

November 14, 2012

A regular meeting of the Town Board of the Town of Harrison, Westchester County, New York was held at the Municipal Building, 1 Heineman Place, Harrison, NY, Westchester County, on Wednesday, November 14, 2012 at 7:30 PM. Eastern Standard Time. All members having received due notice of said meeting:

MEMBERS PRESENT:

Ronald Belmont Supervisor

Marlane Amelio)
Joseph Cannella) Councilpersons
Stephen Malfitano)
Fred Sciliano)

ALSO ATTENDING:

Frank Allegretti Town Attorney
Christopher Cipolla Deputy Village Attorney
Maureen MacKenzie Comptroller
Anthony Marraccini Chief of Police

FILED THIS
30th DAY OF
November 20*12*
Jacqueline Greer
Town Clerk, Harrison, New York

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 P. Wrks
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 Supvs'r

November 14, 2012

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LETTER FROM RESIDENT COMPLIMENTING
THE HARRISON POLICE DEPARTMENT DURING RECENT STORM "SANDY"

Supervisor Belmont thanked everyone for their patience over the last two weeks due to Hurricane Sandy.

Councilwoman Amelio read the following letter from Harrison resident and business owner Victor J. Scelia III:

GAS BURNERS
HOT WATER SYSTEM
WINTER & SUMMER

OIL BURNERS
FUEL OIL
GAS RANGES

VJS PLUMBING CORP, DBA
VICTOR SCELIA PLUMBING & HEATING, CO
148 HALSTEAD AVENUE
P.O. BOX 46
HARRISON, NY 10528

Established 1921
License #1124

Tel. Bus. (914) 835-2891
Tel. Res. (914) 835-1135
Fax: (914) 835-2907

SEWERS ELECTRICALLY CLEANED JOBBING PROMPTLY ATTENDED TO

November 2, 2012

Police Chief Marraccini
Harrison Police Department
650 North Street
Harrison, NY 10528

Dear Chief Marraccini,

The seamless and well-organized way in which the Harrison Police Department responded to the complications arising from Hurricane Sandy demonstrates the efficiency of the common sense orientation Harrison police officers bring to problematic situations. From keeping Harrison residents safe in a non-alarming fashion, to quickly prioritizing the many needs of the town, the Harrison Police Department has once again proven its strength. Harrison residents impacted on by the force of Sandy had front row seats to your department's demonstration of diligence and sheer capability. As the town braced for damage, your department's cruisers and safety vehicles remained on Harrison's roads. This enabled Harrison residents to feel a sense of safety in spite of the danger Sandy created. For this and all of your department's efforts, we would like to extend our sincere gratitude.

Thank you from all of us here at VJS Plumbing Corp. for yet another difficult job well done.

Sincerely,

Victor J. Scelia III
Written by A. Keston on behalf of Victor J. Scelia III



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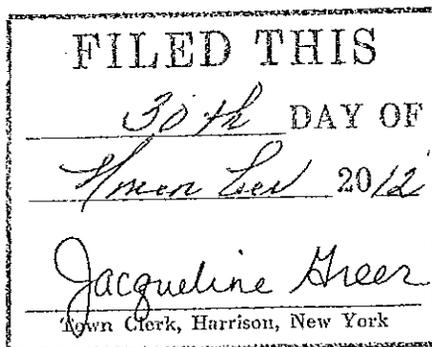
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PRESENTATION BY TOWN CLERK JACKIE GREER
RE: THE NEW TOWN WEBSITE

Town Clerk Jackie Greer stated the following with regard to the new Town of Harrison website. When I took office at the beginning of the year, one of my top priorities was to update the Town website. While doing some basic research I was amazed to find out that the Town of Harrison website was averaging 5,000 hits per week. During the height of Hurricane Sandy the site was getting over 2000 hits per day. With today's need for instant information it was imperative that we upgraded the site to provide our residents with information as quickly as possible. The system we were using had not been updated in over 10 years and was a hodgepodge of information. If you didn't know exactly where to go for information you could become lost in our website for days. As many of us found out, if you don't have power a web site isn't of much value. So we have taken steps to insure information gets out to our residents. First, the website is hosted off site. In case of a natural disaster such as Hurricane Sandy our site will still be up and running. The host site is over 400 miles away in a secure building. It has 3 redundant backup systems. We have the ability to transfer the entire site to our platform here in the Town House if for any unlikely reason the host site goes down. Second, the new website has mobile capability so it can be launched from a platform such as an I- Pad, Kindle or smart phone. If you can charge your phone you can keep in contact with the Town. We have made it easier to navigate the site by expanding our frequently asked questions or FAQ section. Hopefully you will be able to locate the answer to all your questions faster and eliminate time that was spent navigating though the old site. Each department has its own home page and also has an FAQ section. We have updated the forms page. Now you can find just about every form right on the website negating a trip to the Town House. We updated all the forms and eliminated many forms that were no longer used. A feedback form has been developed where you can ask our department heads a question, make a complaint or give a compliment. It can be anonymous but an email address will be required to provide an answer to your situation. I'm also thrilled that Channel 75 can now be viewed on our website 24/7 providing information to more than just cablevision customers. Another new function that has been added is that we can instantly provide a scroll to inform and assist people in case of an impending emergency and give out directives as necessary. I would like to take this time to thank the members of the board for their support and all the department heads, employees and citizens who worked hundreds of hours in assisting with a website that has the ability to merge today's information and tomorrows technology. I want to offer a special thanks to Mike Piccini for all his hard work and support in assisting with the new website. You can view the new site as www.harrison-ny.gov

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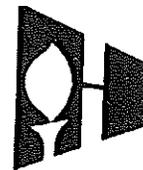
PRESENTATION BY ROSS HALPERIN
RE: THE HARRISON LIBRARY



The Capital Campaign

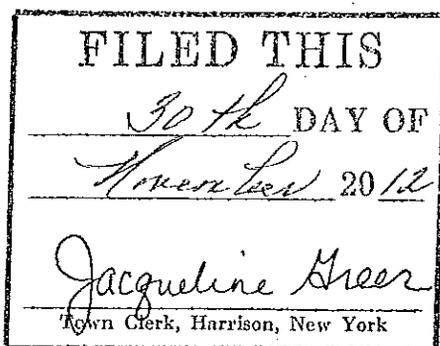


HARRISON PUBLIC LIBRARY
FOUNDATION



HARRISON
PUBLIC LIBRARY

THE RICHARD E. HALPERIN MEMORIAL FUND



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The Harrison Library Today

A Critical Community Resource

- For over 100 years, the Library has been an *educational, recreational, cultural, and social hub* in our Town that is a *free resource* utilized by every age group.
- Library Director Galina Chernyk, who joined in 2011, has improved and reenergized Library programming.
- Both nationally and in Harrison, Library usage continues to grow:

Harrison Library Statistics*	2006	2011
Total Library Visits	166,050	198,930
<i>Growth</i>		19.8%
Children's Program Attendances	7,653	9,145
<i>Growth</i>		19.5%

* Data from Harrison Public Library Annual Report For Public And Association Libraries 2011 and <http://www.nysl.nysed.gov/libdev/lbs/index.html#Statistics>



The Harrison Library Today

The Cost and Benefit

Library Economic Benefit	2011
Economic Value of Library Services *	\$4,172,813
(-) Harrison Public Library Cost to Taxpayers **	\$2,247,536
Net Benefit to Harrison Community	\$1,925,277

Through powerful economies of scale, our Library provides incredible value to Harrison's taxpayers, who effectively receive a \$1.9mm annual dividend as a result of its existence.

