



**AGENDA FOR BOARD OF TRUSTEES REGULAR MEETING
VILLAGE OF IRVINGTON, NY
MONDAY, SEPTEMBER 14, 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/89221391749>

Webinar ID: 89221391749

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. NYCOM Service Awards**
- 4. Announcements**
 - a. Setting a Public Hearing regarding proposed removal of a member of the Zoning Board of Appeals
 - b. Setting a Public Hearing amending the Zoning Code with respect to traffic standards in special permit requirements for Multi-Family/Office (MFO) District
 - c. Check over \$25K

5. 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 Fire Department members
- b. Cedar Ridge community
- c. Steven Balet
- d. Michael Hanna

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

7. Consent Agenda

- a. Minutes of the Village Board from the Regular Meeting held on September 3, 2026
- b. **Approval of 2026-27 budget transfers and modifications**

8. Acceptance of gift from the Garden Club of Irvington

- a. Resolution
- b. Letter from Garden Club

9. Authorization to approve Change Order #6 for the Harriman Road/US Route 9 culvert project

- a. Resolution
- b. Change Order #6

10. Approval of proposal for key card access upgrade with Stratagem Security

- a. Resolution
- b. Stratagem Security proposal

- 11. Authorization to submit a grant application for the 2026-27 Justice Court Assistance Program**
 - a. Resolution
 - b. Pacific Transglobal Construction Corp estimate
- 12. Bond resolution authorizing the issuance of up to \$1,053,200 aggregate principal amount serial bonds to finance the costs of (i) the acquisition of communications equipment and (ii) the acquisition, construction and reconstruction of HVAC improvements, all in and for the village.**
 - a. Resolution
- 13. Bond resolution authorizing the issuance of up to \$891,000 aggregate principal amount serial to finance the costs of the acquisition of machinery and apparatus for construction and maintenance**
 - a. Resolution
- 14. Amending and restating a bond resolution authorizing the issuance of up to \$1,400,000 aggregate principal amount serial bonds to finance the costs of the acquisition of a fire-fighting vehicle**
 - a. Resolution
- 15. Reports of Boards, Standing Committees and Officers**
 - a. Trustee Liaisons reports
 - b. Village Administrator's report
Memo on ARB & Board of Trustees Communication Timeline and Exhibits
 - c. Village Clerk-Treasurer's report
 - d. Village Attorney's report
- 16. Public comment (please limit comments to no more than 3 minutes)**
- 17. Review of action items**
- 18. Adjournment**

RESOLUTION 2026-XXX

SETTING A PUBLIC HEARING REGARDING PROPOSED REMOVAL OF A MEMBER OF THE ZONING BOARD OF APPEALS

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

WHEREAS, pursuant to New York State Village Law § 7-712(9), the Mayor has the power to remove, after a public hearing, any member of the Zoning Board of Appeals for cause; and

WHEREAS, the resolution appointing Keith Greenbaum mistakenly stated that he was appointed to serve as a regular member of the Village Zoning Board of Appeals when it should have stated that he was being appointed as an alternate member; and

WHEREAS, the Village intends to hold a public hearing to determine whether the mistaken resolution constitutes sufficient cause to remove Keith Greenbaum as a member of the Zoning Board of Appeals; and

NOW, THEREFORE, BE IT RESOLVED, that a public hearing is hereby scheduled for October 05, 2026 at 7 PM in the Irvington Village Court Room, 85 Main Street, Irvington, NY to consider the proposed removal of Keith Greenbaum from the Village Zoning Board of Appeals pursuant to New York State Village Law § 7-712(9); and

BE IT FURTHER RESOLVED, that at the public hearing, Keith Greenbaum shall be afforded an opportunity to respond to the grounds for removal and to present relevant information and statements concerning the matter; and

BE IT FURTHER RESOLVED, that following the public hearing, the Mayor shall determine whether cause exists for removal of Keith Greenbaum from the Zoning Board of Appeals and may take such further action as authorized by law.

RESOLUTION 2026-XXX

**SETTING A PUBLIC HEARING AMENDING THE ZONING CODE WITH RESPECT TO
TRAFFIC STANDARDS IN SPECIAL PERMIT REQUIREMENTS FOR MULTI-
FAMILY/OFFICE (MFO) DISTRICT**

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

RESOLVED, that the Board of Trustees of the Village of Irvington hereby schedules a public hearing to consider amending the Zoning Code with respect to traffic standards in special permit requirements for Multi-family/Office (MFO) District; and be it further

RESOLVED, that such public hearing shall be held on **October 5, 2026 at 7:00 p.m.**, or as soon thereafter as the matter may be heard, at Village Hall, Irvington, New York; and be it further

RESOLVED, that the Village Clerk is hereby directed to cause notice of said public hearing to be given in the manner required by law.

**AMENDING THE ZONING CODE WITH RESPECT TO
TRAFFIC STANDARDS IN SPECIAL PERMIT REQUIREMENTS
FOR MULTIFAMILY/OFFICE (MFO) DISTRICT**

Be it enacted by the Board of Trustees of the Village of Irvington that Section 224-47.13 of the Code of the Village of Irvington is amended as follows:

Section 1: Section 224-47.13 of the Code of the Village of Irvington is hereby amended to read as follows (new language in *italics*; deleted language ~~stricken~~):

§ 224-47.13. Additional Requirements for Special Permits.

In addition to § 224-8E through G of this chapter,

- A. The Planning Board shall require that no special permit be issued until the Planning Board is satisfied that the proposed use:
- (1) Will not have a significant visual impact on the character of the neighborhood, including, but not limited to, the following:
 - (a) Stone walls along Broadway should not be removed or modified except as is absolutely necessary for the proposed use.
 - (b) Existing buildings that reflect the historic character of the Village of Irvington shall be maintained or adaptively reused to the greatest extent practicable.
 - (2) Will not generate noise or create other disturbance that would be detrimental to nearby residents.
 - (3) Will be in harmony with the character and appearance of neighboring properties and the Village as a whole.
 - (4) Will not result in an unmitigated significant adverse traffic impact *as determined through the preparation of a Traffic Impact Study by a New York State licensed professional engineer, which shall be reviewed by the Village's independent traffic engineering consultant at any of the intersections identified by the Planning Board*. These standards shall apply in lieu of the general standards in § 224-8E(1)(d).

(a) *Required components of the Traffic Impact Study:*

- [1] *Trip generation estimates based on the Institute of Transportation Engineers (ITE) Trip Generation Manual (latest edition).*
- [2] *Intersection analysis using Synchro or equivalent software (latest edition) that considers traffic operation conditions for the Existing, No Action, With Action, and Mitigation (if applicable) scenarios at the intersections identified by the Planning Board.*
- [3] *Crash analysis.*
- [4] *Parking analysis including parking demand estimates based on the ITE Parking Generation Manual (latest edition).*
- [5] *Queueing analysis.*
- [6] *Pedestrian safety and access assessment.*
- [7] *Consistency with any state, county, or local street design policy assessment.*

(b)(a) At a minimum, the following shall be deemed a significant adverse traffic impact:

- [1] A degradation in level of service (LOS) for a lane group in the no action condition to LOS E or F in the with action condition, as defined by the Transportation Research Board Highway Capacity Manual (latest edition).
- [2] An increase of greater than 10% in delay for a lane group from the no action to with action condition if the lane group operates at LOS F in the no action condition.
- [3] An increase in the 95th percentile queue length to exceed the provided storage length for any turning lane or a 95th percentile queue length extending to the adjacent intersection for any through lane.
- [4] *A site access condition that does not meet minimum sight distance requirements and clear sight triangles per the American Association of State Highway and Transportation Officials (AASHTO) A Policy on Geometric Design of Highways and Streets (latest edition) and could reasonably result in an adverse vehicular or pedestrian safety condition.*

[5] Any condition directly resulting from the project that could reasonably result in an adverse vehicular or pedestrian safety condition as identified in the Traffic Impact Study.

(c)(b) The Planning Board may issue a special permit if mitigation measures are incorporated that reduce the traffic impacts to below the thresholds established above.

(5) Protected trees, as defined in § 202-2 of the Village Code, should be removed only under the circumstances listed in § 202-5A of the Village Code.

B. No special permit may be issued for a use using Strawberry Lane for access or egress unless the applicant makes whatever improvements are necessary to ensure and maintain safe passage over Strawberry Lane from Broadway to the point on Strawberry Lane where the use has access or egress.

C. Conflicting standards. If there is any conflict between this article and any other provision of this chapter, this article controls.

Section 2: All ordinances, local laws, and parts thereof inconsistent with this local law are hereby repealed.

Section 3: This Local Law shall take effect immediately upon filing in the office of the New York Secretary of State.

Karen Buccheri

From: Katie Bugna
Sent: Wednesday, September 9, 2026 9:47 AM
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: Meridian Rapid Defense Group
Purpose: Safety Barriers
Fund: Capital Fund
Amount: \$130,240.70

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 27th, 2026

To: The Irvington Village Board of Trustees and Facilities Planning Committee

Dear Board and Committee Members,

I am a member of the Irvington Fire Company, which, as you know, provides manpower to the Irvington Fire Department. I write to formally express my opposition to any proposal to relocate the Irvington Fire Department Headquarters from its current location.

I support and concur with the recent communication submitted to the Board and Committee Members, which set forth the reasons the Irvington Fire Department Headquarters should remain at its present site. I believe those points were well founded and clearly demonstrated the importance of maintaining the Headquarters in its current location.

I would like to add that I served as Chief of Department and a Chief Officer in Irvington from 2004 through 2008, following which I served until 2022 as Deputy Westchester County Fire Coordinator. In my County role I was tasked with coordinating mutual aid between municipalities and fire departments throughout the county and region, and I have first-hand experience and expertise in emergency response on the back of more than four decades of fire service experience. Relocating the firehouse is in my professional opinion a terrible idea, which was studied in the past and rejected. I urge all of you to instead address the improvements needed to the current firehouse rather than create a bad situation by relocating the facility.

Thank you for your time, attention, and thoughtful consideration of this matter.

Respectfully yours,

A handwritten signature in dark ink, consisting of a large, stylized 'J' followed by a series of loops and a long horizontal stroke extending to the right.

J.P. Natkin

Date: August 27, 2026

To: The Irvington Village Board of Trustees and Facilities Planning Committee

Dear Board and Committee Members,

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Thank you for your time, attention, and thoughtful consideration of this matter.

Respectfully,

Ronald Lillo

RONALD LILLO

Date: August 27, 2026

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Thank you for your time, attention, and thoughtful consideration of this matter.

Respectfully,

Howard C. Billings
Howard Billings

Date: August 27, 2026

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Thank you for your time, attention, and thoughtful consideration of this matter.

Respectfully,

Kyle Munger

[Signature]

Date: August 27, 2026

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Respectfully,

DENNIS MONTAZULI

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Date: August 27, 2026

To: The Irvington Village Board of Trustees and Facilities Planning Committee

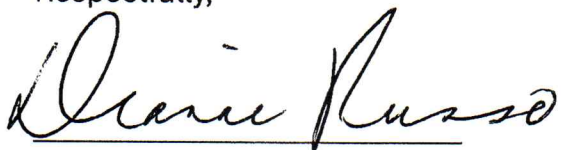
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Thank you for your time, attention, and thoughtful consideration of this matter.

Respectfully,

A handwritten signature in cursive script, reading "Dianne Russo". The signature is written in dark ink and is positioned above a horizontal line.

DIANNE RUSSO

Date: August 27, 2026

To: The Irvington Village Board of Trustees and Facilities Planning Committee

Dear Board and Committee Members,

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Respectfully,

Louis Ambros



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Date: August 27, 2026

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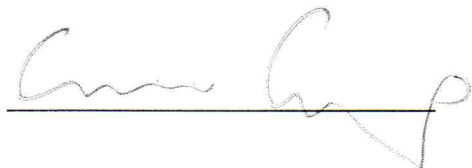
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Respectfully,

CRAGNE FORDUS



Date: August 27, 2026

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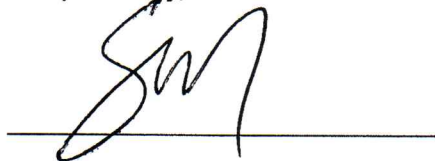
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Thank you for your time, attention, and thoughtful consideration of this matter.

Respectfully,

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Stephen Mangiacotti

Date: August 27, 2026

To: The Irvington Village Board of Trustees and Facilities Planning Committee

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Respectfully,

Anthony Terrione



Date: August 27, 2026

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Respectfully,

James R. Ruffler Jr

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Respectfully,

THOMAS MATTHEW FARRELL

Thomas Matthew Farrell

Date: August 27, 2026

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Respectfully,

Daniel Billings

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Date: August 27, 2026

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Respectfully,

Joseph Kimmel

J K

Date: August 27, 2026

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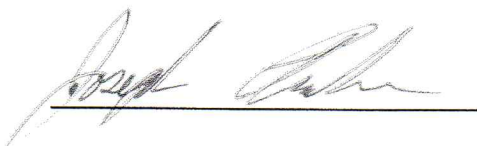
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Respectfully,

JOSEPH CLARKE SR.

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Date: August 27, 2026

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Respectfully,

Thomas Farrell Jr

July Farrell

Date: August 27, 2026

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Respectfully,

David David


Date: August 27, 2026

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Respectfully,

MICHAEL GALLAGHER



Date: August 27, 2026

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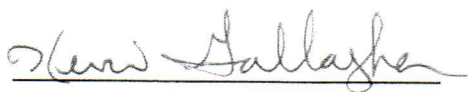
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Respectfully,

KEVIN GALLAGHER



Date: August 27, 2026

To: The Irvington Village Board of Trustees and Facilities Planning Committee

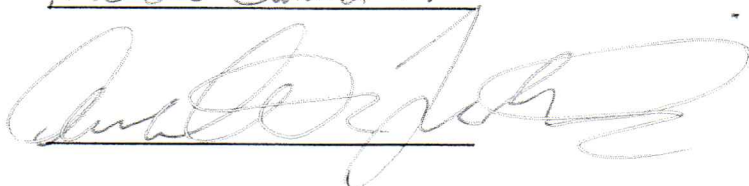
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Respectfully,

Andrew Cambarti


Date: August 27, 2026

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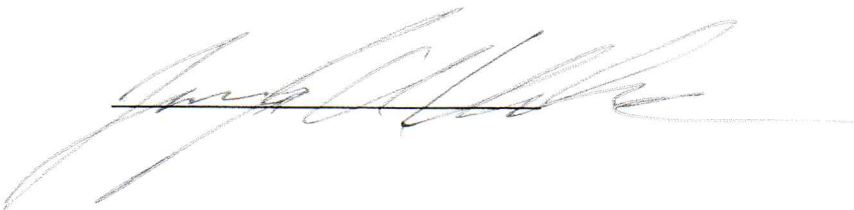
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Thank you for your time, attention, and thoughtful consideration of this matter.

Respectfully,

Joseph A. Clarke

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Date: August 27, 2026

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Respectfully,

DANIEL J. RAIMONDO



Date: August 27, 2026

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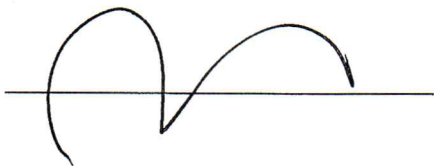
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Respectfully,

Jan Olszewski

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Date: August 27, 2026

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Respectfully,

Chris DePaol

Chris DePaol

Date: August 27, 2026

To: The Irvington Village Board of Trustees and Facilities Planning Committee

Dear Board and Committee Members,

I am a member of the Irvington Fire Company, which, as you know, provides manpower to the Irvington Fire Department. I write to formally express my opposition to any proposal to relocate the Irvington Fire Department Headquarters from its current location.

I support and concur with the recent communication submitted to the Board and Committee Members, which set forth the reasons the Irvington Fire Department Headquarters should remain at its present site. I believe those points were well founded and clearly demonstrated the importance of maintaining the Headquarters in its current location.

Thank you for your time, attention, and thoughtful consideration of this matter.

Respectfully,

DAVID LUTOMSKI FF IFD 1998-2021



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Respectfully,

Sebastian Teunissen

SEBASTIAN TEUNISSEN
10 E. HOME PLACE

I am unlikely to respond to calls, as frequently, if the station is moved.

Date: August 27, 2026

To: The Irvington Village Board of Trustees and Facilities Planning Committee

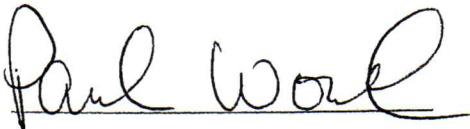
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Respectfully,

A handwritten signature in cursive script, reading "Paul Wark", written in black ink. The signature is fluid and stylized, with the first letters of each word being capitalized and prominent. It is written on a horizontal line.



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Respectfully,

John Lavers



Karen Buccheri

From: David Graeber
Sent: Thursday, September 3, 2026 2:52 PM
To: Written Communications
Cc: ; Arlene Burgos; Josie Bloom; David Zwiebel;
Kent Kleiman; Larry Ogradnek; Michael Hanna; michael hanna
Subject: Cedar Ridge Neighborhood Joins other local area Developments in Rejecting Cyrus Field DPW

Dear Mayor Burgos and Members of the Board of Trustees,

We are residents of the Cedar Ridge community, which lies downstream of the Irvington Reservoir within the Barney Brook watershed.

We support the Village's effort to modernize its aging DPW facilities. We do not support relocating the DPW to the Cyrus Field Road property adjacent to the reservoir.

The questions that have been raised by our neighbors here in Cedar Ridge, as well as in both Fieldpoint and Legend's Hollow, regarding stormwater and drainage, chloride, lead, wetlands, and the Village's own watershed protections are serious. For those of us living downstream, they are also particularly important.

We recognize that the Village has stated that no final decision has been made. We respectfully ask the Board to use this opportunity to reconsider Cyrus Field Road and pursue alternatives that allow Irvington to modernize its DPW without introducing an intensive public works operation beside the reservoir and within its watershed.

We respectfully ask that Cyrus Field Road be removed from consideration as the future site of the DPW.

While Irvington needs a modern DPW, we believe it can find a better place to build it.

Respectfully,

The undersigned residents of Cedar Ridge, Irvington (10533)

David and Courtney Graeber

Mark and Nancy Shedrofsky

Peter and Laura Lillendorf

Ricardo Crispim and Kristyna Burkova

Dan Sang and Lee Waxenberg

Kerri and David Warner

Eric and Lauren Norquist

Laura Wheeler

Paul and Jessica O'Reilly

Jason and Michelle Rimland

Andrew and Erin Weinstein

Brian and Jessica Maraia

Erica and Jared Maltz

Andrew and Meredith Siegel

Louis Agro and Camille Lefevre
David Driscoll
Lyndi Oxoby and Harsha Reddy
Beth and Andy Sokol
Eyal Attal and Jordan Teglas
Laurie Chock
Len and Joanne Loeb
Eric and Melissa Lorenz
Emily Tsai and Matthew Baldwin
Marion and Richard Katzive
Adam Kazansky and Rachel Gerstein
Saul Golubcow and Hedy Teglas
Bobbie Morris
Chris and Michele Epple

Keep Irvington's Firehouse on Main Street

A request to strengthen — not abandon — our volunteer fire service

September 9, 2026

Dear Mayor, Trustees, and Members of the Facilities Planning Committee:

I. The request

I am asking the Village to stop the current relocation track and commit to rebuilding the Irvington firehouse at its current location, 90 Main Street, with the department directly involved — and to evaluate the Department of Public Works and Recreation facilities as separate projects. This letter concerns fire service — not ambulance or EMT service — and the future of the volunteer firefighters who have protected Irvington since 1880.^[1]

The central question should be straightforward: what plan best protects residents, supports our volunteers, preserves reliable response, and avoids unnecessary permanent tax obligations? On those criteria, rebuilding the firehouse where it stands is the more prudent course.

II. Our shared commitment creates an opportunity to reset

Before addressing my concerns, I want to recognize the substantial time and effort that the Mayor, Trustees, members of the Facilities Planning Committee, and Village staff have devoted to this difficult work. These are complex questions, and I appreciate that those involved are volunteering their time or serving the Village with the goal of securing Irvington's future.

That shared commitment is why it is unfortunate that the process has become adversarial. It does not need to remain that way, and I do not believe anyone involved wants it to.

Part of the strain, in my view, has come from gaps in transparency. When residents and business owners most affected by these plans do not understand how priorities are being weighed or how conclusions are being reached, uncertainty can become distrust. Public statements suggesting that Irvington's volunteer fire-service model may disappear — even though the department itself has not taken that position — have added to that concern.

We all want the best outcome for Irvington. I am not writing as an opponent of the people doing this work. I am writing as a resident who wants the process to succeed and believes it still can through clearer communication, broader engagement, and an open reconsideration of the available options.

III. What took many of us by surprise

Public statements by a prominent member of the Facilities Planning Committee have indicated that affordable housing is a significant driver of these facility decisions. That member has also advocated for moving the firehouse and the Department of Public Works even as the committee has maintained that no decisions have been made.

Let me be clear: I do not believe anyone in this town is against affordable housing. What took us by surprise is that it was driving a process we understood to be about three other things: the safety of our town, the financial future of our town, and the environmental impact on our town. We did not understand that affordable housing was shaping the decision-making. Had we known, much of what puzzled us would have made sense sooner.

The benchmarking tells the same story. Of all the fire departments studied, the team visited only one all-volunteer department like Irvington — Ardsley. The rest — Pelham, Beacon, Peekskill, Scarsdale — all use career or combination staffing, and nearby all-volunteer departments in Hastings, Dobbs Ferry, Tarrytown, Sleepy Hollow, and Briarcliff were not studied at all. If this process were truly about Irvington's fire-service future, the departments that look like Irvington would have been the center of the study, not its margins.

