

The Pondsider



This is the first issue of the Board's Newsletter. It updates us on items of interest, profiles individuals, introduces new residents, and covers note worthy events. Your input is welcomed.

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Pondside- 2005

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Eli - Handyman		946-1007	

Westchester Property Management

Barbara Schmidt	686-9500 Ex. 18

Did you know?.....

Laura Erd had a terrible fall this winter, badly injuring her shoulder and leg. She is better now since being in rehab, and having lots of physical therapy. Laura is now back to exercise walking around the complex. We're glad to see you doing so well, Laura. Keep up the good work!

We join DJ and Donna Hingtlen in welcoming their new baby girl, Hayleigh.

IntroducingEli

Eli was born in Rio Piedras, Puerto Rico, and lived most of his life on West 83rd St. in New York City. He has four children, two girls and two boys, and six grand children.

When Pondside was first built Eli worked part time for developer Ginsberg, while at the same time serving as a Night Supervisor in a plant in Brooklyn. Soon he began to work full time at Pondside, and the rest is part of our happy history!

When asked about funny incidents while working here, Eli told about a time when the upper pond was overflowing from torrential rains. It was so bad that the water was flowing over the foot bridge between ponds like "Niagra Falls." Water was so high that it threatened to enter basements in some surrounding buildings. As Eli watched in amazement from a deck above the flooding, his cell phone rang. A resident wanted to know, "what Eli planned to do about this situation?" Even then I guess folks thought he could do anything.



When I asked Eli what special hobby or interest he had away from his work, he quickly answered that he was a dart thrower, and had been a member of a club in NYC. He participated in many tournaments, resulting in the winning of trophies.

Eli's final comment was to say, "Everyone has been so nice at Pondside.....they're good people."

Welcome 2004 newcomers.....

Club West

Lourdes Millar
Maureen Gill
Gerard Nastasi
John and Mary Dykes
Gabiella Barbiero
Frank Confalone
Jennifer Grotto
Gina Alexis
Michael Damergis

Village I

N. Solomon & D. Rothenberg

Village II

Amy Nordon & Bradley Karson

Village III

Wanda Meyers	Jeffrey & Michelle Sora
Alina Serdakowska	Barbara Ditata
Christopher & Rachel Danser	Joseph and Elizabeth Kronk
Louis & Carol Lombardi	Richard McGee
Terry Feldman	

Bits from the Board

. TOWN TO CHANGE RECYCLING SCHEDULE

Release Date: February 08, 2005

The members of the Town Board met with Commissioner Al Regula this afternoon to discuss changing the recycling/garbage schedule. The Commissioner recommended the following: beginning in March there will be alternate week recycling (one week paper, the other week plastic). Both paper and plastics will be picked up during the holiday weeks. One garbage pickup during holiday weeks. This schedule change will take effect after the February Presidential week holiday—the current schedule should be followed during the Presidential holiday week. We will monitor recycling and may make modifications in 2006 if the schedule needs additional changes. This should address some of the problems residents have been experiencing. A calendar will be sent out to residents in the near future highlighting the changes. Thanks for your input! PAUL FEINER

Please be careful to follow the schedule that was sent out by the Town of Greenburgh. If there are problems please call them: (914)-993-1576

More bits from the Board.....FAQ about the Greenburgh Public Library Project

The Greenburgh Public Library has provided the following information.

1. Why do we need a renovated and expanded library?

We know that most people are very happy with the service we provide – we have the best staff in Westchester County. But the present Library building was constructed in 1968 with only enough space to adequately serve a population of only 18,500 people, even though the population then was nearly 36,000. Space was and is severely limited - today, the Library provides services to a population of almost 50,000; the populations of 10 local school districts within the unincorporated Town of Greenburgh and; on a contractual basis, residents of Elmsford. The Library has nearly 300,000 visitors a year; we circulate close to 550,000 items and answer over 120,000 reference questions a year. Though the Library is operational, it manages in extremely inadequate conditions.

There is not enough parking; the wiring will not support one more work station; there is only one over-used meeting room with a maximum occupancy of 50 people; there are no quiet places; there is not enough room for materials. We have to throw away items long before we should to make room for new materials. The library shelves are full with only 3.59 items per capita. The county average is 6.65 items; Ardsley has room for 11.3 items per capita, Scarsdale 9.23 items, Hastings 7.81, and Irvington 7.48. The space limitations impact negatively on the services the Library can provide to the community.