* Estimated value of services provided in 2011 <http://www.harrisonpl.org/library-value-calculator.php>
** From Town/Village of Harrison 2012 Adopted Budget

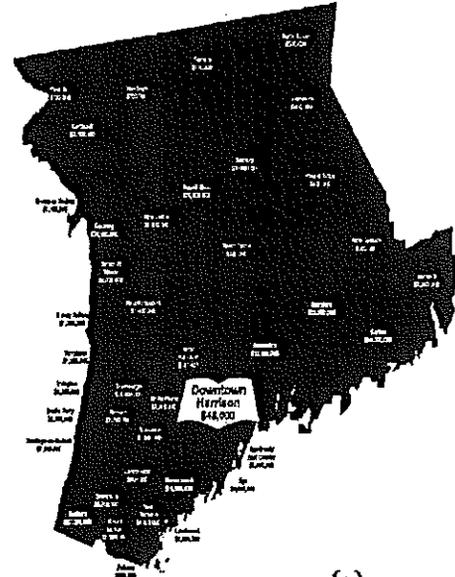


The Harrison Library Today

Library Capital Investment Survey; Harrison Dramatically Lags

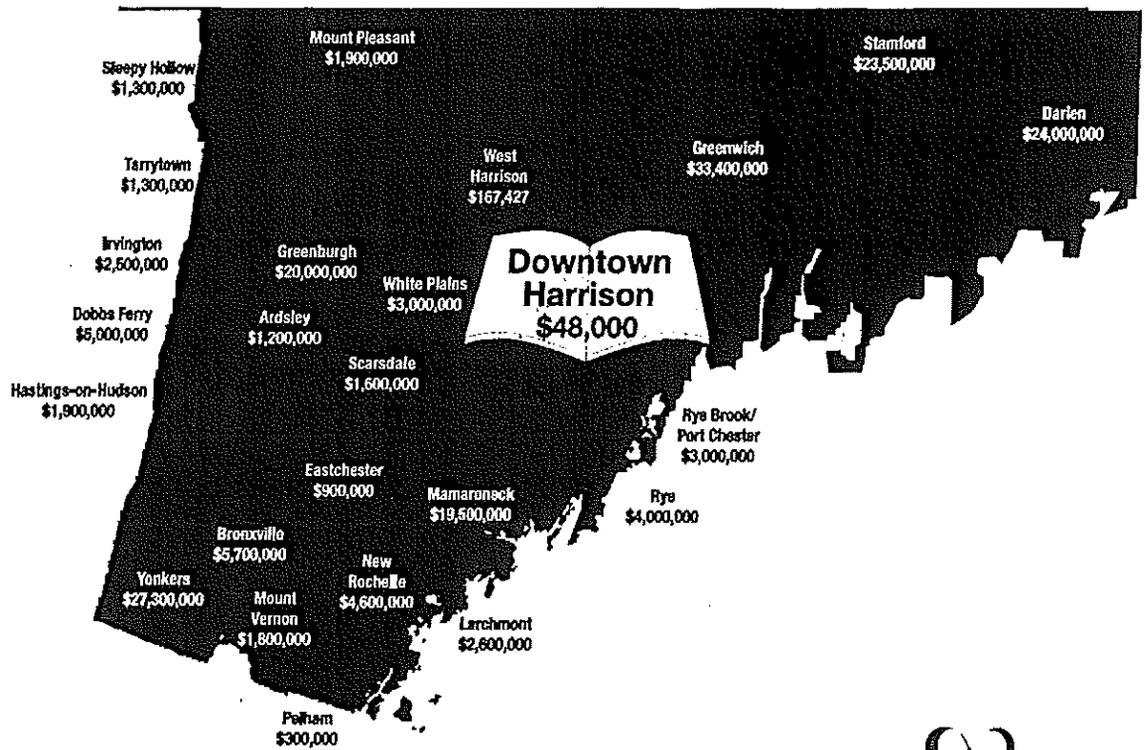
- Of the 42 communities surveyed, Harrison ranks 39. Harrison's total investment across the two branches is 4% of the group average and 11% of the group median.*
- According to EAMLS data, the average sales price for homes in Harrison has declined by 24% for the year ending August 2012, making Harrison the second worst performing real-estate market in Westchester County for that period.**
- Leading Real Estate Broker Alix Prince: "A new and improved library would weigh positively in the decision to purchase a home in Harrison."

Library Capital Improvements: 1997-2012



* See www.HPLF.org for survey details

** Data from Countrywide provided by local real estate broker





The Harrison Library Today

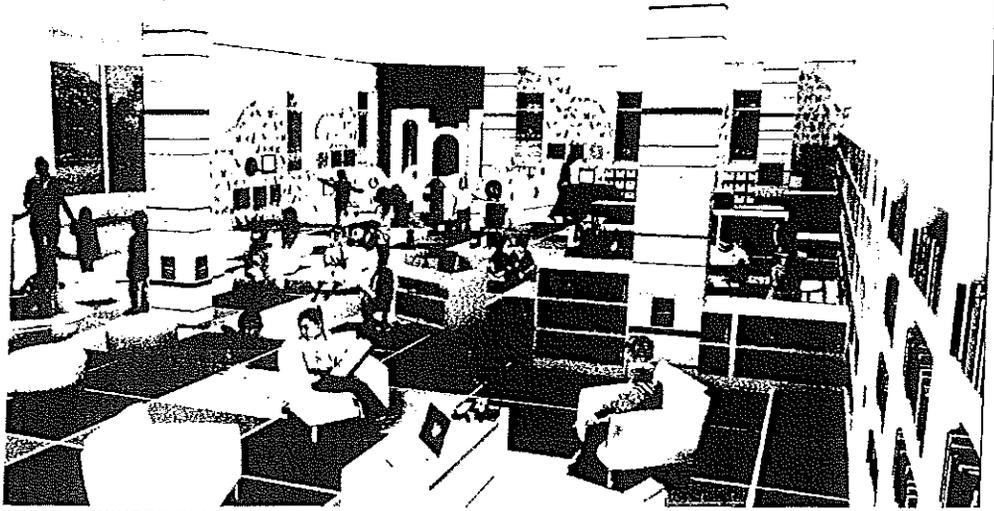
It's Time for a Transformation

The Library Trustees first identified the need for a renovation of the Downtown Library in 2004! Now, 8 years later, it is time to make this dream a reality.





The Transformation Children's Area 2014



We will *double the size of the Children's Area* to 3,200 square feet to create a dedicated space that is walled-off, safe, fun, bright, and will allow Librarians to introduce significantly more programming.



The Transformation

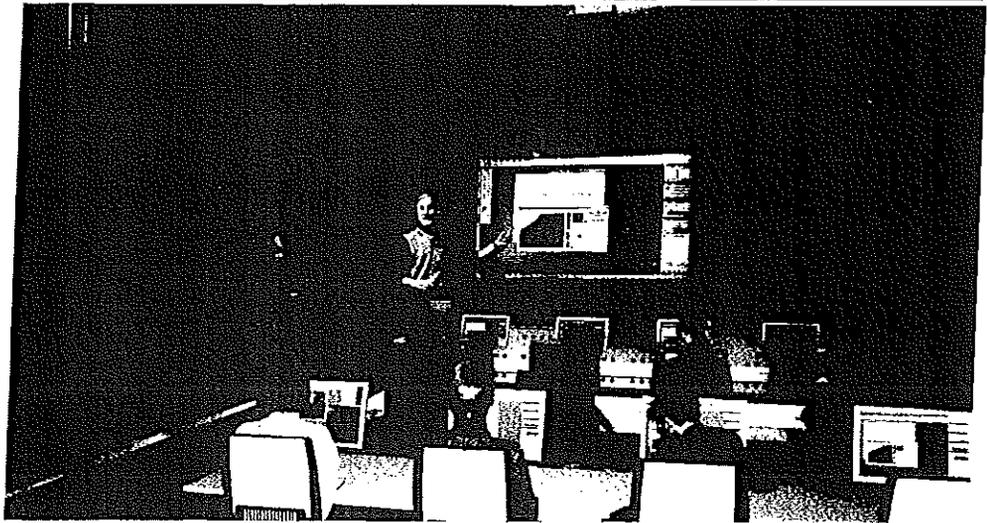
Teen Center 2014



We will convert storage space into a 1,400 square foot Teen Center, modeled on the highly successful YouMedia Network. It will be an attractive environment for teenagers to work collaboratively, create, and socialize.