IV. Our department is not in trouble

The Irvington Volunteer Fire Department has never said it is in trouble. Its members have never claimed they are drastically short of volunteers or that the volunteer model is failing here. Our department has protected Irvington since 1880 — just as the all-volunteer fire departments in Hastings-on-Hudson (1876), Dobbs Ferry (1883), Ardsley (1896), Sleepy Hollow (1876), Briarcliff Manor (1901), and Tarrytown all continue to operate successfully today.[1–7] These communities recruit, train, and adapt through difficult cycles. A recruitment challenge is a problem to solve, not proof that 146 years of volunteer service must end.

V. A new firehouse, yes — but it should stay on Main Street

To be clear about something important: a new firehouse has to be built regardless. The question is whether to move it.

The case for moving, as we understand it from Beyer Blinder Belle, is that the current site — while adequate for a rebuild — would not "future-proof" the firehouse for a day when the volunteer fire department model disappears. But that day is not coming. Nothing in the department's own statements, or in the experience of our neighboring villages, supports planning for the end of volunteer service in Irvington.

And moving the firehouse is a drastic step with real consequences: it goes against the volunteers' wishes; it destroys parking relied upon by upper Main Street and Broadway businesses; and it may put the foundations of the condo units on lower Fieldpoint at risk. That is an enormous price to pay for a contingency — the disappearance of our volunteers — that the evidence does not support.

The responsible course is to rebuild the firehouse where it stands, at 90 Main Street, with the firefighters directly involved in scope, design, staging, and safety decisions.

VI. Keep and strengthen our volunteers

The question before the Village should not be how to spend our way past a volunteer fire service we assume is fading. It should be: how do we retain, support, and strengthen the volunteer department we have?

The Village could help fund a recruitment campaign, broaden the pipeline of volunteers, lower barriers to service, and many more practical steps — all at a fraction of the cost of a permanent career payroll. Before the Village commits to ~\$1 million each year in professional fire-service costs — salaries, benefits, pension costs, overtime, leave coverage, supervision, training, and future contract increases — it should first try, with measurable benchmarks, to support the volunteers who have served Irvington for nearly a century and a half.[12]

That is not a one-time construction expense. It is a recurring operating obligation on top of the cost of a new building. Before anyone uses "future-proofing" to justify that commitment, the Village should publish the proposed staffing model: how many career firefighters per tour, which hours would be covered, what functions they would perform, and the full ten-year cost. One or two paid firefighters sleeping at a station would not replace the personnel required at a working fire; Irvington would still rely on volunteers and mutual aid.

VII. The firefighters' safety concerns deserve a written answer

The Irvington Fire Department's August 21 submission to the Board identifies operational and safety considerations favoring the current Main Street location and concerns raised by relocation.[8] The firefighters are the people who know Irvington's response patterns, apparatus movement, access to the street network, mutual-aid operations, and the practical demands of the building. Their position should not be treated as just one more public comment.

Before any relocation advances, the Village should require a written, point-by-point response to the department's letter, supported by response-time analysis, apparatus-access testing, staffing assumptions, and an operational comparison of the existing site with every alternative. If the people responsible for responding to fires believe relocation creates safety risks, the burden is on the relocation proposal to prove otherwise.

VIII. Screen sites before selecting them

The same principle applies to the proposed Department of Public Works location. Any site immediately adjacent to the reservoir or within a flood-prone area should face threshold review for watershed risk, flooding, drainage, fuel and salt handling, vehicle access, emergency containment, and cleanup liability before it is shortlisted — not after the Village has invested political and financial capital in selecting it.

As I understand the consultant's scope, a full environmental review is deferred until after a preferred site is selected. That is backwards. The Village's own Facilities Planning Committee charge identifies climate impacts, commercial-district impacts, facility needs, costs, and the effect on existing properties as relevant factors.[9] Those factors should be used to eliminate unsuitable sites first. Fiscal analysis and eminent-domain counsel should follow environmental and operational screening, not precede it.

The current order of operations creates an appearance — fair or not — that the process is moving toward a predetermined conclusion. That perception can be corrected only through independent analysis, transparent criteria, publication of assumptions, and a genuine willingness to conclude that none of the proposed sites is acceptable.

IX. Affordable housing is important — but it is far down this list

The Village's published facilities FAQ expressly identifies workforce affordable housing on Village-owned property and potential land-sale proceeds as part of the planning and financing discussion.[10] Yet residents were never given a clear, formal public discussion establishing the need for affordable housing, the scale of that need, the alternatives available, or the role housing would play in choosing sites for essential municipal services. I now understand affordable housing to be a dominant driver of this process. If that understanding is wrong, the Village should correct it with a transparent statement of objectives, priorities, and decision criteria.

No one needs to oppose affordable housing to insist that it be planned honestly and in the right place. Housing policy should be evaluated on its own merits; it should not quietly determine where Irvington locates critical public-safety infrastructure. If a housing proposal would displace the volunteer firehouse, contribute to a recurring professional-fire-service obligation, reduce parking relied upon by upper Main Street businesses, or create other net costs, residents are entitled to ask whether the chosen location is appropriate.

As the answer to the question "how do we keep our volunteer firefighters," affordable housing seems very far down the list — not the first and only priority, as some public statements by committee members have suggested.

Based on the figures discussed to date, the ~\$1 million annual professional-fire-service cost described above appears to far exceed the incremental tax revenue expected from the housing component. If that comparison is disputed, the Village should publish a side-by-side, ten-year fiscal analysis showing the housing revenue, capital and debt-service costs, professional-fire staffing costs, environmental contingencies, parking impacts, and effect on the tax levy. Residents should not be asked to infer the answer.

X. The right expertise and honest comparisons

Beyer Blinder Belle (BBB) describes a broad architecture and planning portfolio spanning preservation, urban design, new construction, and cultural, civic, educational, residential, and commercial work.[13] That is substantial experience, but breadth is not the same as demonstrated specialization in fire-department operations, emergency-response siting, DPW environmental risk, or the relocation of municipal facilities. The Village should identify the specific professionals and prior projects that qualify this team to make recommendations affecting fire safety and public works — not assume that general planning or mixed-use experience is enough.

Scarsdale is the concern. Scarsdale began as an all-volunteer department and is now a combination department — roughly 46 career firefighters plus about 50 volunteers — with an adopted fire budget of about \$7.4 million a year, of which roughly \$6.9 million (about 92%) is personnel.[14] That covers three stations serving about 6,000 residents each — roughly Irvington's per-station population. Scarsdale staffed its stations without having relocated them: a staffing change and a building move are separate decisions. And there is a well-documented dynamic in which adding career personnel first supplements, then supplants, volunteers.[15]

Before Irvington treats Scarsdale as its future, the Village should explain why a staffing transition requires a relocation — and publish the full recurring cost of the path it is contemplating.

The Village should publish the criteria used to select every comparison community, was Pelham selected because it moved its non-volunteer firehouse and replaced it with housing? Why professional departments like Peekskill and Beacon but not volunteer led departments like Tarrytown, Hastings, or Dobbs ferry. It should also explain how its interview list was constructed, which operational viewpoints were sought, and why affected neighborhoods, upper Main Street businesses, and firefighters from comparable volunteer departments were not more directly included. That concern is especially significant because the Village's own FAQ stated that the consultant would engage directly with the community, Village staff, and the Board.[10] Transparent methodology — not merely a list of places and names — is necessary to show that the analysis tested alternatives rather than supporting a predetermined outcome.

XI. The Village can correct course without assigning blame

I believe you are residents volunteering your time and trying to do what is right. But good people can still become invested in a flawed process, rely on a consultant whose fit has not been demonstrated, or move too far down a path before the most important questions have been answered. Money already spent cannot be recovered. That is not a reason to spend more or to compound a mistake.

Irvington is under no obligation to furnish talking points, achievements, or background material for anyone's political career. Its obligation is to protect the Village, serve its residents, respect taxpayers, sustain local businesses, and conduct an inclusive process in which people affected by a decision have a genuine opportunity to shape it.

My request:

- Stop the current firehouse-relocation process before additional money is committed.
- Direct the consultant to report that the sites presently under consideration do not satisfy the Village's threshold criteria if the evidence supports that conclusion.
- Rebuild the firehouse at 90 Main Street, with the department directly involved in scope, design, staging, and safety decisions.
- Adopt and fund a measurable volunteer recruitment-and-retention plan before considering career staffing.
- Evaluate Recreation and DPW separately, beginning with environmental and operational constraints rather than a desired land-use outcome.
- Require BBB and the Village to disclose the relevant fire-service, DPW, and municipal-facilities expertise assigned to this engagement; explain why each comparison community was selected; and document why comparable all-volunteer departments that retained or renovated their firehouses were not visited.
- Reconstitute or supplement the advisory group to include firefighters, affected neighborhoods, environmental expertise, financial expertise, upper Main Street businesses, and residents representing a broader range of viewpoints.

Please do not let sunk-cost thinking or institutional pride cost Irvington its volunteer fire department, expose the Village to avoidable environmental liability, impose a permanent ~\$1 million professional-fire payroll, endanger neighboring foundations, or weaken the businesses and civic life of upper Main Street and Broadway. The responsible decision is to pause, learn from what this process has revealed, rebuild the firehouse where it stands, and evaluate each remaining facility on its own facts.

Respectfully,

Steven Balet

Irvington resident

Supporting references

The factual references below support the history and planning-process statements in this letter. Statements concerning public remarks by committee members reflect the writer's personal recollection of public discussions.

- [1] Irvington Fire Department, official website, "History": organized April 18, 1880.
<https://www.irvingtonfd.com/content/history/>
- [2] Dobbs Ferry Fire Department, official website: all-volunteer department organized in 1883.
<https://www.dffd.org/>
- [3] Hastings-on-Hudson Fire Department, official website: volunteer history beginning in 1876.
<https://www.hastingsonhudsonfd.org/content/history/>
- [4] Village of Ardsley, official website, Fire Department page: totally volunteer department; organized January 25, 1896. <http://www.ardsleyvillage.gov/fire-department>
- [5] Village of Sleepy Hollow, official website: volunteer fire service — "firefighting services, the actual work, is rendered by these volunteers at no cost to the taxpayers"; first company (Fire Patrol) organized in 1876.
<https://sleepyhollowny.gov/232/Fire-Department> <https://www.sleepyhollowfd.org/content/history/>
- [6] Village of Briarcliff Manor, official website: 100% volunteer fire department since 1901.
<https://www.briarcliffmanor.gov/170/Volunteer-Fire-Department>
- [7] River Journal (riverjournalonline.com): Tarrytown Fire Department identified as a 100% volunteer department.
<https://riverjournalonline.com/communities/tarrytown/the-tarrytown-fire-department-marches-on/4571/>
- [8] Irvington Fire Department correspondence to the Board of Trustees, submission dated August 21, 2026.
- [9] Village of Irvington, official website: Facilities Planning Committee charge, listing climate impacts, commercial-district impacts, facility needs, costs, and effects on existing properties as factors to consider.
<https://irvingtonny.gov/777/Facilities-Planning-Committee>
- [10] Village of Irvington, official website: Facilities Planning Project page (includes the FAQ), identifying workforce affordable housing on Village-owned property and potential land-sale proceeds as part of the planning and financing discussion. <https://www.irvingtonny.gov/827/Facilities-Planning-Project>
- [11] New York State, Volunteer Firefighter Recruitment and Retention Task Force: published task force report and recommendations.
<https://www.dhSES.ny.gov/volunteer-firefighter-recruitment-retention-task-force-report>
- [12] Eastchester Fire District: published 2026 adopted budget (used for general cost context).
<https://www.eastchesternyfd.gov/DocumentCenter/View/900/EFD-2026-Adopted-Proposed-Budget-PDF>
- [13] Beyer Blinder Belle, firm website: published firm profile describing an architecture and planning portfolio spanning preservation, urban design, new construction, and cultural, civic, educational, residential, and commercial work. <https://www.beyerblinderbelle.com/about/mission/>
- [14] Village of Scarsdale, FY2026–27 Adopted Budget (adopted April 28, 2026), Fire Department section: FY2025–26 adopted appropriation \$7,428,172; personnel approximately 92% of the total (about \$6.9 million). <https://scarsdale.gov/DocumentCenter/View/11786/FY-2026-2027-Adopted-Budget>
- [15] Fire Engineering, "The Declining Membership of the Volunteer Fire Service": on the dynamic by which added career staffing first supplements and then supplants volunteers, as volunteers come to see their participation as no longer essential.
<https://www.fireengineering.com/leadership/the-declining-membership-of-the-volunteer-fire-service/>
- [16] Ardsley Fire Department: new firehouse at 505 Ashford Avenue, in service from approximately 2006, built at the department's existing location; a former chief's account notes the effort took nearly ten years. Ardsley Fire Department station history; Ardsley Historical Society newsletter, Fall 2021.
https://www.ardsleyvillage.com/system/files/uploads/ahs_fall2021_spreadsfinal.pdf

From: Michael Hanna
Sent: Friday, September 11, 2026 8:00 AM
To: Written Communications; Board
Subject: Context for residents on the facilities planning process

Dear Board of Trustees,

I previously served as the Irvington Board of Education president when the school district developed, and the community overwhelmingly supported after much public discussion, its 2019 Capital Referendum. I now serve on the Facilities Planning Steering Committee, where my role is to assist with community engagement — including helping residents find and understand what the process has produced. Similar to that 2019 school district process, this process is unfolding transparently and before any decisions are made. As occurred then, community feedback helps planners assess feasibility, and community input allows for adjustments prior to decisions being made.

This letter is provided to offer context that residents encountering this process have asked for. Importantly, the consultant's facilities report will be presented publicly on October 14. Mark your calendars, please.

Where to find the Village's own materials about the facilities process.

Everything referenced below is public. The Village's facilities project page is the place to start, and the most direct route is to search "Irvington NY facilities project." The consultant Presentation Boards from the June open house are, in my view, the single most useful thing a resident can look at before October 14 — they show the scenarios, the analysis behind them, and the advantages and disadvantages of each, as assessed by the consultant team, which includes an engineering firm.

I would also encourage residents to subscribe to the Mayor's message, which carries regular updates on where the process stands. Search online for "Irvington NY mayor's message subscription." Please also subscribe to Village notifications, which can be found by searching for "Irvington NY Village notifications."

The timeline of the facilities process.

The questions about what to do with Irvington's municipal buildings — those housing our public works, our police department, our administrative offices, and our fire department — are not new.

You can talk to people who reference efforts dating back to the 1980s, but most can point to the 2003 Village Comprehensive Plan that sought to set in motion a process for addressing their condition. In 2007, a citizens budget committee recommended closing or relocating the police firing range, citing potential lead contamination, and recommended relocating the main DPW station on South Astor Street. The 2018 Comprehensive Plan Update, developed with broad community input, also recommended relocating the Department of Public Works from South Astor Street and selling that site to create housing and generate tax revenue — language that appears on the Village's February 2026 BBB Presentation Board, quoted from the Plan itself.

In November 2023, voters were asked to approve an \$18.2 million bond for a new firehouse and municipal building at the current Main Street firehouse site together with the adjoining Village-owned property. It was defeated by roughly 84% of voters.

A resident-led Facilities Planning Committee was then created by the prior Mayor and Board of Trustees, and worked from spring 2024 through fall 2025. Its chairs continue to serve as members of the current Steering Committee. That committee recommended retaining a professional planning consultant, which led to the current study.

Throughout, the candidate sites, first identified by the resident-led committee, have been identified publicly for well over a year, and residents have had repeated opportunities to weigh in — through surveys, workshops, and open houses that many hundreds of people have attended or responded to.

The sequence matters. Housing appears in this discussion because a Village planning document recommended it eight years ago, before any current trustees were on the Board, alongside relocating the Department of Public Works, as the mechanism for offsetting cost. It is not a recent addition.

While the current phase is primarily a feasibility study, there has been some engineering and environmental analysis.

The consultant team is Beyer Blinder Belle and VHB. VHB is an engineering and environmental consulting firm, and its role appears on the Presentation Boards. Discussion has tended to focus on the architectural side, which understates what has been done.

The June 2026 "Analysis and Design Process" presentation boards document four phases. Site due diligence in December 2025 and January 2026 reviewed land-use restrictions, topography, stormwater infrastructure, vehicular access, neighborhood context and ownership across candidate sites — and eliminated several on those grounds, including the Main Street School site and the Hermits Road water tank site for steep topography and access limitations. Site planning studies followed, then architectural studies. A dozen scenarios were tested and narrowed to three.

It is worth being precise about what has and has not been done. Detailed site-specific environmental, traffic, and engineering studies come after a direction is identified. That sequencing is standard, and it is why no municipality commissions full studies for every site it will not build on. What has been completed so far is screening-level work — and that work eliminated sites.

Environmental mitigation has been a priority throughout. The Village currently operates several public works functions without the containment and stormwater treatment a modern facility is required to have — the Astor Street yard, an open-front salt structure further south on Astor Street near the Hudson, and a transfer station on cleared ground inside Irvington Woods. A consolidated facility could address all three, and the June presentation boards state directly that none of those measures exists at the current DPW facility.

Numerous sites were assessed for the Department of Public Works, including Astor Street.

The current Astor Street site was studied. The boards show that a rebuild there could hold part of the Department's needs but not all, requiring a second location and leaving the salt structure and the transfer station in place without mitigation.

Other sites were assessed and removed at successive stages of the analysis. Before any decision would be made about development of a new station, there remain additional site specific environmental, engineering, and traffic studies that would need to be done.

Rebuilding the firehouse on Main Street is one of the options.

Scenario A — "Expand in Place" — is a new firehouse built on the current Main Street site, expanded to include the Village-owned property at 86 Main Street. It is one of three scenarios that will be presented on October 14, with its own site plans, floor plans, and stated advantages and disadvantages.

The presentation board lists among its advantages: maintains Main Street presence in the community; central location in the Village for fire calls; access for volunteers who live near Main Street.

The same board lists among its disadvantages: traffic and safety conflicts with pedestrians; no parking provided for firefighters; operational challenges from a three-story design; no space for future growth; and a temporary firehouse required elsewhere during construction.

The other scenarios address more of the Department's operational needs, provide room for growth should the Village ever need it, and would not require the Department to operate from temporary quarters — under those options the Department stays in the current firehouse until a new one is complete, then moves once.

Doing nothing is not a low-cost option.

Buildings 60 to 100 years old age on their own schedule. Code compliance, accessibility work, and major repairs arrive whether or not anything is replaced — the Recreation building alone may need several million dollars to remain usable and ADA-compliant, and the Department of Public Works' operational and environmental requirements would cost many millions more. Under a do-little path that spending still happens, but piecemeal, at ad-hoc prices, without coordinated financing, and with no new revenue to offset it. Grant funding, which has been a growing share of Village capital work, is also less available for patching than for building. And if the volunteer fire model becomes unsustainable while nothing has been built to accommodate that, the Village could face the cost of paid staffing without any of the offsets. Inaction plausibly costs more than acting, not less.

Consolidating services with neighboring municipalities has been examined.

It is a fair question and worth revisiting periodically. It was most recently studied at the county level in 2017–18, through the Westchester County Shared Services and Taxpayer Savings Plan. That review found limited appetite and limited savings: roughly 73% of survey respondents expressed no interest in consolidated police services, and county-wide consolidation of law enforcement, court, and emergency functions was estimated to save about \$4 million a year spread across all of Westchester. It is worth distinguishing that question from what the Village is examining here. Housing two Irvington departments in one building is a construction and operating decision within the Village; it is not the inter-municipal consolidation the county study assessed.

Offsetting costs to current taxpayers.

The Village has commissioned a professional fiscal analysis of what redevelopment of the Village-owned sites could generate, assessing market-rate housing against income-restricted affordable housing. When the analysis is completed, it should be read alongside BBB's October facilities report.

One point worth understanding in advance: the School District receives roughly 60 to 65 cents of every property tax dollar in Irvington. Recurring revenue from new housing therefore flows disproportionately to the schools rather than to the Village — which means the Village would carry most of the capital cost while the largest share of the offsetting revenue reaches the District. For residents, that offset helps the largest line of their tax bill. The housing under consideration would be smaller one- and two-bedroom units and mixed-use redevelopment near the train station, and potentially on Village properties on Main Street.

What comes next.

On October 14, BBB publicly presents their assessments for discussion with the Board. Environmental review, engineering and traffic studies are likely to follow, as well as the transit-oriented development rezoning study already underway. Financing decisions come later still, and any actual construction is years away.

That timeline is worth emphasizing because no new facilities are about to be built. What is arriving is analysis, and there is real time for residents to engage with it.

I am glad to provide document references for anything above.

Respectfully,

Michael Hanna

Irvington, NY

**SPECIAL MEETING
OF THE MAYOR AND BOARD OF TRUSTEES
OF THE VILLAGE OF IRVINGTON, NY
HELD ON THURSDAY, SEPTEMBER 3, 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
 Kent Kleiman, Trustee
 Larry Ogrodnek, Trustee
 David Zwiebel, Trustee
 Charles G. Hessler, Village Administrator

REMOTE: Marianne Stecich, Village Attorney

EXCUSED: Katie Bugna, Clerk-Treasurer
 Josie Bloom, Trustee

At 7:05PM, 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. An item has been added to the agenda which is the approval of a contract with AKRF to update the MFO zoning to address the recent changes in SEQRA. Mayor Burgos made a motion to add the AKRF contract to the agenda, which was seconded by Trustee Kleiman.

The vote resulted as follows:

AYES: 4 (Mayor Burgos, Trustees Kleiman, Ogrodnek and Zwiebel)
NAYS: 0

- b. Check over \$25K
- c. 9-11 Ceremony at 8:30AM in Scenic Hudson Park

Mayor Burgos presented the following for correspondence:

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

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. Andrew Cleary, one of the board members of Field Point One commented that there continues to be concerns about safety, environmental issues, financial issues and general piece of mind as it relates to the relocation of the Firehouse. There were no further comments from the public.

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

RESOLVED to approve the minutes of the Village Board Regular Meetings held on July 20, 2026 and August 25, 2026.

RESOLUTION 2026-158

APPOINTMENT OF PERSONNEL IN RECREATION & PARKS DEPARTMENT

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 2026-159

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 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 2026-160

APPROVAL OF OUT-OF-TOWN TRAVEL FOR POLICE DEPARTMENT

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.

