

July 16, 2015

A regular meeting of the Town Board of Harrison, Westchester County New York was held at the Municipal Building, 1 Heineman Place, Harrison, NY, Westchester County, on Thursday July 16, 2015 at 7:30 PM Eastern Standard Time. All members having received due notice of said meeting:

MEMBERS PRESENT:

Ronald BelmontSupervisor

Marlane Amelio)

Joseph Cannella).....Councilpersons

Stephen Malfitano)

Fred Sciliano)

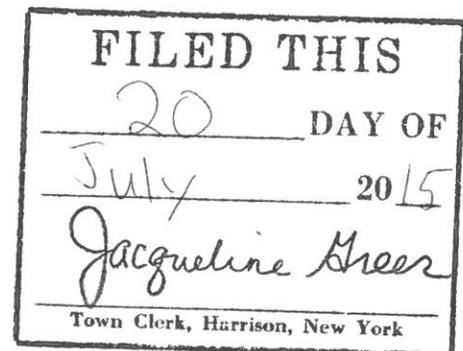
ALSO ATTENDING:

Frank Allegretti.....Town Attorney

Anthony MarracciniChief of Police

Anthony Robinson.....Commissioner of Public Works

Maureen MacKenzie.....Comptroller



July 16, 2015

2015 - - 243

ACCEPTANCE OF CORRESPONDENCE AND REPORTS

On motion of Councilman Cannella, seconded by Councilwoman Amelio,
it was

RESOLVED to accept the following correspondence and reports:

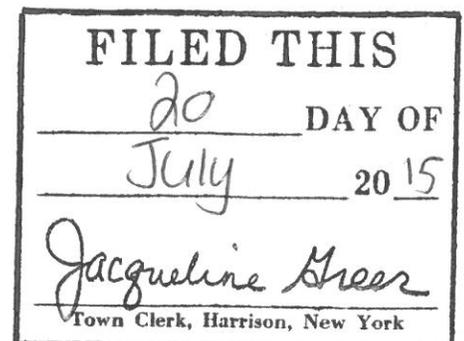
1. Monthly report by the Receiver of Taxes for June 2015.
2. Monthly report by the Town Clerk for June 2015.
3. Monthly report by the Superintendent of Recreation for May 2015.
4. Monthly report by the New Rochelle Humane Society for May 2015.
5. Monthly report by the Fire Marshal for June 2015.
6. Monthly report by the Chief of Police for May 2015.
7. Monthly report by the Chief of Police for June 2015.

Adopted by the following vote:

AYES: Councilpersons Amelio, Cannella, Malfitano and Sciliano
Supervisor Belmont

NAYS: None

ABSENT: None



July 16, 2015

2015 - - 244

AUTHORIZATION TO ADD CHARLES MASCALI TO THE PART-TIME
AVAILABILITY LIST FOR THE POLICE DEPARTMENT

On motion of Councilman Cannella, seconded by Councilman Malfitano,

it was

RESOLVED to accept the request by Chief of Police Anthony Marraccini for authorization to add Charles Mascali to the Part-Time Availability List for the Police Department at an hourly rate of \$20.00 effective immediately.

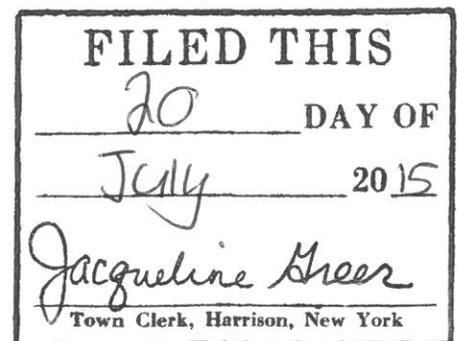
FURTHER RESOLVED to forward a copy of this Resolution to the Comptroller, Personnel Manager, and the Chief of Police.

Adopted by the following vote:

AYES: Councilpersons Amelio, Cannella, Malfitano and Sciliano
Supervisor Belmont

NAYS: None

ABSENT: None



July 16, 2015

2015 - - 245

AUTHORIZATION TO ADD NENSI MEMCAJ TO THE PART-TIME
AVAILABILITY LIST FOR THE POLICE DEPARTMENT

On motion of Councilman Cannella, seconded by Councilwoman Amelio,

it was

RESOLVED to accept the request by Chief of Police Anthony Marraccini for authorization to add Nensi Memcaj to the Part-Time Availability List for the Police Department at an hourly rate of \$15.00 effective immediately.

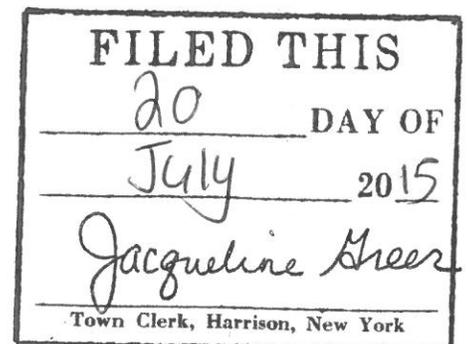
FURTHER RESOLVED to forward a copy of this Resolution to the Comptroller, Personnel Manager and the Police Department.

Adopted by the following vote:

AYES: Councilpersons Amelio, Cannella, Malfitano and Sciliano
Supervisor Belmont

NAYS: None

ABSENT: None



July 16, 2015

2015 - - 246

ACCEPTANCE OF LETTER OF RETIREMENT FROM JOANN LUCAS

On motion of Councilwoman Amelio, seconded by Councilman Sciliano,

it was

RESOLVED to accept the Letter of Retirement, with regret, from Joann Lucas from her position at the Police Department effective August 15, 2015.

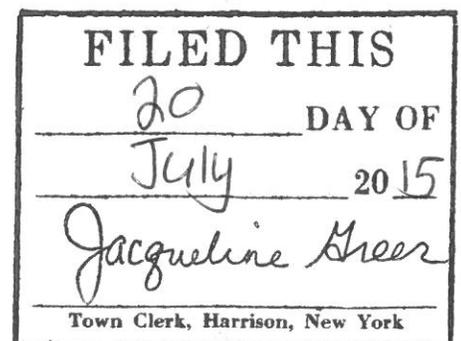
FURTHER RESOLVED to forward a copy of this Resolution to the Comptroller, Personnel Manager and the Chief of Police.

Adopted by the following vote:

AYES: Councilpersons Amelio, Cannella, Malfitano and Sciliano
Supervisor Belmont

NAYS: None

ABSENT: None



July 16, 2015

2015 - - 247

AUTHORIZATION TO HIRE THAO N. NGUYEN AS A FULL-TIME
COMPETITIVE LIBRARIAN I

On motion of Councilwoman Amelio, seconded by Councilman Cannella,

it was

RESOLVED to accept the request by Library Director Galina Chernykh for authorization to hire Thao N. Nguyen as a Full-Time Competitive Librarian I with an annual salary of \$48,753.00, effective July 5, 2015.