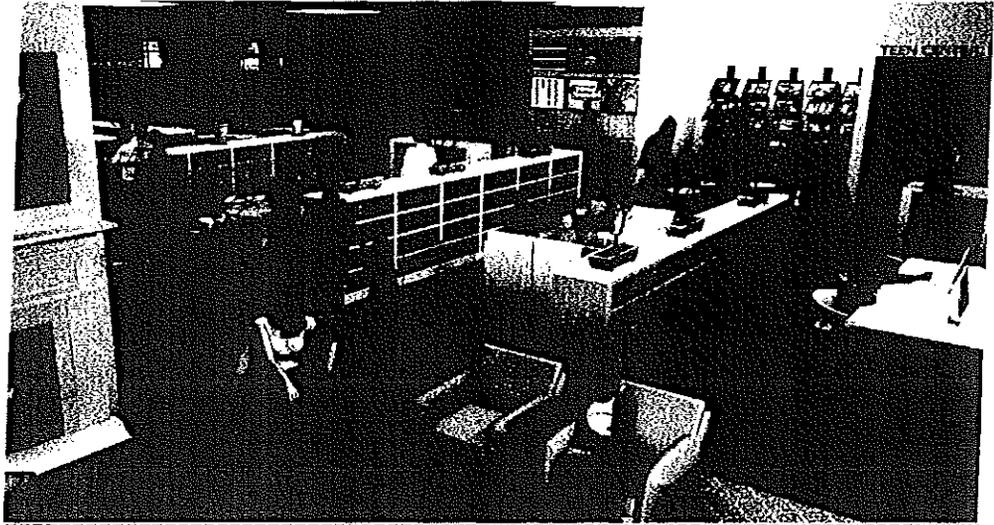
The Transformation Computers 2014



We will increase the *number of computers from 12 to 41*. There will be a Classroom for classes and meetings, such as ESL, computer skills, and employment seminars.



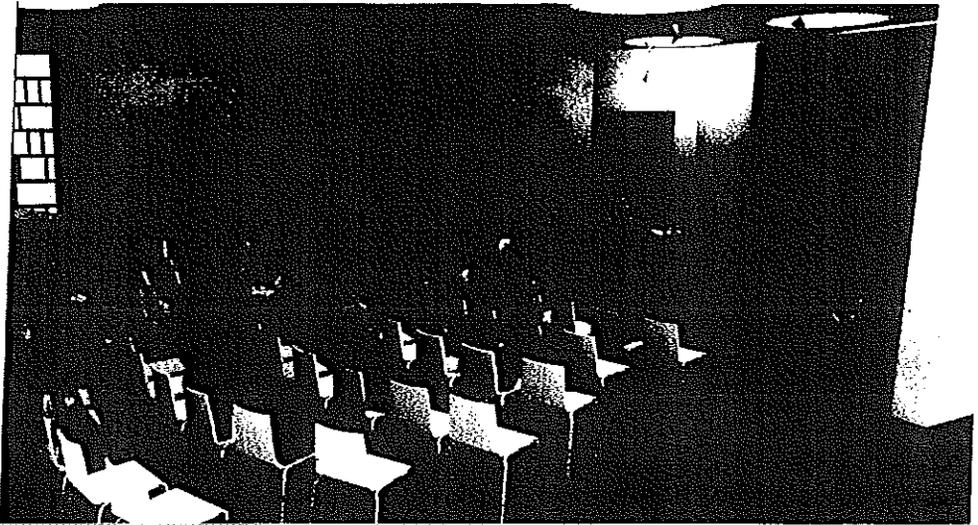
The Transformation Adult Area 2014



The Adult Area will have large, front-facing windows and will not be within earshot of the Children's Library. Comfortable patron seating will increase from ~90 seats to ~175.



The Transformation Community Room 2014

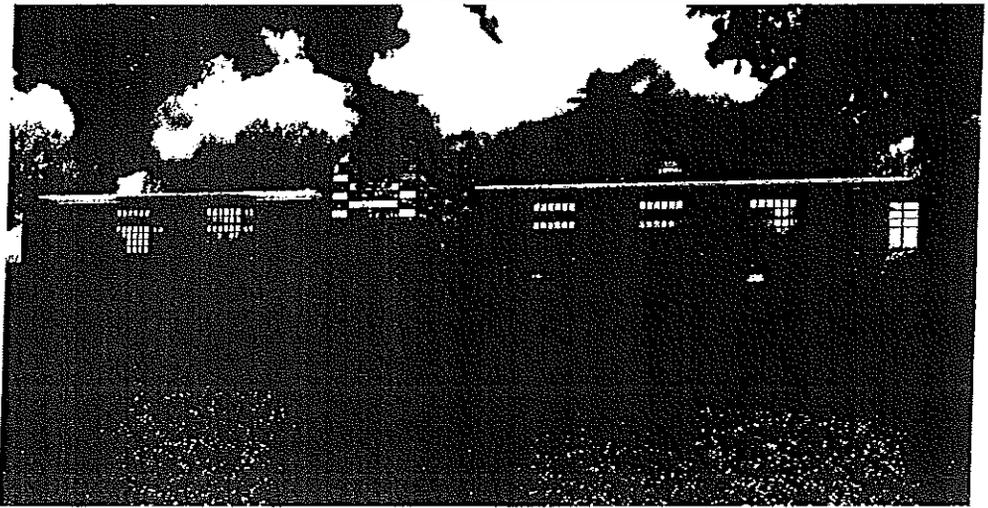


We will introduce improved lighting, state-of-the-art TV studio equipment, a small stage, and a surround-sound speaker system to host musical performances, lectures, art exhibits, and film screenings.



The Transformation

Exterior 2014



The 1960's and 1980's sides of the building will be unified in style. Additional windows and a glass entryway will allow significantly more light into the building.



The Transformation

There's More

- There will be 3 rooms available for private meetings and tutoring. There are currently zero.
- We believe that these infrastructure improvements will attract a plethora of new partners to the Harrison Library.
- For example, Director Chernyk is already in the process of developing a partnership program with the Duchesne Center at Manhattanville College.



Manhattanville
COLLEGE



The Execution

Transformation Cost

Construction Cost Estimate*	Amount
Interior Transformation	\$880,095
Furniture, Fixtures, & Equipment	\$415,000
Exterior Transformation	\$307,733
Deferred Mechanical, Electrical, Plumbing, FP, Maintenance	\$1,096,997
Other**	\$870,288
Total Construction Cost	\$3,570,113

We can give Harrison *one of the best Libraries* in Westchester or Fairfield County for \$3.6mm.

* Estimates provided by Eliana Construction Cost Consultants

** Other includes General Conditions, Design Contingency, and Escalation



The Execution

Current Financial Resources

Financial Resources	Amount
Halperin Fund Cash*	\$844,153
Halperin Fund Pledges/Receivables**	\$264,528
HPLF Cash*	\$105,853
NYS Library Construction Grant***	\$73,607
Total Financial Resources	\$1,288,143

We have made substantial progress, but *must raise an additional \$2.3mm* in order to achieve our goal.

* As of 10/05/12

** Pledges are made to the Halperin Fund and are mostly collectible by YE2013

*** Based on recommendation made by Westchester Library System we are very confident that grant will be received.



The Execution

Fundraising Strategy

Targeted Funding Sources*	Amount
Major Gifts (Individuals)	\$750,000
Major Gifts (Corporations)	\$500,000
Grassroots	\$150,000
Grants	\$100,000
Town Deferred Maintenance Catch-Up	\$1,096,997
Total Targeted Funding	\$2,596,997

* HPLF estimates



The Execution Our Team

HPLF Board of Directors	HPLF Advisory Board	HPLF Junior Committee	Library Board of Trustees	Friends of the Harrison Library
Lucy Amicucci	Linda Altman	Justin Bergman	Maureen Skrilow	Angela Brandt
Jessica Burack	Shelley Bergman	Kenneth Halperin	Robert Blake	Mena Gambacorta
Nicole Decker	Kenneth Cole	Robert Halperin	Mark Santangelo	Angela Kaufman
Ross Halperin	Galina Chernyk	Steven Halperin	Caren Behar	Connie Perrotta
Stephen Hicks	Paul Curtis	Chris Hicks	David Donelson	
Kevin Knox	Jason Fishkind	Nicole Suozzo	Diane Sammons	
Nancy Rieger	Lola Gieger	Ray Villani	Pamela Stockton	
June Ann Swartz	Anne Gold	Thomas Villani	June Ann Swartz	
Raymond Villani	Donna Lagani	Grant Wissak	Joseph Toplyn	
	Marty Rogowsky	...		
	Steve Wissak	...		

We have created an all-star team of 40+ people to execute this plan to give Harrison a Library that it deserves.



The Execution

The Town's Role: Deferred Maintenance Catch-Up (DMCU)

- The basic infrastructure in the Downtown facility is outdated.
- The Town, as the owner of the building, is responsible for basic maintenance and the HPLF and the Halperin Fund will not invest its donors money in these items.

Deferred Maintenance*	Amount
Electrical	\$476,272
HVAC	\$448,256
Fire Protection	\$120,470
Plumbing	\$52,000
Total DMCU	\$1,096,998

We are asking the Town of Harrison to catch-up the deferred maintenance, which will soon become non-discretionary, so that we, with private funds, can give Harrison the Library it deserves.

