LOT COVERAGE AND FLOOR AREA RATIO (FAR) FOR PROPOSED MIX USE PROJECT AT 76 NORTH BROADWAY

Mayor Burgos made a motion to open a Public Hearing to consider an application to permit, pursuant to §§ 224-47.9.D(4)(b) and 224-47.9.F(6)(b), additional lot coverage of five percent (5%) and an additional Floor Area Ratio (FAR) of 0.05 for the proposed mixed-use development project at 76 North Broadway, Irvington, New York, because, with the additional lot coverage and FAR, the development will further the important public benefit of an additional moderate income unit, which then forces an additional affordable unit. The motion was seconded by Trustee Ogrodnek and unanimously approved.

Kathy Zalantis Esq who represents the applicant, Varma Development, in connection with the project at 76 North Broadway began by providing an overview of the additional lot coverage and FAR being requested along with the basis of the public benefit. Peter Buderer commented that his opposition to giving a bonus is that the project is not compliant with MFO zoning and that Woodcliff is of local historical significance. Earl Ferguson asked the board to give further consideration to the project with respect to the mansion. He also read a letter from Scott Mosenthal that was submitted to the Board. Asya Tract commented that the applicant is not observing the law by not preserving the mansion. Michal Hanna commented that he appreciates the need to get the balance right and asked the board to consider asking Varma about providing a rent discount for market rate renters if they volunteer as local first responders. Kathy Zalantis Esq commented that they submitted a fiscal analysis regarding the increase to tax revenue, that the school district is more than able to handle an additional 12 students, and highlighted that the project is code compliant. Additional comments were made by Asya Tract, Stephanie Fable, Peter Buderer, and Anthony Altamura regarding Fire Department access, the mansion and stone wall, and the entrance on Broadway.

After discussion by the Board, Mayor Burgos made a motion to close the Public Hearing. The motion was seconded by Trustee Ogrodnek, and unanimously approved.

RESOLUTION 2026-150

APPOINTMENT OF A THEATER MANAGER

Mayor Burgos offered the following resolution, which was seconded by Trustee Ogrodnek, and adopted:

RESOLVED to appoint Katerina Wong to the position of Theater Manager effective July 28, 2026 at an annual salary of \$94,000.00, subject to a probationary period of not less than 12 weeks and not more than 52 weeks starting on July 28, 2026.

The vote resulted as follows:

AYES:	5	(Mayor Burgos, Trustees Bloom, Kleiman, Ogrodnek and Zwiebel)
NAYS:	0	

RESOLUTION 2026-151

APPOINTMENT OF VOLUNTEER FIREFIGHTER

Mayor Burgos offered the following resolution, which was seconded by Trustee Bloom, and adopted:

RESOLVED to approve the following new probationary member of the Irvington Fire Company subject to the final approval by the Irvington Fire Company:

Name

Haiden Wiles

The vote resulted as follows:

AYES:	5	(Mayor Burgos, Trustees Bloom, Kleiman, Ogrodnek and Zwiebel)
NAYS:	0	

RESOLUTION 2026-152

RESIGNATIONS FROM VOLUNTEER BOARDS

Mayor Burgos offered the following resolution, which was seconded by Trustee Ogrodnek, and adopted:

RESOLVED to accept, with regret, the resignation of Jill McClure as a member of the Tree Preservation Commission effective June 18, 2026; and

FURTHER RESOLVED to accept, with regret, the resignation of Michael Sirota as a member of the Architectural Review Board effective July 13, 2026.

The vote resulted as follows:

AYES:	5	(Mayor Burgos, Trustees Bloom, Kleiman, Ogrodnek and Zwiebel)
NAYS:	0	

RESOLUTION 2026-153
APPROVAL OF CONTRACT WITH VHB FOR THE IRVINGTON TRANSIT ORIENTED
DEVELOPMENT REZONING STUDY (#2026-39)

Mayor Burgos offered the following resolution, which was seconded by Trustee Ogrodnek, and adopted:

RESOLVED to approve a contract with VHB for the Irvington Transit Oriented Development Rezoning Study in the amount of \$236,934.80 and to authorize the Village Administrator to execute said contract.

The vote resulted as follows:

AYES: 5 (Mayor Burgos, Trustees Bloom, Kleiman, Ogrodnek and Zwiebel)
NAYS: 0

RESOLUTION 2026-154
AUTHORIZATION TO APPROVE CHANGE ORDER #1 FOR THE ERIE STREET AND
LANGDON AVENUE WATER MAIN REPLACEMENT PROJECT (#2026-09)

Mayor Burgos offered the following resolution, which was seconded by Trustee Bloom, and adopted:

RESOLVED to approve Change Order #1 with Legacy Supply, LLC in the amount of a \$66,941.32 for the Erie Street and Langdon Avenue water main replacement project and to authorize the Village Administrator to execute said Change Order.

The vote resulted as follows:

AYES: 5 (Mayor Burgos, Trustees Bloom, Kleiman, Ogrodnek and Zwiebel)
NAYS: 0

RESOLUTION 2026-155
AWARD OF CONTRACT FOR JOINT VILLAGE PAVING (#2026-40)

Mayor Burgos offered the following resolution, which was seconded by Trustee Ogrodnek, and adopted:

WHEREAS, the Village of Ardsley in a cooperative relationship with the Villages of Hastings-on-Hudson, Irvington, Sleepy Hollow and Tarrytown, has solicited bids for the milling and resurfacing of various streets in the Village of Irvington and partner municipalities referenced above; and

WHEREAS, a public notice for this project bid was duly advertised on May 1, 2026; and

WHEREAS, at 11AM on May 26, 2026 at Ardsley Village Hall three (3) sealed bids were received and received were opened as summarized below; and

CONTRACTOR	BASE BID	ALT 1	ALT 2	TOTAL
ELQ Industries Inc. 567 Fifth Avenue New Rochelle, NY 10801	\$1,491,777.63	\$99,264.00	\$34,668.00	\$1,625,709.63

Montesano Brothers Inc. 76 Plain Avenue New Rochelle, NY 10801	\$1,512,715.00	\$125,300.00	\$54,000.00	\$1,692,015.00
Shawns Lawns 470 West Avenue Stamford, CT 06902	\$1,626,335.79	\$108,879.60	\$6,750.00	\$1,741,965.39

WHEREAS, the Village Administrator reviewed the bids submitted and determined that the lowest bidder is in order and responsive to the specifications; and

WHEREAS, following the unit values bid in the contract and the extended totals based upon the Engineers estimates of the work to be performed in the Village of Irvington the value of work is \$353,087.85 with the balance of the contract value for work apportioned to the Villages of Ardsley, Hastings-on-Hudson, Sleepy Hollow and Tarrytown, collectively summing to \$1,272,621.78; and

WHEREAS, in accordance with the contract, each partner municipality, or other municipalities that may piggyback on this bid, will separately authorize the Contract and be responsible for payment of services performed within their respective municipality directly to the contractor;

NOW THEREFORE BE IT RESOLVED, that the Village Board of Trustees of the Village of Irvington hereby awards the contract, for the work to be performed for 2026 Milling and Resurfacing on various streets in the Village of Irvington to ELQ Industries Inc. (PRC # 2026009565) in accordance with their Unit Prices contained in their bid of May 26, 2026 for the work to be performed within the Village of Irvington and the other four Villages and to authorize the Village Administrator to execute said contract.