RESOLUTION 2026-161

SALARY MODIFICATION FOR PERSONNEL IN RECREATION AND PARKS DEPARTMENT

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 2026-162

APPROVAL OF 2026-27 BUDGET TRANSFERS AND MODIFICATIONS

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: Facilities Planning Project	6.1620.469.526	\$ 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 2026-163

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

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.

The vote resulted as follows:

AYES: 4 (Mayor Burgos, Trustees Kleiman, Ogrodnek and Zwiebel)

NAYS: 0

RESOLUTION 2026-164

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

Mayor Burgos offered the following resolution, which was seconded by Trustee Ogrodnek, 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.

The vote resulted as follows:

AYES:	4	(Mayor Burgos, Trustees Kleiman, Ogrodnek and Zwiebel)
NAYS:	0	

RESOLUTION 2026-165

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

Mayor Burgos offered the following resolution, which was seconded by Trustee Ogrodnek, 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).

The vote resulted as follows:

AYES:	4	(Mayor Burgos, Trustees Kleiman, Ogrodnek and Zwiebel)
NAYS:	0	

RESOLUTION 2026-166

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

Mayor Burgos offered the following resolution, which was seconded by Trustee Kleiman, 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.

The vote resulted as follows:

AYES:	4	(Mayor Burgos, Trustees Kleiman, Ogrodnek and Zwiebel)
NAYS:	0	

Village Clerk-Treasurer Katie Bugna submitted the following regarding the Capital Budget:

- * This is the version of the Capital Budget that was discussed at the August 4th Work Session. No additional changes have been made since that discussion. The budget reflects the capital requests submitted by Village Department Heads and presented at the July 15th and July 20th public meetings.
- * The proposed FY 2026-27 Capital Budget includes a total of \$8,830,792 in approved projects. Of this amount, \$4,877,200 will be financed through borrowing, \$2,342,892 will be funded through grants, \$1,322,759 will be funded through the use of fund balance, and \$287,241 in proceeds from prior borrowings will be applied toward new projects.
- * Of the \$4,877,200 in planned borrowing, only \$3,477,200 is expected to be borrowed during the current fiscal year. The remaining \$1.4 million is designated for the Rescue Truck and will not be borrowed until several years from now, when the truck is ready.
- * The projected debt service associated with the new borrowings is based on an assumed interest rate of 3.7%, which is subject to change at the time the borrowing occurs. Approval of the FY 2026-27 capital projects is projected to result in an approximately \$282,250 increase in debt service payments for FY 2027-28.
- * Once the Capital Budget is approved, we will coordinate with Bond Counsel to prepare the necessary bond resolutions for the projects requiring financing so they can be placed on the agenda for the next Board meeting.

**RESOLUTION 2026-167
APPROVAL OF THE 2026-27 CAPITAL BUDGET**

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

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

The vote resulted as follows:

AYES:	4	(Mayor Burgos, Trustees Kleiman, Ogrodnek and Zwiebel)
NAYS:	0	

**RESOLUTION 2026-168
APPROVAL OF FISCAL ANALYSIS ADDITIONAL SERVICES AGREEMENT WITH BEYER
BLINDER BELLE**

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

The vote resulted as follows:

AYES: 4 (Mayor Burgos, Trustees Kleiman, Ogrodnek and Zwiebel)
NAYS: 0

**RESOLUTION 2026-170
VOLUNTEER APPOINTMENTS**

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

The vote resulted as follows:

AYES: 4 (Mayor Burgos, Trustees Kleiman, Ogrodnek and Zwiebel)
NAYS: 0

**RESOLUTION 2026-169
APPROVAL OF CONTRACT WITH AKRF TO UPDATE MFO ZONING TEXT TO ADDRESS
RECENT CHANGES TO SEQRA REGULATIONS**

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

RESOLVED to approve a contract with AKRF, Inc. in an amount not to exceed \$5,000 to update the MFO Zoning text to address recent changes to the State Environment Quality Review Act (SEQRA) regulations; be it further

RESOLVED that the Village Administrator is hereby authorized to execute said contract on behalf of the Village and that this expense should be charged to the following account, 1.8010.437, Zoning Board professional fees.

The vote resulted as follows:

AYES: 4 (Mayor Burgos, Trustees Kleiman, Ogrodnek and Zwiebel)
NAYS: 0

Trustee Kleiman provided a recap of the Irvington Historical Society's Capital for a Day event on August 30, 2026 and he thanked all that attended.

Trustee Ogradnek gave an update on the kick-off meeting for the Transit Oriented Development (TOD) Zoning Study which took place today, September 03, 2026. He outlined the next steps for the project including the creation of a website for the project.

Trustee Zweibel did not give a liaison report.

Village Administrator Charles Hessler reported on the following:

1. Harriman Road Construction Update

Bradhurst completed the installation of a 36-inch culvert across Harriman Road near Victor Drive on Friday, August 28.

The contractor is finishing the reconstruction of the stone wall on the north side of Harriman Road today and tomorrow. This work will not require any road closures.

Next week, Bradhurst will complete the tie-in to the new water main and restore the area adjacent to Victor Drive. Following that work, the contractor will perform test pits along Broadway to locate and identify existing utilities.

2. Route 9 Construction

Starting in mid-September, Bradhurst will conduct exploratory work and excavation on the west side of Route 9 (Broadway). This work may require intermittent lane closures in accordance with the approved traffic plans and permit documents and is being coordinated with NYSDOT.

The contractor anticipates beginning work within the NYSDOT right-of-way mid-September. Excavation will proceed from the west side of Route 9 toward the travel lanes.

Bradhurst intends to backfill and pave as work progresses across Route 9. However, if existing utilities create obstructions, portions of the excavation may need to be temporarily plated or bridged to allow the contractor to install and pull new sections of culvert beneath the utilities.

Weather permitting, the Route 9 work is anticipated to be completed, including asphalt restoration, the end of November. Unmarked utilities, ledge rock requiring removal, or other unforeseen conditions could extend the construction schedule.

The contractor is aware of the challenges associated with school-year traffic, the approaching end of the construction season, and the potential for winter weather. They anticipate having all lanes open with at least temporary asphalt pavement or binder in early December.

The Village, including the Irvington Police Department, Water and Sewer Department, and Department of Public Works, continues to coordinate closely with the Irvington Union Free School District to keep school officials informed of the construction schedule and any potential impacts to school bus routes as the new school year begins.

Residents with questions or concerns about the construction are encouraged to contact the Village.

3. ARB Processes and Procedures Follow Up

Following the August 25 discussion concerning the processes and procedures of the Architectural Review Board (ARB), which included comments made by counsel representing ARB Chair Huff, the Village Attorney undertook a comprehensive review of the communications exchanged between Village officials, the Village administration, and Village Counsel, and the ARB Chair and members of the ARB.

As a result of that review, the Village Attorney prepared a detailed summary documenting the relevant communications and chronology of events. The purpose of this summary was to ensure that the record accurately and comprehensively reflects the communications that took place and to provide clarification regarding certain matters addressed during the August 25 discussion.

A detailed overview of these communications was provided to the ARB on Monday. The summary will also be entered into the public record at the September 14 Board of Trustees meeting for the Board and the public's review and consideration.

Mayor Burgos opened the floor to public comment. Charles Goldman spoke to confusion concerning the relocation of the Fire Department or the Department of Public Works to the Field Point parking lot. He expressed several concerns about the relocation and indicated that he is aware that the members of the Fire Department express their opposition to relocating it. Mayor Burgos indicated no decisions have been made and on October 14th, there will be a meeting to review the report with the consultant. She discussed next steps of the project. She encouraged residents to continue participating in the discussion.

Andrew Cleary of Field Point also inquired if the public will be able to ask questions at the October 14th meeting. He also inquired as to when there will be a discussion about the long-term viability of operating the Fire Department as 100% volunteer. Mayor Burgos discussed the broader trends of volunteer recruitment in fire departments in our area and discussed what our options are. Mayor Burgos spoke about short-term and long-term options. Mayor Burgos reiterated that a decision would not happen right away and several elements would need to be studied after the report is finalized. The Village Administrator also provided some context on why this is being studied and gave his perspective on current and future considerations for the Fire Department location.

Trustee Zweibel spoke to the role of the Master Plans in deciding to hire a consultant to determine the locations of the DPW facility and the Fire Department. The Master Plans were formulated after much engagement with the public. The Master Plan also discussed the creation of a MFO Zone. Mr. Cleary inquired about the potential for additional incentives to help recruit volunteer fire fighters.

The Mayor indicated that the Village did consider numerous locations for facilities but some were eliminated due to site limitations. The Village Administrator mentioned that people can submit questions and comments to writtencommunications@irvingtonny.gov. They can also explore the online engagement tool on the website, <https://www.irvingtonny.gov/827/Facilities-Planning-Project>.

Michael Hanna joined via Zoom to offer comment but there were issues with the audio volume in the Courtroom. He was unable to rejoin to offer his comments.

At 8:14PM, 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 Ogrodnek, and unanimously approved.

Charles G. Hessler, Village Administrator

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 Capital Funds within projects of similar purpose and probable useful life.

From: Fire House Replacement Windows	6.3410.200.172	\$	169,428
From: 2018 Shooting Range Improvements	6.3120.469.360	\$	30,000
From: 2018 Traffic Speed Trailer	6.3120.200.361	\$	31,513
From: Recreation Transport Van	6.7140.200.364	\$	40,000
To: Fire Building Safety Upgrades	6.3410.452.516	\$	169,428
To: Fire Department Generator	6.3410.200.534	\$	30,000
To: Police Portable Radio Upgrade	6.3120.200.539	\$	31,513
To: Police Patrol Vehicle	6.3120.200.537	\$	40,000

2. To fund adopted 2026-27 Capital Budget with allocation from General Fund Balance.

Increase: General Fund Surplus	1.1.4795	\$	1,308,759
Increase: Water Fund Surplus	8.8.4795	\$	14,000
Increase: Transfers from General to Capital Fund	1.9550.900	\$	1,308,759
Increase: Transfers from Water to Capital Fund	8.9550.900	\$	14,000
Increase: Transfers In – Capital Fund	6.6.5031	\$	1,322,759
Increase: Ardsley Avenue West Drainage (Lower)	6.5010.437.533	\$	275,000
Increase: Fire Department Generator	6.3410.200.534	\$	90,000
Increase: Fire Building Safety Upgrades	6.3410.452.516	\$	405,572
Increase: IFD Key Card Access Upgrade	1.3410.452	\$	10,000
Increase: IFD File and Application Server Replacement	6.3410.469.535	\$	51,700
Increase: Air Compressor	6.3410.200.536	\$	65,000
Increase: Police Patrol Vehicle	6.3120.200.537	\$	47,000
Increase: Police Portable Radio Upgrade	6.3120.200.539	\$	218,487
Increase: Tractor Replacement	6.7140.200.540	\$	44,000
Increase: John Deere Gator	6.7140.200.541	\$	17,000
Increase: Senior Lot Lighting	6.7140.469.542	\$	20,000
Increase: Lighting and Sound Network Reconfiguration	6.8989.469.543	\$	30,000
Increase: ADA Compliant Ramp Install	6.1620.200.544	\$	35,000
Increase: Design for Reservoir Toe Drain	6.8340.437.548	\$	14,000

3. Transfer of funds between Recreation Department expense lines to cover certified mailing postage expenses.

From: Publicity and Printing	1.7310.434	\$	700
To: Postage	1.7310.433	\$	700

4. Transfer from Contingency for contract with AKRF for the zoning code update to include recent SEQRA regulation changes (Contract approved 9/3/26 Res 2026-169).

From: Contingency - General	1.1990.465	\$	5,000
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To: Zoning Professional Fees	1.8010.437	\$	5,000
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5. Transfer of funds between DPW travel and education lines for professional membership dues.

From: Travel & Education	1.5010.435	\$	550
To: Membership Dues	1.1440.438	\$	550

RESOLUTION 2026-XXX

ACCEPTANCE OF GIFT FROM THE GARDEN CLUB OF IRVINGTON

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

RESOLVED, that the Village of Irvington hereby gratefully accepts a donation in the amount of \$325 from the Garden Club of Irvington to the O'Hara Nature Center for programming enrichment.

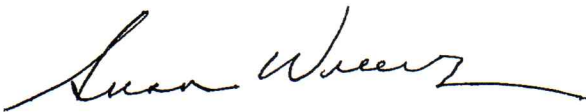
BE IT FURTHER RESOLVED, that the Clerk/Treasurer is hereby directed to deposit the funds into GL Account 1.1.2705 – Gifts and Donations and initiate a transfer of these funds into GL Account 001.7989.0410 – Supplies for the purchase of native plants.

GARDEN CLUB OF IRVINGTON

To: The Village of Irvington

Enclosed please find a donation in the amount of \$325 to be directed toward the O'Hara Nature Center for programming enrichment. This check replaces our previous check #114, dated 6/13/2026.

Best regards,

A handwritten signature in black ink, appearing to read "Susan Weisenberg", with a long horizontal flourish extending to the right.

Susan Weisenberg, Treasurer

RESOLUTION 2026-XXX

**AUTHORIZATION TO APPROVE CHANGE ORDER #6 FOR THE HARRIMAN ROAD/US
ROUTE 9 CULVERT PROJECT**

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

RESOLVED to approve Change Order #6 with Bradhurst Site Construction Corp. in the amount of \$43,319.56 for the Harriman Road/US Route 9 culvert project and to authorize the Village Administrator to execute said Change Order.

CHANGE ORDER No. 6**September 1, 2026**

PROJECT: **Proposed Harriman Road/U.S. Route 9 Culvert
Village of Irvington**

CONTRACTOR: **Bradhurst Site Construction Corp.
140 Bradhurst Avenue
Valhalla, NY 10595**

TO: **Mark Pugni
President**

You are directed to make the following changes to the referenced project. The work should be paid for as per the prices shown below.

DESCRIPTION:

On the dates specified, provide additional copper water service replacement at Village water main; provide additional labor to hand excavate rock removal around existing Village water mains, hand excavate rock from shoring box under brook; export hauling unsuitable flood saturated soils from the site. Removals, repairs and restoration added work, and time delays and to the project. The following items were tracked on a labor and material basis. All work was reviewed in the field and was completed in compliance with the Village standards and Contract Documents.

COST SUMMARY:

ITEM	UNIT	QUANTITY	UNIT PRICE	COST EXTENSION
June, 2026 – Additional 1” type K copper water service line, plus corporation at 12” Village water main, excavation, backfill and cleaning of site.	Lump Sum	1	\$ 6,818.93	\$ 6,818.93
June, 2026 – Rock removal by chipping gun and hand excavation with two laborers at existing 12” Village water main, delayed installation of relocated water service and corporation fitting.	Lump Sum	1	\$ 2,076.90	\$ 2,076.90
July, 2026 – Rock removal by chipping gun and hand excavation at the relocation of the 12” high and low pressure water mains at the 60” culvert. Also includes laborers working in shoring box for rock excavation at overflow structure on north side of Harriman Road at brook.	Lump Sum	1	\$ 30,088.23	\$ 30,088.23
August, 2026 – Hauling out of exported, unsuitable soils, removed from the excavation of the overflow structure in the brook, as well as soils compromised by flooding and thunderstorms in July and August.	Lump Sum	1	\$ 4,335.50	\$ 4,335.50

Change Order No. 6
Proposed Harriman Road/U.S. Route 9 Culvert
Village of Irvington
September 1, 2026

TOTAL COST OF CHANGE ORDER:

\$ 43,319.56

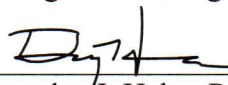
NEW CONTRACT PRICE:

Contract price prior to this Change Order:	\$ 3,551,800.33
<u>Cost resulting from this Change Order:</u>	<u>\$ 43,319.56</u>
<u>New Contract price including this Change Order:</u>	<u>\$ 3,595,119.89</u>

The above changes are recommended for approval:

James J. Hahn Engineering, P.C.
Village Consulting Engineer

By:



Douglas J. Hahn, P.E.

Dated:

9/3/2026

The above changes are accepted:

Village of Irvington

By:

Charles Hessler
Village Administrator

Dated:

The above changes are accepted:

Bradhurst Site Construction Corp.
General Contractor

By:



Mark Pugni, President

Dated:

9/1/26

RESOLUTION 2026-XXX

APPROVAL OF PROPOSAL FOR ACCESS PANEL SYSTEM UPGRADE WITH STRATAGEM SECURITY

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

RESOLVED to approve the proposal from Stratagem Security in the amount of \$9,920.36 to replace the access panel system at Irvington Fire department; and,

FURTHER RESOLVED that the expenses for this project are to be financed from 1.3410.452.



2 Westchester Plaza
Elmsford, New York 10523

Proposal

Phone: 914-777-5700
Fax: 914-777-1857

Proposal #	Customer #	Proposal Date
17289	12116	04/29/2026

Customer:
VILLAGE OF IRVINGTON FIRE DEPARTMENT
90 MAIN STREET
IRVINGTON, NY 10533

Site Location:
VILLAGE OF IRVINGTON FIRE DEPARTMENT
90 MAIN STREET
IRVINGTON, NY 10533

Contact Information:

Customer Contact:
Cell Phone:
System Type: Network Video

Stratagem Contact: Czaplicki, Dean
Phone: (203) 668-5414
Email: dean@nycctv.us

Stratagem Security is pleased to present you with the following proposal for your location. Based on your input and our evaluation of your needs, we have prepared a scope of work which details the equipment recommended for your facility.

The solution proposed represents Stratagem Security's most versatile, flexible and reliable system solution. The proposed system comes recommended to you only after extensive analysis of your business and security needs and requirements. As such, we believe the proposed solution offers the most cost-effective method of satisfying your initial requirements while supplying a strong base which can be expanded to accommodate future needs.

We will remain at your service to provide any clarification, definition, or further description of any portions of this proposal as you may require. We are confident you will be pleased with the pricing options available to you.

This proposal pricing is based on OGS Group 77201- Intelligent Facility & Security Systems and Solutions Award PT68864. All labor rates are prevailing wage and are based on fixed rate/lump sum agreement.

The below is a line from OGS on How to use the contract:

<https://ogs.ny.gov/system/files/documents/2019/04/23150attachment16.pdf>

Authorized Users MUST obtain a separate Prevailing Rate Case Number (PRC#) for each purchase from this contract where prevailing wage rates apply. The PRC # provided in this Bid is for information and evaluation purposes of the Centralized Contract only. When an Authorized User submits the request for the applicable prevailing wages, the Department of Labor will send the Authorized User an email with a link to the PRC information for the particular service agreement requested. For access to the Department of Labor (DOL) PRC # request page, use the following link (please copy and paste into internet browser address bar as direct link does not work):

For access to the NYS DOL PRC# request page, please copy and paste the following link into an internet browser address bar (as clicking the direct link does not open the page):

<https://applications.labor.ny.gov/wpp/showPublicNewProject.do?method=showIt>

Billing Questions	CONTACT US Service	Email
(914) 777-5700	(914) 777-5700	service@nycctv.us

To visit us online, please visit: <https://stratagemsecurity.net>



2 Westchester Plaza
Elmsford, New York 10523

Proposal

Phone: 914-777-5700
Fax: 914-777-1857

Contact information for each Local NYS DOL Bureau of Public Work Office, along with a listing of the counties served by each office, can be accessed using the following link:

<https://labor.ny.gov/workerprotection/publicwork/PWContactUs.shtm>

Sample PRC # Request:

https://scribeshow.com/viewer/How_to_Submit_a_Wage_and_Supplement_Information_Request__2miiXj4TTQmHtEWIVVs1wVs1w

Note: This quote is valid for 45 days from the date of issue. Prices, availability, and terms are subject to change after this period.