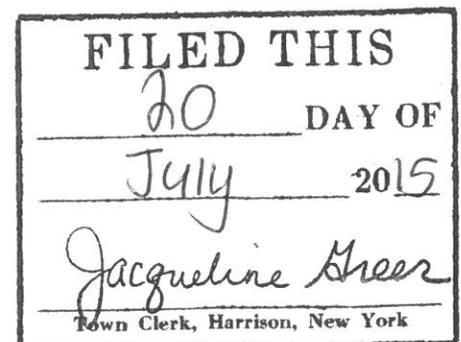
FURTHER RESOLVED to forward a copy of this Resolution to the Comptroller, Personnel Manager and the Library Director.

Adopted by the following vote:

AYES: Councilpersons Amelio, Cannella, Malfitano and Sciliano
Supervisor Belmont

NAYS: None

ABSENT: None



July 16, 2015

2015 - - 248
AUTHORIZATION TO HIRE CAROLINE MCKINLEY AS A FULL-TIME
COMPETITIVE LIBRARIAN I

On motion of Councilman Canella, seconded by Councilwoman Amelio,

it was

RESOLVED to accept the request by Library Director Galina Chernykh for authorization to hire Caroline McKinley as a Full-Time Competitive Librarian I with an annual salary of \$48,753.00, effective July 5, 2015.

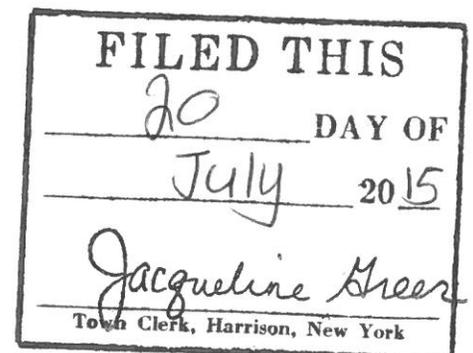
FURTHER RESOLVED to forward a copy of this Resolution to the Comptroller, Personnel Manager and the Library Director.

Adopted by the following vote:

AYES: Councilpersons Amelio, Cannella, Malfitano and Sciliano
Supervisor Belmont

NAYS: None

ABSENT: None



July 16, 2015

2015 - - 249

AUTHORIZATION TO ADD MELISSA GLAZER TO THE PART-TIME
AVAILABILITY LIST FOR THE LIBRARY

On motion of Councilman Malfitano, seconded by Councilwoman Amelio,

it was

RESOLVED to accept the request by Library Director Galina Chernykh for authorization to add Melissa Glazer to the Part-Time Availability List for the Library at a hourly rate of \$20.00, effective July 17, 2015. The work week will not exceed 17.5 hours.

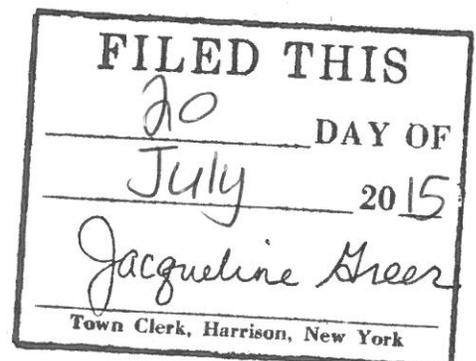
FURTHER RESOLVED to forward a copy of this Resolution to the Comptroller, Personnel Manager and the Library Director.

Adopted by the following vote:

AYES: Councilpersons Amelio, Cannella, Malfitano and Sciliano
Supervisor Belmont

NAYS: None

ABSENT: None



July 16, 2015

2015 - - 250
AUTHORIZATION TO APPOINT ANTHONY CASTAGNA
AS A CROSSING GUARD

On motion of Councilman Malfitano, seconded by Councilman Cannella,

it was

RESOLVED to accept the request by Chief of Police Anthony Marraccini for authorization to appoint Anthony Castagna as a Crossing Guard at a rate of \$20.29 per hour, effective immediately.

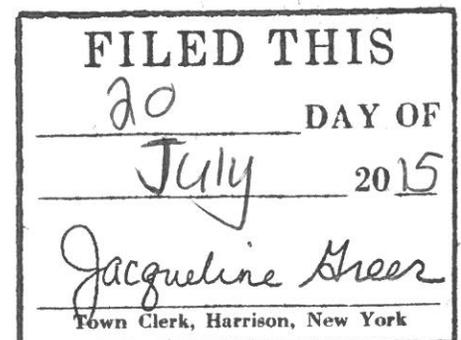
FURTHER RESOLVED to forward a copy of this Resolution to the Comptroller, Personnel Manager, and the Chief of Police.

Adopted by the following vote:

AYES: Councilpersons Amelio, Cannella, Malfitano and Sciliano
Supervisor Belmont

NAYS: None

ABSENT: None



July 16, 2015

2015 - - 251

AUTHORIZATION TO APPROVE THE FOLLOWING LIST OF HIRES
FOR THE 2015 RECREATION CAMP SEASON

On motion of Councilwoman Amelio, seconded by Councilman Malfitano,

it was

RESOLVED to accept the request from Personnel Manager Debra Scocchera to approve the following list of hires for the 2015 Recreation Camp season:

Krizia Franciosa	\$6.89 hourly
Spencer Lodes	\$7.14 hourly
Matthew Mancini	\$7.14 hourly
Brenna Marcuccilli	\$7.65 hourly
Shane Megley	\$7.65 hourly
Mark Mellea	\$9.25 hourly
Gina Moricone	\$8.50 hourly
Alex Spanos	\$7.14 hourly
Lucas Terrana	\$7.73 hourly
Oscar Terrana	\$7.22 hourly

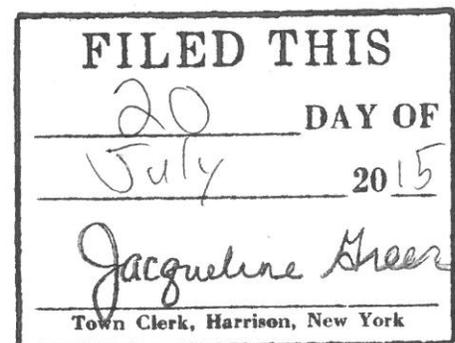
FURTHER RESOLVED to forward a copy of this Resolution to the Comptroller, Personnel Manager, and the Superintendent of Recreation.