The vote resulted as follows:

AYES: 5 (Mayor Burgos, Trustees Bloom, Kleiman, Ogrodnek and Zwiebel)
NAYS: 0

RESOLUTION 2026-156

APPROVAL OF SECOND AMENDMENT TO THE INTER-MUNICIPAL AGREEMENT WITH WESTCHESTER COUNTY FOR SOLID WASTE AND RECYCLABLES DISPOSAL

Mayor Burgos offered the following resolution, which was seconded by Trustee Bloom, and adopted:

RESOLVED to approve the second amendment to the Inter-municipal Agreement with the County of Westchester for solid waste and recyclables disposal for the term October 22, 2024 through October 21, 2029.

The vote resulted as follows:

AYES: 5 (Mayor Burgos, Trustees Bloom, Kleiman, Ogrodnek and Zwiebel)
NAYS: 0

RESOLUTION 2026-157

APPROVAL OF AGREEMENT WITH KARP STRATEGIES

Mayor Burgos offered the following resolution, which was seconded by Trustee Kleiman, and adopted:

RESOLVED to approve the agreement with Karp Strategies subject to review by the Village Counsel in the amount of \$35,000 for professional services related to the Village of Irvington Facilities Plan related to financial analysis and authorize the Village Administrator to execute said agreement; and be it further

RESOLVED that the Clerk/Treasurer is hereby directed to transfer the funds as follows:

Action	GL Account	Amount
Decrease: Surplus	1.1.4795	\$35,000
Increase: 2025 Facilities Planning Project	6.1620.469.526	\$35,000

The vote resulted as follows:

AYES: 5 (Mayor Burgos, Trustees Bloom, Kleiman, Ogrodnek and Zwiebel)
NAYS: 0

Trustee Kleiman provided updates from the Irvington School District, highlighted the Mercy University pool events, and encouraged the community to attend the upcoming Irvington 250 free event in Memorial Park.

Trustee Bloom reported on the various activities of the Department of Public Works and the Water Department including storm water maintenance, garbage pick-up, tree removal, and work at the Fire Department. She also provided an update from the Irvington Fire Department on the number of calls they have responded to. She reported that the Water Department has been reading water meters, conducting service line surveys for the EPA, conducting summer maintenance of water department facilities and grounds, and painting fire hydrants.

Trustee Zwiebel reported that bringing electricity to the EV chargers at the ONC and building repairs are in progress. He also mentioned that CJ did a report on the \$15K speaker series education grant the Village received and that a survey was done.

Village Administrator Charles Hessler announced that an information session with the DEC on coyotes is tentatively scheduled for July 29th at 6pm.

Village Clerk-Treasurer Katie Bugna provided an update on the status of the 2026 financial statement audit.

Mayor Burgos thanked Village Administrator Charles Hessler for his work on the World Cup Event and the concerts in the park.

Mayor Burgos opened the floor to public comment. Jeffrey Gleuck thanked the Trustees for passing the resolution to approve the agreement with Karp Strategies for the financial analysis related to facilities planning.

After a review of action items and there being no further business, Mayor Burgos made a motion to adjourn the meeting. The motion was seconded by Trustee Bloom, and unanimously approved.

Katie Bugna, Village Clerk-Treasurer

**REGULAR MEETING
OF THE MAYOR AND BOARD OF TRUSTEES
OF THE VILLAGE OF IRVINGTON, NY
HELD ON TUESDAY, AUGUST 25, 2026 AT 7PM**

**** The meeting took place at 85 Main Street. Board members and staff were present at 85 Main Street. The public joined in person. *The following notes reflect an informal public listening session. No official board actions, deliberations, or votes occurred due to the lack of a legal quorum.* ****

PRESENT: Arlene Burgos, Mayor
 David Zwiebel, Trustee
 Charles G. Hessler, Village Administrator
 Katie Bugna, Clerk-Treasurer

REMOTE: Marianne Stecich, Village Attorney
 Kent Kleiman, Trustee
 Larry Ogrodnek, Trustee

ABSENT: Josie Bloom, Trustee

At 7:07PM, Mayor Burgos called the meeting to order and led those in attendance in the Pledge of Allegiance to the flag of the United States of America.

Mayor Burgos made the following announcements:

- a.** Checks over \$25K

Mayor Burgos presented the following for correspondence:

- | | |
|--|--|
| a. Joe Gordon | h. Leon Eidelman |
| b. Ibrahim Dincer & Dr. Alexandra Mazur | i. Halina & Boris Rubinstein |
| c. Bill Moss & Kathleen Thomson | j. Josh Nathan |
| d. Axel Gimenez, Smita Reddy & Family | k. Residents of Legend Hollow & Reservoir Watershed Neighborhoods |
| e. Katie & John Carron | l. Josh Nathan |
| f. Yael Greenberg | m. Greater Irvington Land Trust |
| g. Fieldpoint 1 Board of Managers | n. Irvington residents |

Written communications received by noon on the Friday preceding the meeting are included in the Village Board agenda packet. Written communications are not read aloud during the meeting.

Mayor Burgos opened the floor for public comment. Comments were heard from Barbra Fly and Josh Nathan regarding the proposed facilities plans to relocate the DPW Building and Firehouse. Peter Buder, Raya Mallet, and Kathy Zalantis commented regarding the 76 North Broadway resolutions on the agenda. Randy Huff and Steven Leventhal made comments on the upcoming Architectural Review Board process.

The Board took a quick break to confer with Village Counsel. Mayor Burgos announced that a lack of quorum was determined and therefore the Board could not vote on any of the resolutions. The Board members remained present to listen to informal public comments and provide community updates.

There was a discussion of Architectural Review Board processes and procedures.

Trustee Zwiebel reported that the Woods Committee has been busy working on the CORE Grant and that they received notice from the state that a new round of funding is coming around.

Trustee Ogrodnek provided updates from the library including the summer reading program coming to an end, that bird kits are available to be borrowed, and that the tech angels are returning.

Trustee Kleiman provided updates on upcoming events including Irvington Capitol for a Day and the Octagon House Centennial Celebration.

Village Administrator Charles Hessler provided an update on the Harriman Road Construction project.

Village Attorney Marianne Stecich commented on recent SEQRA amendments and new law, and how it relates to the Village Code.

