

September 18, 2008

A regular meeting of the Village Board of the Town of Harrison, Westchester County, New York was held at the Municipal Building, 1 Heineman Place, Harrison, NY, Westchester County, on the 18th day of September at 7:30 PM, Eastern Daylight Savings Time. All members having received due notice of said meeting:

MEMBERS PRESENT:

Joan B. Walsh Mayor

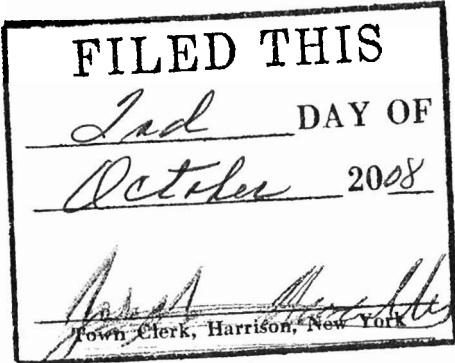
Joseph Cannella)
Patrick Vetere) Trustees
Thomas Scappaticci)
Fred Sciliano)

ALSO ATTENDING:

Frank Allegretti Town Attorney
Fred Castiglia Deputy Town Attorney
Robert Paladino Village Attorney
David Hall Chief of Police
Judy D'Agostinis Director of Purchasing
Maureen MacKenzie Treasurer
James Calandrucchio Assessor
Robert Wasp Commissioner of Public Works
Steve Surace Fire Marshal

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September 18, 2008

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PUBLIC HEARING: RE: BONDING THE COST OF
THE PROPOSED CONSTRUCTION RENOVATIONS OF
THE DOWNTOWN FIRE HOUSE.

Donald Dearborn, Career Firefighter for the Town of Harrison addressed the Board. Mr. Dearborn stated that the members of the Fire Department have decided that after many years of disrepair, the Fire House needs to be renovated. He continued by stating that there are many hazards in the existing building, it is supposed to be an emergency shelter for heat and cold emergencies, however, the building is not equipped for such emergencies, for example, in a heat emergency, the apparatus floor is not air conditioned and is not ADA compliant. The other consideration is that firematically the building has not been changed since the early 1900's with the exception of a renovation in the 1980's. The Department has grown rapidly over the past twenty years and in order to accommodate the storage needs, the Department has just purchased a shipping container for the outside of the building to hold supplies.

Billy Powell, Volunteer Firefighter for the Harrison Fire Department addressed the Board. Mr. Powell stated both the career and volunteer firefighters are in agreement that this project must move forward. He said the Department appreciates any help from the Board. He continued by stating that the architectural firm of Frank Ralph & Associates has extensive experience in working with Fire Departments and the Department is satisfied with their (Frank Ralph & Associates) experience.

Frank Ralph, architect, for the Harrison Fire Department addressed the Board. Mr. Ralph stated that the Fire House was built in 1925, with an addition added in the mid 1980's. The proposed renovation would move walls, and heating and lighting will be modified. He continued by stating, they are trying to renovate the radio room because it has very old technology. Better communication will be the key to the project. The front of the building would not be changed because most of the changes are in the rear. Mr. Ralph continued by stating that the plan is to maintain the character of the Fire House by reusing the same type of brick and shingles. The windows would be replaced which would also compliment the building. The side of the building will be extended during the renovation however; when it is pushed out it will be an exact duplication of the existing building. The renovation would also create space for female firefighter's bunk room/toilet facilities as well as make the entire building handicap accessible. Mr. Ralph stressed that the project will try to utilize most of the building as possible. An elevator will be installed in an existing shaft way. A new entrance will be added to the rear of the building near the parking lot for a primary access. This will also be a fully handicap accessible entrance. Currently, the firemen get dressed on the apparatus floor. That has many problems associated with it and therefore, there will be separate rooms for the firefighters to dress and undress for fire calls. The second floor will maintain the same space just with some freshening up. Chief offices will be added, as well as minor improvements to the kitchen area. Currently, the paid firemen are living in an area that was not meant for living and therefore there would be a redesign of that space. After the renovation is complete there will be more space available to add an additional two firemen. There will also be space for private functions which

will be separate from all firematic duties. A conference room will be added for onsite training which is currently not feasible. Mr. Ralph concluded by stating the overall goal of the project is to bring the building up to the same code that any other corporation would have to adhere to. There will be a new fire alarm system, new energy code; therefore there would be brand new heating and air conditioning systems. By making these renovations, the cost to maintain the facility would be reduced dramatically.