Adopted by the following vote:

AYES: Councilpersons Amelio, Cannella, Malfitano and Sciliano
Supervisor Belmont

NAYS: None

ABSENT: None



July 16, 2015

2015 - - 252
AUTHORIZATION TO ACCEPT THE FOLLOWING DONATIONS
FOR THE HARRISON FOOD PANTRY

On motion of Councilwoman Amelio, seconded by Councilman Sciliano,

it was

RESOLVED to accept the request by Director of Community Services for authorization to accept the following donations for the Harrison Food Pantry:

Anonymous Donor	\$2,000.00
5 th Graders from Purchase Elementary	\$1,000.00
Edward and Sally Pon	\$ 275.00
Harrison High School Guidance Department	\$ 40.00
Paul and Fredrika McClintock	\$ 25.00
Richard and Rebecca Korhammer	\$ 10.00

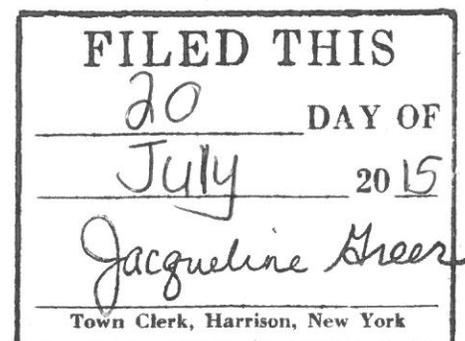
FURTHER RESOLVED to forward a copy of this Resolution to the Comptroller and the Director of Community Services.

Adopted by the following vote:

AYES: Councilpersons Amelio, Cannella, Malfitano and Sciliano
Supervisor Belmont

NAYS: None

ABSENT: None



July 16, 2015

2015 - - 253
AUTHORIZATION FOR A BUDGET MODIFICATION

On motion of Councilman Sciliano, seconded by Councilman Malfitano,

it was

RESOLVED to accept the request by Comptroller Maureen MacKenzie for authorization for a budget modification.

Increase:

001-0000-030-3019
Town-State Aid Justice Court Grant \$16,000

Increase:

001-1110-100-0250
Town Justice-Equipment Fixed Assets \$16,000

To increase budget for monies received from NYS JCAP Grant security in the Court Department.

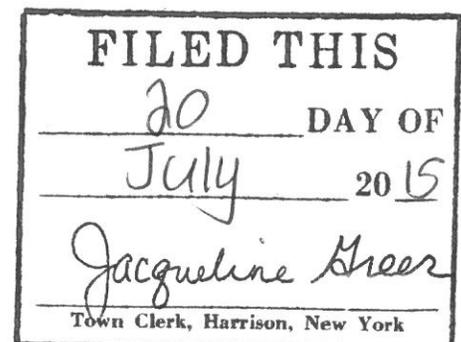
FURTHER RESOLVED to forward a copy of this Resolution to the Comptroller.

Adopted by the following vote:

AYES: Councilpersons Amelio, Cannella, Malfitano and Sciliano
Supervisor Belmont

NAYS: None

ABSENT: None



July 16, 2015

2015 - - 254

AUTHORIZATION FOR KIM AND MAT TUFFARELLI TO HOLD A BLOCK PARTY AUGUST 8, 2015 ON KINGSTON AVENUE IN WEST HARRISON

On motion of Councilman Cannella, seconded by Councilman Malfitano,

it was

RESOLVED to accept the request by Kim & Mat Tuffarelli to hold a block party on August 8, 2015 on Kingston Avenue in West Harrison, closing the street from High Street to Main Street between the hours of 2pm-10pm. Insurance will be submitted.

FURTHER RESOLVED to forward a copy of this Resolution to the Department of Public Works, Chief of Police, Chief of the West Harrison Fire Department and Mr. & Mrs. Tuffarelli.

Adopted by the following vote:

- AYES: Councilpersons Amelio, Cannella, Malfitano and Sciliano
Supervisor Belmont

- NAYS: None

- ABSENT: None

FILED THIS
20 DAY OF
July 20 15
Jacqueline Greer
Town Clerk, Harrison, New York

July 16, 2015

2015 - - 255

AUTHORIZATION OF A SPECIAL EVENT PERMIT FOR THE AMERICAN
CANCER SOCIETY FOR THEIR ANNUAL BREAST CANCER WALK

On motion of Councilman Cannella, seconded by Councilman Sciliano,

it was

RESOLVED to accept the request by Building Inspector Robert Fitzsimmons on behalf of the American Cancer Society for approval of a Special Event Permit for their annual Breast Cancer Walk on October 18, 2015 at Manhattanville College.

FURTHER RESOLVED to waive the permit fees.

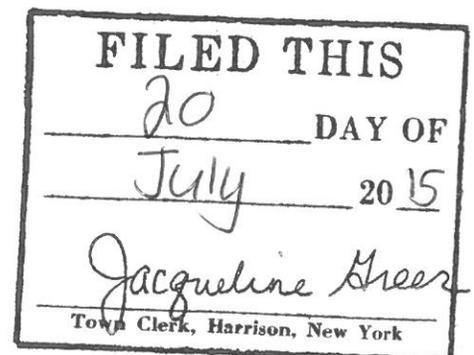
FURTHER RESOLVED to forward a copy of this Resolution to the Building Inspector, the Chief of Police and the American Cancer Society.

Adopted by the following vote:

AYES: Councilpersons Amelio, Cannella, Malfitano and Sciliano
Supervisor Belmont

NAYS: None

ABSENT: None



July 16, 2015

2015 - - 256

NOTIFICATION BY THE JEWISH BOARD OF FAMILY AND CHILDREN
SERVICES THAT THEY WILL BE HOSTING A FUND RAISING CYCLING EVENT
AT SUNY PURCHASE ON JULY 19, 2015 FROM 6:45AM-1PM

Notification was given by the Jewish Board of Family and Children Services that they will be hosting a fund raising cycling event at SUNY Purchase on Sunday July 19, 2015 from 6:45am-1pm. The event will have three different routes consisting of 65, 27, and 12 miles. The start times will be staggered to promote safety for all cyclists and motorists in the area.

July 16, 2015

2015 - - 257

AUTHORIZATION TO HOLD A PUBLIC HEARING REGARDING A SPECIAL
EXCEPTION USE PERMIT FOR THE CONSTRUCTION OF A NEW STUDENT
CENTER AT KEIO ACADEMY

On motion of Councilman Cannella, seconded by Councilman Malfitano,

it was

RESOLVED to accept the request by Adam L. Wekstein of Hocherman, Tortorella & Wekstein, LLP on behalf of his client Keio Academy of New York, 3 College Road, Purchase, New York 10577, to schedule a Public Hearing for Thursday August 6, 2015 regarding a Special Exception Use Permit for the construction of a new Student Center and relocation of three tennis courts. Planning board approval has been granted.

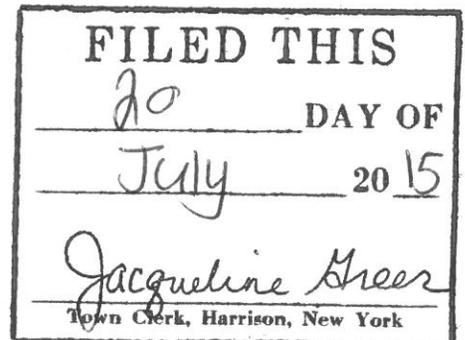
FURTHER RESOLVED to forward a copy of this Resolution to the Building Inspector, the Law Department and Mr. Wekstein.