After a review of action items and there being no further business, Mayor Burgos made a motion to adjourn the meeting. The motion was seconded by Trustee Zwiebel, and unanimously approved.

Katie Bugna, Village Clerk-Treasurer

RESOLUTION 2026-XXX1**APPOINTMENT OF PERSONNEL IN RECREATION & PARKS DEPARTMENT**

Trustee offered the following resolution, which was seconded by Trustee , and adopted:

RESOLVED to make the following appointment effective July 19, 2026 to May 31, 2027:

Name	Title	Rate
John Ross	Recreation Assistant / Park Supervisor	\$24.00 per hour

RESOLVED to make the following appointment effective September 7, 2026 to May 31, 2027:

Name	Title	Rate
Scott Madalon	Recreation Specialist / Program Supervisor	\$35.00 per hour

FURTHER RESOLVED to make the following appointment effective September 14, 2026 to May 31, 2027:

Name	Title	Rate
Kevin Gallagher	Recreation Assistant / Laborer (part-time)	\$26.00 per hour

RESOLUTION 2026-XXX**APPROVAL OF TEMPORARY SUSPENSION OF VILLAGE OF IRVINGTON LOCAL LAW
NO. 1 OF 1978**

Trustee offered the following resolution, which was seconded by Trustee , and adopted:

RESOLVED, that the Board of Trustees hereby authorizes the temporary suspension of enforcement of *Village of Irvington Local Law No. 1 of 1978, Section 77 of the Irvington Village Code, Regulating Consumption of Alcoholic Beverages in Public Places*, solely for Rocktoberfest taking place on Saturday, September 26, 2026 between the hours of 1PM and 9PM in Matthiessen Park; and be it further

RESOLVED, that such suspension shall apply only within the designated event area and only for the duration specified herein, and shall be subject to any conditions deemed necessary by the Village Administrator or appropriate Village officials to ensure public health, safety, and compliance with all other applicable laws and regulations; and be it further

RESOLVED, that upon conclusion of the event, all provisions of the aforementioned Local Law shall resume full force and effect.

RESOLUTION 2026-XXX**APPROVAL OF OUT-OF-TOWN TRAVEL FOR POLICE DEPARTMENT**

Trustee offered the following resolution, which was seconded by Trustee , and adopted:

RESOLVED to approve three members to attend the New York State Public Safety Symposium being held September 22 – 24, 2026 in Albany, NY. Total cost for the conference, hotel, travel and related expenses not to exceed \$800 per attendee; and,

RESOLVED to approve two members to attend Active Shooter training being held October 15 – 16, 2026 at the NYS Preparedness Center in Oriskany, NY. Total cost of the training, hotel, travel and related expenses not to exceed \$300 per attendee; and,

RESOLVED to approve Chief Pignatelli to attend the IACP (International Association of Chiefs of Police) Annual Training Conference being held October 24 – 27, 2026 in Orlando, FL. Cost of the conference, hotel, travel and related expenses not to exceed \$3,500; and,

RESOLVED to approve PO Mejia, PO DePaoli and PO Alvarez to attend the NYS Women in Law Enforcement Annual Training Conference being held October 28 – 30, 2026 in Niagara Falls, NY. The total costs of the training, hotel, travel and related expenses not to exceed \$1,200 per attendee; and,

FURTHER RESOLVED to approve two members to attend Officer Survival Tactics being held December 14 – 17, 2026 at the NYS Preparedness Center in Oriskany, NY. The total cost of the training, hotel, travel and related expenses not to exceed \$400 per attendee.



**POLICE DEPARTMENT
VILLAGE OF IRVINGTON**

(914) 591-8080

Francis Pignatelli
Chief of Police



Memorandum

Date: August 7, 2026
From: Chief Frank Pignatelli
To: Village Board
Subject: Requests for Training

I would like to request approval for the following training events that have been budgeted and planned for:

- 1.) Three members to attend the NYS Public Safety Symposium being held September 22nd – 24th in Albany, NY. The total cost of the conference, hotel, travel, and related expenses not to exceed \$800 per attendee.
- 2.) Two members to attend Active Shooter training being held October 15th-16th at the NYS Preparedness Center in Oriskany, NY. The total cost of the training, hotel, travel and related expenses not to exceed \$300 per attendee.
- 3.) Chief Pignatelli to attend the International Association of Chiefs of Police (IACP) conference being held October 24th-27th in Orlando, FL. Cost of the conference, hotel, travel, and related expenses not to exceed \$3,500.
- 4.) PO Mejia, PO De Paoli, and PO Alvarez to attend the NY Women in Law Enforcement Annual Training Conference being held October 28th – 30th in Niagara Falls, NY. The total costs of the training, hotel, travel and related expenses not to exceed \$1,200 per attendee.
- 5.) Two members to attend Officer Survival Tactics being held December 14th- 17th at the NYS Preparedness Center in Oriskany, NY. The total cost of the training, hotel, travel and related expenses not to exceed \$400 per attendee.

Respectfully,

Francis Pignatelli
Chief of Police

RESOLUTION 2026-XXX**SALARY MODIFICATION FOR PERSONNEL IN RECREATION AND PARKS DEPARTMENT**

Trustee offered the following resolution, which was seconded by Trustee , and adopted:

RESOLVED to make the following salary modifications in the Irvington Recreation and Parks Department:

Name	Title	Old Rate	New Rate
Jack Reichgott	Lifeguard	\$25.00 per hour	\$40.00 per hour
Gabe Reichgott	Lifeguard	\$25.00 per hour	\$40.00 per hour
Enda Mullen	Lifeguard	\$25.00 per hour	\$40.00 per hour
Kian Vasudev	Lifeguard	\$25.00 per hour	\$40.00 per hour
Luke Mitchell	Lifeguard	\$25.00 per hour	\$40.00 per hour
Ellery Casey	Lifeguard	\$25.00 per hour	\$40.00 per hour

RESOLUTION 2026-XXX
APPROVAL OF 2026-27 BUDGET TRANSFERS AND MODIFICATIONS

Trustee offered the following resolution, which was seconded by Trustee , and adopted:

RESOLVED, to adopt the following budget transfers and modifications for fiscal year 2026-27:

1. Transfer from Contingency for General Fund Non-Union salary increases authorized for fiscal 2026-27 (BOT Resolution 2026-104).