Brief Description:

Replacement of Access Control System

1. Replace Main Entry Door Reader
2. Replace Back Door Reader
3. Replace Panel in Upstairs Office
4. Implement New Access Control Software at all Applicable Workstations
5. All End User Training

Scope of Work

Item/Part Code	Description	Quantity	Rate	Amount
PW-RA Project/Pgm Manager	Project/Program Manager - All Regions	3.00	\$224.47	\$673.41
CU4200US	Control Unit XS4 2.0 two rdr 6 in 4 out RS485 aux - offline or exp of CU42Ex 12VDC xfmr No enclosure - MSRP - \$701.00	1.00	\$680.00	\$680.00
PW-R3 West Electri-Sec	Electrician/Electrical Installer Onsite Region 3 Entire County: Westchester - CCTV/ACCESS/BURG	24.00	\$245.67	\$5,896.08
WRM9001E	Salto Modular Wall Reader - MSRP - \$594.00	2.00	\$555.00	\$1,110.00
PW-RA Designer	Designer - All Regions	3.00	\$199.49	\$598.47
BB-100	Power Supply with Battery Enclosure - MSRP - \$690.00	1.00	\$569.25	\$569.25
PW-RA Offsite Maint Tech	Offsite Integration and Maintenance Technician - All Regions	2.00	\$150.00	\$300.00
PFD04KN-10	SALTO KEY FOBS - 10 PACK	1.00	\$93.15	\$93.14

Total Charges : \$9,920.36
Sales Tax : \$0.00

CONTACT US

Billing Questions

(914) 777-5700

Service

(914) 777-5700

Email

service@nycctv.us

To visit us online, please visit: <https://stratagemsecurity.net>



2 Westchester Plaza
Elmsford, New York 10523

Proposal

Phone: 914-777-5700
Fax: 914-777-1857

Grand Total : \$9,920.36

Deposit Required to schedule work \$0.00

EXCLUDED:

- Any Material or labor not specifically listed as part of this proposal .
- Drawings.
- After normal hours, weekends, or holidays.
- Patching and painting.
- Pricing established using fixed rate contract basis.
- If using existing wiring, Wire is assumed to be usable. If wire needs to be replaced an additional proposal will be forwarded for wire replacement.
- All work to be performed on straight time - overtime will be provided at additional cost
- Stratagem Security, Inc. is not responsible for problems caused by existing wire and does not warranty existing wires, equipment or 3rd party wire installation.
- Permit fees, Engineered Plans & Design not included unless listed.
- No core drilling or penetrations are included unless noted in the scope of work described above. Available chases, conduits and wire runs will be used. Additional core drilling will be provided at additional cost.
- No conduit or molding included unless noted in the scope of work described above.
- Customer is responsible for providing 110V electrical power required at required locations to be installed throughout property.
- Customer is responsible for all charges due to access related delays.
- Any additional materials or labor requested by customer that is not specified in this proposal will result in a Change Order that must be reviewed by Stratagem Security, Inc. account executive and signed for by customer prior to start date of installation.
- If remote access configuration is required, customer must provide complete IP configuration information to Stratagem Security, Inc. prior to start of installation. If complete IP information is not received by completion of installation, return visits will be provided at additional cost.
- If remote access is required, customer must provide a network connection within 25 feet of equipment. Any network wiring will be subject to additional charges based on time & materials.
- Stratagem Security, Inc. is not responsible for remote access issues caused by network or firewall issues. Any network connectivity support beyond setting up the system for remote access will be subject to additional charges
- Customer must provide power and data connections for security equipment as required.
- Customer contact must be present at end of installation to approve job completion. Any error in service or a new installation of the system must be called to the attention of Stratagem Security, Inc. in writing within five (5) days after completion of the installation or the installation shall be deemed totally satisfactory to and accepted by the customer.
- will be subject to additional charges
- Customer must provide power and data connections for security equipment as required.
- Customer contact must be present at end of installation to approve job completion. Any error in service or a new

Billing Questions

(914) 777-5700

CONTACT US
Service

(914) 777-5700

Email

service@nycctv.us

To visit us online, please visit: <https://stratagemsecurity.net>



Phone: 914-777-5700
Fax: 914-777-1857

X

Date _____

Amount

Page 74 of 183

RESOLUTION 2026-XXX
AUTHORIZATION TO SUBMIT A GRANT APPLICATION FOR THE 2026-27
JUSTICE COURT ASSISTANCE PROGRAM

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

RESOLVED that the Board of the Village of Irvington authorizes the Irvington Village Court to apply for a JCAP grant in the 2026-27 grant cycle up to \$7,450.00.



Pacific Transglobal Construction Corp.

61 Southside Ave, Bldg B
Hastings on Hudson, NY 10706

Estimate

Date	Estimate #
5/20/2026	744139

Address

Village of Irvington
85 Main Street
Irvington, NY 10533
Tax Exempt ID. A-153829

Site Location / Customer

Village Hall
85 Main Street
Irvington, NY 10533

Project**P.O. Number**

Description	Total
Village Court - New Carpet, approx. 22'x30' Provide protection as needed Strip and dispose of existing carpet Clean, scrape and prep substrate Supply and install new carpet tiles, Philadelphia Mainstreet Chiseled 54870, approx. 22'x30' Step area behind Court desk to receive rubber transitions at corners Doors to receive transitions as needed Remove and dispose of debris	7,450.00T

The cost of the work set forth above is valid for 30 days from the above date and exclusive of applicable taxes. Interest as applicable will be due upon invoice. Any modifications or deviations to the above-detailed scope of work may result in additional fees. All such fees will be approved by Customer or a designated representative prior to incurring such fees and will be invoiced appropriately. This proposal is subject in all respects to the terms of the Project Agreement between Contractor and Customer.

BY MY SIGNATURE, I AGREE TO TERMS & AMOUNTS ON THIS ESTIMATE/INVOICE _____ DATE: _____

Westchester County License # WC-15276-H04 Yonkers License # 017
Connecticut License # HIC 0626061 DOT License # 31828 NYC Tracking #606935
Lead Renovator Certificate No. R-1-18351-10-11897

Subtotal	\$7,450.00
Sales Tax (0.0%)	\$0.00
Total	\$7,450.00

Phone #

914-423-0814

Fax #

914-963-6116

E-mail

loubrutto@pacifictransglobal.com

Web Site

www.pacifictransglobal.com





RESOLUTION 2026-XXX

BOND RESOLUTION, DATED SEPTEMBER 14, 2026, AUTHORIZING THE ISSUANCE OF UP TO \$1,053,200 AGGREGATE PRINCIPAL AMOUNT SERIAL BONDS OF THE VILLAGE OF IRVINGTON, COUNTY OF WESTCHESTER, STATE OF NEW YORK, PURSUANT TO THE LOCAL FINANCE LAW, TO FINANCE THE COSTS OF (I) THE ACQUISITION OF COMMUNICATIONS EQUIPMENT AND (II) THE ACQUISITION, CONSTRUCTION AND RECONSTRUCTION OF HVAC IMPROVEMENTS, ALL IN AND FOR THE VILLAGE.

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

WHEREAS, the Board of Trustees of the Village of Irvington (the "Village"), located in the County of Westchester, in the State of New York (the "State"), hereby determines that it is in the public interest of the Village to authorize the financing of the costs of (i) the acquisition of communications equipment (\$116,000) and (ii) the acquisition, construction and reconstruction of HVAC improvements (\$937,200), all in and for the Village, including any applicable equipment, machinery, apparatus, land or rights-in-land necessary therefor and any preliminary and incidental costs related thereto, at a total cost not to exceed \$1,053,200, all in accordance with the Local Finance Law;

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of the Village of Irvington, County of Westchester, State of New York, as follows:

Section 1. There is hereby authorized to be issued serial bonds of the Village in the aggregate principal amount of up to \$1,053,200, pursuant to the Local Finance Law, in order to finance costs of the specific objects or purposes hereinafter described.

Section 2. The specific objects or purposes, or class of objects or purposes, to be financed pursuant to this bond resolution (collectively, the "Project"), the respective estimated maximum cost of such specific object or purpose, or class of object or purpose, the principal amount of serial bonds authorized herein for such specific object or purpose, or class of object or purpose, and the period of probable usefulness of such specific object or purpose, or class of object or purpose, thereof pursuant to the applicable subdivision of paragraph a of Section 11.00 of the Local Finance law, are as follows:

- (a) The acquisition of communications equipment for the Village, including any preliminary and incidental costs related thereto, at an estimated maximum cost of \$116,000, for which \$116,000 principal amount of serial bonds, or bond anticipation notes issued in anticipation of such serial bonds, are authorized herein and appropriated therefore, having a period of probable usefulness of ten (10) years pursuant to subdivision 25 of paragraph a of Section 11.00 of the Local Finance Law. Such serial bonds shall have a maximum maturity of ten (10) years computed from the earlier of (a) the date of the first issue of such serial bonds or (b) the date of the first issue of bond anticipation notes issued in anticipation of the issuance of such serial bonds; and
- (b) The acquisition, construction and reconstruction of HVAC improvements for the Village, including any applicable equipment, machinery, apparatus, land or rights-in-land necessary therefor and any preliminary and incidental costs related thereto, at an estimated maximum cost of \$937,200, for which \$937,200 principal amount of serial bonds, or bond anticipation notes issued in anticipation of such serial bonds, are authorized herein and appropriated therefore, having a period of probable usefulness of ten (10) years pursuant to subdivision 13 of paragraph a of Section 11.00 of the Local Finance Law. Such serial bonds shall have a maximum maturity of ten (10) years computed from the earlier of (a) the date of the first issue

of such serial bonds or (b) the date of the first issue of bond anticipation notes issued in anticipation of the issuance of such serial bonds.

Section 3. The Board of Trustees of the Village has ascertained and hereby states that (a) the estimated maximum cost of the Project is \$1,053,200; (b) no money has heretofore been authorized to be applied to the payment of the costs of the Project; (c) the Board of Trustees of the Village plans to finance the costs of the Project from the proceeds of the serial bonds authorized herein, or from the proceeds of bond anticipation notes issued in anticipation of such serial bonds; (d) the maturity of the obligations authorized herein may be in excess of five (5) years; and (e) on or before the expenditure of moneys to pay for any costs of the Project for which proceeds of such obligations are to be applied to reimburse the Village, the Board of Trustees of the Village took "official action" for federal income tax purposes to authorize capital financing of such item.

Section 4. Subject to the terms and conditions of this bond resolution and the Local Finance Law, including the provisions of Sections 21.00, 30.00, 50.00 and 56.00 to 60.00, inclusive, the power to authorize the serial bonds authorized herein, and bond anticipation notes in anticipation of the issuance of such serial bonds, including renewals thereof, the power to prescribe the terms, form and contents of such serial bonds and such bond anticipation notes, and the power to issue, sell and deliver such serial bonds and such bond anticipation notes, are hereby delegated to the Village Treasurer, as the chief fiscal officer of the Village. The Village Treasurer is hereby authorized to execute, on behalf of the Village, all serial bonds authorized herein and all bond anticipation notes issued in anticipation of the issuance of such serial bonds, and the Village Clerk is hereby authorized to affix the seal of the Village (or attach a facsimile thereof) on all such serial bonds and bond anticipation notes and to attest such seal. Each interest coupon, if any, representing interest payable on such serial bonds shall be authenticated by the manual or facsimile signature of the Village Treasurer.

Section 5. Each of the serial bonds authorized by this bond resolution and any bond anticipation notes issued in anticipation of the issuance of such serial bonds shall contain the recital of validity prescribed by Section 52.00 of the Local Finance Law. The faith and credit of the Village is hereby and shall be irrevocably pledged for the punctual payment of the principal of and interest on all obligations authorized and issued pursuant to this bond resolution as the same shall become due.

Section 6. When this bond resolution takes effect, the Village Clerk shall cause the same, or a summary thereof, to be published together with a notice in substantially the form prescribed by Section 81.00 of the Local Finance Law in The Journal News, a newspaper having a general circulation in the Village. The validity of the serial bonds authorized by this bond resolution, and of bond anticipation notes issued in anticipation of the issuance of such serial bonds, may be contested only if such obligations are authorized for an object or purpose, or class of object or purpose, for which the Village is not authorized to expend money, or the provisions of law which should have been complied with as of the date of the publication of this bond resolution, or such summary thereof, were not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty (20) days after the date of such publication, or if such obligations are authorized in violation of the provisions of the Constitution of the State.

Section 7. Prior to the issuance of the obligations authorized herein, the Board of Trustees of the Village shall comply with all applicable provisions prescribed in Article 8 of the Environmental Conservation Law, all regulations promulgated thereunder by the New York State Department of Environmental Conservation, and all applicable Federal laws and regulations in connection with environmental quality review relating to the Project (collectively, the "environmental compliance proceedings"). In the event that any of the environmental compliance proceedings are not completed or

require amendment or modification subsequent to the date of adoption of this bond resolution, the Board of Trustees of the Village will re-adopt, amend or modify this bond resolution prior to the issuance of the obligations authorized herein upon the advice of bond counsel. It is hereby determined by the Board of Trustees of the Village that the Project will not have a significant effect on the environment.

Section 8. The Village hereby declares its intention to issue the obligations authorized herein to finance the costs of the Project. The proceeds of any obligations authorized herein may be applied to reimburse expenditures or commitments of the Village made with respect to the Project on or after the date of adoption of this bond resolution by the Village.

Section 9. For the benefit of the holders and beneficial owners from time to time of the obligations authorized herein, the Village agrees in accordance with and as an obligated person with respect to the obligations under Rule 15c2-12 promulgated by the Securities Exchange Commission pursuant to the Securities Exchange Act of 1934 (the "Rule"), to provide or cause to be provided such financial information and operating data, financial statements and notices, in such manner, as may be required for purposes of the Rule. In order to describe and specify certain terms of the Village's continuing disclosure agreement for that purpose, and thereby to implement that agreement, including provisions for enforcement, amendment and termination, the Village Treasurer is authorized and directed to sign and deliver, in the name and on behalf of the Village, the commitment authorized by subsection 6(c) of the Rule (the "Commitment") to be placed on file with the Village Clerk, which shall constitute the continuing disclosure agreement made by the Village for the benefit of holders and beneficial owners of the obligations authorized herein in accordance with the Rule, with any changes or amendments that are not inconsistent with this bond resolution and not substantially adverse to the Village and that are approved by the Village Treasurer on behalf of the Village, all of which shall be conclusively evidenced by the signing of the Commitment or amendments thereto. The agreement formed collectively by this paragraph and the Commitment shall be the Village's continuing disclosure agreement for purposes of the Rule, and its performance shall be subject to the availability of funds and their annual appropriation to meet costs the Village would be required to incur to perform thereunder. The Village Treasurer is further authorized and directed to establish procedures in order to ensure compliance by the Village with its continuing disclosure agreement, including the timely provision of information and notices. Prior to making any filing in accordance with the agreement or providing notice of the occurrence of any material event, the Village Treasurer shall consult with, as appropriate, the Village Attorney and bond counsel or other qualified independent special counsel to the Village and shall be entitled to rely upon any legal advice provided by the Village Attorney or such bond counsel or other qualified independent special counsel in determining whether a filing should be made.

Section 10. This bond resolution is subject to a permissive referendum and will take effect upon its adoption by the Board of Trustees of the Village and the expiration of the period prescribed in the Village Law during which petitions for a permissive referendum may be submitted and filed with the Village Clerk.

RESOLUTION 2026-XXX

BOND RESOLUTION, DATED SEPTEMBER 14, 2026, AUTHORIZING THE ISSUANCE OF UP TO \$891,000 AGGREGATE PRINCIPAL AMOUNT SERIAL BONDS OF THE VILLAGE OF IRVINGTON, COUNTY OF WESTCHESTER, STATE OF NEW YORK, PURSUANT TO THE LOCAL FINANCE LAW, TO FINANCE THE COSTS OF THE ACQUISITION OF MACHINERY AND APPARATUS FOR CONSTRUCTION AND MAINTENANCE

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

WHEREAS, the Board of Trustees of the Village of Irvington (the "Village"), located in the County of Westchester, in the State of New York (the "State"), hereby determines that it is in the public interest of the Village to authorize the financing of the costs of the acquisition of machinery and apparatus for construction and maintenance, including any preliminary and incidental costs related thereto, at a total cost not to exceed \$891,000, all in accordance with the Local Finance Law;

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of the Village of Irvington, County of Westchester, State of New York, as follows:

Section 1. There is hereby authorized to be issued serial bonds of the Village in the aggregate principal amount of up to \$891,000, pursuant to the Local Finance Law, in order to finance the acquisition of machinery and apparatus for construction and maintenance, including any preliminary and incidental costs related thereto (the "Project").

Section 2. It is hereby determined that the Project is a specific object or purpose, or of a class of object or purpose, described in subdivision 28 of paragraph a of Section 11.00 of the Local Finance Law and that the period of probable usefulness of the Project is fifteen (15) years. The serial bonds authorized herein shall have a maximum maturity of fifteen (15) years computed from the earlier of (a) the date of the first issue of such serial bonds or (b) the date of the first issue of bond anticipation notes issued in anticipation of the issuance of such serial bonds.

Section 3. The Board of Trustees of the Village has ascertained and hereby states that (a) the estimated maximum cost of the Project is \$983,892; (b) no money has heretofore been authorized to be applied to the payment of the costs of the Project; (c) the Board of Trustees of the Village plans to finance the costs of the Project from (i) the proceeds of the serial bonds authorized herein, or from the proceeds of bond anticipation notes issued in anticipation of such serial bonds and (ii) certain grants and other Village monies; (d) the maturity of the obligations authorized herein may be in excess of five (5) years; and (e) on or before the expenditure of moneys to pay for any costs of the Project for which proceeds of such obligations are to be applied to reimburse the Village, the Board of Trustees of the Village took "official action" for federal income tax purposes to authorize capital financing of such item.

Section 4. Subject to the terms and conditions of this bond resolution and the Local Finance Law, including the provisions of Sections 21.00, 30.00, 50.00 and 56.00 to 60.00, inclusive, the power to authorize the serial bonds authorized herein, and bond anticipation notes in anticipation of the issuance of such serial bonds, including renewals thereof, the power to prescribe the terms, form and contents of such serial bonds and such bond anticipation notes, and the power to issue, sell and deliver such serial bonds and such bond anticipation notes, are hereby delegated to the Village Treasurer, as the chief fiscal officer of the Village. The Village Treasurer is hereby authorized to execute, on behalf of the Village, all serial bonds authorized herein and all bond anticipation notes issued in anticipation of the issuance of such serial bonds, and the Village Clerk is hereby authorized to affix the seal of the Village (or attach a facsimile thereof) on all such serial bonds and bond anticipation notes and to attest such seal. Each interest

coupon, if any, representing interest payable on such serial bonds shall be authenticated by the manual or facsimile signature of the Village Treasurer.

Section 5. Each of the serial bonds authorized by this bond resolution and any bond anticipation notes issued in anticipation of the issuance of such serial bonds shall contain the recital of validity prescribed by Section 52.00 of the Local Finance Law. The faith and credit of the Village is hereby and shall be irrevocably pledged for the punctual payment of the principal of and interest on all obligations authorized and issued pursuant to this bond resolution as the same shall become due.

Section 6. When this bond resolution takes effect, the Village Clerk shall cause the same, or a summary thereof, to be published together with a notice in substantially the form prescribed by Section 81.00 of the Local Finance Law in The Journal News, a newspaper having a general circulation in the Village. The validity of the serial bonds authorized by this bond resolution, and of bond anticipation notes issued in anticipation of the issuance of such serial bonds, may be contested only if such obligations are authorized for an object or purpose, or class of object or purpose, for which the Village is not authorized to expend money, or the provisions of law which should have been complied with as of the date of the publication of this bond resolution, or such summary thereof, were not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty (20) days after the date of such publication, or if such obligations are authorized in violation of the provisions of the Constitution of the State.

Section 7. Prior to the issuance of the obligations authorized herein, the Board of Trustees of the Village shall comply with all applicable provisions prescribed in Article 8 of the Environmental Conservation Law, all regulations promulgated thereunder by the New York State Department of Environmental Conservation, and all applicable Federal laws and regulations in connection with environmental quality review relating to the Project (collectively, the "environmental compliance proceedings"). In the event that any of the environmental compliance proceedings are not completed or require amendment or modification subsequent to the date of adoption of this bond resolution, the Board of Trustees of the Village will re-adopt, amend or modify this bond resolution prior to the issuance of the obligations authorized herein upon the advice of bond counsel. It is hereby determined by the Board of Trustees of the Village that the Project will not have a significant effect on the environment.

Section 8. The Village hereby declares its intention to issue the obligations authorized herein to finance the costs of the Project. The proceeds of any obligations authorized herein may be applied to reimburse expenditures or commitments of the Village made with respect to the Project on or after the date of adoption of this bond resolution by the Village.

Section 9. For the benefit of the holders and beneficial owners from time to time of the obligations authorized herein, the Village agrees in accordance with and as an obligated person with respect to the obligations under Rule 15c2-12 promulgated by the Securities Exchange Commission pursuant to the Securities Exchange Act of 1934 (the "Rule"), to provide or cause to be provided such financial information and operating data, financial statements and notices, in such manner, as may be required for purposes of the Rule. In order to describe and specify certain terms of the Village's continuing disclosure agreement for that purpose, and thereby to implement that agreement, including provisions for enforcement, amendment and termination, the Village Treasurer is authorized and directed to sign and deliver, in the name and on behalf of the Village, the commitment authorized by subsection 6(c) of the Rule (the "Commitment") to be placed on file with the Village Clerk, which shall constitute the continuing disclosure agreement made by the Village for the benefit of holders and beneficial owners of the obligations authorized herein in accordance with the Rule, with any changes or amendments that are not inconsistent with this bond resolution and not substantially adverse to the Village and that are approved by the Village Treasurer

on behalf of the Village, all of which shall be conclusively evidenced by the signing of the Commitment or amendments thereto. The agreement formed collectively by this paragraph and the Commitment shall be the Village's continuing disclosure agreement for purposes of the Rule, and its performance shall be subject to the availability of funds and their annual appropriation to meet costs the Village would be required to incur to perform thereunder. The Village Treasurer is further authorized and directed to establish procedures in order to ensure compliance by the Village with its continuing disclosure agreement, including the timely provision of information and notices. Prior to making any filing in accordance with the agreement or providing notice of the occurrence of any material event, the Village Treasurer shall consult with, as appropriate, the Village Attorney and bond counsel or other qualified independent special counsel to the Village and shall be entitled to rely upon any legal advice provided by the Village Attorney or such bond counsel or other qualified independent special counsel in determining whether a filing should be made.

Section 10. This bond resolution is subject to a permissive referendum and will take effect upon its adoption by the Board of Trustees of the Village and the expiration of the period prescribed in the Village Law during which petitions for a permissive referendum may be submitted and filed with the Village Clerk.

RESOLUTION 2026-XXX

**AMENDED AND RESTATED BOND RESOLUTION, DATED SEPTEMBER 14, 2026,
AMENDING AND RESTATING A BOND RESOLUTION, DATED AUGUST 12, 2025,
AUTHORIZING THE ISSUANCE OF UP TO \$1,400,000 AGGREGATE PRINCIPAL
AMOUNT SERIAL BONDS OF THE VILLAGE OF IRVINGTON, COUNTY OF
WESTCHESTER, STATE OF NEW YORK, PURSUANT TO THE LOCAL FINANCE LAW,
TO FINANCE THE COSTS OF THE ACQUISITION OF A FIRE-FIGHTING VEHICLE**

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

WHEREAS, the Board of Trustees (the “Board”) of the Village of Irvington, located in the County of Westchester, State of New York (the “Village”), by a bond resolution adopted on August 12, 2025 (the “Original Bond Resolution”), authorized the issuance of serial bonds and bond anticipation notes of the Village in the principal amount of \$1,000,000 to finance the costs of the acquisition of a fire-fighting vehicle, including any preliminary and incidental costs related thereto (the “Project”), at a total estimated maximum cost not to exceed \$1,000,000; and

WHEREAS, the costs of the Project have increased by \$400,000 and the estimated maximum cost is now \$1,400,000; and

WHEREAS, the Board now intends to amend and restate the Original Resolution in its entirety pursuant to the terms of this resolution for the purpose of (i) increasing the maximum estimated cost of the Project from \$1,000,000 to \$1,400,000 (including the increase in the amount of serial bonds authorized in connection therewith), (ii) appropriating said increased amount, and (iii) restating the plan of finance set forth therein; and

WHEREAS, this amended and restated bond resolution will be subject to permissive referendum pursuant to Article 9 of the Village Law of the State of New York (the “Village Law”).