* Estimates provided by Ellana Construction Cost Consultants



The Execution

The Town's Role: The Economics

- Given that these deferred maintenance items will soon become non-discretionary, we believe that it will be a costly mistake for the Town not to fix them now, when we will already be opening up the building and interest rates are at historical lows.

The Options	A: Fix Now	B: Fix in 5 Years
Capital Cost*	\$1,096,998	\$1,526,066
Interest Rate**	2.39%	5.03%
Average Annual Debt Service***	\$69,992	\$123,626

Over a 25 year period, selecting Option B will cost Harrison taxpayers ~\$1.1mm****.

* A: Based on cost estimates from Ellana, Inc.; B: Assumes 20% increase in cost based on Kohler Ronan guidance and 3% annual inflation.

** A: Based on current market conditions; B: based on 20-year average rate and normalized historical spreads.

*** Assumes a 20-year final maturity

**** The cumulative difference between the debt service amounts over the 20 year period.



The Execution

The Town's Role: "No Brainer"

- The Town and Taxpayers will invest \$1.1mm in return for a \$3.6mm Library. *The cost will be 31c on the dollar.*
- The \$69,992 in annual debt service will merely amount to a 3% effective increase in the Library's cost to tax payers* and the facility will be 100% better.
- The debt service amount equates to \$2.55 per Harrison citizen per year**.
- If this project increased the value of Harrison real estate by merely 0.001% per year***, it would fully cover the cost of debt service.



* Based on Library cost to tax payers in Town/Village of Harrison 2012 Adopted Budget

** Based on 2010 US Census data

*** Based on assessed valuation of Harrison real estate in 3/15/2012 Town Official Statement



The Execution

How You Can Help

- Join our mailing list: www.HPLF.org
- Express your support for our Deferred Maintenance Catch-Up (DMCU) Proposal to our Town Council Representative: Marlane Amelio (mamelio@harrison-ny.gov), Ron Belmont (mayor@harrison-ny.gov), Joseph Cannella (jcannella@harrison-ny.gov), Stephen Malfitano (smalfitano@harrison-ny.gov), Fred Sciliano (fsciliano@harrison-ny.gov)
- Donate! (A lot...)
- Feedback/Ideas: Ross@HarrisonPLF.org

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PRESENTATION BY ROSS HALPERIN
RE: THE HARRISON LIBRARY

Harrison resident Martin Rogowsky said that he was here to support Ross Halperin and his family. I want to thank the prior Town Board for taking the action to name the library after Richard Halperin. Ross and his family have done an outstanding job at getting this to the current point. I just want to say, that for any town, the library can be and should be a very central facility in that community, for our young people, for our seniors, for everybody in the Town. Many communities throughout Westchester have upgraded their libraries over the years. Ross has put together the numbers and they speak for themselves. The Town owns the building; to do the heating, the air conditioning, you will have to upgrade them at some point. Now is the time to leverage those dollars. I want to emphasize that as elected officials you are charged with spending tax dollars and that is always a concern; the taxpayer is always watching. They certainly would be concerned if they thought you were wasting money or spending it improperly. We need you to provide the leadership. You need to look at this project. I would urge you to provide the leadership that the people in this town need. I would argue that this is not a tough decision but anytime you are talking money, one can consider them tough decisions as you go through your budget process. Give us the leadership the town needs; look at this project, it is a town facility and will help everybody and I think the town is looking for you to give us that leadership to get this done.

Library Board of Trustees Maureen Skrilow and Robert Blake addressed the Board. They said that you all probably know that the library is just not books and research or reference anymore. It is now a place to access information and a hub for community activity. What I just learned in the past couple of weeks is that it is also a safety net for this town. You should have seen the library after the storm. I don't know how many of you were there to power up, warm up or just take care of the activities that you needed to get done. The Harrison library was opened to everyone, free of charge, all day long, and it was a place to do what you needed to do to carry on. We think the numbers make sense. We think this is a great project. We think it will help real estate. We think it will reach out to the schools. We think it is a fabulous project and you have a lot of sets of eyes on this to make sure your dollars are spent wisely.

Harrison Library Junior Committee members Nicole Suozzo and Grant Wissak read the following letter:

Dear Mayor Belmont and Town Council Members,
We, the students and future leaders of Harrison, believe that the Town's public library is one of our most important educational, recreational and cultural resources. Although its potential to enhance our community is unlimited, today it does not even serve its critical role of supplementing our education at School because it is outdated, unappealing and stuck in the 1990's. We have recently formed the Harrison Public Library Foundation Junior Committee to help you solve this pressing issue and respectfully ask the Town to consider the importance of this message. Today, the current library and its teen center fail to meet our needs. We have one

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of the weakest Libraries in Westchester County, which doesn't make sense to us given how great our schools are and how great our Town is. We have friends in other nearby towns, which have actually invested in their libraries, who are lucky to have a place where they can go everyday to get work done productively (individually or in groups), access technology resources, and spend time with friends and family in a safe and fun environment. Just as we look to our school's library for assistance, resources and space, we wish we could use the public library in the same way, particularly in the evenings, on weekends, and during the summer. Additionally, an improved public library will encourage members of the community of all ages to interact with each other and to learn together. In putting multiple minds to one task is better than completing a project on your own and despite the importance of phones and computers, face-to-face interaction remains critical. The Harrison Public Library Foundation's goal is one that is absolutely necessary for the Town of Harrison. Our aspirations for improving the Library would impact the lives of all of our citizens and neighbors, not just the students. Through the town's support and funding of our mission, members of the Town Board would be communicating an important message: that the education of Harrison's youth is important. The Town Board's commitment to making this dream a reality just might inspire us to one day also invest in and give back to the community, making the town better for our children, just as you will have done for us. There is nothing we would like more than for the Library to reach its full potential in Harrison. Please help.

Vice President of the Friends of the Harrison Library Angela Brandt spoke to the Board. The Friends of the Library provides funding for cultural programs, movies, museum passes, basically we purchase items for the library that are beyond their budget. The Friends and the Foundation were happy to join together for the best interest of the town and our patrons. It is a once in a lifetime opportunity. The last time our library was updated was in 1984. We ask that you please consider making the changes that we need to grow and improve our library.

Harrison resident Lucille Held said that it is recognized in Westchester County that the future of the United States and our democracy depends upon our children and their education. Our senior citizens can get a 2.2 million dollar new building in addition to the other building that we are maintaining for them. My reputation is based on not spending money. You made a statement that now is the time to bond or borrow because our interest rate is so low. Take advantage of it. I don't need a \$380,000 garbage truck. I want to say that this is not to be thought of as a frivolous thing. I won't take any excuse that you don't have the money; find it!

Harrison resident Ellen Kaidenow was asked to read a statement from the Purchase Environmental Protective Association (PEPA), which was founded in 1917. PEPA informs the public about relevant local issues, legislation, and policies by disseminating information through its website, newsletter and other informative publications and mailings. The organization conducts appropriate research and hires professional experts as necessary to provide relevant information to the community and local governing bodies. Through this timely factual information, community decisions are made based on knowledge. This statement of support for the Harrison library renovation comes from PEPA's Executive Director, Anne Gold. As

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Executive Director of PEPA I am writing to express my support for, and to encourage the Town to support the library by partnering with the Harrison Public Library Foundation (HPLF). PEPA believes that supporting the Harrison Public Library Foundation is a sound investment in the future of our community. When you consider the diverse population the library serves, the woefully inadequate space for youth, the explosion in technology needs regarding computer usage, it becomes apparent that the request for a renovated library is not a fanciful option. The Town of Harrison and its residents need it. Regards, Anne Gold, Executive Director, PEPA

Harrison resident Jerry Lieberman said that over the past three years he has written over twenty letters to the two mayors, council members, and our local newspapers. All of these letters and meetings were in the need for strategic and structural change in our spending and providing services for our residents, fair union negotiations for our residents and taxpayers, reductions in spending and yes, reduction in taxes. The one letter that I have written that was an exception was the letter I wrote to support the Harrison Library Capital Campaign. Along with the burden of the town taxes, as Ross has pointed out, the state of our library is killing our property taxes and hurting our education. It is not a luxury at all, it is a necessity. I appreciate, more than many, how important it is for Harrison to cut it's spending, but not taking advantage of this capital campaign, not taking advantage of this gift, not investing in our library, is just not a smart decision. I know how difficult it is for the town council, but we have to find other ways to save money, this is not a way to do it.