Adopted by the following vote:

AYES: Councilpersons Amelio, Cannella, Malfitano and Sciliano
Supervisor Belmont

NAYS: None

ABSENT: None



July 16, 2015

2015 - - 258

AUTHORIZATION TO HOLD A PUBLIC HEARING REGARDING AN AMENDED
SPECIAL EXCEPTION USE PERMIT TO MODERNIZE, IMPROVE AND
MAINTAIN SEVERAL ASPECTS OF CENTURY COUNTRY CLUB

On motion of Councilman Cannella, seconded by Councilman Malfitano,

it was

RESOLVED to accept the request by Scott W. Blakely of Insite Engineering, Surveying & Landscape Architecture, P.C. on behalf of his client Century Country Club, 233 Anderson Hill Road, Harrison, New York 10528, to schedule a Public Hearing for Thursday August 6, 2015 regarding an Amended Special Exception Use Permit to modernize, improve and maintain several aspects of the country club. Planning board approval has been granted.

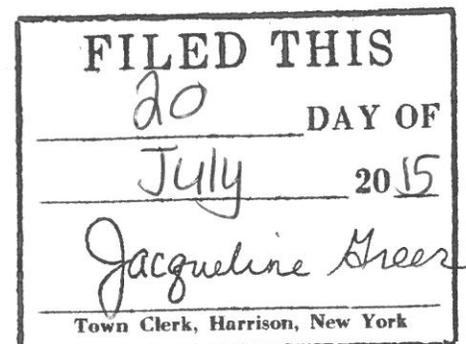
FURTHER RESOLVED to forward a copy of this Resolution to the Building Inspector, the Law Department and Mr. Blakely.

Adopted by the following vote:

AYES: Councilpersons Amelio, Cannella, Malfitano and Sciliano
Supervisor Belmont

NAYS: None

ABSENT: None



July 16, 2015

2015 - - 259

AUTHORIZATION TO ACCEPT A DONATION FROM THE JAPAN BLOCK FAIR
FOR THE HARRISON JAPAN FESTIVAL

On motion of Councilman Malfitano, seconded by Councilman Cannella,

it was

RESOLVED to accept the request by Superintendent of Recreation Gerry Salvo for authorization to accept a \$2,500.00 donation from the Japan Block Fair for the Harrison Japan Festival for the Recreation Department.

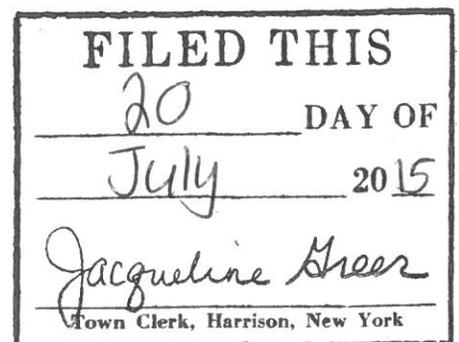
FURTHER RESOLVED to forward a copy of this Resolution to the Comptroller and the Superintendent of Recreation.

Adopted by the following vote:

AYES: Councilpersons Amelio, Cannella, Malfitano and Sciliano
Supervisor Belmont

NAYS: None

ABSENT: None



July 16, 2015

2015 - - 260

NOTIFICATION BY THE SUPERINTENDENT OF RECREATION GERRY SALVO
THAT THE CITIZEN OF THE YEAR COMMITTEE IS NOW TAKING
NOMINATIONS FOR THE 2015 CITIZEN OF THE YEAR AWARD

Notification was given by Superintendent of Recreation Gerry Salvo that the Citizen of the Year Committee is now taking nominations for the 2015 Citizen of the Year Award to be presented at the It's Great to Live in Harrison Celebration/Columbus Day Observance on Monday, October 12, 2015. Nominations can be sent to the Citizen of the Year Committee, c/o Gerry Salvo, One Heineman Place, Harrison, New York 10528. Nominations must be received by September 2, 2015.

July 16, 2015

2015 - - 261

AUTHORIZATION TO APPROVE PURCHASE ORDER NUMBER 352002
ISSUED TO CARS UNLIMITED OF SUFFOLK, LLC

On motion of Councilman Cannella, seconded by Councilwoman Amelio,

it was

RESOLVED to accept the request by Comptroller Maureen MacKenzie for approval of Purchase Order number 352002 issued to Cars Unlimited of Suffolk, LLC, in the amount of \$36,494.00 for a 2015 Chevrolet Tahoe vehicle for Fire District #2. The equipment will be purchased through Nassau BOCES contract #13/14-016. Funding is available in Harrison Fire Department's Motor Vehicle budget line, account #011-3411-100-0230.

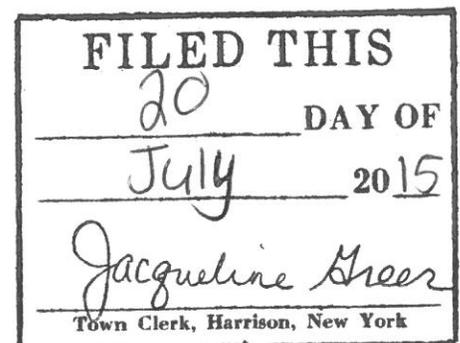
FURTHER RESOLVED to forward a copy of this Resolution to the Comptroller and the Chief of Fire District #2.

Adopted by the following vote:

AYES: Councilpersons Amelio, Cannella, Malfitano and Sciliano
Supervisor Belmont

NAYS: None

ABSENT: None



July 16, 2015

2015 - - 262

AUTHORIZATION TO SCHEDULE A PUBLIC HEARING REGARDING A
SPECIAL EXCEPTION USE PERMIT FOR HARRISON PLAYHOUSE LOFTS,
227-239 HARRISON AVENUE

On motion of Councilman Cannella, seconded by Councilwoman Amelio,

it was

RESOLVED to accept the request by John A. Verni of Verco Properties, to schedule a Public Hearing for Thursday August 6, 2015 regarding a Special Exception Use Permit for Harrison Playhouse Lofts, 227-239 Harrison Avenue, Harrison, New York.

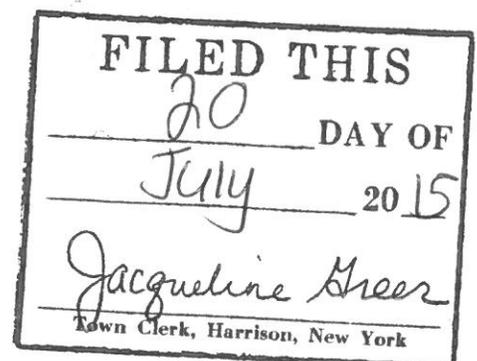
FURTHER RESOLVED to forward a copy of this Resolution to the Building Inspector, the Law Department and Mr. Verni.