Mr. Ralph discussed the cost for the project:

Cost for renovations for General Construction \$3,393,889.00

Special items: Replacement of floor drains
Elevator
Oil separator
Hitting rock/asbestos abatement
New apron
Generator
Parking lot
Telephone/security

Amount: \$552,080.00

Total: \$3,945,968.00

Design and contingency amount: \$394,596.00

Total w/ contingencies: \$4,340,564.00

Trustee Sciliano stated Mr. Ralph did not take into consideration the cost of relocation during construction.

Mr. Ralph stated he did not have the chance to see Mr. Sciliano's notes on the plan. But yes, he was correct.

Lucille Held, resident addressed the Board. Mrs. Held stated that as far as she was concerned because of the state the economy is in this will not be a \$5 million dollar plan; it will be a \$7million. Mrs. Held stated she was opposed to the project and that the Fire Department should rethink the plan.

Joe Derwin, resident, addressed the Board and stated if this helps protect the people of the Town of Harrison then it is up to the Board to find the money.

Frank Mucci, member and Ex Chief of the Harrison Fire Department addressed the Board. Mr. Mucci stated the building needs the work. If there is a question of whether or not to use brick, Mr. Mucci recommended using half brick.

Ray Colasacco, Career Firefighter for the Harrison Fire Department addressed the Board. Mr.

Colasacco stated he has been a member since 1975 and it is his belief there is currently a fire hazard because of the wires underneath the desk in the radio room of the Fire House. Mr. Colasacco stated the Board needs to do something to keep the volunteers and career Firefighters there.

Trustee Cannella stated the project is significant however, the cost difference in material does not matter. This building needs renovations. It was originally built in 1925 and it currently does not meet the needs. Mr. Cannella stated he does not support cutting costs when it would not make a substantial difference.

Trustee Vetere stated he has been a member of the Fire Department for 50 years and believed knocking down the Fire House would be cheaper.

Mr. Ralph stated he did not agree it would be cheaper. The major portion of the construction is to keep the shell of the building. A new building will be 8-9 million dollars.

Mr. Vetere stated he meant the plan should tear down the 1925 version.

Mr. Ralph explained that that is only a portion of the building. Mr. Ralph felt this was the most architecturally pleasing project.

A discussion ensued about who would actually pay for the renovation.

Deputy Village Attorney, Jonathan Kraut explained that this project would be taxable back to the residents it serves. Therefore the households only in the downtown fire district would be impacted by the cost.

Mayor Walsh stated that theoretically, she was in favor. However, for the last few weeks she has been working with the comptroller on the 2009 budget. The anticipated revenues are not coming in to the town as was expected. Mrs. Walsh explained the town was also supposed to take in \$45 million however the town only took in \$43 million. The town is short \$2 ½ million dollars. The Mayor went on further to state she has asked each department to cut 20% from their budgets. Because of this reduction the town has spent \$350 thousand dollars less. The Mayor estimates for the end of the year the town being short \$3 ½ million. Some households have not paid their taxes, and that is where there is a shortage is. The town has contractual obligations as well as fuel costs to contend with. The Mayor explained the town has bonded a substantial amount this year and because of the economy people are not spending as they once did. The Mayor concluded by stating she didn't believe the town can afford it.