Supervisor Belmont thanked Ross Halperin on a wonderful presentation. He said that we are all in favor of expanding the library. We would love to see it happen. I want to put my arms around it and embrace it. It has to get done. Now it is up to us, and you, to work together collectively to try and get it done. As everyone here has stated, we are in a tough situation right now. We are about to adopt a budget that is under the 2% cap. We will revisit this over the next few months. We have to get it done, somehow, someway.

Harrison resident Lucille Held said you were told tonight to either make a decision or that money was going to go into other places. You have to make your decision in the immediate future.

Harrison resident Mike LaDore said that everything you heard tonight is a no brainer. The work needs to be done at the library. You have someone who is a benefactor. I know you are talking about a million dollars but can this board turn around right now, can you poll the board, and make a commitment now. Mr. Halperin is asking for a commitment that the town will find the money, whether you have to bond it or not. In all fairness all he is looking for is a commitment from this board that you will get the money. With all due respect Supervisor, you are brushing him off. Can you poll the board to find out if you will commit the money?

Supervisor Belmont said I believe that what Mr. Halperin said is that over the next three months we are going to work this out.

Ross Halperin said that we don't need an answer tonight but for us to move forward we need a signed agreement within the next three months. That process should probably start tomorrow.

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ACCEPTANCE OF CORRESPONDENCE AND REPORTS

On motion of Councilman Cannella, seconded by Councilman Malfitano,

it was

RESOLVED to accept the following correspondence and reports:

- 1a. Monthly report by the Town Clerk for October 2012.
- 1b. Monthly report by the Acting Fire Marshal for October 2012.
- 1c. Quarterly report by the Library Director for July, August and September 2012
- 1d. Monthly report by the Receiver of Taxes for October 2012.
- 1e. Monthly report by the Chief of Police for September 2012.
- 1f. Monthly report by the Building Inspector for October 2012.
- 1g. Monthly report by the Superintendent of Recreation for October 2012.

2. Letter from the Harrison Festival Japanese Committee: RE: Contributions to the following organizations for a total of \$6,050 from funds that were raised at the Festival on Columbus Day as well as from Japanese families and Japanese businesses:

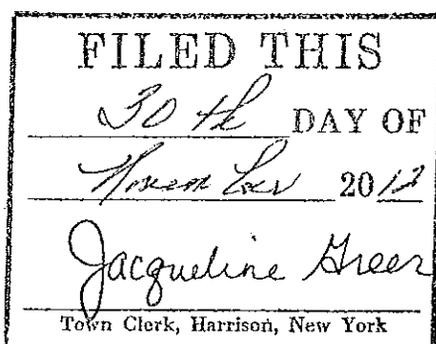
Harrison Public Library	\$1,650
+Renovation for Library	\$ 500
Harrison Recreation Center	\$1,100
Harrison Central School District	\$1,300
Harrison Police Association	\$ 500
Harrison Fire Department	\$ 500
Harrison EMS	\$ 200
Newcomer Club	\$ 300

Adopted by the following vote:

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

NAYS: None

ABSENT: None



Copies to:

- Assessor
- Benefits
- Bldg
- Compt'r
- Engng
- Law
- Police
- P. Wrks
- Purch'g
- Recr'tn
- Supvs'r

The following Resolutions were taken out of order. The Public Hearing RE: The Master Plan was held after the completion of E - Actions and Resolutions of the Town Agenda.

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AUTHORIZATION FOR BUDGET TRANSFERS FOR FIRE DISTRICT NO. 2

On motion of Councilman Cannella, seconded by Councilman Malfitano,

it was

RESOLVED to approve the request by Comptroller Maureen MacKenzie for authorization for the following Budget Transfers:

Increase:

011-3411-100-0240 11,000
Fire District #2-Other Equipment

Decrease:

011-3411-100-0416 11,000
Fire District #2-Rentals

Increase:

011-3411-100-0240 4,813
Fires District #2-Other Equipment

Decrease:

011-3411-100-0423 4,813
Fire District #2-Uniform Reimbursements

A budget transfer is required due to NFPA and OSHA laws the Chief must comply with such laws. There is an abundance of members needing new gear due to these new laws which states after 10 years turnout gear must be taken out of service.

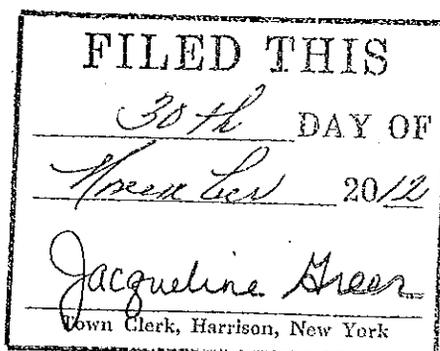
FURTHER RESOLVED to forward a copy of this Resolution to the Comptroller.

Adopted by the following vote:

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

NAYS: None

ABSENT: None



Copies to:

- Assessor
- Benefits
- Bldg
- Compt'lr
- Engrng
- Law
- Police
- P. Wrks
- Purch'g
- Recr'tn
- Supvs'r

November 14, 2012

2012 -- 388 -- a

AUTHORIZATION FOR THE PURCHASE OF RADIOS
FOR HARRISON EMERGENCY MEDICAL SERVICES

Comptroller Maureen MacKenzie said these radios need to be purchased now for EMS and this is the way we would have to fund it. We would take \$10,000 from their Con Edison line, which is billed differently now so there is a savings of \$10,000 and the other amount would come from contingency. The total amount is \$31,299.74.

Councilman Malfitano asked when it was that we learned we were going to have to replace our radios.

Police Chief Marraccini explained to the Board that the police department has been planning this move for two years. We made some capital contingencies last year and again this year in order to switch our radios to narrow band, which the Federal Government has mandated. There is no option. My feeling on this is communications is critical. After recent discussions with the Chief of EMS I believe he sees the need to be on the police department frequency.

Councilman Malfitano said that from a budget standpoint and our appreciation of funds that we make available to the EMS we are now being asked to take funds that were not budgeted for and provide those dollars to the ambulance corporation to purchase the radios. I think this board is aware of other purchases that were made during the course of the year on the part of the ambulance corporation that may or may not been budgeted. This is not intended to point a finger it is just a function of dollars and cents and what we are able or unable to do. I personally don't have a problem with going ahead and doing this but I would, at the Mayor's suggestion, agree that the additional funding, that we do not have available in our budget of 2012, be made available as part of the 2013 budget for EMS. It is going to have to come out of their budget for 2013.

Chief Marraccini said that we just made a decision recently on which radios we were going to purchase. We were not only able to find state of the art radios that if we wanted to switch digitally in the future, it wouldn't cost us any money on the upgrades, it has that capability. We were also able to take advantage of an incentive that Motorola gave toward the purchase of our radios.

Councilman Cannella said that you discussed with us, in various budget hearings the need to change the frequencies, so, in so far as the police department is concerned, I think the first hint I had was two years ago. I think the reason that this motion is not getting stamped for a second here is that in part, this is something that has been known for some time. The police department was in the lead on this, which is fine, we wonder where the EMS was in the evolution of this over the last 24 to 36 months and we do have a fixed budget and this was not part of it and I note that this is a request by the Comptroller. I don't see a request by the Chief of EMS for funding or an advance. Is there any particular reason it is drafted this way?

2012 - - 388 - - a (continued)

Comptroller MacKenzie said it was done this way because the Chief of EMS contacted the Mayor and the Mayor contacted me. This is actually a request by the Ambulance Corporation.

Councilman Cannella said he will support this but it is not with great enthusiasm. Not because I don't think it needs to be done but because of the process in which it was brought to us. I support the way Councilman Malfitano looks at this.

Comptroller MacKenzie asked Supervisor Belmont if he had any feeling on how we do it for next year's budget for the funding of EMS. This was suggested to be an advance for them and next year when they came for their funding it would be taken back from that. We would be fronting them the funds. It is a timing issue for them.

Harrison resident Lucille Held said that whatever was not approved at the budget meetings was then paid for by our capital fund. How does it happen that we make a budget, we make it tight, we keep the percentage down, then after the meeting, all the items that we disapproved in order to make the budget percentage, becomes a truth by capital funds. Can someone explain that to me?

Councilman Cannella said that the Harrison EMS is really independent of the town. We support it by ways of a contract. We pay them X amount of money each year. We don't have line item approval of their budget.