Adopted by the following vote:

AYES: Councilpersons Amelio, Cannella, Malfitano and Sciliano
Supervisor Belmont

NAYS: None

ABSENT: None



July 16, 2015

2015 - - 263

AUTHORIZATION TO AUCTION VEHICLES ONLINE USING THE ONLINE
AUCTION COMPANY, AUCTIONS INTERNATIONAL,
AT NO COST TO THE TOWN

On motion of Councilwoman Amelio, seconded by Councilman Cannella,

it was

RESOLVED to accept the request by Coordinator of Computer Services Michael Piccini to auction the following vehicles online using the online auction company, Auctions International, at no cost to the Town:

<u>Vehicle</u>	<u>Vin#</u>
1984 M103-A3 Generator Trailer (Military Surplus)	DS84-10832
1962 Sreco HS-375 Hy-Power Sewer Rodder	L82892

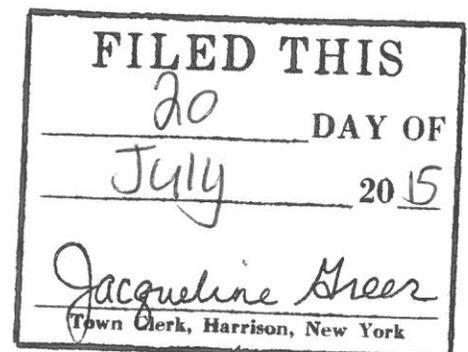
FURTHER RESOLVED to forward a copy of this Resolution to the Comptroller and the Coordinator of Computer Services

Adopted by the following vote:

AYES: Councilpersons Amelio, Cannella, Malfitano and Sciliano
Supervisor Belmont

NAYS: None

ABSENT: None



July 16, 2015

2015 - - 264

AUTHORIZATION FOR POLICE OFFICER PATRICK VARBERO AND K9 AXEL
AND POLICE OFFICER ERIN HINCHEY AND K9 BENI TO ATTEND THE
ANNUAL WEEK OF IN-SERVICE K-9 TRAINING

On motion of Councilman Cannella, seconded by Councilman Malfitano,

it was

RESOLVED to accept the request by Chief of Police Anthony Marraccini for Police Officer Patrick Varbero and K9 Axel and Police Officer Erin Hinchey and K9 Beni to attend the annual week of In-Service K-9 Training. The training is conducted by Gold Shield K9 Training LTD and will be held from September 14, 2015 through September 18, 2015 in Blacklick, Ohio. The cost of this training including travel expenses will not exceed \$5,000.00. This is a budgeted item and funds are available in Account line #001-3120-100-0471.

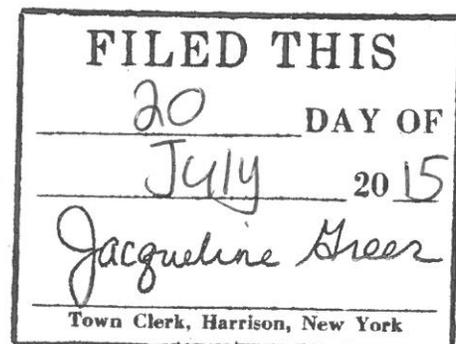
FURTHER RESOLVED to forward a copy of this Resolution to the Comptroller and the Chief of Police.

Adopted by the following vote:

AYES: Councilpersons Amelio, Cannella, Malfitano and Sciliano
Supervisor Belmont

NAYS: None

ABSENT: None



July 16, 2015

2015 - - 265

AUTHORIZATION TO AMEND TOWN BOARD RESOLUTION 2014 - - 073 TO
ALLOW LIEUTENANT VITO CASTELLANO TO ATTEND NRA LAW
ENFORCEMENT HANDGUN & SHOTGUN INSTRUCTOR
DEVELOPMENT SCHOOL

On motion of Councilwoman Amelio, seconded by Councilman Cannella,

it was

RESOLVED to accept the request by Chief of Police Anthony Marraccini for authorization to amend Town Board Resolution 2014 - - 073 to allow Lieutenant Vito Castellano to attend NRA Law Enforcement Handgun & Shotgun Instructor Development School from September 14, 2015 through September 18, 2015, 0800-1800 hours, at the Westchester County Police Academy. Resolution #2014 - -073 previously approved for this course however course enrollment was closed at the time the resolution was issued. The total cost of tuition for this course is \$595.00. This is a budgeted item.

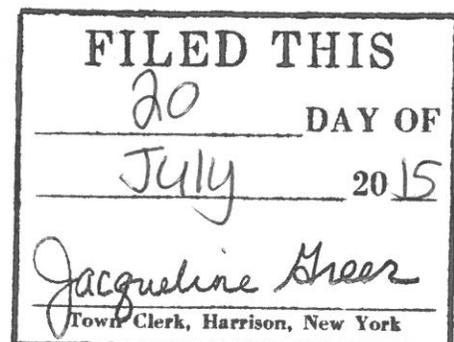
FURTHER RESOLVED to forward a copy of this Resolution to the Comptroller and the Chief of Police.

Adopted by the following vote:

AYES: Councilpersons Amelio, Cannella, Malfitano and Sciliano
Supervisor Belmont

NAYS: None

ABSENT: None



July 16, 2015

2015 - - 266
APPROVAL FOR THE 9.0% WATER RATE INCREASE FOR
WESTCHESTER JOINT WATER WORKS

On motion of Councilman Cannella, seconded by Councilman Malfitano,

it was

RESOLVED to approve the 9.0% water rate increase for Westchester Joint Water Works as of July 1, 2015.

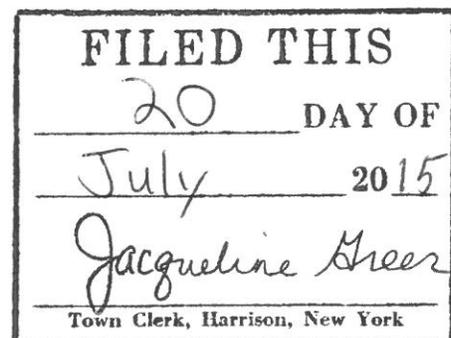
FURTHER RESOLVED to forward a copy of this Resolution to the Comptroller, the Law Department and the Manage of Westchester Joint Water Works.