From: Contingency - General	1.1990.465	\$ 112,913
To: Municipal Executive Office	1.1230.100	\$ 13,303
To: Clerk/Treasurer Office	1.1325.100	\$ 23,604
To: Village Justice	1.1110.100	\$ 3,222
To: Village Justice- Part-time	1.1110.123	\$ 165
To: Fire Dept.	1.3410.100	\$ 1,483
To: Engineer	1.1440.100	\$ 3,486
To: Street Administration- Part-time	1.5010.123	\$ 2,082
To: Recreation	1.7310.100	\$ 14,366
To: Building Dept.	1.3620.100	\$ 13,277
To: Building Dept.- Part-time	1.3620.123	\$ 683
To: Police	1.3120.100	\$ 19,610
To: Parking Enforcement	1.3320.100	\$ 4,135
To: Crossing Guards	1.3120.123	\$ 1,616
To: Irvington Woods Park – ONC	1.7989.100	\$ 11,881

2. Transfer from Contingency for Water Fund Non-Union salary increases authorized for fiscal 2026-27 (BOT Resolution 2026-104).

From: Contingency - Water	8.1990.465	\$ 14,604
To: Water Administration	8.8310.100	\$ 9,505
To: Transmission & Distribution	8.8340.100	\$ 5,099

3. Transfer from Contingency for Library Fund Non-Union salary increases authorized for fiscal 2026-27 (BOT Resolution 2026-104).

From: Contingency - Library	3.1990.465	\$ 9,307
To: Library	3.7410.100	\$ 9,307

4. Transfer from Contingency for Sustainability Director contract amount in excess of original budget (Contract approved 5/18/26 Res 2026-109).

From: Contingency - General	1.1990.465	\$ 6,850
To: Sustainability Coordinator	1.8090.437	\$ 6,850

5. Budget Adjustment to reflect the NYS DOT 2026-27 grant apportionment balances.

Decrease: Special State Aid	1.1.3091	\$ 26
Increase: Consolidated Highway Aid	1.1.3501	\$ 12,719
Decrease: Street Maintenance Grants- POP	1.5010.474	\$ 11
Decrease: Street Maintenance Grants- PAVE NY	1.5010.474	\$ 15
Increase: Street Maintenance Grants- CHIPS	1.5010.406	\$ 12,719

6. To fund Transit Oriented Development Rezoning Study contract amount (BOT Resolution 2026-153 7/20/26) in excess of grant with allocation from General Fund Balance.

Increase: Surplus	1.1.4795	\$	30,035
Increase: Transfers to Capital Fund	1.9550.900	\$	30,035
Increase: Transfer from General Fund	6.6.5031	\$	30,035
Increase: TOD Zoning Study	6.8030.437.505	\$	30,035

7. To transfer funds to cover the installation of replacement mini-split units in the Server Room and Police Department.

From: Repairs - Building	1.1620.452	\$	29,717
To: Town Hall Equipment	1.1620.200	\$	29,717

8. To fund McGrath & Co Real Estate Appraisers \$14,000 contract amount (BOT Resolution 2026-112) and Beyer Blinder Bell \$5,000 in reimbursables related to the Facilities Planning Project with allocation from General Fund Balance.

Increase: Surplus	1.1.4795	\$	19,000
Increase: Transfers to Capital Fund	1.9550.900	\$	19,000
Increase: Transfer from General Fund	6.6.5031	\$	19,000
Increase: TOD Zoning Study	6.8030.437.505	\$	19,000

9. Transfer of funds between accounts for Gary Brewer's professional services to the Architectural Review Board.

From: Travel & Education	1.1010.435	\$	3,000
To: Professional Fees	1.1010.437	\$	3,000

10. To adjust budget for 25-26 NYS Educational Environmental Grant remaining funds received in 2025-26 and not expended until the 2026-27 fiscal year.

Increase: Surplus	1.1.4795	\$	690
Increase: 25-26 NYS Educational Environment Grant	1.7989.478.529	\$	690

11. Transfer of funds between DPW repair and maintenance of buildings lines.

From: Repairs and Maint. Buildings – Central Garage	1.1640.452	\$	1,880.38
To: Repairs and Maint. Buildings – Street Admin.	1.5010.452	\$	1,880.38

12. Transfer of funds between Recreation Department expense lines to cover the purchase of a new oil storage tank.

From: Other Oper. & Maint. Expenses	1.7310.469	\$	1,630
To: Equipment	1.7310.200	\$	1,630

13. Transfer from Contingency for World Cup Watch Party expenses.

From: Contingency - General	1.1990.465	\$	564
To: Special Events	1.7310.458	\$	564

RESOLUTION 2026-XXX

APPROVAL OF OUT-OF-TOWN TRAVEL FOR RECREATION & PARKS DEPARTMENT

Trustee offered the following resolution, which was seconded by Trustee , and adopted:

RESOLVED to approve Angela Thornton and Michael DiNardo to attend the National Recreation and Parks Conference being held September 29 – 30, 2026 in Philadelphia, PA. Total cost for the conference, hotel, travel and related expenses not to exceed \$1,200 per attendee; and,

FURTHER RESOLVED to approve Maureen DePaoli to attend the New York State Recreation and Parks Society State Conference being held November 3 - 6, 2026 in Buffalo, NY. The total cost of the training, hotel, travel and related expenses not to exceed \$1,000.

**RESOLUTION 2026-XXX
DETERMINING THAT THE PROPOSED MIXED-USE PROJECT AT 76 NORTH BROADWAY
IS EXEMPT FROM REVIEW UNDER THE STATE ENVIRONMENTAL QUALITY REVIEW
ACT**

Trustee offered the following resolution, which was seconded by Trustee , and adopted:

WHEREAS, in December 2025, DKR9 LLC/Varma RE Development (“Varma”) requested the Board of Trustees to approve the lot coverage and FAR bonuses permitted by Village Code sections 224-47.9.D(4)(b) and 224-47.9.F(6)(b) in exchange for the public benefit of providing one additional moderate income unit (MIU), in its development at 76 North Broadway, which forces the provision of one additional fair and affordable housing unit; and

WHEREAS, on January 5, 2026, the Board of Trustees all agreed that, once the Planning Board completed its review under the State Environmental Quality Review Act (“SEQRA”), it would approve a bonus of 5% lot coverage and a bonus of .05 FAR in exchange for including one additional MIU and passed a resolution that it was the Board’s intent to grant the bonus; and

WHEREAS, before the Board of Trustees makes a final decision on the public benefit bonus, it must make a SEQRA determination; and

WHEREAS, on May 27, 2026, Governor Hochul signed into law, effective immediately, certain changes to the Environmental Conservation law, which rendered certain housing developments “exempt” from SEQRA review; and

WHEREAS, under the new amendments, the agency responsible for making a land use decision must determine whether the subject project meets the requirements of the amendments and is, therefore, exempt from SEQRA review; and

WHEREAS, if the following requirements are met, a project for the construction of housing is exempt from SEQRA:

1. It must be located on a previously disturbed site. A site is previously disturbed if it has been substantially altered by an occupied building for at least two years prior to the application for the housing development.
2. The site shall abut another parcel that has been occupied by a building for two years prior to the application, provided the abutting parcel is not occupied by an industrial or agricultural use.
3. The site cannot be located in a FEMA designated 100-year flood plain or special flood hazard area.
4. The site is not being used for agricultural purposes and has not been so used in the last five years.
5. The site cannot be located in a designated coastal erosion hazard area.
6. It must be connected to existing community or public water and sewerage systems.
7. It must contain no more than 20% commercial, retail, community facility or other

nonresidential uses by gross floor area.