On motion of Councilman Malfitano, seconded by Councilman Cannella,

it was

RESOLVED to approve the following budget transfers for the Purchase of Radios for the Harrison Emergency Medical Services:

Increase:	
001-4540-100-0240	10,000
Volunteer Ambulance Corp.-Other Equipment	
Decrease:	
001-4540-100-0419	10,000
Volunteer Ambulance Corp.-Electric & Gas/Con Edison	
Increase:	
001-4540-100-0240	21,300
Volunteer Ambulance Corp.-Other Equipment	
Decrease:	
001-1900-100-4490	21,300
Town-Contingent Account	

November 14, 2012

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To cover the cost of purchasing radios for Harrison EMS for narrow band compliance.

Adopted by the following vote:

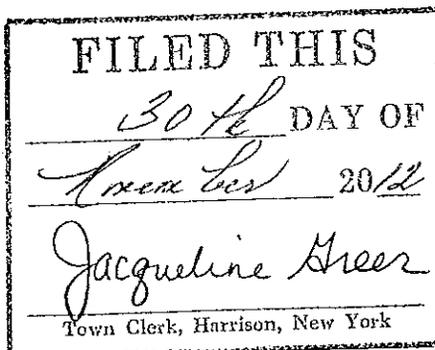
AYES: Councilpersons Amelio, Cannella, Malfitano and Sciliano
Supervisor Belmont

NAYS: None

ABSENT: None

Copies to:

- Assessor
- Benefits
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- P. Wrks
- Purch'g
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- Supvs'r



November 14, 2012

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APPROVAL FOR PURCHASE ORDER #323275 AND #323414
FOR THE PURCHASE OF RADIOS
FOR HARRISON EMERGENCY MEDICAL SERVICES: TOTAL COST: \$31,299.74

On motion of Councilman Malfitano, seconded by Councilwoman Amelio,

it was

RESOLVED to approve Purchase Order #323275, Vendor: Motorola Solutions, Inc, 1301 E. Alognuin Rd, Schaumburg, IL 60196, in the amount of \$19,027.74 and Purchase Order #3234114, Vendor: Metrocm Wireless, Inc, 31 Plainfield Ave., Bedford Hills, NY 10507, in the amount of \$12,272.00, for a total amount of \$31,299.74, for the purchase of Radios for Harrison Emergency Medical Services.

FURTHER RESOLVED that funding will come from account #001-4540-100-02-40.

FURTHER RESOLVED that \$21,300 will be deducted from the 2013 Allocation of Funds for Harrison Emergency Medical Services.

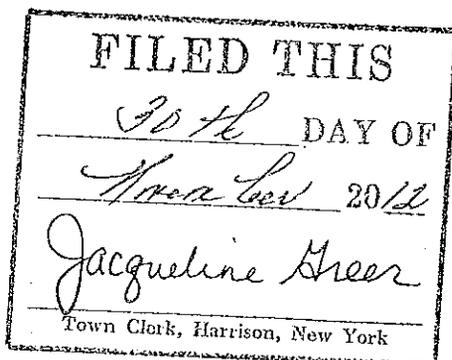
FURTHER RESOLVED to forward a copy of this Resolution to the Comptroller and the Purchasing Department.

Adopted by the following vote:

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

NAYS: None

ABSENT: None



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- Supvs'r

November 14, 2012

2012 - - 389

AUTHORIZATION FOR THE STORMWATER CONTROL FACILITY EASEMENT AND
MAINTENANCE AGREEMENT BETWEEN MEMORIAL HOSPITAL FOR CANCER AND
ALLIED DISEASES AND THE TOWN AND VILLAGE OF HARRISON

On motion of Councilman Malfitano, seconded by Councilwoman Amelio,

it was

RESOLVED to approve the request of Deputy Town Attorney Fred Castiglia for authorization for the Stormwater Control Facility Easement and Maintenance Agreement between Memorial Hospital for Cancer and Allied Diseases and the Town and Village of Harrison.

FURTHER RESOLVED to authorize the Supervisor/Mayor to execute the Agreement and the TP-584 form.

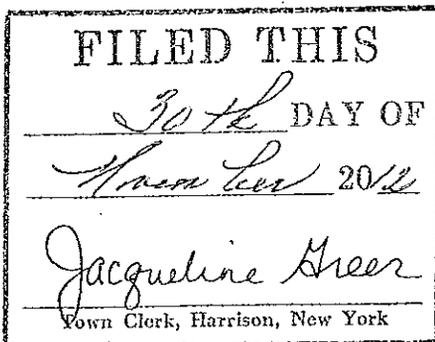
FURTHER RESOLVED to forward a copy of this Resolution to the Law Department, the Town Engineer, the Commissioner of Public Works and the Comptroller.

Adopted by the following vote:

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

NAYS: None

ABSENT: None



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- Benefits
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- Law
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- Purch'g
- Recr'tn
- Supvs'r

November 14, 2012

2012 - - 390

APPROVAL TO SCHEDULE A PUBLIC HEARING FOR MONDAY, DECEMBER 3, 2012
RE: THE 2013 TOWN PRELIMINARY BUDGET

On motion of Councilwoman Amelio, seconded by Councilman Malfitano,

it was

RESOLVED to schedule a Public Hearing for the 2013 Town Preliminary Budget, on Monday, December 3, 2012.

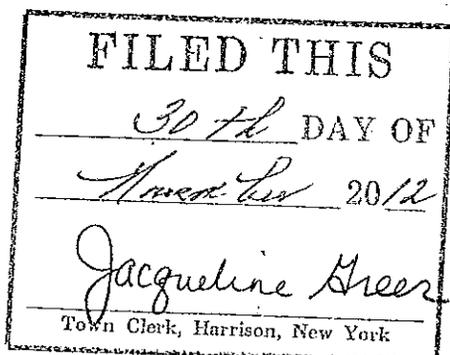
FURTHER RESOLVED to forward a copy of this Resolution to the Supervisor and the Comptroller.

Adopted by the following vote:

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

NAYS: None

ABSENT: None



Copies to:

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- Purch'g
- Recr'tn
- Supvs'r

November 14, 2012

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AUTHORIZATION TO ACCEPT THE DEDICATION OF BROOKVIEW LANE

On motion of Councilman Cannella, seconded by Councilman Sciliano,

it was

RESOLVED to approve the request of Village Attorney Jonathan Kraut for authorization to accept the dedication of Brookview Lane, subject to addressing all issues raised by the Building Department, Commissioner of Public Works and the Town Engineer.

FURTHER RESOLVED that the Town Engineer has inspected the roadway, found it acceptable for dedication and has set an amount of \$200,000 for a two-year (2) Maintenance Bond.

FURTHER RESOLVED to authorize the Town Board to sign the Consent and the Supervisor and Commissioner of Public Works to sign any necessary documents to effectuate the closing.

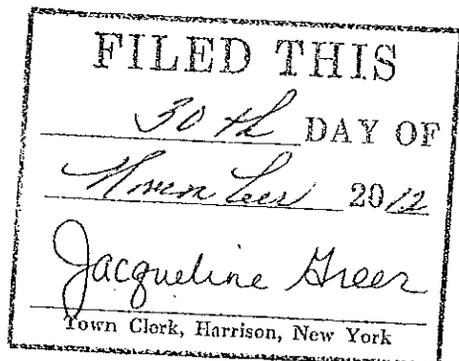
FURTHER RESOLVED to forward a copy of this Resolution to the Supervisor, the Comptroller, the Law Department and the Commissioner of Public Works.

Adopted by the following vote:

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

NAYS: None

ABSENT: None



Copies to:

- Assessor
- Benefit's
- Bldg
- Compt'r
- Engrng
- Law
- Police
- P. Works
- Purch'g
- Recr'tn
- Supvs'r

November 14, 2012

2012 - - 392

PUBLIC HEARING – RE: THE TOWN/VILLAGE OF HARRISON’S MASTER PLAN

On motion of Councilman Cannella, seconded by Councilman Malfitano, with all members voting in favor the Hearing was opened.

Frank Fish from BFJ Planning said that he would give a few introductory comments for the public hearing. A notice of the hearing tonight was put in the Journal News. I want to remind the Board that you declared yourself lead agency on September 20th and handed out all the documents and posted them on the town website, in the Town/Village Clerk’s office, and the Harrison Public Libraries. The attached timeline is to remind us of where we are. We were scheduled to have this hearing in October or November and the hearing is this evening. The thought was to leave the hearing open for written comment, at least until the end of the month. The purpose of the hearing is to hear the public’s comments. We had an interactive workshop and discussions about the issues, so now that everyone has had a chance to actually read it, tonight the Board listens to comments that are made.