Adopted by the following vote:

AYES: Councilpersons Amelio, Cannella, Malfitano and Sciliano
Supervisor Belmont

NAYS: None

ABSENT: None



July 16, 2015

2015 - - 267
AUTHORIZATION TO ACCEPT THE FOLLOWING DONATION
FOR THE FIREWORKS DISPLAY

On motion of Councilman Cannella, seconded by Councilwoman Amelio,

it was

RESOLVED to accept the request by Comptroller Maureen MacKenzie for authorization to accept the following donation for the Fireworks to be deposited in the account Gifts and Donations #001-000-027-2705:

Silvio and Carmela Gizzo	\$150.00
Total Fireworks Donations	\$150.00

FURTHER RESOLVED to authorize the following Budget Modification:

Increase 001-000-027-2705 Gifts and Donations	\$150.00
Increase 001-7550-100-0410 Celebrations-Materials and Supplies	\$150.00

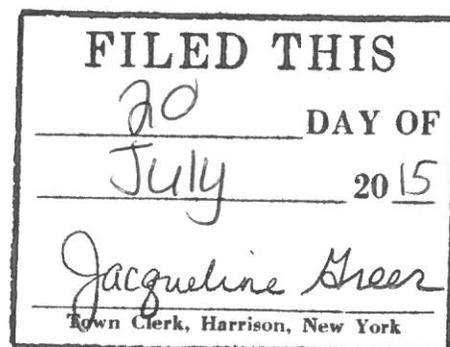
FURTHER RESOLVED to forward a copy of this Resolution to the Comptroller.

Adopted by the following vote:

AYES: Councilpersons Amelio, Cannella, Malfitano and Sciliano
Supervisor Belmont

NAYS: None

ABSENT: None



July 16, 2015

2015 -- 268 -- A

PUBLIC HEARING RE: A SPECIAL EXCEPTION USE PERMIT FOR A SHORT
GAME PRACTICE AREA AND SEASONAL TEMPORARY TENNIS ENCLOSURES
AT OLD OAKS COUNTRY CLUB

On motion by Councilman Cannella, seconded by Councilman Malfitano the hearing was opened.

Seth Mandelbaum of McCullough, Goldberger & Stout addressed the Board on behalf of his client, Old Oaks Country Club regarding an application for a Special Exception Use Permit approval on two projects that were approved by the Planning Board in May. Zach Pearson from Insight Engineering explained the plans and representatives from the Club including the Club President were present. The project consists of a short practice game area located right off the main entrance drive off Purchase Street. The aspects that the Planning Board approved are two seasonal enclosures that would create year round tennis for four courts. Representatives of the club spent a lot of time with the Planning Board on this issue. There will be a lot of landscaping that evolved through that process to supplement the existing mature vegetation. These enclosures are completely opaque, which was more expensive for the Club, but they felt it was the right thing to do and the Planning Board made it clear to us that they would not approve it if they weren't. This will insure that no light escapes. We verified through the Planning Board process that the noise levels from the blowers that actually keep these enclosures inflated will be well below the Town's standard for noise; they are nearly 100 feet from the nearest property line.

Architect James G. Rogers addressed the Board and expanded on Mr. Mandelbaum's presentation. He explained there are two distinct projects going on at the Club. The first is the creation of a short game practice area and the second project is the creation of two temporary tennis enclosures over two existing tennis courts. There was an evolution that went along with the approval of the site plan with the Planning Board. Visual impacts were a big concern with the Planning Board. Working with the Planning Board, the Club will be providing a graded berm with plantings to boost the elevation of the trees screening the bubbles.

Councilman Cannella asked if there was any resident objection at the Planning Board?

Mr. Mandelbaum replied that there were a couple of residents that were concerned about visibility of the enclosures from The Springs. The Architect described in his presentation that the landscaping evolved to address those concerns.

Councilman Cannella asked Mr. Mandelbaum how far is this from the closet unit in The Springs?

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Mr. Mandelbaum replied approximately 200 feet. There are two units right at the end that have a potential to really see anything. The enclosures are seasonal and will be up from October to April. The idea is to have year round opportunities for members that are interested in tennis and would like to play at the club during the winter.

Councilman Sciliano asked what is the elevation of the top of the bubble to the property next door?

Mr. Mandelbaum replied the top is 36 feet above grade to the highest point. The property line is lower. If you are looking for the bubble, maybe you would see the very top of it. The landscaping has been designed to cut down site lines. We worked with the Planning Board on this and they required Pat Cleary (The Town's Planning Consultant) to sign off on the final landscaping plan.

Councilwoman Amelio asked what are the hours of operations for the tennis enclosures?

Mr. Mandelbaum replied it will stop at 9:00 PM.

Councilwoman Amelio asked if the lighting will shut off at 9:00 PM?

Mr. Mandelbaum replied that the lights will not be seen; the enclosure is opaque. The exterior lighting are low lights to get safely to the parking which is on the clubhouse side.

Councilwoman Amelio said is this only available to members or will it be opened to the general public?

Mr. Mandelbaum replied it is available to members and their guests. This is an Old Oaks facility.

Harrison resident Elizabeth Schaper spoke as a resident of The Springs and that she is aware of enormous concern from other residents about the placement of the tennis courts and the bubbles. You can do all the landscaping required but during the winter months there is not a lot of foliage on the trees. The bubbles are going to show whether or not there is or isn't light coming through. Ms. Schaper also believed it is a little less than 200 feet from the nearest property. She didn't know about the noise factor but it is also a concern. She suggested another concern is that there might be people using the tennis courts that are not members of Old Oaks. Ms. Schaper questioned how the club is going to maintain the security and insure the people using the courts are members of the club. The fact that Old

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Oaks, this season, is not charging an initiation fee to members, you only have to pay the monthly fees, is an indication that the Club is in financial distress and that is a concern.

Councilwoman Amelio said I didn't realize the close proximity to one of the houses. I had no idea.

Councilman Malfitano asked Mr. Mandelbaum was there any residents that came and objected on these issues to the Planning Board?

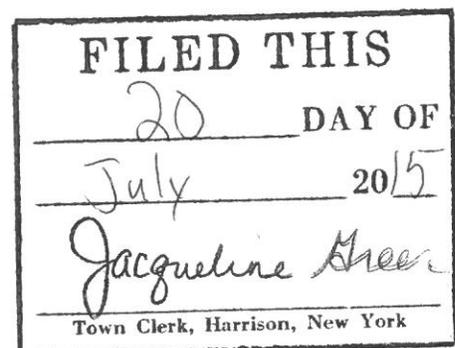
Mr. Mandelbaum replied he believed one, two or maybe three residents showed up at the Planning Board and I believe only one of them spoke to express concerns. The Planning Board concluded, after many months and after visiting the site, that at first we needed to do more as far as screening, and once that screening was enhanced and approved by the Town Planner, only then was the Planning Board comfortable approving the facility.

Councilman Malfitano said The Springs are being screened by two rows on 44 ten to twelve foot arborvitaes. If I understand this variety it grows to a height that exceeds 30 feet along with White Pines and a 5 foot tall berm which the arborvitaes be planted on. I can see the intention here clearly is to screen the bubbles from view. I'm interested in knowing if the residents at The Springs were satisfied with this at the Planning Board Meeting. I have to believe this was placed in the Planning Board conditions for a reason and it was discussed at length with the residents affected.