8. It must not exceed 100 dwelling units, or 300 dwelling units in an urban area, as such term or equivalent term is or comes to be defined by the United States Census Bureau in the most recent decennial census. (Irvington in its entirety is located within an area defined by the 2020 United States Census as an urban area, so the limit is 300.)
9. It must not include construction of only one single-family residence on a parcel of one or more acre.

WHEREAS, the Building Department has calculated the total square footage of the school as under 20%, and the Board of Trustees finds that the Project at 76 North Broadway meets all of the requirements listed above; and

WHEREAS, Varma has submitted a certification that a Phase I Environmental Site Assessment has been conducted for 76 North Broadway in accordance with all appropriate regulations of the U.S. Environmental Protection Agency, and that it will follow all applicable laws, rules and regulations regarding hazardous waste and will follow all applicable recommendations of the Phase I Environmental Assessment; now, therefore, be it

RESOLVED that the Board of Trustees determines that the Varma project at 76 North Broadway is exempt from review under the State Environmental Quality Review Act.

**RESOLUTION 2026-XXX
PERMITTING ADDITIONAL LOT COVERAGE AND FAR FOR THE PROPOSED MIXED-
USE PROJECT AT 76 NORTH BROADWAY**

Trustee offered the following resolution, which was seconded by Trustee , and adopted:

WHEREAS, in December 2025, DKR9 LLC/Varma RE Development (“Varma”) requested the Board of Trustees to approve the lot coverage and FAR bonuses permitted by Village Code §§ 224-47.9.D(4)(b) and 224-47.9.F(6)(b) in exchange for the public benefit of providing one additional moderate income unit (MIU), in its development at 76 North Broadway, which would force the provision of one additional fair and affordable housing unit; and

WHEREAS, on December 10, 2025, the Board of Trustees discussed the request at a work session, and, on December 15, 2025, considered the request at a public meeting, at which there was substantial public input; and

WHEREAS, §§ 224-47.9.D(4)(b) and 224-47.9.F(6)(b) of the regulations for the Multifamily/Office (MFO) District provide that the Board of Trustees, in its sole discretion, may permit additional lot coverage and FAR “if it determines that the proposed development would further an important public benefit, such as the provision of affordable housing beyond the Village Code requirements;” and

WHEREAS, on January 5, 2026, the Board of Trustees considered the matter again, heard further public input, and unanimously agreed that it would approve a bonus of 5% lot coverage and a bonus of .05 FAR, because providing an additional MIU would further an important public benefit, and passed a resolution that it was the Board’s intent to grant the bonus, once the Planning Board completed its review under the State Environmental Quality Review Act (“SEQRA”); and

WHEREAS, before the Board of Trustees makes a final decision on the public benefit bonus, it must make a SEQRA determination; and

WHEREAS, in a previous resolution, the Board of Trustees determined that the Varma project at 76 North Broadway is exempt from SEQRA review; and

WHEREAS, on June 3, 2026, the Planning Board, in the event the recent amendments to the Environmental Conservation Law are modified, stayed or invalidated, or the Project is determined not to be exempt, issued a Negative Declaration under SEQRA, a determination the Board of Trustees concurs with; and

WHEREAS, on July 20, 2026, the Board of Trustees held another public hearing on granting the public benefit bonus, at which there was substantial public participation, after which the public hearing was closed; now therefore be it

RESOLVED, that the Board of Trustees believes that the provision of one additional moderate income unit in the 76 North Broadway residential development is a sufficient public benefit to justify the granting of an additional 5% in lot coverage and .05 in floor area ratio (FAR), and hereby grants the bonus permitted, in the sole discretion of the Board of Trustees, under Village Code §§ 224-47.9.D(4)(b) and 224-47.9.F(6)(b).

RESOLUTION 2026-XXX**APPROVAL OF SNOW AND ICE SUPPLEMENTAL AGREEMENT (CONTRACT #: D014864)
AMENDMENT B WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION**

Trustee offered the following resolution, which was seconded by Trustee , and adopted:

WHEREAS, the Village of Irvington and the New York State Department of Transportation have entered into an agreement providing for the Village's removal of snow and ice from North and South Broadway; now therefore be it

RESOLVED to approve the Snow and Ice Supplemental Agreement (contract #: D014864) Amendment B for the 2025/26 season between the Village of Irvington and the New York State Department of Transportation and to authorize the Village Administrator to execute said agreement.

Contract No.: D014864
 Supplemental Agreement No.: 2
 Date Prepared: _____

SUPPLEMENTAL AGREEMENT No. 2 to Contract No. D014864

This Supplemental Agreement is by and between:

the New York State Department of Transportation ("NYSDOT"), having its principal office at 50 Wolf Road, Albany, NY 12232, on behalf of New York State ("State"); and the

VILLAGE OF IRVINGTON ("Municipality")
 Acting by and through the _____.

This amends the existing Municipal Snow and Ice Agreement between the parties in the following respects only (*check all that apply*):

- ☐ Amending the contract end date ONLY
- ☐ Amending the number of lane miles/specific roads covered under Paragraphs 7 and 9 of the Original Agreement (revised map attached)
- ☒ Amending the estimated expenditure for the 25/26 season by:
 - ☒ adding funding due to exceeding the Estimated Expenditure for the above-mentioned season (required Amendment B attached with a copy of the final snow & ice voucher, if applicable)
 - ☐ adding funding to adjust the Estimated Expenditure to account for increases in labor, materials, equipment, and/or overall costs, per the terms in Paragraphs 9 and 10 in the Original Agreement (Adjustment Worksheet and Municipal Resolution attached)
- ☐ Extending the Agreement attached hereto and incorporated herein for an additional 5-year period (Extension No. ____ of a maximum of 3)
- ☐ Amends a previously adopted Agreement by replacing the Appendix A dated October 2019 with the Appendix A dated June 2023
- ☐ Other: _____

Contract No.: D014864
 Supplemental Agreement No.: 2
 Date Prepared: _____

IN WITNESS THEREOF, the parties have caused this Agreement to be executed by their duly authorized officials as of the date first above written.

THE PEOPLE OF THE STATE OF NEW YORK

MUNICIPALITY:

By: _____
 For Commissioner of Transportation

By: _____

Print Name: _____

Date: _____

Title: _____

STATE OF NEW YORK

)ss.:

COUNTY OF ____

On this _____ day of _____, 20____ before me personally came _____ to me known, who, being by me duly sworn did depose and say that he/she resides at _____; that he/she is the _____ of the Municipality described in and which executed the above instrument; that it was executed by order of the _____ of said Municipality pursuant to a resolution that was duly adopted on _____ and which a certified copy is attached and made a part hereof; and that he/she signed his/her name thereto by like order.