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Town Board of the Town of Harrison at its meeting to be held on Wednesday, November 14, 2012, at 7:30 P.M. at the Harrison Municipal Building, 1 Heleman Place, Harrison, New York, to hear and consider an update to the Town’s Master Plan for the Town/Village of Harrison.

ALL PERSONS HAVING AN INTEREST IN THIS MATTER
ARE INVITED TO ATTEND AND BE HEARD.

November 14, 2012

2012 - - 392 (continued)

Town/Village of Harrison
Comprehensive Plan Public Hearing
November 14, 2012

1. Notice of Hearing
2. Availability of Document
 - Website
 - Town/Village Clerk
 - Library
3. Schedule for Plan Completion
 - (see attached)
4. Written Comment
 - Hearing remains open for written comment until November 30th
5. Purpose of Hearing
 - Opportunity for public to comment on the plan
 - Compliance with State Law
6. SEQR
 - Town Board is lead agency
 - Determination of significance after close of hearing
7. 239 M Review
 - Westchester County Planning Dept.
8. Comments this evening
 - 3-4 minutes
 - Summarize written statements

November 14, 2012

2012 - - 392 (continued)

Harrison resident Paul Katz addressed the Board and said that he is on the Zoning Board. You are going to be dealing with zoning issues when you get through this master plan. One of the things that I want to bring up is that we just went through a really bad storm. I think they are going to get worse in the future. My suggestion is, when it comes to generators, we had issues before the zoning board numerous times, to approve generators that were built in the wrong place, or put too far away or too close to a house. The only time you need a generator is when we have an issue like we had in the past two weeks. All I'm asking you to do is try and make the codes a little easier for people to be able to put generators in. The portable generators they put out during a storm make noise anyway so you are better off approving as many as you can and allow people to have power when Con Edison can't do it for us. That is my only comment on that. Another issue is that the roundabout in Purchase is a great idea. It will really lower the amount of traffic in that area.

Harrison resident Rob Porto addressed the board. I really don't understand the board. You are presenting a plan that sounds good on the surface but actually pushes development by weakening the town laws. Other towns are preserving what they have and strengthening laws so when a developer tries to overdevelop, the laws are there to protect them. I honestly believe that the original 1988 master plan was more progressive in terms of protecting our environment, character, tax base, and quality of life. I will highlight a few problems here, and will submit public comment in writing so please keep the public hearing and comment period open. On Page 2, the West Harrison section includes the words "maintaining natural resources" but the downtown section does not. May I remind you that Silver Lake has around 132+ acres of open space (Silver Lake & Passidomo Park), downtown has around 23 acres in Veterans Park. The plan says Veterans Park is earmarked for development for us and our kids. It is the last nice piece of woods and was saved by many people over the years. Phil Marraccini's administration tried to put a road from Crystal to West Street, and Steve Malfitano's administration tried to put a road from Union Ave. That took a lot of work by a lot of people to stop. You can never get back undeveloped land! Get with the 21st century. On page 4 you state that you want to work with NYCDEP to improve the recreational opportunities in watershed lands adjacent to Kensico Reservoir. We wash our face and brush our teeth in that water, don't develop it. Stop what you are doing there already! The master plan also suggests further development of the Nike base. It's sick what you are doing there already. This land is there to keep our water supply clean so Harrison residents and the other 9 million people that use it don't get cancer from using our faucet! If we do eventually filter it, its cheaper to filter clean water. Also, on page 4 it states that we should consider the use of a conservation overlay district on the golf courses and examine various options such as the right of first refusal, or the acquisition of conservation easements. What does that mean? I'd like to remind you that of the 1,605 acres of open space, 1,232 is from private country clubs. More importantly I strongly suggest that county owned open space be removed from the calculations that discuss the ratio of open space per resident. Of the 200 acres used in the calculation on page 59, over 100 acres of it is county land including Maplemore Golf Club and Saxon Woods Park. Half of it!

November 14, 2012

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Harrison resident Rob Porto said that page 4 also states that you want to set up a recreation committee, to make recommendations for recreation. But I think that is wrong. The people of Harrison should be involved in this process not some hand picked committee. Recreation costs in Silver Lake almost bankrupt Harrison already. If the school didn't require a vote, the LMK woods would be a road and a recreation parking lot. You know I don't trust you! The transportation and parking section on page 5 weakens the parking laws beyond belief and allows for more congestion, urbanization, and bigger buildings. It states: evaluate the effectiveness of the 10-space waiver in the town's parking regulations. Consider reducing the requirement for retail store or service establishments to 1 space per 200 square feet of gross floor area, except in downtown central business district and in Silver Lake. Consider reducing the requirement for offices to 1 space per 300 square feet of gross floor area, except that a proprietary executive headquarters office building shall have a requirement of 1 space per 350 square feet of gross floor area. Later it says that you want to remove the .9 employee per parking space requirement. Why would you do this? It allows bigger buildings? We have used this law very often to limit the size of the buildings. Page 8 says consider making Oakland a commercial zone, why? That would increase impervious surface area parking and increase flooding. Why would you do that to our downstream residents and neighbors in Mamaroneck? I know that you understand the concept of slower drainage since your flood plan with the dam is based on it. Also you suggest taking ownership of Halstead Ave? Why would you do that? You failed us already by allowing them to leave the surface and lines in terrible shape. Why would we take on the expense if we don't have to? Page 63 talks about subdivisions and states, the planning board may require a financial contribution in lieu of a land reservation but only where it specifically determines that, in a particular case, the subdivision is not of a sufficient size or adequate character to create a suitable recreational area for the subdivision's occupants. I believe the master plan should call for as much undeveloped land in the subdivision as possible to offset the increased physical development. Dollars for your recreation fund won't help that neighborhood. The subdivision should not be allowed if the space is not available! Page 85 states that the owners of Emilio's restaurant were granted modifications pertaining to maximum building height and open space. I'm upset that the plan suggests doing this to the entire area since taller buildings and less usable open space is not good. The proposed (4 story) buildings will be pushed out to the curb and will have a courtyard that can only be used by the tenants. In general, Institution/Recreation + Open Space are lumped into 1 category that I assume the recreation committee would control. At one point it says that open space can be used for either infrastructure or recreation. I could continue but I'm out of time and patience. It is clear to me that you are developers and still under the impression that increasing tax revenue is more important than keeping Harrison quaint, beautiful and green. You couldn't be more wrong in Southern Westchester and should be looking at the long view. In my hand I have page 20 from the September 20th board meeting where Mr. Canella states that you would like to go over what the master plan process is. We started the process for the Master Plan in 2007 and it wasn't adopted. It just sat. What is happening now is it is being updated. The Board is being given a presentation. The Board had nothing to do whatsoever with what is in there. So although you are in a sense, double talking, that's the facts from the minutes.

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Harrison resident Rob Porto said he thinks it would behoove the board to keep the public comment period open for as long as possible to serve yourselves and constituents.

Harrison resident Joan Walsh stated that it is rather odd to be on this side of the dais. I started sitting on that side in 1990. As was stated, this is a redraft of the Master Plan that was prepared before I became Mayor. When I came into office I looked at it, I examined it, I went carefully through it. I went page by page and on almost every page, there was something I thought should be changed, or updated, or clarified. This is one of the reasons I didn't go forward with it because I thought it would cost too much money and it just didn't serve the purposes that I thought were important. Let me show you my copy of the previous draft of the master plan, with all the "stickys", each one indicating a problem on that page. As you can see, I had many questions about this document. Besides the fact that there wasn't any money, these questions are why I did not move ahead with the master plan. I saw too many vague statements and not enough concrete direction. To me, saving money and trying to get the MTA project approved was more important. Having said that, I do have comments tonight. I have three major concerns: First is the fact that there does not seem to be any definitive actions proposed, just suggestions, many of which call for the suggestion to be studied. There are eight references to a need for a study, five to examine, three to evaluate, and two to undertake, plus numerous comments that the ideas described need to be explored, or considered, or promoted. A second concern is the cost. These studies will be a tax burden. The third is the encroachments onto known flood areas. These items are just from the first few pages of the draft. I wonder how many more there are in the other pages. The idea of changing the former railroad stationhouse into a courthouse and town meeting hall is listed. Over one million dollars was spent on plans in 2006 and 2007. The cost was to be well over \$15 million, and then it was scaled down to about \$10 million. Again where is the money? Further, I have concerns about the safety of the court staff on the days when court is not in session. There would be four or five women in that building, alone, with people coming in to pay tickets, etc. For their safety, we would need a policeman there at all times. Again - where is the money to come from? On page 3 there is a recommendation to enhance the West Harrison commercial core. The town spent millions of dollars to beautify that area - so why is there a need to again enhance it, or was this line just copied from the original draft of five years ago? On page 5 there is a recommendation to rezone a portion of Oakland Avenue to General Commercial; this was discussed when I was Mayor, and rejected for a number of reasons. One was the effect on, and the opposition of, the neighbors to benefit just a few businesses. Second, that area is in a flood zone. Why encourage commercial development in a flood zone, an idea that is opposed in another section of the draft, unless it is to benefit those already there. For example: do we really want to benefit that junkyard? On page 6 there is a line that recommends a study about applying the downtown design district mandates to the West Harrison commercial zone. Again, I ask why? The area was just re-done at a substantial cost. We don't even have a downtown design district, another suggestion with more cost. In another section there is a statement that creating these design guidelines "would require consideration and study thru a separate planning effort." A good idea, but where is the money for it? Project Home Run. Again, this is in a flood zone. The Beaver Swamp Brook floods this area, as well as many areas