Councilwoman Amelio suggested she would like to see larger trees of a greater height put in.

Mr. Mandelbaum said his client is willing to make these trees fifteen to seventeen feet.

On motion by Councilman Cannella, seconded by Councilman Malfitano, the hearing was closed.



July 16, 2015

2015 - - 268 - - B

APPROVAL OF A SPECIAL EXCEPTION USE PERMIT FOR A SHORT GAME
PRACTICE AREA AND SEASONAL TEMPORARY TENNIS ENCLOSURES AT
OLD OAKS COUNTRY CLUB

On motion of Councilman Cannella, seconded by Councilman Malfitano,

it was

RESOLVED to approve a Special Exception Use Permit for Old Oaks Country Club, 3100 Purchase Street, Purchase, New York to construct/install a short game practice area and seasonal temporary tennis enclosures.

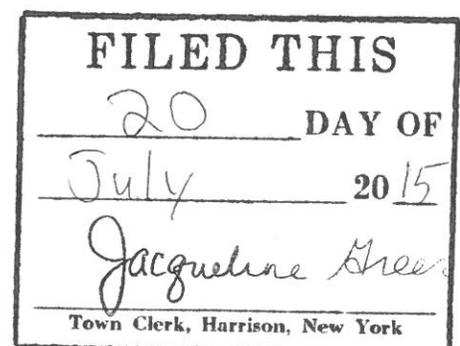
FURTHER RESOLVED to forward a copy of this Resolution to the Building Inspector, the Law Department and Mr. Mandelbaum.

Adopted by the following vote:

AYES: Councilpersons Amelio, Cannella, Malfitano and Sciliano
Supervisor Belmont

NAYS: None

ABSENT: None



July 16, 2015

2015 -- 269

PUBLIC HEARING RE: MODIFICATION OF THE PB DISTRICT REGULATIONS
FOR THE CALVERT STREET CORRIDOR TO PERMIT CONSTRUCTION OF A
FOUR STORY RESIDENTIAL DWELLING WITH
RESIDENTIAL UNITS ON ALL FLOORS

On motion by Councilman Cannella, seconded by Councilman Sciliano, the hearing was opened.

John M. Voetsch, ESQ and Harrison resident was speaking for himself and residents of Calvert Street. He was requesting that the PB zone be amended to mirror a change made in the zoning code on 7/7/11. According to Mr. Voetsch the Harrison Town Board approved an amendment to the zoning code for the NB District on Colonial Place. Mr. Voetsch showed the Board photographs of the intersection of Harrison Avenue and Calvert Street showing the left side of Calvert Street, Harrison Avenue across from Ma Riis Park, Harrison Avenue showing properties north of the Sollazzo Center, a street view of the Calvert Street properties, Calvert Street south side and an architectural sketch with front elevation of the proposed residential building at 260 Harrison Avenue.

Councilman Cannella requested to go through the proposal one piece at a time. The first thing the Planning Board looked at is the non-residential use (the removal of the retail requirement from the first floor). The Board has dealt with this issue before on Calvert Street and the Planning Board reached a determination on that requirement and they were favorably inclined. Issue number two was the question of should the zone be 1,500 feet from the train station or some different area.

John M. Voetsch explained that 1,500 feet would go down Calvert Street to Post Place.

Councilman Cannella opined that is a separate issue the Board needs to consider: How far does it go. The building height is going from two to four stories. Another issue is usable open space, which he believed Mr. Voetsch wanted to eliminate. Mr. Cannella didn't think the Board wanted to maximize density in the area. I think this all needs to be addressed one step at a time. Mr Cannella made a suggestion thinking it would make it easier for the Board. We have a Planning Board recommendation that that he thought was thorough. Mr. Cannella requested that Mr. Voetsch go through the Planning Board recommendations and explain what works and what doesn't for this project. The Planning Board did an exceptional job and he thought it was a foundation for dialog.

Councilman Malfitano said he believed the Board needs to know what you are opposed or in favor of when you go through all the items on the Planning Board recommendation.

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John M. Voetsch agreed. He suggested that he and the area residents wished to work with the Board to accomplish this.

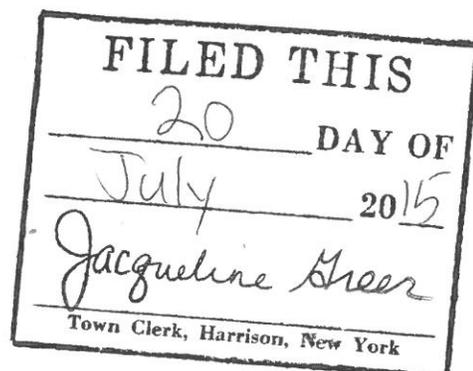
Councilman Malfitano suggested that the other stake holders in this come forward and speak.

Supervisor Belmont said he would also like to hear from the residents of Holland an Orchard Streets as well.

Councilman Sciliano said a point he is trying to make on why it is important for the other neighbors to come is on the right side of the street, the closer you get to Nelson Avenue, you are starting to impact the B Zone and I think it is important for those people to express their concerns.

Councilman Cannella made a motion to continue this Public Hearing at the August 6, 2015 meeting and Councilman Malfitano seconded the motion.

On motion by Councilman Cannella, seconded by Councilman Malfitano the Public Hearing will be continued at the August 6, 2015 meeting.



July 16, 2015

2015 - - 270
OLD BUSINESS

Councilman Sciliano said I think it is very important, when something is going to be done to your adjacent property that you come out and be heard. You can't, after the fact, complain on an issue that you were notified of by law.

FILED THIS	
<u>20</u>	DAY OF
<u>July</u>	<u>2015</u>
<u>Jacqueline Greer</u>	
Town Clerk, Harrison, New York	

July 16, 2015

2015 - - 271
MATTERS FOR EXECUTIVE SESSION

Tax Certification: 1
Settlements: 1
Litigations: 1
Personnel: 3
Investigations: 1

On motion duly made and seconded,
with all members voting in favor,
the Meeting was recessed to Executive Session at 8:56 PM.

On motion duly made and seconded,
with all members voting in favor,
the Meeting was reconvened at 9:13 PM.

July 16, 2015

2015 - - 272

AUTHORIZATION TO PROMOTE THOMAS CIAFONE TO HIGHWAY FOREMAN

On motion of Councilman Malfitano , seconded by Councilwoman Amelio,

it was

RESOLVED to accept the request by Commissioner of Public Works, Anthony Robinson to promote Thomas Ciafone to Highway Foreman in the Department of Public Works at an annual salary of \$86,557.00 effective July 20, 2015.