 Notary Public

APPROVED AS TO FORM
 STATE OF NEW YORK ATTORNEY GENERAL

APPROVAL BY NYS COMPTROLLER'S OFFICE

By: _____

By: _____

AMENDMENT B

Contract #	Municipality	Current Ext. Season	Region #
D014864	VILLAGE OF IRVINGTON	25/26	8
Beginning Date of Contract Period	07/01/2024	Ending Contract Period	06/30/2029

AMENDMENT TO CHANGE THE ESTIMATED EXPENDITURE FOR SNOW & ICE AGREEMENT

Due to the severity of the winter during 2025/26 the MUNICIPALITY requests that the Municipal Snow and Ice Agreement estimated expenditure be revised to reflect the additional lane miles of state roads that were plowed/treated during the winter season. All the terms and conditions of the original contract extension remain in effect except as follows:

ADDITIONAL S&I OPERATIONS					
J-Mile Base	25/26 J-Miles	S&I LM Base	25/26 LM	Pay Factor ¹	Original Estimated Expenditure
66938	85,269.10	573	573	1.274	\$ 26,308.20
Pay Factor ¹ = (2526 J-Miles/(25/26 LM))/(J-Mile Base/S&I LM Base)					
Fixed Cost ²		Adjusted Estimated Expenditure ³		Index Adjustment ⁴	
\$ 0.00		\$ 26,308.20		\$ 7,208.45	
Fixed Cost ² = Salt Storage (Barns), Snow Fence					
Adjusted Est. Expenditure ³ = Original Estimated Expenditure – Fixed Cost ²					
Index Adjustment ⁴ = (Adjusted Estimated Expenditure ³ * Pay Factor ¹) - Adjusted Est. Expenditure					
TOTAL REVISED ESTIMATED EXPENDITURE					
Original Estimated Expenditure		Index Adjustment ⁴		Revised Estimated Expenditure ⁵	
\$ 26,308.20		\$ 7,208.45		\$ 33,516.65	
Revised Estimated Expenditure ⁵ = Original Estimated Expenditure + Index Adjustment ⁴					

IN WITNESS WHEREOF, this agreement has been executed by the State, acting by and through the duly authorized representative of the COMMISSIONER OF TRANSPORTATION and the MUNICIPALITY, which has caused this Agreement to be executed by its duly authorized officer on the date and year first written in the original contract extension.

RESOLUTION 2026-XXX
APPROVAL OF THE 2026-27 CAPITAL BUDGET

Trustee offered the following resolution, which was seconded by Trustee , and adopted:

RESOLVED that the 2026-27 Capital Budget dated August 25, 2026 is hereby adopted.

Multi-Year Capital Plan



FOR 8/25 BOT MEETING

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

Non-Water		Existing Bonds- Non-Water		Existing BANS- Non-Water		Increase/ (Decrease) over py
Year Due	Principal	Interest	Principal	Interest (estimated)	Total	
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	327,084	2,062,412	282,250
2028-2029	998,159	439,764	157,000	75,637	669,805	2,340,365	277,953
2029-2030	1,003,059	395,559	162,000	69,038	705,728	2,335,384	(4,981)
2030-2031	992,580	353,734	172,000	62,067	1,059,128	2,639,508	304,124
2031-2032	1,025,867	317,338	-	-	1,153,122	2,496,327	(143,181)
2032-2033	1,062,964	285,342	-	-	1,263,259	2,611,565	115,238
2033-2034	1,091,742	251,594	-	-	1,219,310	2,562,646	(48,919)
2034-2035	1,120,519	219,818	-	-	1,303,734	2,644,071	81,425
2035-2036	1,098,704	186,974	-	-	1,340,486	2,626,164	(17,907)
2036-2037	392,861	162,856	-	-	1,303,734	1,859,451	(766,713)
2037-2038	411,932	147,142	-	-	1,066,897	1,625,971	(233,481)
2038-2039	427,189	130,665	-	-	1,015,230	1,573,084	(52,887)
2039-2040	438,631	113,577	-	-	976,719	1,528,927	(44,157)
2040-2041	457,703	99,322	-	-	912,639	1,469,664	(59,263)
2041-2042	476,774	81,013	-	-	912,639	1,470,427	763
2042-2043	495,844	61,942	-	-	814,818	1,372,604	(97,823)
2043-2044	514,916	42,109	-	-	772,106	1,329,131	(43,473)
2044-2045	537,801	21,512	-	-	707,883	1,267,196	(61,935)
2045-2046	-	-	-	-	661,209	661,209	(605,987)
2046-2047	-	-	-	-	603,967	603,967	(57,242)
2047-2048	-	-	-	-	568,741	568,741	(35,226)
2048-2049	-	-	-	-	402,920	402,920	(165,821)
2049-2050	-	-	-	-	385,307	385,307	(183,434)
2050-2051	-	-	-	-	105,910	105,910	(279,398)
2051-2052	-	-	-	-	105,910	105,910	-
2052-2053	-	-	-	-	105,910	105,910	-
	14,591,510	4,330,019	773,000	376,207	20,464,193		

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	24,701	458,786	(9,549)
2028-2029	261,841	128,224	20,000	5,523	51,076	466,663	7,877
2029-2030	281,941	117,454	25,000	5,042	92,606	522,042	55,379
2030-2031	287,420	106,479	25,000	4,533	216,229	639,661	117,619
2031-2032	294,133	95,918	-	-	251,723	641,774	2,113
2032-2033	302,036	85,611	-	-	236,131	623,778	(17,996)
2033-2034	308,258	74,846	-	-	236,131	619,235	(4,543)
2034-2035	314,481	64,777	-	-	236,131	615,389	(3,846)
2035-2036	196,296	56,313	-	-	236,131	488,740	(126,649)
2036-2037	122,139	50,631	-	-	236,131	408,901	(79,839)
2037-2038	128,068	45,746	-	-	227,022	400,835	(8,066)
2038-2039	132,811	40,623	-	-	227,022	400,456	(380)
2039-2040	136,369	35,310	-	-	227,022	398,701	(1,754)
2040-2041	142,297	30,878	-	-	227,022	400,197	1,496
2041-2042	148,226	25,187	-	-	227,022	400,434	237
2042-2043	154,156	19,258	-	-	227,022	400,435	1
2043-2044	160,084	13,091	-	-	227,022	400,197	(238)
2044-2045	167,199	6,688	-	-	227,022	400,909	712
2045-2046	-	-	-	-	227,022	227,022	(173,887)
2046-2047	-	-	-	-	227,022	227,022	-
2047-2048	-	-	-	-	227,022	227,022	-
2048-2049	-	-	-	-	227,022	227,022	-
2049-2050	-	-	-	-	227,022	227,022	-
2050-2051	-	-	-	-	227,022	227,022	-
2051-2052	-	-	-	-	227,022	227,022	-
2052-2053	-	-	-	-	227,022	227,022	-
	4,098,490	1,286,345	110,000	27,473	5,449,336		