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of the Village of Irvington, County of Westchester, State of New York, to amend and restate the Original Resolution as follows:

Section 1. There is hereby authorized to be issued serial bonds of the Village in the aggregate principal amount of up to \$1,400,000, pursuant to the Local Finance Law, in order to finance the acquisition of a fire-fighting vehicle, including any preliminary and incidental costs related thereto (the “Project”).

Section 2. It is hereby determined that the Project is a specific object or purpose, or of a class of object or purpose, described in subdivision 27 of paragraph a of Section 11.00 of the Local Finance Law and that the period of probable usefulness of the Project is twenty (20) years. The serial bonds authorized herein shall have a maximum maturity of twenty (20) years computed from the earlier of (a) the date of the first issue of such serial bonds or (b) the date of the first issue of bond anticipation notes issued in anticipation of the issuance of such serial bonds.

Section 3. The Board of Trustees of the Village has ascertained and hereby states that (a) the estimated maximum cost of the Project is \$1,400,000; (b) no money has heretofore been authorized to be applied to the payment of the costs of the Project; (c) the Board of Trustees of the Village plans to finance the costs of the Project from the proceeds of the serial bonds authorized herein, or from the proceeds of bond anticipation notes issued in anticipation of such serial bonds; (d) the maturity of the obligations authorized herein may be in excess of five (5) years; and (e) on or before the expenditure of moneys to pay for any costs of the Project for which proceeds of such obligations are to be applied to reimburse the Village, the Board of

Trustees of the Village took “official action” for federal income tax purposes to authorize capital financing of such item.

Section 4. Subject to the terms and conditions of this bond resolution and the Local Finance Law, including the provisions of Sections 21.00, 30.00, 50.00 and 56.00 to 60.00, inclusive, the power to authorize the serial bonds authorized herein, and bond anticipation notes in anticipation of the issuance of such serial bonds, including renewals thereof, the power to prescribe the terms, form and contents of such serial bonds and such bond anticipation notes, and the power to issue, sell and deliver such serial bonds and such bond anticipation notes, are hereby delegated to the Village Treasurer, as the chief fiscal officer of the Village. The Village Treasurer is hereby authorized to execute, on behalf of the Village, all serial bonds authorized herein and all bond anticipation notes issued in anticipation of the issuance of such serial bonds, and the Village Clerk is hereby authorized to affix the seal of the Village (or attach a facsimile thereof) on all such serial bonds and bond anticipation notes and to attest such seal. Each interest coupon, if any, representing interest payable on such serial bonds shall be authenticated by the manual or facsimile signature of the Village Treasurer.

Section 5. Each of the serial bonds authorized by this bond resolution and any bond anticipation notes issued in anticipation of the issuance of such serial bonds shall contain the recital of validity prescribed by Section 52.00 of the Local Finance Law. The faith and credit of the Village is hereby and shall be irrevocably pledged for the punctual payment of the principal of and interest on all obligations authorized and issued pursuant to this bond resolution as the same shall become due.

Section 6. When this bond resolution takes effect, the Village Clerk shall cause the same, or a summary thereof, to be published together with a notice in substantially the form prescribed by Section 81.00 of the Local Finance Law in The Journal News, a newspaper having a general circulation in the Village. The validity of the serial bonds authorized by this bond resolution, and of bond anticipation notes issued in anticipation of the issuance of such serial bonds, may be contested only if such obligations are authorized for an object or purpose, or class of object or purpose, for which the Village is not authorized to expend money, or the provisions of law which should have been complied with as of the date of the publication of this bond resolution, or such summary thereof, were not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty (20) days after the date of such publication, or if such obligations are authorized in violation of the provisions of the Constitution of the State.

Section 7. Prior to the issuance of the obligations authorized herein, the Board of Trustees of the Village shall comply with all applicable provisions prescribed in Article 8 of the Environmental Conservation Law, all regulations promulgated thereunder by the New York State Department of Environmental Conservation, and all applicable Federal laws and regulations in connection with environmental quality review relating to the Project (collectively, the “environmental compliance proceedings”). In the event that any of the environmental compliance proceedings are not completed or require amendment or modification subsequent to the date of adoption of this bond resolution, the Board of Trustees of the Village will re-adopt, amend or modify this bond resolution prior to the issuance of the obligations authorized herein upon the advice of bond counsel. It is hereby determined by the Board of Trustees of the Village that the Project will not have a significant effect on the environment.

Section 8. The Village hereby declares its intention to issue the obligations authorized herein to finance the costs of the Project. The proceeds of any obligations authorized herein may be applied to reimburse expenditures or commitments of the Village made with respect to the Project on or after the date of adoption of this bond resolution by the Village.

Section 9. For the benefit of the holders and beneficial owners from time to time of the obligations authorized herein, the Village agrees in accordance with and as an obligated person with respect to the obligations under Rule 15c2-12 promulgated by the Securities Exchange Commission pursuant to the Securities Exchange Act of 1934 (the "Rule"), to provide or cause to be provided such financial information and operating data, financial statements and notices, in such manner, as may be required for purposes of the Rule. In order to describe and specify certain terms of the Village's continuing disclosure agreement for that purpose, and thereby to implement that agreement, including provisions for enforcement, amendment and termination, the Village Treasurer is authorized and directed to sign and deliver, in the name and on behalf of the Village, the commitment authorized by subsection 6(c) of the Rule (the "Commitment") to be placed on file with the Village Clerk, which shall constitute the continuing disclosure agreement made by the Village for the benefit of holders and beneficial owners of the obligations authorized herein in accordance with the Rule, with any changes or amendments that are not inconsistent with this bond resolution and not substantially adverse to the Village and that are approved by the Village Treasurer on behalf of the Village, all of which shall be conclusively evidenced by the signing of the Commitment or amendments thereto. The agreement formed collectively by this paragraph and the Commitment shall be the Village's continuing disclosure agreement for purposes of the Rule, and its performance shall be subject to the availability of funds and their annual appropriation to meet costs the Village would be required to incur to perform thereunder. The Village Treasurer is further authorized and directed to establish procedures in order to ensure compliance by the Village with its continuing disclosure agreement, including the timely provision of information and notices. Prior to making any filing in accordance with the agreement or providing notice of the occurrence of any material event, the Village Treasurer shall consult with, as appropriate, the Village Attorney and bond counsel or other qualified independent special counsel to the Village and shall be entitled to rely upon any legal advice provided by the Village Attorney or such bond counsel or other qualified independent special counsel in determining whether a filing should be made.

Section 10. This bond resolution is subject to a permissive referendum and will take effect upon its adoption by the Board of Trustees of the Village and the expiration of the period prescribed in the Village Law during which petitions for a permissive referendum may be submitted and filed with the Village Clerk.

TO: Mayor and Board of Trustees
Charles Hessler, Village Administrator

FROM: Marianne Stecich, Village Attorney

CC: Stephen Leventhal
Randy Huff and Members of the Architectural Review Board

DATE: August 31, 2026

RE: Architectural Review Board

There was a lot of confusion last Tuesday night over the various communications (or lack thereof) between the Board of Trustees, Charles and me, on the one hand, and Randy Huff and the ARB, on the other. I have gone through my files and put together the following timeline and attached backup for it. The emails referred to below are included in a document being sent along with this memorandum.

March 23, 2026 76 North Broadway (Varma) was on the ARB agenda for informal review. Only three members were at the meeting, one of whom (Asya Trakht) was supposed to be recused (but there was no mention of it and she remained on the dais). The architectural consultant was not there. Varma made a presentation, but there was no discussion of the application by the ARB members.

April 17, 2026 I received an email from Sarah Palermo about comments she had received from the ARB's architectural consultant, which she had forwarded to Varma's architect. I forwarded this email to the Board of Trustees with a note that I was concerned that the bulk and mass comments were not within the purview of the ARB. (email 1)

April 27, 2026 Mayor Burgos, Charles Hessler and I met with Randy Huff to discuss how the new architectural consultant fit into the ARB process. At the end of the meeting, Randy agreed to write to Varma with revised comments, leaving out mass and bulk.

That same day, there was an ARB meeting, but 76 North Broadway was not on the agenda. The minutes of that meeting do not reflect any discussion of the Varma application.

April 29, 2026 Rather than send the communication agreed to at the April 27 meeting, Randy wrote to the applicant that "The Architectural Review Board stands by the findings presented in the ARB's Consulting Architect's report." The complete email is attached as email 2. Randy never communicated back to the Mayor, the Village Administrator or the Village Attorney that he was not going to follow through with the agreement he made on April 27.

The same day, Randy Huff sent a memo to the Planning Board entitled: "ARB Comments on 76 North Broadway." (email 3)

April 30, 2026 At the request of the Mayor, the Village Attorney wrote to Randy Huff and asked “where did the ARB’s findings (in the April 29 “ARB Comments”) that that ‘there are potentially significant adverse impacts to historical resources, visual resources and community character and a positive declaration is warranted’ come from? You did not mention them at Monday's meeting, and I did not see any discussion of those matters in the ARB meeting videos. If there was a discussion with the ARB, it would have to be at a public meeting, properly noticed under the Open Meetings Law.” (email 4) The Mayor and the Board were concerned that the ARB was violating the Open Meetings Law.

May 4, 2026 Randy did not respond, so the Village Attorney wrote again: “You have not responded to my question below as to what was the source of the "ARB statement" on SEQRA? Before Cesare can acknowledge it at Wednesday's Planning Board meeting, it is important to know when the ARB voted on it and who participated in the vote. As I said earlier, I did not see any record of it in the ARB minutes or meeting video.” (email 5)

Randy responded the same day: “The source for the SEQRA statement is the Planning Board materials, specifically the AKRF memo on SEQRA and various submittals regarding areas within the ARB's purview. We reviewed these materials in preparation for the informal presentation and the applicant's tentative April schedule. A formal vote will occur when the ARB is officially requested to weigh in on the matter. In my experience, the ARB has never taken up a matter without a Planning Board referral or a scheduled visit by the Building Department.” (email 6)

The same day, the Village Attorney wrote: “So is it accurate to say that the ARB never voted on the ‘ARB Comments on 76 North Broadway’ that you asked to be distributed to the Planning Board?” (email 7)

Randy responded: “The intent was a letter from the Chair as I signed it. It was not a letter from the entire Board and did not require a vote. If you find any legal issues preventing the Planning Board Chair from acknowledging my letter, please let me know.” (email 8)

May 5, 2026 The Village Attorney wrote back to Randy: “The intent of the letter is unclear and confusing. While you signed it, the letter is presented as a communication from the ARB. The caption on top is ‘ARB Comments on 76 North Broadway,’ and the penultimate paragraph begins ‘After reviewing AKRF's April 2026 analysis of SEQRA . . . the ARB finds there are’ You can understand why I asked for clarification.

“Since the Architectural Review Board did not approve the letter, I am advising the Planning Board Chairman not to acknowledge it. A recommendation or findings from the ARB would have to be voted on at a properly noticed public meeting, subject to the Open Meetings Law.” (email 9) Again, the Mayor and Board were concerned about why the ARB was apparently not following the Open Meetings Law.

Randy responded: “I made the edits to improve clarity. The intent of the letter and my goal is to fix all design issues in this application during site planning and before it reaches the ARB for final approval.” (email 10)

May 6, 2026 Randy wrote to the Village Attorney to ask if there were other legal issues in his letter that prevent it from being acknowledged by the Planning Board. She responded: “As I wrote, ‘Since the Architectural Review Board did not approve the letter, I am advising the Planning Board Chairman not to acknowledge it. A recommendation or findings from the ARB would have to be voted on at a properly noticed public meeting, subject to the Open Meetings Law.’” (email 11) In these communications, the substance of the communications was not at issue, but rather the fact that the findings were never properly discussed or voted on in a public ARB meeting.

Randy then wrote: “I edited the original document and removed ‘recommendations and findings from the ARB.’ I also changed the letter so it is clearly from the Chair. Are there any legal issues with my revised letter?” The revised letter is attached as email 12. At no point did the Village Attorney ask or direct Randy to revise the letter. Randy continued to not address the process issue, which was the apparent violation of the Open Meetings Law.

The Village Attorney responded that the letter was still not acceptable: “The letter is still problematic, for a number of reasons. Sending it from the ARB Chair makes it appear as if it is an ARB communication. Otherwise, why would you not send it as Randy Huff (which would raise ethical problems, as you were advised in Charles Hessler’s email of last evening).

“In addition to it appearing to be a communication from the ARB, it expressly says: ‘I am submitting this letter **as a summary of the ARB’s preliminary § 9-5 Site Planning report** notes on bulk, massing, character and historic significance as SEQRA areas of concern for the ARB to comment.’

“When did the ARB make this preliminary report? I did not see any minutes (video or written) of such a discussion and report. As you know, any discussion would have to be at a publicly noticed, open to the public, meeting.” (email 13)

Randy responded: “You previously advised that a letter from the ARB requires a vote, so I revised the document to be from the Chair. Now it appears you are advising that the Chair cannot send such a letter without a vote either.

“Furthermore, I understand your point that Charles’s email from last night was intended to advise me of ethical issues should I send the letter as an individual. I did not realize that email was specifically directed at this letter.

“At this point, I recognize the letter will not be delivered and see no need to continue this discussion.” (email 14)

May 8, 2026 Randy wrote the attached letter to Mayor Burgos, asking for a Planning Board referral on the Varma application. (email 15)

May 14, 2026 Charles Hessler responded on behalf of the Mayor that the Planning Board had already made a referral. (email 16)

May 27, 2026 The ARB held a meeting at which Randy Huff brought up the 76 North Broadway application. The 76 North Broadway application was not on the agenda of the meeting, and Varma had received no notice that its application was going to be discussed. In fact, Varma had been on the agenda, but asked to be removed from it. (The agenda is attached as exhibit 17.)

Randy read the memo he intended to submit to the Planning Board (attached as Exhibit 18). There was no discussion of it by the ARB members, except for Aysa Trakht, who said she was recused, but continued to sit on the dais and stated her opposition to the project “as a neighbor.” Following Randy’s reading the memo, he took a vote to approve the comments. The memo was then sent to the Planning Board, which acknowledged the report at its June 3, 2026 meeting. The Planning Board Chairman stated that everyone on the Planning Board had received the document and considered the issues raised in it. (See minutes of June 3, 2026 Planning Board meeting, at page 62.)

May 29, 2026 Charles Hessler wrote to Randy to inquire what is his “understanding of the ARB’s role within the Village’s land use review process and how you believe the process is intended to function.” (His entire memo is included as email 18a)

June 2, 2026 The Board of Trustees sent a memo to the members of the Architectural Review Board, stating their serious concerns about “what occurred, and what did not occur at the ARB’s May 27, 2026 meeting.” That complete memo is annexed to this timeline, because it is a concise exposition of the missteps of the ARB and its chairman. The memo concluded with a request that “the ARB provided a full accounting of the basis for its findings regarding the Varma property, including when and how those findings were developed. . . . The Board of Trustees remains available to meet and discuss these concerns at your earliest convenience.” Exhibit A

June 5, 2026 Randy sent an email stating: “we are working on a response. There is a lot to contemplate here.” (email 19)

June 26, 2026 Charles Hessler wrote to Randy to ask when he “thought the response would be ready so that we can discuss it.” (email 20)

June 30, 2026 Randy wrote: “I intend to respond this week.” (email 20)

July 2, 2026 Randy wrote: “I will address this next week.” (email 20)

July 8, 2026 Randy wrote to Charles Hessler to “request that the Board of Trustees authorize separate legal counsel for the ARB on this issue.” (email 21)

July 10, 2026 The Board of Trustees responded, stating that it did not believe separate counsel was necessary, and inviting the ARB to attend the Board of Trustees work session on July 15, 2026. That letter is annexed to this timeline, as it is a good expression of the Board of Trustees’ continuing concerns. (Exhibit B)

July 13, 2026 Charles Hessler wrote to the ARB to see if anyone was able to come to the July 15th meeting. Randy Huff replied “Let me think about this.” (email 22)

July 14, 2026 Steven Leventhal, an attorney, wrote to the Village Attorney “on behalf of Chairperson Randy Huff” to say that a meeting on July 15 would not give Mr Huff sufficient time to prepare for a discussion with the Board of Trustees. He said he would contact her “to arrange a mutually convenience [sic] meeting date.” (email 23)

July 16, 2026 Charles wrote to the ARB to ask whether they were available to meet with the Board of Trustees at its meetings of August 12 or 17. (email 22) No one responded.

July 28, 2026 Charles wrote to the ARB to let them know the Board of Trustees had changed its meeting dates to August 4 and 25 and asked which meeting would work for them. (email 24) Again, no one responded.

August 6, 2026 Because Charles received no response to his proposed meeting dates, Trustee Kleinman wrote to Randy to tell him the next two Board of Trustees meetings were August 25 and September 9. He told him to let Charles know by August 10 which meeting the ARB members would be able to attend. (email 25)

August 10, 2026 Randy sent an email to Kent saying “I am waiting for our lawyer’s response. Once I have that, we can let you know.” (email 26)

August 12, 2026 Randy emailed the Board of Trustees: “After consulting with counsel regarding the BOT’s request for a public meeting on the 76 North Broadway Varma application, legal counsel advised that ARB members cannot discuss a pending ARB application outside of the ARB’s publicly noticed meeting. If any Trustee wants to be heard on this application, the Trustees, along with the public and the applicant, can attend the ARB hearing on this application.

“If the Village Attorney has any questions about this legal advice, please contact Steven Leventhal who has reached out previously.” (email 27)

That same day, the Village Attorney wrote to Mr. Leventhal to explain that the “Board has no interest in discussing the substance or the merits of the 76 North Broadway application.” Its “concern is with the serious procedural failings and missteps by your client, and by the entire ARB, in the handling of the 76 North Broadway application.” Included with the email was a copy of the Board of Trustees’ June 2, 2026 letter. The email concluded: “If Mr. Huff and the rest of the ARB do not meet with the Board of Trustees on September 9, the Board of Trustees will take whatever actions are necessary to address both the concerns expressed in its June 2, 2026 letter and the ARB’s refusal to meet with the Board of Trustees.” (email 28)

August 13, 2026 Mr. Leventhal emailed the Village with “a suggestion that we believe would be more beneficial to the Village and to the members of its boards.” That suggestion was that NYCOM be invited to present a training program for members of all Village Board. (email 29)

The Village Attorney responded that the Village was taking steps to get training for its board members. “That does not eliminate the need for the Board of Trustees to meet with the ARB about the incidents described in the Board’s June 2, 2026 letter. As stated in my previous email, the Board of Trustees intends to take up this matter at its September 9, 2026 meeting.” (email 29)

August 18, 2026 Charles wrote to the ARB to “formally request the full ARB’s attendance at our September 9th meeting.” The email went on to explain what the Board intended to discuss. (email 30)

August 21, 2026 Randy responded that “the ARB members are unavailable for the September 9 date due to scheduling conflicts and travel.

“More importantly, the members have expressed significant legal concerns regarding a public joint meeting to discuss a pending matter. Because the 76 North Broadway application remains an active, open proceeding, public discussion of the application outside of the ARB’s established administrative process risks compromising the legal integrity and impartiality of the land use review.” (email 31)

Charles responded that he had advised the ARB that the Board of Trustees had two meetings in October (the 5th and the 14th) and asked which date the members can attend. (email 32)

Randy responded: “Our independent legal advice is to avoid a public joint meeting to discuss a pending matter.” (referring to the 76 North Broadway application) (email 33)

Charles wrote back: “As previously indicated, this discussion is not about 76 North Broadway. It is about policies and procedures of the ARB generally.” (email 33)

Village of Irvington Board of Trustees 85 Main Street Irvington, New York 10533

June 2, 2026

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

Members of the Architectural Review Board;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

V. The Board of Trustees Expects Immediate Corrective Action

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

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

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

Sincerely,

The Irvington Board of Trustees

cc: Village Attorney; Planning Board Chair; Village Administrator



William Irvington

INCORPORATED 1872

ARLENE BURGOS
Mayor

Trustees

JOSIE BLOOM
KENT KLEIMAN

LARRY OGRODNEK
DAVID ZWIEBEL

CHARLES G. HESSLER
Village Administrator

KATIE BUGNA
Village Clerk-Treasurer

MARIANNE STECICH
Village Attorney

July 10, 2026

Members of the Architectural Review Board,

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

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

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

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

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

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

Sincerely,

The Irvington Board of Trustees

Emails and Exhibits to ARB Timeline Memorandum

76 North Broadway -- Architectural consultant

From: masjeb@aol.com <masjeb@aol.com>

To: Arlene Burgos, Josie Bloom, Kent Kleiman, logrodnek@irvingtonny.gov, David Zwiebel, Charles Hessler

Cc: Cesare Manfredi, ed marron, Sarah Palermo

Date: Apr 17, 2026, 12:50 PM

I was copied on this email from Sarah Palermo to the office of Varma's architect (Peter Gaito), advising her of the comments made by the Village's consulting architect on the 76 North Broadway proposal:

On Apr 16, 2026, at 10:19 AM, Sarah Palermo

<spalermo@irvingtonny.gov> wrote:

Hi Eileen,

Yes, I did receive your email about being heard at the May meeting.

I did receive comments from the ARB in regards to your application so if you would like to address them on your next submission you can (the deadline is May 4th at 4:00pm). Here are the comments I received:

It is recommended that additional drawings be provided that describe this new building's context and scale comparison to the adjacent buildings.