Vito Faga, President and volunteer Firefighter of the Harrison Fire Department addressed the Board. Mr. Faga explained the Fire House project deals with one district not the entire town. The Fire House needs renovation now. As President, we have never come to the Board or come to the town for something we didn't need. We thank the town for the past support but I ask you to let this go to the taxpayers and let them decide.

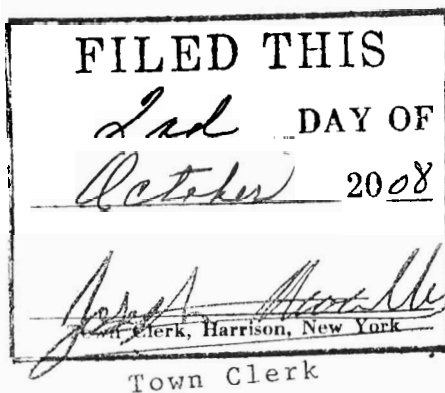
Trustee Scappaticci stated the amount of bonding that is being proposed won't take place until

2010 or 2011. He explained that BAN's (Bond Anticipation Note) would be used to pay for the project as it progresses which are small long term bonds.

Trustee Cannella stated the consequence of doing this for the taxpayers is going to be small. The amount of bonding we (the Board) does now is to catch up on neglect from years past. So, if we (the Board) did this year's ago then the town would be paying it off now. He explained you can always find a reason for not doing the project now. The Trustee concluded by stating this is a necessary expenditure and this has been talked about for years and he absolutely supports it.

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September 18, 2008

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AUTHORIZATION FOR A REFERENDUM TO BE SENT TO THE COMMUNITY
TO BOND THE COST OF THE PROPOSED CONSTRUCTION RENOVATIONS OF
THE DOWNTOWN FIRE HOUSE.

On motion of Trustee Cannella, seconded by the Trustee Scappaticci,

it was

RESOLVED to authorize a Referendum be sent to the residents of the Downtown Fire District to Bond the cost of the proposed construction renovations of the Downtown Fire House in the amount of \$5million dollars.

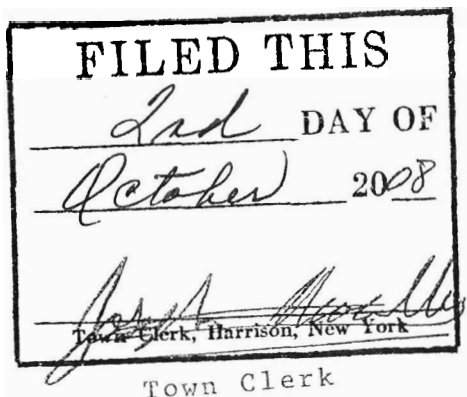
FURTHER RESOLVED to forward a copy of this Resolution to the Harrison Fire Department, the Town Clerk and the Village Attorneys.

The question of the adoption of the foregoing motion was duly put to a roll call vote, which resulted as follows:

Trustee Cannella	VOTING	AYE
Trustee Scappaticci	VOTING	AYE
Trustee Sciliano	VOTING	AYE
Trustee Vetere	VOTING	AYE
Mayor Walsh	VOTING	AYE

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Town Clerk

September 18, 2008

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APPROVAL TO SET THE DATE FOR A PUBLIC HEARING ON OCTOBER 2, 2008
RE: THE INCREASE AND IMPROVEMENT OF THE WATER DISTRICT IN
THE VILLAGE OF HARRISON, AT A COST OF \$210,000.