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	Grant	Fund Balance	Other Funding Sources	Total Project Amount
DPW								
2026-27								
Downingwood Broadway Culvert**	DPW	30	2025-26	983,000	1,400,000	-	17,000.00	2,400,000
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
				2,299,000	2,342,892	275,000	17,000	4,933,892
2027-28								
Riverview/Circle Broadway Culvert**	DPW	30	2025-26	375,000	975,000	-	-	1,350,000
West Sunnyside Culvert - Supplemental**	DPW	30	2025-26	225,000	850,000	-	625,000	1,700,000
Station Road Bridge Structural Repair	DPW	20	2027-28	800,000	-	-	-	800,000
Pickup Truck (#11-2013)	DPW	5	2027-28	80,000	-	-	-	80,000
Dump Truck (#16- 2012)	DPW	15	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
				2,130,000	1,825,000	-	625,000	4,580,000
2028-29								
John Deere Tractor w/ Plow (2018)	DPW	15	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	15	2030-31	350,000	-	-	-	350,000
Dump Truck (#22- 2015)	DPW	15	2030-31	300,000	-	-	-	300,000
				735,000	-	-	-	735,000
2031-32								
Satellite Truck (#20- 2024)	DPW	15	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	15	2032-33	150,000	-	-	-	150,000
Pick Up Truck (#4- 2023)	DPW	5	2032-33	100,000	-	-	-	100,000
Sweeper (2025)	DPW	15	2032-33	350,000	-	-	-	350,000

600,000	-	-	-	600,000
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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
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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
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Fire**2026-27**

Building Safety Upgrades (Install Generator)**	Fire	25	2025-26	-	-	90,000	30,000	120,000
Building Safety Upgrades (Additional for Decon Room and Apparatus Bay)**	Fire	25	2026-27	-	-	405,572	169,428	575,000
Rescue 49 Replacement**	Fire	20	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	-	-	65,000	-	65,000

1,400,000	-	622,272	199,428	2,221,700
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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	20	2027-28	2,500,000	-	-	-	2,500,000

2,600,000	-	-	-	2,600,000
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Police**2026-27**

Police Patrol Vehicle Replacement 4X4 Chevy Tahoe	Police	5	2026-27	-	-	47,000	40,000	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	-	-	218,487	31,513	250,000

96,000	-	265,487	71,513	433,000
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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
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2028-29

Expanded Camera Coverage - South Broadway	Police	10	2028-29	42,000	-	-	-	42,000
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42,000	-	-	-	42,000
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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
				285,000	-	-	215,000	500,000

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	5	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
				145,000	-	14,000	-	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	20,081,200	4,167,892	1,322,759	2,392,941	27,964,792
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Note: ** Indicates project's bond resolution was issued as part of 25-26 capital budget, but not borrowed yet.

Total to be borrowed for 2026-27	3,477,200	2,342,892	1,322,759	287,941	7,430,792
Total for all other future years	16,604,000	1,825,000	-	2,105,000	20,534,000

****DRAFT** 2026-2027 CAPITAL BUDGET**
Project Listing by Year

Project	Department	PPU	Bond Resolution Fiscal Year	Bonded Cost	Grant	Fund Balance	Other Funding Sources	Total Project Amount
2026-27								
DPW								
Downingwood Broadway Culvert**	DPW	30	2025-26	983,000	1,400,000	-	17,000.00	2,400,000
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
				2,299,000	2,342,892	275,000	17,000	4,933,892
Fire								
Building Safety Upgrades (Install Generator)**	Fire	25	2025-26	-	-	90,000	30,000	120,000
Building Safety Upgrades (Additional for Decon Room and Apparatus Bay)**	Fire	25	2026-27	-	-	405,572	169,428	575,000
Rescue 49 Replacement**	Fire	20	2025-26/2026-27	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	-	-	65,000	-	65,000
				1,400,000	-	622,272	199,428	2,221,700
Police								
Police Patrol Vehicle Replacement 4X4 Chevy Tahoe	Police	5	2026-27	-	-	47,000	40,000	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	-	-	218,487	31,513	250,000
				96,000	-	265,487	71,513	433,000
Recreation/Parks								
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
Theater								
Lighting and Sound Network Reconfiguration	Theater	5	2026-27	-	-	30,000	-	30,000
				-	-	30,000	-	30,000
Village Hall								
ADA Compliant Ramp Installation	Village Hall	15	2026-27	-	-	35,000	-	35,000
				-	-	35,000	-	35,000
Library								
New HVAC System for Library	Library	10	2026-27	937,200	-	-	-	937,200
				937,200	-	-	-	937,200

Water/Sewer

Pump Station Video Server Replacement	Water/Sewer	10	2026-27	20,000	-	-	-	20,000
Purchase of New Truck	Water/Sewer	5	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
				145,000	-	14,000	-	159,000

Total 2026-27

4,877,200	2,342,892	1,322,759	287,941	8,830,792
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2027-28

Riverview/Circle Broadway Culvert**	DPW	30	2025-26	375,000	975,000	-	-	1,350,000
West Sunnyside Culvert - Supplemental**	DPW	30	2025-26	225,000	850,000	-	625,000	1,700,000
Station Road Bridge Structural Repair	DPW	20	2027-28	800,000	-	-	-	800,000
Pickup Truck (#11-2013)	DPW	5	2027-28	80,000	-	-	-	80,000
Dump Truck (#16- 2012)	DPW	15	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
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	20	2027-28	2,500,000	-	-	-	2,500,000
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
Senior Center Solar Panels**	Recreation	25	2025-26	285,000	-	-	215,000	500,000
Production Grid Overhaul	Theater	5	2027-28	225,000	-	-	-	225,000
Accounting Software Conversion and Implementation	Clerk-Treasurer	5	2027-28	75,000	-	-	-	75,000
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
				6,847,000	1,825,000	-	840,000	9,512,000

2028-29

John Deere Tractor w/ Plow (2018)	DPW	15	2028-29	100,000	-	-	-	100,000
Expanded Camera Coverage - South Broadway	Police	10	2028-29	42,000	-	-	-	42,000
Scenic Hudson Playground Replacement	Recreation	15	2028-29	250,000	-	-	-	250,000
River Road Water Main Replacement - supplemental	Water/Sewer	40	2028-29	860,000	-	-	500,000	1,360,000
				1,252,000	-	-	500,000	1,752,000