This design's large scale, mass, height and architectural character is not in scale with its historic setting which is primarily single-family houses. The facade's multiple materials are busy, do not ameliorate the buildings large footprint and architecturally confusing. The exterior materials should be simplified and respond to the existing site building's material palettes which is largely red brick, stone or painted wood siding. In addition, the building's flat roof is atypical of its residential setting. All of the building's plan have 90 degree corners with the exception of the southwest corner which is not 90 degrees against the setback. Although this provides

minimal additional square footage, this results in an awkward massing and exterior elevation.

Study of pre-war apartment buildings in Westchester County would aid the applicant in understanding how larger apartment buildings better fit into their context of single-family houses through proper massing and window patterns as well as utilizing high-quality exterior materials.

Further study should be given on how the project's large footprint can be redesigned to be more in scale with the adjacent houses to the east and south.

The proposed window designs, doors and balconies are highly repetitive and irregular and should be further studied to improve and calm the exterior facade.

The entry gate seems grandiose and overstated and should be simplified.

All rooftop mechanical units should be shown on the drawings and shielded from view. Any exterior wall mechanical grilles or dryer vents should be shown in the drawings.

Sarah Palermo

Village of Irvington

Building Department

<image001.jpg> 85 Main Street
spalermo@irvingtonny.gov

Think before you print. Save a tree !

While many of the comments are appropriate, many of them do not seem to take into account the MFO zoning. Nor does it seem to take into account that immediately to the north of the MFO District is a large multifamily development. The Planning Board has been reviewing the plans for almost two years, and the latest version of the development meets all of the bulk and mass requirements of the MFO District.

I thought you all should be aware of this.

Marianne Stecich
Stecich Murphy & Lammers, LLP
505 White Plains Road, Suite 206
Tarrytown, New York 10591
914-261-5995

Fwd: Comments to the 76 North Broadway Applicant

From: Charles Hessler <chessler@irvingtonny.gov>

To: Marianne Stecich

Date: Apr 29, 2026, 4:36 PM

Sent from my iPhone

Begin forwarded message:

From: Randy Huff <randolph.huff@gmail.com>

Date: April 29, 2026 at 4:03:24 PM EDT

To: Sarah Palermo <spalermo@irvingtonny.gov>

Cc: Charles Hessler <chessler@irvingtonny.gov>

Subject: Comments to the 76 North Broadway Applicant

Reply-To: randolph.huff@gmail.com

Sarah,

Below is a comment to be sent to the Applicant for 76 North Broadway. Thanks.

The Architectural Review Board (ARB) stands by the findings presented in the ARB's Consulting Architect's report dated April 13th, 2026 on the submission from your informal presentation. Regarding the Board's review of the current application under § 9-6, the Village Attorney advised that the ARB is not authorized to issue formal comments to the applicant on matters specifically of scale and massing that result in a change to the allowable building envelope. Until such time that the applicant appears before the ARB for either the § 9-5 Site Planning Report or § 9-6 Final Review, this board's comments in the April 13th, 2026 letter will be redirected to the Planning Board and do not require a response from the applicant.

Randy Huff

Chair Irvington Architectural Review Board

[EXTERNAL] This email is from outside the Village of Irvington- Please use caution when opening links and attachments!

ARB Comments on 76 North Broadway

At the meeting on April 27th to discuss the 76 North Broadway application process, it was made clear the ARB will not be receiving a § 9-5 Site Planning Report referral from the Planning Board Chair on this application. This is unfortunate since the § 9-5 Site Planning Report is the ARB's only chance to inform the Planning Board on design issues before the site plan approval.

The Village Attorney advised that at this time, the current progress on the application in site plan review makes it inappropriate for the ARB to formally review matters regarding scale and massing.

While I see the issue with timing, the Planning Board Chair should have scheduled the required ARB referral at an appropriate time during the past 12 months so as not to diminish the required role of the ARB in site planning. Regardless of timing and appropriateness, the issues with scale and massing remain and need to be dealt with as they have a negative impact on the desirability, property values and character of the neighborhood which directly impact the ARB's ability to approve the application.

Contrary to the belief expressed at the meeting that the only way to deal with mass and scale issues is to reduce the allowable build envelope, Architects have many tools to deal with this topic without reducing the building size or footprint. An open discussion on the topic would be beneficial to the residents of Irvington and the applicant.

I was also informed at our meeting that the next scheduled ARB visit for this application will be a § 9-6 final review and vote by the ARB for permit approval. Since the ARB will not have a chance to weigh in on design review matters with the Planning Board, I am submitting this letter as a summary of the ARB's preliminary § 9-5 Site Planning report notes on bulk, massing, character and historic significance as SEQRA comments.

After reviewing AKRF's April 2026 analysis of SEQRA, including items within the ARB scope, the ARB finds there are potentially significant adverse impacts to historical resources, visual resources and community character and a positive declaration is warranted.

The specific impacts the ARB would have addressed in a § 9-5 Site Planning Report include:

- Contextual issues with Massing and Visibility
- Aesthetic impact assessment
- Roofline character
- Elevation issues impacting the streetscape
- Broadway Corridor impacts from the removal the hill
- Historic impacts on the SHPO eligible structures adjoining the property
- ARB's determination of Local Historic Significance
- Window and opening issues with irregular shapes and repetitiveness
- The grandiose and overstated entry gate
- Current design's inability to blend with the existing community character
- The findings in the letter from the five architectural preservationists
- The ARB Consulting Architect's preliminary findings for the ARB

Randy Huff

Chair of Irvington's Architectural Review Board

ARB Comments on 76 North Broadway

From: masjeb@aol.com <masjeb@aol.com>

To: Arlene Burgos

Date: Apr 30, 2026, 11:10 AM

Dear Randy -- I just got off the phone with the Mayor and she asked me to write you to explain again that Section 9-5 of the Code does not require a referral *from the Planning Board*. That section provides:

§ 9-5 Site development plan applications.

Every application for site development plan approval for the construction, reconstruction or alteration of any building or structure shall be referred to the Board of Architectural Review for its recommendation and report to the Planning Board. This referral shall be in addition to the referral required by § **9-6**.

That referral is made every time an application comes in. At the same time that Sarah sends the email with the Planning Board agenda and the link to the applications on the Village website to the Planning Board and the Village's consultants, she sends the same email to all of the ARB members (and, now, the architectural consultant). It is at that point that the ARB can review the applications and make any recommendations to the Planning Board.

We thought that was made clear at our meeting last Monday. Hopefully, this email will eliminate any confusion.

Additionally, where did the ARB's findings that "there are potentially significant adverse impacts to historical resources, visual resources and community character and a positive declaration is warranted" come from? You did not mention them at Monday's meeting, and I did not see any discussion of those matters in the ARB meeting videos. If there was a discussion with the ARB, it would have to be at a public meeting, properly noticed under the Open Meetings Law.

Marianne Stecich
 Stecich Murphy & Lammers, LLP
 505 White Plains Road, Suite 206
 Tarrytown, New York 10591
 914-261-5995

Re: ARB Comments on 76 North Broadway

From: masjeb@aol.com <masjeb@aol.com>

To: randolph.huff@gmail.com

Cc: Arlene Burgos, Charles Hessler

Date: May 4, 2026, 2:06 PM

Dear Randy -- You have not responded to my question below as to what was the source of the "ARB statement" on SEQRA? Before Cesare can acknowledge it at Wednesday's Planning Board meeting, it is important to know when the ARB voted on it and who participated in the vote. As I said earlier, I did not see any record of it in the ARB minutes or meeting video.

Marianne Stecich
 Stecich Murphy & Lammers, LLP
 505 White Plains Road, Suite 206
 Tarrytown, New York 10591
 914-261-5995

On Thursday, April 30, 2026 at 12:04:38 PM EDT, masjeb@aol.com <masjeb@aol.com> wrote:

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Re: ARB Comments on 76 North Broadway

Email 6

From: Randy Huff <randolph.huff@gmail.com>

To: masjeb@aol.com

Date: May 4, 2026, 3:03 PM

Marianne,

The source for the SEQRA statement is the Planning Board materials, specifically the AKRF memo on SEQRA and various submittals regarding areas within the ARB's purview. We reviewed these materials in preparation for the informal presentation and the applicant's tentative April schedule. A formal vote will occur when the ARB is officially requested to weigh in on the matter. In my experience, the ARB has never taken up a matter without a Planning Board referral or a scheduled visit by the Building Department.

Regarding your point on Section 9-5, I understand your position that the referral requirement is legally fulfilled when Sarah publishes the Planning Board agenda. However, from a practical perspective, the Planning Board should formally request the ARB referral when the site review enters the final architectural phase. If we were to act solely on new items from the PB agenda, we would have reviewed this applicant's preliminary 2024 plans, which have since been discarded.

Best regards,

Randy Huff

On Mon, May 4, 2026 at 2:06 PM masjeb@aol.com <masjeb@aol.com> wrote:

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Re: ARB Comments on 76 North Broadway

From: masjeb@aol.com <masjeb@aol.com>

To: Randy Huff

Cc: Arlene Burgos, Charles Hessler

Date: May 4, 2026, 4:55 PM

So is it accurate to say that the ARB never voted on the "ARB Comments on 76 North Broadway" that you asked to be distributed to the Planning Board?

Marianne Stecich

Stecich Murphy & Lammers, LLP

505 White Plains Road, Suite 206

Tarrytown, New York 10591

914-261-5995

On Monday, May 4, 2026 at 03:03:30 PM EDT, Randy Huff <randolph.huff@gmail.com> wrote:

Marianne,

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Best regards,

Randy Huff

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914-261-5995

Re: ARB Comments on 76 North Broadway

From: Randy Huff <randolph.huff@gmail.com>

To: masjeb@aol.com

Cc: Arlene Burgos, Charles Hessler

Date: May 4, 2026, 5:22 PM

Marianne,

The intent was a letter from the Chair as I signed it. It was not a letter from the entire Board and did not require a vote. If you find any legal issues preventing the Planning Board Chair from acknowledging my letter, please let me know.

Randy

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Re: ARB Comments on 76 North Broadway

From: masjeb@aol.com <masjeb@aol.com>

To: randolph.huff@gmail.com

Cc: Arlene Burgos, Charles Hessler

Date: May 5, 2026, 12:07 PM

Randy - The intent of the letter is unclear and confusing. While you signed it, the letter is presented as a communication from the ARB. The caption on top is "ARB Comments on 76 North Broadway," and the penultimate paragraph begins "After reviewing AKRF's April 2026 analysis of SEQRA . . . the ARB finds there are" You can understand why I asked for clarification.

Since the Architectural Review Board did not approve the letter, I am advising the Planning Board Chairman not to acknowledge it. A recommendation or findings from the ARB would have to be voted on at a properly noticed public meeting, subject to the Open Meetings Law.

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Re: ARB Comments on 76 North Broadway**From:** Randy Huff <randolph.huff@gmail.com>**To:** masjeb@aol.com**Cc:** Arlene Burgos, Charles Hessler**Date:** May 5, 2026, 1:32 PM

Marianne,

I made the edits to improve clarity. The intent of the letter and my goal is to fix all design issues in this application during site planning and before it reaches the ARB for final approval.

Randy

On Tue, May 5, 2026 at 12:08 PM masjeb@aol.com <masjeb@aol.com> wrote:

Randy - The intent of the letter is unclear and confusing. While you signed it, the letter is presented as a communication from the ARB. The caption on top is "ARB Comments on 76 North Broadway," and the penultimate paragraph begins "After reviewing AKRF's April 2026 analysis of SEQRA . . . the ARB finds there are" You can understand why I asked for clarification.

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Re: ARB Comments on 76 North Broadway

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To: Randy Huff

Cc: Arlene Burgos, Charles Hessler

Date: May 6, 2026, 1:01 PM

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ARB Chair's Letter on 76 North Broadway

At the meeting on April 27th to discuss the 76 North Broadway application process, it was made clear the ARB will not be receiving a § 9-5 Site Planning Report referral from the Planning Board Chair on this application. This is unfortunate since the § 9-5 Site Planning Report is the ARB's only chance to inform the Planning Board on design issues before the site plan approval.

The Village Attorney advised that at this time, the current progress on the application in site plan review makes it inappropriate for the ARB to formally review matters regarding scale and massing.

While I see the issue with timing, the Planning Board Chair should have scheduled the required ARB referral at an appropriate time during the past 12 months so as not to diminish the required role of the ARB in site planning. Regardless of timing and appropriateness, the issues with scale and massing remain and need to be dealt with as they can have a negative impact on the desirability, property values and character of the neighborhood which directly impact the ARB's ability to approve the application.

Contrary to the belief expressed at the meeting that the only way to deal with mass and scale issues is to reduce the allowable build envelope, Architects have many tools to deal with this topic without reducing the building size or footprint. An open discussion on the topic would be beneficial to the residents of Irvington and the applicant.

I was also informed at our meeting that the next scheduled ARB visit for this application will be a § 9-6 final review and vote by the ARB for permit approval. Since the ARB will not have a chance to weigh in on design review matters with the Planning Board, I am submitting this letter as a summary of the ARB's preliminary § 9-5 Site Planning report notes on bulk, massing, character and historic significance as SEQRA areas of concern for the ARB to comment..

After reviewing AKRF's April 2026 analysis of SEQRA, including items within the ARB scope, I see there are potentially significant adverse impacts to historical resources, visual resources and community character that the ARB should address in a public meeting in order to formally submit SEQRA comments.

The specific impacts the ARB would address in a § 9-5 Site Planning Report and SEQRA comments would include:

- Contextual issues with Massing and Visibility
- Aesthetic impact assessment
- Roofline character
- Elevation issues impacting the streetscape
- Broadway Corridor impacts from the removal the hill
- Historic impacts on the SHPO eligible structures adjoining the property
- ARB's determination of Local Historic Significance
- Window and opening issues with irregular shapes and repetitiveness
- The grandiose and overstated entry gate
- Current design's inability to blend with the existing community character

- The findings in the letter from the five architectural preservationists
- The ARB Consulting Architect's preliminary findings for the ARB

I urge the Planning Board to pause any vote on closing out SEQRA and refer the matter to the ARB for input.

Randy Huff

Chair of Irvington's Architectural Review Board

Re: ARB Comments on 76 North Broadway

From: masjeb@aol.com <masjeb@aol.com>

To: Randy Huff

Cc: Arlene Burgos, Charles Hessler

Date: May 6, 2026, 3:11 PM

Randy -- The letter is still problematic, for a number of reasons. Sending it from the ARB Chair makes it appear as if it is an ARB communication. Otherwise, why would you not send it as Randy Huff (which would raise ethical problems, as you were advised in Charles Hessler's email of last evening).

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When did the ARB make this preliminary report? I did not see any minutes (video or written) of such a discussion and report. As you know, any discussion would have to be at a publicly noticed, open to the public, meeting.

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To: masjeb@aol.com

Cc: Arlene Burgos, Charles Hessler

Date: May 6, 2026, 3:56 PM

Dear Marianne,

You previously advised that a letter from the ARB requires a vote, so I revised the document to be from the Chair. Now it appears you are advising that the Chair cannot send such a letter without a vote either.

Furthermore, I understand your point that Charles's email from last night was intended to advise me of ethical issues should I send the letter as an individual. I did not realize that email was specifically directed at this letter.

At this point, I recognize the letter will not be delivered and see no need to continue this discussion.

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FW: 76 North Broadway

From: Arlene Burgos <aburgos@irvingtonny.gov>

To: Marianne Stecich

Date: May 8, 2026, 12:31 PM

Here it is. Let me see if anyone responded. I did not.

From: Randy Huff <randolph.huff@gmail.com>

Sent: Wednesday, May 6, 2026 4:39 PM

To: Arlene Burgos <aburgos@irvingtonny.gov>; Kent Kleiman <kkleiman@irvingtonny.gov>; David Zwiebel <dzwiebel@irvingtonny.gov>

Subject: 76 North Broadway

Even after incorporating every revision requested by the village attorney, it has become clear that further obstacles are being created to prevent my letter as Architectural Review Board (ARB) Chair from reaching the Planning Board Members. The objective of the enclosed correspondence is straightforward: the ARB must have the chance to provide formal input to the Planning Board prior to the finalization of SEQRA determinations and site planning for the 76 North Broadway project.

A preliminary assessment by our Architect has highlighted numerous concerns that require resolution during the site planning phase. Regrettably, because that review was prematurely disclosed, the Planning Chair is now refusing to accept any reports or feedback from the ARB. This shift toward gamesmanship and personal bias regarding the application is a disservice to village residents, as most applicants typically value the opportunity to identify and resolve design flaws early in the process.

The ARB is being prevented from fulfilling its role of providing formal commentary on SEQRA and design-related issues, despite its ability to contribute meaningfully to the project. While the Architect's initial observations were mischaracterized as negative criticism that needed to be kept from the applicant, they were actually intended as constructive feedback meant for resolution, consistent with our standard procedures.

The addition of our new Architect to the ARB has already benefited Irvington by proposing improvements that assist applicants and bolster property values. For those who missed the April ARB meeting, I strongly recommend viewing it to see his contributions to the Main Street and Havemeyer projects. Specifically, he identified a massing concern on Havemeyer that the Planning Board overlooked, demonstrating how such issues can be addressed without altering the maximum build size.

Please find the attached letter requesting that the Planning Board formally refer this application to the ARB for necessary design and SEQRA review.

Sincerely,

Randy Huff
Chair, Architectural Review Board

[EXTERNAL] This email is from outside the Village of Irvington- Please use caution when opening links and attachments!



Review of Architectural & H
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50 KB

RE: 76 North Broadway

From: Charles Hessler <chessler@irvingtonny.gov>

To: Randy Huff

Date: May 14, 2026, 3:28 PM

Good afternoon Randy,

The Mayor passed along your message to me. Please note that if you refer to the Minutes from the Planning Board from the meeting of 2/4/2026 found [here](#), you will see on page 46 that the Planning Board refers the applicant for the 76 North Broadway project to the ARB. This should suffice as a referral.

Charles

From: Arlene Burgos <aburgos@irvingtonny.gov>

Sent: Friday, May 8, 2026 7:55 AM

To: Board <board@irvingtonny.gov>

Cc: Charles Hessler <chessler@irvingtonny.gov>; Marianne Stecich <masjeb@aol.com>

Subject: RE: 76 North Broadway

Forwarding to the entire board.

From: Randy Huff <randolph.huff@gmail.com>

Sent: Wednesday, May 6, 2026 4:38:34 PM

To: Arlene Burgos <aburgos@irvingtonny.gov>; Kent Kleiman <kkleiman@irvingtonny.gov>; David Zwiebel <dzwiebel@irvingtonny.gov>

Subject: 76 North Broadway

Even after incorporating every revision requested by the village attorney, it has become clear that further obstacles are being created to prevent my letter as Architectural Review Board (ARB) Chair from reaching the Planning Board Members. The objective of the enclosed correspondence is straightforward: the ARB

must have the chance to provide formal input to the Planning Board prior to the finalization of SEQRA determinations and site planning for the 76 North Broadway project.

A preliminary assessment by our Architect has highlighted numerous concerns that require resolution during the site planning phase. Regrettably, because that review was prematurely disclosed, the Planning Chair is now refusing to accept any reports or feedback from the ARB. This shift toward gamesmanship and personal bias regarding the application is a disservice to village residents, as most applicants typically value the opportunity to identify and resolve design flaws early in the process.

The ARB is being prevented from fulfilling its role of providing formal commentary on SEQRA and design-related issues, despite its ability to contribute meaningfully to the project. While the Architect's initial observations were mischaracterized as negative criticism that needed to be kept from the applicant, they were actually intended as constructive feedback meant for resolution, consistent with our standard procedures.

The addition of our new Architect to the ARB has already benefited Irvington by proposing improvements that assist applicants and bolster property values. For those who missed the April ARB meeting, I strongly recommend viewing it to see his contributions to the Main Street and Havemeyer projects. Specifically, he identified a massing concern on Havemeyer that the Planning Board overlooked, demonstrating how such issues can be addressed without altering the maximum build size.

Please find the attached letter requesting that the Planning Board formally refer this application to the ARB for necessary design and SEQRA review.

Sincerely,

Randy Huff
Chair, Architectural Review Board

[EXTERNAL] This email is from outside the Village of Irvington- Please use caution when opening links and attachments!

AGENDA
Architectural Review Board
Village Hall – Village of Irvington, New York
Wednesday, May 27, 2026 – 8:00 PM

**** The Architectural Review Board meeting will take place at 85 Main Street. Board members and staff will be present at 85 Main Street. The applicants will present via Zoom. The public is welcome to attend in person or join via Zoom ****

Join Zoom Meeting
<https://us02web.zoom.us/j/89204288467>
 Meeting ID: 892 0428 8467
 Use Computer Audio or Dial-in Audio: (646) 558-8656

New Matters

2026-25 Abbott House – 100 North Broadway – Exterior Elevation Changes

2026-24 Lee – 9 Beechwood Road – Exterior Elevation Changes

2026-23 Masuch – 1 Deep Hollow Close – Propane Tank

2026-22 Vincent – 50 Ardsley Avenue West - Fence

2026-21 Thornburgh – 32 Erie Street - Fence

2026-20 LeBuhn – 44 North Brook Lane - Fence

Continuations

2025-73 Salton – 16 South Cottenet Street – Solar Panels

Revisions (of previously approved projects)

2024-52 Marra – 42 Main Street – Exterior Elevation Changes

*2019-06 Bridges/Frank – 3 Shady Lane – Exterior Elevation Changes

Historic Overlay District (Demolition)

Referrals from Planning Board

In order to view Architectural Review Board submissions online, please follow the following steps:

Step 1. Go to the Village website, www.irvingtonny.gov.
 Step 2: Click on the “View Land Use Board Submissions” link just underneath the “Welcome” photo.
 Step 3: Click on the “Architectural Review Board” folder to see the PDFs of the submissions

Plans are also available for review at the library during business hours at 12 South Astor Street

*submitted new materials

Architectural Review Board of Irvington, NY

Comments on Planning Board 2024-18

76 N Broadway - DKR9 LLC

May 27, 2026

The Architectural Review Board submits these comments based on the Informal presentation by DKR9 LLC, on February 23rd, 2026 to the ARB, their latest submission to the Planning Board for June 6th, 2026, documents submitted to the Planning Board and the Board of Trustees, and incorporates input from the Village of Irvington Consulting Architect.