On motion of Trustee Cannella, seconded by Trustee Vetere,

it was

RESOLVED that;

WHEREAS, improvements are proposed for the Water District, consisting of the relocation of a water line on Beverly Road, as well as incidental improvements and expenses in connection therewith; and

WHEREAS, the maximum estimated cost of such improvements is \$210,000; and

WHEREAS, the method of financing the cost of said improvements shall be by the issuance of serial bonds of said Village maturing in annual installments over a period of not exceeding forty years, such bonds to be payable from assessments levied upon all the taxable real property in the Water District, assessed upon the several lots and parcels of land within said District, in an amount sufficient to pay the principal and interest on said bonds as the same become due, but if not paid from such source, all the taxable real property in said Village shall be subject to the levy of ad valorem taxes without limitation as to rate or amount sufficient to pay the principal of and interest on said bonds as the same shall become due; and

WHEREAS, it is now desired to call a public hearing upon the question of the increase and improvement of the Consolidated Water District in the manner aforesaid pursuant to Section 202-b of the Town Law; NOW, THEREFORE, IT IS HEREBY

ORDERED, by the Board of Trustees of the Village of Harrison, Westchester County, New York, as follows:

Section 1. A meeting of the Board of Trustees of the Village of Harrison, Westchester County, New York, shall be held at the Village Hall, in Harrison, New York, in said Village, on the 2nd day of October, 2008, at 7:30 o'clock P.M., Prevailing Time, for the purpose of holding a public hearing to consider the increase and improvement of the Water District of said Village as described in the preambles hereof, and to hear all persons interested in the subject matter thereof concerning the same, and for such other action on the part of said Board of Trustees as may be required by law or shall be proper in the premises.

Section 2. The Village Clerk is hereby authorized and directed to cause a copy of the attached Notice of Hearing to be (i) published in *The Journal News*, the official newspaper of said Village, and (ii) posted on the Village sign board not less than ten nor more than 20 days prior to the date of the public hearing.

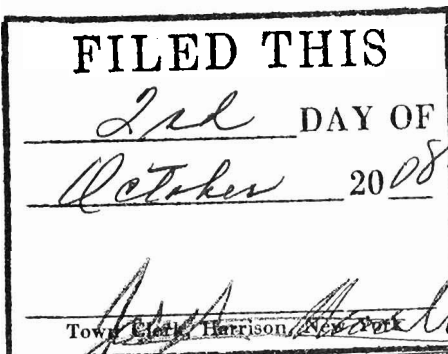
Section 3. This Order shall take effect immediately.

The question of the adoption of the foregoing Order was duly put to a vote on roll, which resulted as follows:

Trustee Cannella	VOTING	AYE
Trustee Scappaticci	VOTING	AYE
Trustee Sciliano	VOTING	AYE
Trustee Vetere	VOTING	AYE
Mayor Walsh	VOTING	AYE

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Town Clerk

September 18, 2008

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APPROVAL FOR AN ORDER CALLING FOR A PUBLIC HEARING
RE: THE INCREASE AND IMPROVEMENT OF THE WATER DISTRICT IN THE
VILLAGE OF HARRISON AT AN ESTIMATED COST OF \$210,000.

On motion of Trustee Cannella, seconded by Trustee Vetere,

it was

RESOLVED to approve an Order calling for a Public Hearing Re: The Increase and Improvement of the Water District, Beverly Road, in the Village of Harrison at an estimated cost of \$210,000 on October 2, 2008.

FURTHER RESOLVED to forward a copy of this Resolution to the Treasurer and the Town Attorneys.

Adopted by the following vote:

AYES: Trustee Cannella, Scappaticci, Sciliano and Vetere
Mayor Walsh

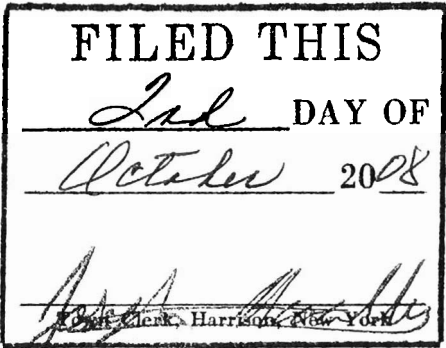
NAYS: None

ABSENT: None

There being no further matters to come before the Board, the Meeting was, on motion duly made and seconded, with all members voting in favor, declared closed at 11:20 PM.

Respectfully submitted,

Joseph Acocella
Village Clerk



Town Clerk

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