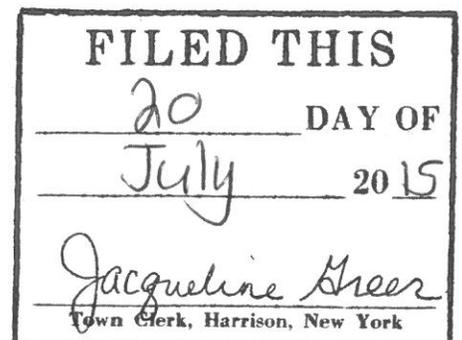
FURTHER RESOLVED to forward a copy of this Resolution to the Comptroller, the Personnel Manager and the Commissioner of Public Works.

Adopted by the following vote:

AYES: Councilpersons Amelio, Cannella, Malfitano and Sciliano
Supervisor Belmont

NAYS: None

ABSENT: None



July 16, 2015

2015 - - 273
AUTHORIZATION TO PROMOTE ALFONSO MAGNOTTA
TO HIGHWAY FOREMAN

On motion of Councilman Malfitano, seconded by Councilwoman Amelio,

it was

RESOLVED to approve the request by Commissioner of Public Works Anthony Robinson to promote Alfonso Magnotta to Highway Foreman in the Department of Public Works at an annual salary of \$86,557.00 effective July 20, 2015.

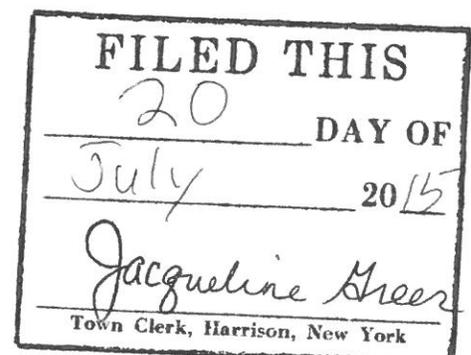
FURTHER RESOLVED to forward a copy of this Resolution to the Comptroller, the Personnel Manager and the Commissioner of Public Works.

Adopted by the following vote:

AYES: Councilpersons Amelio, Cannella, Malfitano and Sciliano
Supervisor Belmont

NAYS: None

ABSENT: None



July 16, 2015

2015 - - 274

AUTHORIZATION TO SETTLE THE TAX CERTIORARI IN THE MATTER OF
OLD OAKS COUNTRY CLUB, 3100 PURCHASE STREET

On motion of Councilman Malfitano, seconded by Councilman Cannella,

it was

RESOLVED to settle the Tax Certiorari in the matter of Old Oaks Country Club, 3100 Purchase Street.

Assessment Year	Assessed Value	Reduction	Reduced Assessed Value
2010	\$276,000	\$66,700	\$209,300
2011	\$276,000	\$38,100	\$237,900
2012	\$276,000	\$49,800	\$226,200
2013	\$276,000	\$48,500	\$227,500
2014	\$276,000	\$51,000	\$224,900

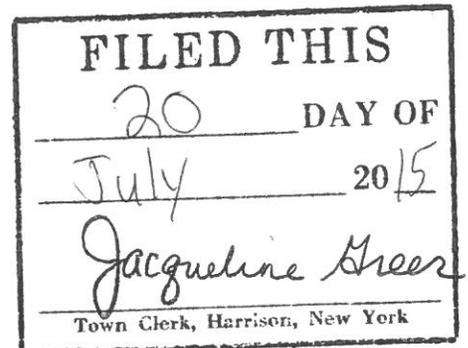
FURTHER RESOLVED to forward a copy of this Resolution to the Comptroller, the Assessor and the Law Department.

Adopted by the following vote:

AYES: Councilpersons Amelio, Cannella, Malfitano and Sciliano
Supervisor Belmont

NAYS: None

ABSENT: None



July 16, 2015

2015 - - 275
AUTHORIZATION TO RAISE THE CAP ON LEGAL FEES IN THE
MATTER OF DWYER VS. TOWN OF HARRISON

On motion of Councilman Cannella, seconded by Councilman Sciliano,

it was

RESOLVED to raise the cap on legal fees in the matter of Dwyer vs Town of Harrison to \$25,000.00.

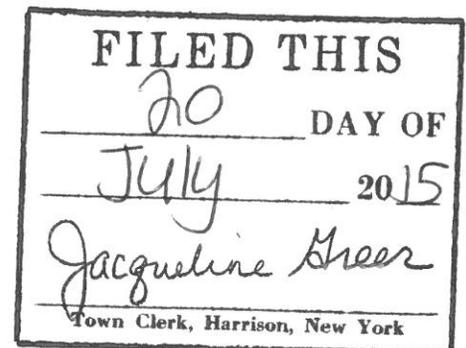
FURTHER RESOLVED to forward a copy of this Resolution to the Law Department and the Comptroller.

Adopted by the following vote:

AYES: Councilpersons Amelio, Cannella, Malfitano and Sciliano
Supervisor Belmont

NAYS: None

ABSENT: None



July 16, 2015

2015 - - 276

AUTHORIZATION TO SETTLE THE CLAIM IN THE MATTER OF FIRST
STUDENT, INC. VS TOWN OF HARRISON

On motion of Councilwoman Amelio, seconded by Supervisor Belmont,

it was

RESOLVED to settle the claim in the matter of First Student, Inc. vs Town of Harrison in the amount of \$175.37. This is subject to a signed General Release by a representative of First Group America/Gallagher Basset Services.

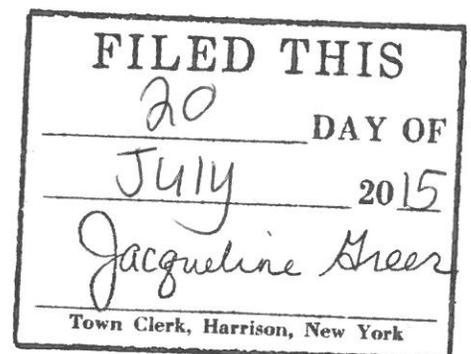
FURTHER RESOLVED to forward a copy of this Resolution to the Law Department and the Comptroller.

Adopted by the following vote:

AYES: Councilpersons Amelio, Cannella, Malfitano and Sciliano
Supervisor Belmont

NAYS: None

ABSENT: None



July 16, 2015

2015 - - 277
AUTHORIZATION TO ACCEPT LETTER OF RETIREMENT
FROM FIREFIGHTER CHARLES GIACOMO

On motion of Councilman Malfitano, seconded by Councilman Cannella,

it was

RESOLVED to accept the letter of retirement from Firefighter Charles Giacomo,
effective August 7, 2015.

FURTHER RESOLVED to forward a copy of this Resolution to the Law Department, the
Personnel Manager and the Comptroller.

Adopted by the following vote:

AYES: Councilpersons Amelio, Cannella, Malfitano and Sciliano
Supervisor Belmont

NAYS: None

ABSENT: None

There being no further matters to come before the Board,
the Meeting was, on motion duly made and seconded,
declared closed at 11:08 PM.

Respectfully submitted,

Jacqueline Greer
Town Clerk