Attached at the end is the Village of Irvington Consulting Architect's Report along with the complete list of referenced documents.

The comments are arranged under the guidance of the ARB's four purposes

- A. *Improve the exterior appearance of buildings and other structures throughout the Village.*
- B. *Continue the harmonious development of the Village.*
- C. *Prevent the impairment of the property values of improved and unimproved property.*
- D. *Protect the historic character of the Village, including, in particular, the Irvington Historic District, which as of January 2014, is listed on the National Register of Historic Places.*

Comments on the 76 N Broadway - DKR9 LLC Application

"Improve the exterior appearance of buildings and other structures throughout the Village." § 9.1 A

The proposed demolition of the 1850 Woodcliff Manor along with the proposed replacement structure fail to satisfy the Architectural Review Board's purpose under § 9.1 A.

The existing c.1850 Woodcliff Manor blends with the surrounding properties which includes SHPO eligible structures adjoining the site, three structures on Strawberry Lane circa 1860 and structures circa 1880 on 88 North Broadway. The proposed building should at least meet or preferably exceed the current level of visual and aesthetic compatibility with the surrounding structures. If the demolition goes forward along with the current proposed design, this would result in a destructive and irreversible adverse impact to the character of this neighborhood.

According to the Village of Irvington Consulting Architect's Report, the proposed replacement structure fails to offer an improvement due to the following factors:

- The proposed building's large scale, mass, height, and architectural character are not in scale with its historic setting in the neighborhood. The only institutional sized building neighboring the proposed site, 88 North Broadway, is a brick building with peaked and varied rooflines which is an example of how to blend with the single family homes.
- The facade uses multiple materials described as busy and architecturally confusing, failing to reduce the building's large footprint. The exterior materials should be simplified to respond to the existing palette of red brick, stone, or painted wood siding.
- The building's flat roof is atypical of its residential setting, where buildings have sloped roofs and dormers.
- The proposed window designs, doors, and balconies are arranged in a highly repetitive pattern and irregular shapes and need further study to "improve and calm the exterior facade".

"Continue the harmonious development of the Village." § 9.1 B

The proposed structure and the plan for the property are fundamentally at odds with the Architectural Review Board's mandate under § 9.1 B, harmonious development.

The proposed new construction introduces a mass, height, and scale that is entirely out of character for the building site and the North Broadway Corridor. The proposed structure is not compatible with the neighborhood's established visual pattern, which is predominantly composed of single-family residential homes. The inconsistency with the existing Village landscape and, in particular, the Broadway Corridor is a consequential and pivotal change to the village.

This disharmony is exacerbated by the project's approach to the land itself. Instead of designing the architecture to work with and complement the existing, natural slope of the topography, the project radically alters the natural sloping hillside in order to create a large, flat building surface. This massive excavation requires the construction of retaining wall systems that reach heights of up to 30 feet, almost three stories. The permanent alteration of the hillside and the prominence of these retaining walls demonstrate that the land would be forcefully contorted to accommodate the massive structure, thereby disrupting the scenic and historic character of the corridor in a significant way.

Further contributing to the lack of harmonious development, the Village of Irvington's Consulting Architect specifically noted design flaws such as the non-square southwest

corner, which results in an "awkward massing and exterior elevation" on the front of the building. The proposed excavation and the proposed new building design result in a serious architectural detriment to the site. An issue that was avoided in the applicant's original design.

"Prevent the impairment of the property values of improved and unimproved property." § 9.1 C

The proposed development fails to meet the Architectural Review Board's stated purpose under § 9.1 C to prevent the impairment of property values.

The cumulative adverse impact of the design's incompatibility, massive scale, and permanent alteration of the historic Broadway Corridor and reconstructed landscape creates a detrimental effect on the neighborhood's character, which directly risks impairing the property values of surrounding homes as determined by the following factors.

1. Incompatible Mass and Architectural Flaws

The design's large scale, mass, and height are entirely out of character for the North Broadway corridor, which is predominantly single-family residential. The Village's Consulting Architect identified specific architectural features that contribute to a perceived decline in quality and aesthetics:

- The façade utilizes multiple materials deemed busy and architecturally confusing.
- The flat roof design is atypical of the residential setting.
- The proposed windows, doors, and balconies are highly repetitive and irregular.
- The architect also noted that the non-square southwest corner results in "awkward massing and exterior elevation," suggesting a final building appearance that lacks the quality and craftsmanship expected in the historic neighborhood.

2. Permanent Degradation of Historic Landscape

The project's proposal to drastically reshape the land—rather than adapting the design to the existing topography—results in an irreversible visual intrusion that is inconsistent with the scenic character of the corridor. The extensive excavation to create a flat building site on a steep slope requires the construction of multi-story retaining walls, reaching heights up to 30 feet. The prominence of these walls and the permanent alteration of the hillside are at odds with the Village goal in the Comprehensive Plan to protect the scenic character of the land. The result would be a permanent devaluing of

the overall look and feel of this Village gateway and a detrimental impact to property values.

3. Loss of Historic Asset

The decision to demolish Woodcliff Manor, a structure determined by the ARB to be of “local historical significance,” constitutes a dramatic and irreversible action. The ARB is specifically mandated to assess whether the removal of a significant historic structure along with the newly constructed structure unfavorably impacts the character of the surrounding neighborhood and, by extension, the property values of nearby homes. The loss of this historic resource and its replacement with a design deemed out of scale and architecturally irregular is a detriment to the area’s character, making the proposed structure impossible to fulfill the mandate to prevent the impairment of property values.

“Protect the historic character of the Village, including, in particular, the Irvington Historic District, which as of January 2014, is listed on the National Register of Historic Places.” § 9.1 D

The demolition of Woodcliff Manor and its proposed out of character replacement is in direct conflict with the Architectural Review Board’s purpose to **“Protect the historic character of the Village”** under § 9.1 D.

The ARB determines that Woodcliff Manor is a structure of **“local historical significance,”** meeting the intent set forth in the Village code § 224-47.9. The decision to demolish this significant historic asset stands in opposition to the mandate to protect the Village’s historic character.

Instead of protection, the proposed action is a destructive one, immediately and irreversibly eliminating a historic resource. The ARB’s determination, supported by documentation from the Irvington Historic Society, the Westchester Historic Society, and a preservation architect, confirm the cultural and architectural importance of the Manor.

Furthermore, the new design intended to replace the Manor fails to honor the historic character of the Village. The Village Consulting Architect’s report highlights the deficiencies in the new building’s:

- **Incompatible Scale and Massing:** The building’s large scale, mass, height, and architectural character are **not in scale with its historic setting**, which consists predominantly of single-family residences. The design is incompatible with the established visual pattern of the North Broadway corridor.

- **Facade Fails to Reduce Visual Mass:** The façade uses multiple materials that are described as **busy and architecturally confusing**, which fails to minimize the building's large footprint. The architect recommends that the exterior materials be simplified to align with the existing neighborhood palette of red brick, stone, or painted wood siding.
- **Atypical Roof Design:** The proposed flat roof is **atypical** of the residential setting, where most neighboring buildings feature sloped roofs. The MFO Zoning code § 224-47.10 E (5) also reinforces the preference for "variation in roof heights, use of pitched roofs, and other roof elements such as cross gables and dormer windows".
- **Massing and Elevation Irregularity:** Specific design elements, such as the non-square southwest corner, lead to an **"awkward massing and exterior elevation,"** indicating a final appearance that does not complement the existing historic architectural quality of neighboring properties.
- **Repetitive Window Patterns:** The proposed window designs, doors, and balconies are noted as **highly repetitive and irregular** and need further study to "improve and calm the exterior facade".
- **Out-of-Character Entry Gate:** Demolition of a large section of the original Broadway wall is proposed to be replaced with a **"grandiose and overstated"** entry gate. This is a serious aesthetic resource impact along the Broadway corridor and out of character for North Broadway where historic walls, understated entry gates and minimal signage are the norm.

In addition to the ARB purpose to protect the historic character of the Village, the Village's MFO zoning code reinforces this same purpose by stating that new construction be of a design that **complements the existing character of the neighborhood and community**, and use materials **compatible with the neighborhood and historic character of the Village** (MFO District § 224-47.10 E (3)). By demolishing and replacing a local historic significant structure with a design that is visually incompatible, awkwardly massed, and out of scale with its setting, the proposed development actively damages rather than protects the historic character of the Village.

ARB Determination of "local historic significance"

The MFO zoning code, § 224-47.9 Sections D(3) & F(5), gives the planning Board the ability to award FAR and Coverage bonuses related to adaptive reuse if the ARB determines it to be of "local historic significance".

The current application proposes demolition of the Woodcliff Manor, identified in the Irvington

Historic Society's inventory of structures that designates the subject property as "landmark eligible". This local inventory created in 1976 by local preservationists and local historians has been submitted to the BOT and the ARB to alert the Boards of their significance when any of these properties are considered for actions. Additionally, a letter by Joseph Pell Lombardi, a preservation architect and owner of the 1850 Octagon House in Irvington, NY, speaks of a report he prepared detailing the history of this structure. The Historic Structure Report for Woodcliff is available from the Irvington Historic Society and concludes that Woodcliff is a house with a main block built most likely by John Mann sometime after 1787. Other additional documentation includes a Westchester Historic Society letter, a letter from Irvington's Preservation Architects, and a letter from Marissa Marvelli, a Historic Preservationist.

Using the Planning Board submittals from the various professionals, historic society records of architectural significance along with the historical and cultural records of Woodcliff Manor, the ARB determines the Woodcliff Manor property meets the intent in our code of "local historic significance". The applicant should revisit the adaptive reuse of the Woodcliff Manor as proposed in their 2024 submissions.

Closing Note

Although these comments are intended as architectural design review comments for the Planning Board, for the reasons stated above, we believe this development will have potentially significant adverse impacts to historic resources, community character and visual resources.

The Planning Board is encouraged to refer the application back to the ARB if architectural changes occur during site plan review.

Village of Irvington, Architectural Review Board 5/27/2026

Reference Materials

1. *Irvington Preservation Architects Letter 2026-04-08*
2. *Irvington Historical Society List of Significant Historical Buildings c.1974 - 2024*
3. *Westchester County Historical Society Letter 04-03-2021*
4. *Woodcliff Manor Joseph Lombardi Preservation Architect Letter 12-04-2024*
5. *Woodcliff Manor Marissa Marvelli Historic Preservationist 06-04-2021*
6. *DKR9 LLC/Varma RE Submission to Planning Board 06-04-2026*
7. *DKR9 LLC/Varma RE Submission to ARB 2026-03-23*
8. *DKR9 LLC/Varma RE Submission to Planning Board 2024-07-03*

Village of Irvington Consulting Architect's Report

76 North Broadway

It is recommended that additional drawings be provided that describe this new building's context and scale comparison to the adjacent buildings. The applicant should also justify why the existing historic building is being demolished, especially since their earlier scheme proposed saving it would be a benefit to the site. The applicant should clearly describe how their proposed design has been designed to fit in with the adjacent neighbor's height scale and mass. They should describe how their proposed design works with the existing grading and why the design of the new canopy facing North Broadway is so prominent.

This design's large scale, mass, height and architectural character is not in scale with its historic setting which is primarily single-family houses. The facade's multiple materials are busy, do not ameliorate the building's large footprint and are architecturally confusing. The exterior materials should be simplified and respond to the other existing buildings material palettes which is largely red brick, stone or painted wood siding. In addition, the building's flat roof is atypical of its residential setting with most buildings having sloped roofs. All of the building's plan have 90 degree corners with the exception of the southwest corner which is not 90 degrees against the setback. Although this provides minimal additional square footage, this results in an awkward massing and exterior elevation.

Study of pre-war apartment buildings in Westchester County would aid the applicant in understanding how larger apartment buildings better fit into their context of single-family houses through proper massing and window patterns as well as utilizing simple high-quality exterior materials.

Further study should be given on how the project's large footprint can be redesigned to be more in scale with the adjacent houses to the east and south.

The proposed window designs, doors and balconies are highly repetitive and irregular and should be further studied to improve and calm the exterior facade.

The entry gate seems grandiose and overstated and should be simplified.

All rooftop mechanical units should be shown on the drawings and shielded from view. Any exterior wall mechanical grilles or dryer vents should be shown in the drawings.

Gary Brewer
Irvington Architectural Consultant
garybrewerarchitect.com

Charles Hessler

From: Charles Hessler
Sent: Friday, May 29, 2026 4:31 PM
To: [REDACTED]
Subject: ARB Procedural Practices

Randy,

I am writing on behalf of the Board to better understand your interpretation of the Architectural Review Board's role under §§ 9-5 and 9-6 of the Village Code, as well as the procedural practices currently being followed by the Board with respect to referrals, agenda-setting, and the involvement of the architectural consultant.

As you know, there has recently been discussion regarding whether § 9-5 requires a formal referral from the Planning Board before the ARB may review or comment on an application. My understanding of the current administrative practice is that, when an application for site development plan approval is received, Village staff distributes the Planning Board agenda materials and application documents simultaneously to the Planning Board, Village consultants, ARB members, and the architectural consultant. This transmittal is intended to constitute the referral contemplated by § 9-5, which provides:

"Every application for site development plan approval for the construction, reconstruction or alteration of any building or structure shall be referred to the Board of Architectural Review for its recommendation and report to the Planning Board. This referral shall be in addition to the referral required by § 9-6."

More broadly, I would appreciate it if you could be as specific as possible regarding your understanding of the ARB's role within the Village's land use review process and how you believe the process is intended to function from the time an application is received through final review. In particular, it would be helpful to understand your views regarding:

- the purpose and jurisdiction of the ARB under §§ 9-5 and 9-6;
- when and how an application properly comes before the ARB;
- whether the ARB's role under § 9-5 is advisory to the Planning Board or whether additional authority is contemplated;
- what procedural steps you believe are required before the ARB may review, discuss, or make recommendations on an application;
- how referrals between boards and staff are intended to work;
- how and when applications should be placed on ARB agendas;
- whether applications may be substantively discussed if they were not previously identified on a published agenda;
- the intended role of the architectural consultant, including the scope of the consultant's authority and interactions with applicants, staff, and other boards; and
- how the Open Meetings Law informs the Board's deliberative and agenda-setting practices.

Relatedly, I am seeking to better understand the basis for the ARB's findings as to 76 North Broadway that "there are potentially significant adverse impacts to historical resources, visual resources and community character and a positive declaration is warranted." I did not observe discussion of those findings during the recent ARB meeting videos, nor do I recall those issues being discussed during our meeting on April 27th. Accordingly, I would appreciate clarification as to when those findings were discussed by the Board, and whether that discussion occurred during a properly noticed public meeting consistent with the Open Meetings Law.

I appreciate your time and perspective on these questions. My intent is to better understand your interpretation of the Code and the procedural framework you believe should govern the ARB's operation so that expectations and practices remain clear, transparent, and consistent.

Sincerely,

Charles Hessler

Charles G. Hessler
Village Administrator



Village of Irvington
85 Main St.
Irvington, NY 10533
Tel: (914) 591-4358
Fax: (914) 591-4072
www.irvingtonny.gov

Re: 76 North Broadway

From: masjeb@aol.com <masjeb@aol.com>

To: Randy Huff

Cc: msirota@guardiandd.com, asyatrakht@hotmail.com, mosberg@optonline.net, gail.weiler10@gmail.com, aangatamin@gmail.com, Arlene Burgos, Josie Bloom, Kent Kleiman, logrodnek@irvingtonny.gov, David Zwiebel, Charles Hessler, Katie Bugna, Cesare Manfredi

Date: Jun 5, 2026, 4:45 PM

Randy -- I will forward your email to the Board of Trustees, who wrote the memo. Your response should be directed to them. Have a good weekend.

Marianne Stecich

Stecich Murphy & Lammers, LLP

505 White Plains Road, Suite 206

Tarrytown, New York 10591

914-261-5995

On Friday, June 5, 2026 at 04:24:38 PM EDT, Randy Huff <randolph.huff@gmail.com> wrote:

Marianne,

We are working on a response. There is a lot to contemplate here.

Randy Huff

Chair of Irvington

Architectural Review Board

On Tue, Jun 2, 2026 at 4:18 PM masjeb@aol.com <masjeb@aol.com> wrote:

Please see the attached letter from the Board of Trustees.

Marianne Stecich

Stecich Murphy & Lammers, LLP

505 White Plains Road, Suite 206

Tarrytown, New York 10591

914-261-5995

Re: 76 North Broadway

From: Randy Huff <randolph.huff@gmail.com>

To: Charles Hessler

Cc: Marianne Stecich

Date: Jul 2, 2026, 3:00 PM

I will address this next week.

Have a good weekend.

Randy

On Tue, Jun 30, 2026 at 9:57 AM Randy Huff <randolph.huff@gmail.com> wrote:

Charles,

I intend to respond this week.

Randy

On Fri, Jun 26, 2026 at 4:20 PM Charles Hessler <chessler@irvingtonny.gov> wrote:

Thank you Randy. The Mayor wanted me to inquire when you thought the response would be ready so that we can discuss it.

Have a good weekend.

Charles

Sent from my iPhone

On Jun 5, 2026, at 4:24 PM, Randy Huff <randolph.huff@gmail.com> wrote:

Marianne,

We are working on a response. There is a lot to contemplate here.

Randy Huff
Chair of Irvington
Architectural Review Board

On Tue, Jun 2, 2026 at 4:18 PM masjeb@aol.com <masjeb@aol.com> wrote:

Please see the attached letter from the Board of Trustees.

Marianne Stecich
Stecich Murphy & Lammers, LLP
505 White Plains Road, Suite 206
Tarrytown, New York 10591
914-261-5995

[EXTERNAL] This email is from outside the Village of Irvington- Please use caution when opening links and attachments!

Re: 76 North Broadway

From: Randy Huff <randolph.huff@gmail.com>

To: Charles Hessler

Cc: Marianne Stecich

Date: Jul 8, 2026, 3:59 PM

The ARB received the letter sent by the Board of Trustees and Village Counsel on June 2nd, 2026, regarding the 76 North Broadway Varma Application.

Because this communication comes directly from the Board of Trustees through the Village's attorney, the ARB needs legal advice from its own counsel. This will ensure everything is handled correctly and avoids any potential conflicts of interest.

Respectfully request that the Board of Trustees authorize separate legal counsel for the ARB on this issue.

Thank you,

Randy Huff

Chair of the Architectural Review Board

On Fri, Jun 26, 2026 at 4:20 PM Charles Hessler <chessler@irvingtonny.gov> wrote:

Thank you Randy. The Mayor wanted me to inquire when you thought the response would be ready so that we can discuss it.

Have a good weekend.

Charles

Sent from my iPhone

On Jun 5, 2026, at 4:24 PM, Randy Huff <randolph.huff@gmail.com> wrote:

Marianne,

We are working on a response. There is a lot to contemplate here.

Randy Huff
Chair of Irvington
Architectural Review Board

On Tue, Jun 2, 2026 at 4:18 PM masjeb@aol.com <masjeb@aol.com> wrote:

Please see the attached letter from the Board of Trustees.

Marianne Stecich
Stecich Murphy & Lammers, LLP
505 White Plains Road, Suite 206
Tarrytown, New York 10591
914-261-5995

[EXTERNAL] This email is from outside the Village of Irvington- Please use caution when opening links and attachments!

RE: Letter from Board of Trustees

From: Charles Hessler <chessler@irvingtonny.gov>

To: randolph.huff@gmail.com, Karnit Mosberg

Cc: asyatrakht@hotmail.com, gail.weiler10@gmail.com, aangatamin@gmail.com, Arlene Burgos, Josie Bloom, Kent Kleiman, Larry Ogradnek, David Zwiebel, masjeb@aol.com

Date: Jul 16, 2026, 3:27 PM

Good afternoon,

I hope this email finds you well. The Village Board is holding meetings on the following days:

- Work Session – August 12, 2026 at 7:00 PM
- Regular Meeting – August 17, 2026 at 7:00 PM

Both meetings will be held in the Irvington Court Room and online via Zoom.

Please let me know which meeting works for the members of the ARB to attend and I will add the discussion to the agenda.

Sincerely,

Charles Hessler

Charles G. Hessler

Village Administrator



Village of Irvington

85 Main St.

Irvington, NY 10533

Tel: (914) 591-4358

Fax: (914) 591-4072

www.irvingtonny.gov

From: Randy Huff <randolph.huff@gmail.com>

Sent: Monday, July 13, 2026 12:10 PM

To: Karnit Mosberg <mosberg@optonline.net>

Cc: Charles Hessler <chessler@irvingtonny.gov>; of Irvington Village <officeirvingtonny@gmail.com>; msirota@guardiandd.com; asyatrakht@hotmail.com; gail.weiler10@gmail.com; aangatamin@gmail.com; Arlene Burgos <aburgos@irvingtonny.gov>; Josie Bloom <jbloom@irvingtonny.gov>; Kent Kleiman <kkleiman@irvingtonny.gov>; Larry Ogrodnek <logrodnek@irvingtonny.gov>; David Zwiebel <dzwiebel@irvingtonny.gov>; masjeb@aol.com

Subject: Re: Letter from Board of Trustees

Let me think about this.

Randy

On Mon, Jul 13, 2026 at 11:34 AM Karnit Mosberg <mosberg@optonline.net> wrote:

Sorry but I am away.

Sent from my iPhone

On Jul 13, 2026, at 11:22 AM, Charles Hessler <chessler@irvingtonny.gov> wrote:

Good morning,

I would like to inquire if anyone on the ARB is able to come to the meeting on July 15th to discuss this matter.