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
Mountain Road Water Main Replacement - supplemental	Water/Sewer	40	2029-30	2,560,000	-	-	350,000	2,910,000
				3,315,000	-	-	350,000	3,665,000

2030-31

Truck (#21- 2023)	DPW	5	2030-31	85,000	-	-	-	85,000
Packer (#7-4- 2020)	DPW	15	2030-31	350,000	-	-	-	350,000
Dump Truck (#22- 2015)	DPW	15	2030-31	300,000	-	-	-	300,000
Replace Senior Bus (2020)	Recreation	5	2030-31	80,000	-	-	-	80,000
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
				1,550,000	-	-	415,000	1,965,000

2031-32

Satellite Truck (#20- 2024)	DPW	15	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
Total 2031-32				850,000	-	-	-	850,000

2032-33

Dump Truck (#15- 2017)	DPW	15	2032-33	150,000	-	-	-	150,000
Pick Up Truck (#4- 2023)	DPW	5	2032-33	100,000	-	-	-	100,000
Sweeper (2025)	DPW	15	2032-33	350,000	-	-	-	350,000
Total 2032-33				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
Ford F-150 Electric Pickup (2023)	Recreation	5	2033-34	75,000	-	-	-	75,000
Total 2033-34				625,000	-	-	-	625,000

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
Total 2034-35				165,000	-	-	-	165,000

Total for all years	20,081,200	4,167,892	1,322,759	2,392,941	27,964,792
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Note: ** Indicates project's bond resolution was issued as part of 25-26 capital budget, but not borrowed yet.

Total to be borrowed for 2026-27	3,477,200	2,342,892	1,322,759	287,941	7,430,792
Total for all other future years	16,604,000	1,825,000	-	2,105,000	20,534,000

RESOLUTION 2026-XXX

APPROVAL OF FISCAL ANALYSIS ADDITIONAL SERVICES AGREEMENT WITH BEYER BLINDER BELLE

Trustee offered the following resolution, which was seconded by Trustee , and adopted:

RESOLVED to approve the fiscal analysis additional services agreement with Beyer Blinder Belle in the amount of \$5,000 effective August 5, 2026 and authorize the Village Administrator to execute said agreement; and be it further

RESOLVED, that the costs associated with this work shall be financed from the Facilities Project Capital Budget line.

RESOLVED that the Clerk/Treasurer is hereby directed to transfer the funds as follows:

Action	GL Account	Amount
Increase: Surplus	1.1.4795	\$5,000
Increase: Transfers to Capital Fund	1.9550.900	\$5,000
Increase: Transfer from General Fund	6.6.5031	\$5,000
Increase: 2025 Facilities Planning Project	6.1620.469.526	\$5,000

04 August 2026

Charles Hessler
Village Administrator
Village of Irvington
85 Main Street, Town Hall
Irvington, NY 10533

Via Email:

RE: **Irvington Facilities Plan – Fiscal Analysis Additional Services**
BBB Project Ref #3100

Dear Charles,

This letter serves as an Additional Services agreement to our current contract signed September 22, 2025. The additional services scope and fee are as described below.

Additional Services Task: Fiscal Analysis Support

The Village of Irvington has recently hired Karp Strategies to conduct a Fiscal Analysis of redevelopment on (5) Village-owned sites. This additional services agreement enables BBB to be in an advisory role to Karp Strategies on behalf of the Village.

- **Scope:** The scope of this additional services has flexibility to enable BBB to support the Village during the study and is anticipated to include some or all of the following:
 - Attend the project kick-off virtual meeting with Karp Strategies and the Village representatives
 - Participation in up to (5) additional 1-hour virtual calls with Karp Strategies and others
 - Create a package of redevelopment assumptions to inform the study
 - Provide additional supporting information to Karp Strategies
 - Review and provide feedback on work by Karp Strategies
 - Integrate findings of the Fiscal Analysis into the September Board of Trustees presentation
- **Timeline:** BBB's participation in the Fiscal Analysis is anticipated to be during August and early September 2026

Additional Services Fee

The fee for this additional services is a maximum not-to-exceed cap of **\$5,000** to be billed hourly. BBB's 2026 hourly rate sheet is enclosed.

Exclusions

- Additional meetings and presentations beyond those outlined above
- New or significant revisions to drawings of redevelopment options and facility scenarios
- Cost estimating
- Legal, zoning, or land-use review
- Infrastructure planning and engineering of any kind

Fee Payments:

BBB shall submit monthly invoices to Client for services rendered, and for reimbursable expenses. Payments shall be due within thirty (30) days after the date of BBB's invoice.

If the foregoing accurately represents your understanding, please sign where indicated below and return one copy to us digitally. By signing below, you authorize Beyer Blinder Belle to commence work on the above Scope of Services and to invoice Client for these services, as described above. Each of the below signatories affirms that he / she is authorized to sign this Letter of Agreement on behalf of the Architect and Client, respectively.

Beyer Blinder Belle Architects & Planners, LLP
"Architect"

Accepted: Village of Irvington
"Client"



Neil P. Kittredge, AIA, AICP
Partner
Date: 04 August 2026

Signed by: Charles Hessler, Village
Administrator
Date:

Enc:
BBB 2026 Hourly Rates



HOURLY BILLING RATES 2026

ARCHITECTURE & PLANNING	BILLING RATE
Partner-in-Charge	\$300 - \$330
Principal	\$245 - \$280
Senior Project Manager	\$220 - \$245
Senior Project Architect / Designer / Planner / Urban Designer / Interior Designer	\$220 - \$280
Project Manager	\$175 - \$215
Designer/Specialist	\$165 - \$230
Project Architect / Designer / Planner / Urban Designer / Interior Designer	\$150 - \$210
Senior Architect / Designer / Planner / Urban Designer / Interior Designer	\$170 - \$240
Preservation Specialist	\$155 - \$225
Intermediate Architect	\$125 - \$165
Intermediate Architectural Designer / Designer / Planner / Urban Designer / Interior Designer	\$125 - \$155
Junior Designer	\$110 - \$115
Intern Designer / Planner / Urban Designer / Interior Designer	\$80 - \$110
CONSTRUCTION	
Senior Construction Administrator	\$220 - \$245
Construction Administrator	\$190 - \$215
Construction Clerk	\$100 - \$160
ENVIRONMENTAL GRAPHICS	
Senior Graphic Designer	\$175 - \$210
Intermediate Graphic Designer	\$115 - \$175
Junior Graphic Designer	\$95 - \$115
Intern Graphic Designer	\$75 - \$95

Subject to Annual Review

RESOLUTION 2026-XXX
VOLUNTEER APPOINTMENTS

Trustee offered the following resolution, which was seconded by Trustee , and adopted:

RESOLVED to appoint the following volunteer committee members:

Architectural Review Board		Term Expires
Member	James Peiser	December 2029
Second Alternate	Andrew Frenkiel	December 2026