The proposed new Library building would provide the following.

- . Provide up-to-code ADA accessibility at the entrance and in the elevator, aisles, meeting rooms and rest-rooms
- . Offer more computer workstations and improved access to technology
- . Offer a dedicated craft and story hour room for the Children's Library
- . Give Young Adults a place of their own to study, confer, and meet with tutors
- . Provide quiet areas in the library to read and think
- . Provide adequate and safer parking opportunities
- . Give our community more space to study, meet, read, and use library resources
- . Maintain and offer more resources, including books, books-on-tape videos, DVDs, magazines, and reference items
- . Provide a comfortable and inspiring learning environment
- . Provide a flexible meeting-room space for cultural and informational events and community meeting opportunities
- . Offer a more efficient use of energy, space and library staff

2. What's the cost?

The cost is \$19.8 million, which includes renovation, expansion, site work and the demolition of the old Town Hall. It does not represent any luxuries or extravagances, but it reflects the realities of the cost of construction today in Westchester County. In looking at the total cost, it's important to remember that there have been no capital improvements to the building since it was completed. It would cost in the neighborhood of \$6 million just to bring the building up to code and meet ADA and safety requirements, to improve the heating, ventilation, and air conditioning, and to bring the wiring up to current standards and needed capacity. This would actually reduce the size of the current Library by 20 to 30% because bathrooms, the elevator, space between shelves, and shelving heights would need to conform to ADA standards. Beyond the necessary renovations, the additional funds for expansion would provide needed space for materials and for people and bring the Library into the 21st century. According to the Town Comptroller, the cost to residents will be \$4.53 per

\$1,000 of the assessed value of the taxpayer's property. (The assessed value is the value assigned by the tax assessor to determine the tax to be paid.) According to the Town Comptroller, the average assessed value in Unincorporated Greenburgh is \$15,000. That means that if the assessed value of your property is the average \$15,000, the initial yearly cost to you of a 25-year \$19.8 million bond would be \$67.95, an amount that would gradually decrease as the bond is paid off. The average yearly cost compares to the cost of 2-3 books, DVDs, or dinner in a local restaurant.

3. Why don't we sell the old Town Hall and use the funds to help finance the library project?

We think it would be best to keep the property. It provides us the opportunity to expand without having to deal with the slope behind the Library, and it also provides flexibility to make changes in the future.

The property will only grow more valuable with time while providing adequate and safe parking and an opportunity to landscape the area.

4. Are there detailed plans or blueprints?

At this stage, we have preliminary drawings and floor plans. Detailed plans can only be developed after we have an official go-ahead decision on the project.

5. Does it make sense to have the Children's Library and Adult Services on the same floor? What's the mezzanine for?

Putting all public services on one floor is the most efficient and safest plan. Library staff can better supervise and we don't need to duplicate staffing. Parents and caregivers can be closer to their children when they are engaged in separate activities. And of course we'll make sure that the organization and layout and flow keep story time toddlers away from adult quiet reading areas and make sure that quiet areas stay quiet. The mezzanine will give us the extra shelf area we need for materials without a costly addition to the footprint of the building.

6. Would the library continue to provide service during the expansion?

Yes, an advantage of retaining the old Town Hall property is that the building would serve as temporary space while construction takes place. The use of an on-site facility as a temporary Library will save both time and money.

7. What's the anticipated timeline of the expansion process?

If the community gives the go-ahead in early spring, the construction process would begin in the spring of 2006 and could be completed by the summer of 2007.

History of the Project

- . 1998: We surveyed the public needs. 2000: Hired library building consultant Nolan Lushington to recommend building to meet needs
- . 2001: Completed the Library Building Program
- . January, 2003: Library Board recommended Todd Harvey, Architect
- . June, 2004: Revised the Library Building program to reflect current and anticipated changes in technologies and formats
- . June, 2004: Library Building Program reviewed by Library Building Advisory Committee
- . August, 2004: Preliminary plans for project reviewed by Library Board and Library Building Advisory Committee
- . September, 2004: Library Board requested the project go to public referendum
- . November, 2004: Library Board selected Triton Construction to work "pre-referendum"
- . January, 2005: Long EAF (Environmental Assessment For) and traffic input study presented to Town Board, who agree to be Lead Agency