Sincerely,

Charles Hessler

Charles G. Hessler

Village Administrator

Village of Irvington

85 Main St.

Irvington, NY 10533

Tel: (914) 591-4358

Fax: (914) 591-4072



www.irvingtonny.gov

From: Village of Irvington <officeirvingtonny@gmail.com>
Sent: Friday, July 10, 2026 9:43 AM
To: randolph.huff@gmail.com; msirota@guardiandd.com; asyatrakht@hotmail.com;
mosberg@optonline.net; gail.weiler10@gmail.com; aangatamin@gmail.com
Cc: Arlene Burgos <aburgos@irvingtonny.gov>; Josie Bloom <jbloom@irvingtonny.gov>;
Kent Kleiman <kkleiman@irvingtonny.gov>; Larry Ogradnek
<logrodnek@irvingtonny.gov>; David Zwiebel <dz.dz@verizon.net>; Charles Hessler
<chessler@irvingtonny.gov>; masjeb@aol.com
Subject: Letter from Board of Trustees

Good morning! Please see the attached letter from the Village Board of Trustees.

Thank you,

[EXTERNAL] This email is from outside the Village of Irvington- Please use caution when opening links and attachments!

[EXTERNAL] This email is from outside the Village of Irvington- Please use caution when opening links and attachments!

Village of Irvington w/Randy Huff

From: steven@lmbesq.com <steven@lmbesq.com>

To: MASJEB@aol.com

Date: Jul 14, 2026, 12:31 PM

Dear Ms. Stecich,

This is written on behalf of ARB Chairperson Randy Huff in response to the July 10, 2026 letter of the Irvington Board of Trustees inviting Mr. Huff to attend tomorrow's Board meeting. I have not yet had an opportunity to meet with Mr. Huff or to discuss this matter in depth. Therefore, a meeting tomorrow will not give Mr. Huff sufficient time to prepare for a meaningful discussion of the topic addressed in the Board's letter. Once we have had an opportunity to properly prepare for a discussion with the Board, I will contact you to arrange a mutually convenience meeting date. Thank you for your anticipated courtesy and cooperation.

Steven G. Leventhal

Leventhal, Mullaney & Blinkoff, LLP

15 Remsen Avenue

Roslyn, New York 11576

Phone: (516) 484-5440 Ext. 101

Fax: (516) 324-4263

e-mail: steven@lmbesq.com

Re: Letter from Board of Trustees

From: Charles Hessler <chessler@irvingtonny.gov>

To: randolph.huff@gmail.com, Karnit Mosberg

Cc: asyatrakht@hotmail.com, gail.weiler10@gmail.com, aangatamin@gmail.com, Arlene Burgos, Josie Bloom, Kent Kleiman, Larry Ogrodnek, David Zwiebel, masjeb@aol.com

Date: Jul 28, 2026, 9:39 AM

Good morning,

Due to scheduling conflicts, the Village Board is rescheduling their August 12th work session to August 4th. The Board is rescheduling their regular meeting to August 25th. Both meetings will start at 7 pm and will take place in person in the Irvington Court or online via zoom.

Let me know which meeting works for you so I can add the discussion to the agenda.

Sincerely,

Charles

Sent from my iPhone

On Jul 16, 2026, at 3:27 PM, Charles Hessler <chessler@irvingtonny.gov> wrote:

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- Regular Meeting – August 17, 2026 at 7:00 PM

Both meetings will be held in the Irvington Court Room and online via Zoom.

Please let me know which meeting works for the members of the ARB to attend and I will add the discussion to the agenda.

Fwd: Board meeting follow up

From: Kent Kleiman <kkleiman@irvingtonny.gov>
To: Arlene Burgos
Cc: Charles Hessler, Marianne Stecich (masjeb@aol.com)
Date: Aug 10, 2026, 2:44 PM

FYI, I have not received a response yet.

Please see the letter below.

Kent

Begin forwarded message:

From: Kent Kleiman <kkleiman@irvingtonny.gov>
Date: Aug 6, 2026 at 3:42 PM
To: Randy Huff <randolph.huff@gmail.com>
Subject: Board meeting follow up

Hi Randy,

Village Administrator Charles Hessler reached out to you on two occasions, on July 16 and July 28, to provide several Board of Trustees meeting dates for the Architectural Review Board members to consider for a discussion with the Board of Trustees on ARB procedures and processes. To date, Charles has not received confirmation regarding the ARB's intention to attend any of the proposed meetings.

The next available Board of Trustees meeting is scheduled for **Tuesday, August 25, at 7:00 p.m.** The following Board of Trustees work session will be held on **Wednesday, September 9, at 7:00 p.m.**

Please let Charles know by **Monday at 5:00 p.m.** which of these meetings the ARB members will be able to attend so that the

appropriate arrangements can be made.

Thank you, and we look forward to your response.

Sincerely,

Kent Kleiman

Irvington Board of Trustees

Charles Hessler

From: Kent Kleiman
Sent: Monday, August 10, 2026 4:54 PM
To: Board; Marion Osmun; Charles Hessler
Subject: Fwd: Board meeting follow up

FYI

Begin forwarded message:

From: Randy Huff <[REDACTED]>
Date: Aug 10, 2026 at 4:13 PM
To: Kent Kleiman <kkleiman@irvingtonny.gov>
Subject: Re: Board meeting follow up

Kent,

I am waiting for our lawyer's response. Once I have that, we can let you know.

Randy

On Thu, Aug 6, 2026 at 3:42 PM Kent Kleiman <kkleiman@irvingtonny.gov> wrote:

Hi Randy,

Village Administrator Charles Hessler reached out to you on two occasions, on July 16 and July 28, to provide several Board of Trustees meeting dates for the Architectural Review Board members to consider for a discussion with the Board of Trustees on ARB procedures and processes. To date, Charles has not received confirmation regarding the ARB's intention to attend any of the proposed meetings.

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Please let Charles know by **Monday at 5:00 p.m.** which of these meetings the ARB members will be able to attend so that the appropriate arrangements can be made.

Thank you, and we look forward to your response.

Sincerely,

Kent Kleiman

Irvington Board of Trustees

[EXTERNAL] This email is from outside the Village of Irvington- Please use caution when opening links and attachments!

Fwd: Letter from Board of Trustees

From: Randy Huff <randolph.huff@gmail.com>

To: asya trakht, Karnit Mosberg, Gail Weiler, Aan Amin, Arlene Burgos, Josie Bloom, Kent Kleiman, Larry Ogrodnek, David Zwiebel, Charles Hessler, Marianne Stecich

Date: Aug 12, 2026, 4:31 PM

After consulting with counsel regarding the BOT's request for a public meeting on the 76 North Broadway Varma application, legal counsel advised that ARB members cannot discuss a pending ARB application outside of the ARB's publicly noticed meeting. If any Trustee wants to be heard on this application, the Trustees, along with the public and the applicant, can attend the ARB hearing on this application.

If the Village Attorney has any questions about this legal advice, please contact Steven Leventhal who has reached out previously.

Randy Huff
ARB Chair

----- Reply -----

From: **Village of Irvington** <officeirvingtonny@gmail.com>

Date: Fri, Jul 10, 2026 at 9:43 AM

Subject: Letter from Board of Trustees

To: <randolph.huff@gmail.com>, <msirota@guardiandd.com>, <asyatrakht@hotmail.com>, <mosberg@optonline.net>, <gail.weiler10@gmail.com>, <aangatamin@gmail.com>

Cc: <aburgos@irvingtonny.gov>, <jbloom@irvingtonny.gov>, <kkleiman@irvingtonny.gov>, <logrodnek@irvingtonny.gov>, David Zwiebel <dz.dz@verizon.net>, <chessler@irvingtonny.gov>, <masjeb@aol.com>

Good morning! Please see the attached letter from the Village Board of Trustees.

Thank you,



Letter to ARB.pdf
435 KB

Irvington - Letter from Randy Huff

From: masjeb@aol.com <masjeb@aol.com>

To: steven@lmbesq.com

Cc: Arlene Burgos, Josie Bloom, logrodnek@irvingtonny.gov, Kent Kleiman, David Zwiebel, Charles Hessler, Katie Bugna

Date: Aug 12, 2026, 10:30 PM

Dear Mr. Leventhal:

On July 14, 2026, you wrote to me to reschedule a meeting that the Irvington Board of Trustees requested with your client, Mr. Huff, and the Architectural Review Board (ARB) and concluded with "I will contact you to arrange a mutually convenience [sic] meeting date." Instead, today the Board of Trustees received your client's email refusing to attend a meeting with them to discuss the procedural shortcomings of one of its boards. Mr. Huff's attempt to avoid the meeting -- according to him, after consulting with you -- by describing it as one to discuss a particular application before the ARB, is a further reflection of his misunderstanding of the real issue here.

As the Board of Trustees explained in its original, June 2, 2026 letter to the members of the ARB, the Board's concern is with the serious *procedural* failings and missteps by your client, and by the entire ARB, in the handling of the 76 North Broadway application. I have attached a copy of that letter for your convenience.

The Board has no interest in discussing the substance or the merits of the 76 North Broadway application with the ARB. As its June 2 and July 10, 2026 letters made clear, the Board's purpose in meeting with the ARB is "to better understand the process followed by the ARB and to ensure that ARB proceedings are conducted transparently, fairly, and in accordance with the requirements applicable to Village boards."

It is now two and a half months since the Board of Trustees requested a meeting with the ARB, during which time the Board offered several dates for such a meeting, all of which were ignored. If Mr. Huff and the rest of the ARB do not meet with Board of Trustees on September 9, the Board of Trustees will take whatever actions are necessary to address both the concerns expressed in its June 2, 2026 letter and the ARB's refusal to meet with the Board of Trustees.

Marianne Stecich
Irvington Village Attorney
914-261-5995



BOT.ARBletter.pdf

59 KB

Re: Irvington - Letter from Randy Huff

From: masjeb@aol.com <masjeb@aol.com>

To: steven@lmbesq.com

Cc: 'Arlene Burgos', 'Josie Bloom', logrodnek@irvingtonny.gov, 'Kent Kleiman', 'David Zwiebel', 'Charles Hessler', 'Katie Bugna'

Date: Aug 13, 2026, 3:43 PM

The Village is taking steps to get training for its board members. That does not eliminate the need for the Board of Trustees to meet with the ARB about the incidents described in the Board's June 2, 2026 letter. As stated in my previous email, the Board of Trustees intends to take up this matter at its September 9, 2026 meeting.

Marianne Stecich

Stecich Murphy & Lammers, LLP

505 White Plains Road, Suite 206

Tarrytown, New York 10591

914-261-5995

On Thursday, August 13, 2026 at 02:41:56 PM EDT, steven@lmbesq.com <steven@lmbesq.com> wrote:

Dear Ms. Stecich,

We have a suggestion that we believe would be more beneficial to the Village and to the members of its boards, all of whom share a desire to discharge their duties properly. We suggest that NYCOM be invited to present a training program for the members of all Village Boards on compliance with the Open Meetings Law and best meeting practices.

Steven G. Leventhal

Leventhal, Mullaney & Blinkoff, LLP

15 Remsen Avenue

Roslyn, New York 11576

Phone: (516) 484-5440 Ext. 101

Fax: (516) 324-4263

e-mail: steven@lmbesq.com

From: masjeb@aol.com <masjeb@aol.com>

Sent: Wednesday, August 12, 2026 10:31 PM

To: steven@lmbesq.com

Cc: Arlene Burgos <aburgos@irvingtonny.gov>; Josie Bloom <jbloom@irvingtonny.gov>; logrodnek@irvingtonny.gov; Kent Kleiman <kkleiman@irvingtonny.gov>; David Zwiebel <dzwiebel@irvingtonny.gov>; Charles Hessler <chessler@irvingtonny.gov>; Katie Bugna <kbugna@irvingtonny.gov>

Subject: Irvington - Letter from Randy Huff

Dear Mr. Leventhal:

On July 14, 2026, you wrote to me to reschedule a meeting that the Irvington Board of Trustees requested with your client, Mr. Huff, and the Architectural Review Board (ARB) and concluded with “I will contact you to arrange a mutually convenience [sic] meeting date.” Instead, today the Board of Trustees received your client’s email refusing to attend a meeting with them to discuss the procedural shortcomings of one of its boards. Mr. Huff’s attempt to avoid the meeting – according to him, after consulting with you -- by describing it as one to discuss a particular application before the ARB, is a further reflection of his misunderstanding of the real issue here.

As the Board of Trustees explained in its original, June 2, 2026 letter to the members of the ARB, the Board’s concern is with the serious *procedural* failings and missteps by your client, and by the entire ARB, in the handling of the 76 North Broadway application. I have attached a copy of that letter for your convenience.

The Board has no interest in discussing the substance or the merits of the 76 North Broadway application with the ARB. As its June 2 and July 10, 2026 letters made clear, the Board’s purpose in meeting with the ARB is “to better understand the process followed by the ARB and to ensure that ARB proceedings are conducted transparently, fairly, and in accordance with the requirements applicable to Village boards.”

It is now two and a half months since the Board of Trustees requested a meeting with the ARB, during which time the Board offered several dates for such a meeting, all of which were ignored. If Mr. Huff and the rest of the ARB do not meet with Board of Trustees on September 9, the Board of Trustees will take whatever actions are

necessary to address both the concerns expressed in its June 2, 2026 letter and the ARB's refusal to meet with the Board of Trustees.

Marianne Stecich

Irvington Village Attorney

914-261-5995

Board of Trustees and ARB Meeting: September 9

From: Charles Hessler <chessler@irvingtonny.gov>

To: Randy Huff, asyatrakht@hotmail.com, Karnit Mosberg, gail.weiler10@gmail.com, aangatamin@gmail.com

Cc: Board, masjeb@aol.com

Date: Aug 18, 2026, 9:33 AM

Dear Members of the ARB,

I am writing on behalf of the Board of Trustees to formally request the full ARB's attendance at our upcoming meeting on **September 9**.

As the Board stated in its June 2, 2026 letter to the ARB, and in several communications since, it has been asking the ARB to explain how it reached the findings it made at its May 27, 2026 meeting on the 76 North Broadway application, and why it voted on the matter when it was not on the agenda and the applicant was not present.

This meeting is necessary to review administrative processes and ensure that the ARB is operating in full compliance with Village code and State law. As stated in our previous communications, the BOT will not be discussing the substance or merits of the 76 North Broadway application.

Our agenda will focus on the following items:

- **Procedural Compliance:** Ensuring all ARB proceedings are conducted transparently and strictly adhere to Village code and State law.
- **Communication Protocols:** Establishing a clear process for our boards to effectively communicate and address issues when they arise.
- **Future Trainings:** Outlining and scheduling necessary training sessions for ARB members.
- **Operational Feedback:** Discussing current administrative challenges and determining what support is needed moving forward.

We hope that this discussion will support the land use process moving forward.

Please confirm your attendance by **Friday, August 21.**

Sincerely,

Charles Hessler, Village Administrator

On behalf of the Board of Trustees

Charles G. Hessler

Village Administrator



Village of Irvington

85 Main St.

Irvington, NY 10533

Tel: (914) 591-4358

Fax: (914) 591-4072

www.irvingtonny.gov

Board of Trustees and ARB Meeting on the 76 North Broadway Application

Randy Huff [REDACTED]
To: Charles Hessler <chessler@irvingtonny.gov>

Fri, Aug 21, 2026 at 9:49 AM

Dear Charles,

Thank you for your follow-up email.

Regarding the Board of Trustees' request for a meeting, the ARB members are unavailable for the September 9 date due to scheduling conflicts and travel.

More importantly, the members have expressed significant legal concerns regarding a public joint meeting to discuss a pending matter. Because the 76 North Broadway application remains an active, open proceeding, public discussion of the application outside of the ARB's established administrative process risks compromising the legal integrity and impartiality of the land use review.

The ARB remains committed to full compliance with Village code and State law. To that end, we would gladly review any procedural memorandum or guidelines the Board wishes to share with our members, and we look forward to participating in any future training sessions once they are scheduled.

Sincerely,

Randy Huff
Chair, Architectural Review Board

On Tue, Aug 18, 2026 at 9:33AM Charles Hessler <chessler@irvingtonny.gov> wrote:

Dear Members of the ARB,

I am writing on behalf of the Board of Trustees to formally request the full ARB's attendance at our upcoming meeting on **September 9**.

As the Board stated in its June 2, 2026 letter to the ARB, and in several communications since, it has been asking the ARB to explain how it reached the findings it made at its May 27, 2026 meeting on the 76 North Broadway application, and why it voted on the matter when it was not on the agenda and the applicant was not present.

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Our agenda will focus on the following items:

- **Procedural Compliance:** Ensuring all ARB proceedings are conducted transparently and strictly adhere to Village code and State law.
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- **Future Trainings:** Outlining and scheduling necessary training sessions for ARB members.
- **Operational Feedback:** Discussing current administrative challenges and determining what support is needed moving forward.

We hope that this discussion will support the land use process moving forward.

Please confirm your attendance by **Friday, August 21**.

Sincerely,

Charles Hessler, Village Administrator

On behalf of the Board of Trustees

Charles G. Hessler

Village Administrator



Village of Irvington

85 Main St.

Irvington, NY 10533

Tel: (914) 591-4358

Fax: (914) 591-4072

www.irvingtonny.gov

RE: Board of Trustees and ARB Meeting: September 9

From: Charles Hessler <chessler@irvingtonny.gov>

To: Arlene Burgos, randolph.huff@gmail.com

Cc: asyatrakht@hotmail.com, Karnit Mosberg, gail.weiler10@gmail.com, aangatamin@gmail.com, Board, masjeb@aol.com

Date: Aug 21, 2026, 12:03 PM

Hello Randy and Members of the ARB,

As you may recall, I wrote to you on August 18th to provide the Board meeting dates in October (October 5th and October 14th) and asked the ARB to identify by noon today, which date the ARB members or one or more representatives are free can attend. We provided these dates in response to the communications I received from ARB members about scheduling difficulties with the September 9th Board meeting previously proposed. The email from 8/18 is attached.

Please let me know which date in October the ARB can attend ASAP as it is noon.

Secondly, regarding including the letter that you send me at 11:39 AM (which is attached) to the Board's agenda, we can include it. It would also be prudent for us to include any previous email requests and exchanges between the Board and the ARB to frame the issue.

Charles

From: Arlene Burgos <aburgos@irvingtonny.gov>

Sent: Friday, August 21, 2026 11:41 AM

To: randolph.huff@gmail.com; Charles Hessler <chessler@irvingtonny.gov>

Cc: asyatrakht@hotmail.com; Karnit Mosberg <mosberg@optonline.net>; gail.weiler10@gmail.com; aangatamin@gmail.com; Board <board@irvingtonny.gov>; masjeb@aol.com

Subject: RE: Board of Trustees and ARB Meeting: September 9

Randy,

As you are aware, the Board has asked the ARB to provide a date when the members are available to meet with the Board. Does the ARB plan to provide a date to meet with the Board?

Thanks.

Arlene

Sent from my Galaxy

----- Original message -----

From: Randy Huff <randolph.huff@gmail.com>

Date: 8/21/26 11:38 AM (GMT-05:00)

To: Charles Hessler <chessler@irvingtonny.gov>

Cc: asyatrakht@hotmail.com, Karnit Mosberg <mosberg@optonline.net>, gail.weiler10@gmail.com, aangatamin@gmail.com, Board <board@irvingtonny.gov>, masjeb@aol.com

Subject: Re: Board of Trustees and ARB Meeting: September 9

Charles,

If the BOT is meeting on this topic, please include the attached response in the public record.

Randy

On Tue, Aug 18, 2026 at 9:33 AM Charles Hessler <chessler@irvingtonny.gov> wrote:

Dear Members of the ARB,

RE: Board of Trustees and ARB Meeting: September 9

From: Charles Hessler <chessler@irvingtonny.gov>

To: randolph.huff@gmail.com

Cc: Arlene Burgos, asyatrakht@hotmail.com, Karnit Mosberg, gail.weiler10@gmail.com, aangatamin@gmail.com, Board, masjeb@aol.com

Date: Aug 21, 2026, 1:40 PM

Hello,

As previously indicated, this discussion is not about 76 North Broadway. It is about policies and procedures of the ARB generally.

Charles

From: Randy Huff <randolph.huff@gmail.com>

Sent: Friday, August 21, 2026 12:23 PM

To: Charles Hessler <chessler@irvingtonny.gov>

Cc: Arlene Burgos <aburgos@irvingtonny.gov>; asyatrakht@hotmail.com; Karnit Mosberg <mosberg@optonline.net>; gail.weiler10@gmail.com; aangatamin@gmail.com; Board <board@irvingtonny.gov>; masjeb@aol.com

Subject: Re: Board of Trustees and ARB Meeting: September 9

Our independent legal advice is to avoid a public joint meeting to discuss a pending matter. "*Because the 76 North Broadway application remains an active, open proceeding, public discussion of the application outside of the ARB's established administrative process risks compromising the legal integrity and impartiality of the land use review.*" If the application is closed out by October, I believe ARB Members could speak at a public meeting on the topic.

Randy Huff

Chair, Architectural Review Board

On Fri, Aug 21, 2026 at 12:04 PM Charles Hessler <chessler@irvingtonny.gov> wrote:

Hello Randy and Members of the ARB,

As you may recall, I wrote to you on August 18th to provide the Board meeting dates in October (October 5th and October 14th) and asked the ARB to identify by noon today, which date the ARB members or one or more representatives are free can attend. We provided these dates in response to the communications I received from ARB members about scheduling difficulties with the September 9th Board meeting previously proposed. The email from 8/18 is attached.

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From: Arlene Burgos <aburgos@irvingtonny.gov>

Sent: Friday, August 21, 2026 11:41 AM

To: randolph.huff@gmail.com; Charles Hessler <chessler@irvingtonny.gov>

Cc: asyatrakht@hotmail.com; Karnit Mosberg <mosberg@optonline.net>; gail.weiler10@gmail.com; aangatamin@gmail.com; Board <board@irvingtonny.gov>; masjeb@aol.com

Subject: RE: Board of Trustees and ARB Meeting: September 9

Randy,

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Thanks.

Arlene