November 14, 2012

2012 - - 392 (continued)

downstream, including the town garage. Mamaroneck is working with the Army Corps of Engineers to dredge the section within their borders, and then it will be our turn to dredge within Harrison's borders. Any formal development of the 18 acres referred to as Project Home Run should wait for a resolution of the flooding. Further, any formal ball fields would require constant maintenance as the land sinks, here or there. I have walked it. The soil is clay so that grass only grows in clumps here and there, there are low spots in unexpected places, and they change depending on the rainfall. The area is a swamp. This Board should accept that. Any development will require 3-4 inches of topsoil before grass can grow. Not only is State approval needed, but where is the money to come from? There are a number of other ideas I question, such as development near the airport. We don't get any tax revenue from any building on the airport land, and I also question the reference to the development of the quarry. That is, and has been, a problem and should not be dismissed in one sentence. In the last draft, this area had the comment: "needs further study". The current comment is little better. This brings me to the list of actions that are listed as priorities. The first priority is to start the process of redeveloping the MTA property. Planning and intense studies have been going on since 2005, so the verb "start" is inaccurate. It has been a full year since the bids for the project went out, and several developers responded. What stage is it in now? What has been happening during this year? Are we close to a decision, a beginning, or anything?

Councilman Sciliano said that you know there is a confidentiality agreement because you were Mayor.

Harrison resident Joan Walsh said I know that there is a confidentiality agreement but is there progress? Can you say there is progress? That is not confidential.

Councilman Cannella said we can say it is evolving and discussions continue.

Harrison resident Joan Walsh said another priority was to do a traffic study of the business district. That has been done, and paid for, so why have another one? The town hasn't changed very much. So why spend the money? Another priority is a "comprehensive study of a civic center around Ma Riis Park. There is a mention of rehabbing or replacing the Sollazzo Center. Great idea, and I can even see borrowing money to do that, although not for a new courthouse. The Library Foundation is working to upgrade the Library, a great idea with minimal cost to the town. What needs to be studied, where to place paths or new landscaping? I would like to see guidelines, an outline, for that comprehensive study, not just a call for a "comprehensive study." This draft is, to me, only a little better than the original draft, and yet the Board has spent an additional \$40,000 on it, with so many suggestions for more study, analysis, evaluation, and undertakings. I left in the file cabinets, in the Mayor's office, not only the comments of residents based on the original document, but also copies of various master plans for other communities. For the most part, the residents' comments as well as the other master plans, were precise and factual, the residents made definite recommendations, not just suggestions for future actions such

November 14, 2012

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as this document contains. I would hope that someone will look at those documents and then evaluate this draft in comparison with them.

Harrison resident Tom Foristel said that he is a 28 year resident of Harrison and I had the honor and the privilege of being asked by the Mayor to head up the Downtown Revitalization Committee this past year. This was not an undertaking that was taken lightly. We had ten to twelve individuals involved and we tried to zero in on areas that we felt offer good input and suggestion and stay away from areas that were not our areas of expertise, such as zoning. We narrowed our scope to three things: One, being the esthetics of the downtown; two, being the infrastructure (i.e., the sidewalks, the paving, the curbing, the trees, the lighting, etc.) and the third being some general parking recommendations. I would like to thank the Mayor and the Board for inviting us to participate in the process and to offer, after some long and highly debated topics, our feedback, suggestions and recommendations, many of which we do see incorporated into the master plan. While many of them may appear on the surface as being "general" and "vague" that was not our charge and who wouldn't want to revitalize the downtown. The trick is to figure out how to do it in a plan full way and to be able to afford to do it. Two points I would like to emphasize. One of the things that the committee recognized was given the financial limitations of the town that the town would not be in a position in the near future to go forward with a project similar to what was done in West Harrison. There is no magic wand, there is no budget big enough to simply go and revitalize the entire downtown in one swoop. Given that, we did recommend the adoption of a model block as quickly as convenient and affordable. We did this for a couple of reasons. One, to give the residents of Harrison a vision of what the downtown could look like and should look like, given the financial backing and the right vision. Two, if I were a business owner considering downtown Harrison as a sight for my potential new business I would certainly think long and hard about it. In general, the cross roads of downtown Harrison, you would describe as a blight; buildings are deteriorating, the infrastructure is deteriorating, there has been no change for many years and the situation continues to deteriorate and everybody says we need to do something about it but at this point nothing has been done. Something that goes hand in hand with that is Halstead Avenue. We learned through this process that Halstead Avenue is a county road. Which explains a lot of why Halstead Avenue looks the way it looks today. It is in bad need of repaving. It needs major work but we are at the whim of the county as to when they will move forward with this. As we start thinking about a model block and then spreading it across Halstead Avenue we would have to work hand and hand with the county, which to my understanding, is a difficult process to implement the changes and the improvements that need to happen in the downtown area. To the Mayor and the Board I would urge you to move forward with the model block concept, as quickly as we possibly can, to demonstrate progress, to provide a vision and to give all residents and business owners a glimpse of what downtown Harrison could and should look like in the future. I also urge you to aggressively pursue the transfer of Halstead Avenue to the town so that the main corridor of our downtown business district is under our control and not that of someone else.

November 14, 2012

2012 - - 392 (continued)

Harrison resident Emil Toso said he lives in downtown Harrison in the B zone. Most of the people in Harrison are looking for this master plan to be a problem solver. I am not one of those people. As Ms. Walsh spoke earlier there are too many vague things. Basically what is said in the master plan is things that we have discussed ourselves and what happens is the master plan reiterates what the Board tells Mr. Fish and BFJ. I have some complaints. One of the things that was in the 1980 plan was to put a two or three tier structure on the southern end of Halstead Avenue. They suggested that we put paid parking and build this. I thought it was a good idea. This never happened. We have a parking authority that was established in 2003 and there is not ten cents in it because nobody wants to assess the business property owners of Harrison. Another item I am unhappy with is the B zone phase out. I live in the B zone area. The value of a B zone lot is established by the developers who want to buy it; realtors call it a knock down property. When a two family property owner becomes zoned for only being able to build a one family house, that lot is downgraded by \$100,000. You are going to be put in a position, because it is going to be non-conforming, and BFJ is saying it is going to be grandfathered in. You cannot do anything to upgrade that property without a special permit. Another thing is one page 34 of the new master plan it states that the B zone was created for the WWII Veterans. This is not true. In the 1928 zoning of Harrison it states that the B zone was created at that time. We are talking about 1,500 B zone houses so please be very careful of what is being recommended here. Another area I want to talk about is the non-conforming of section 43 of rezoning Oakland Avenue. There are commercial properties there and it is zoned for two families. BFJ recommends that we make that area commercial, which I agree with. If you look at the master plan it shows Haviland Street as being residential. It was a residential street and it still is according to our plans. If you go there you will see trailer trucks that are there 24/7. Another area I am concerned with is 249 Halstead Avenue, where they talk about a building that is approved in the front and the parking is going to be in the back, for a commercial building, that is going to front on Halstead and the rear is on Fremont Street. Fremont Street is a residential street. I think Fremont and Haviland Streets need to be rezoned. The last issue is the parking, the ten space exemption, and I agree with it. Let them pay for the parking that they are not providing. The residential properties line up with the backs of the business properties and that creates a war zone. They take away our quality of life and are taking away our value of property for their benefit.

November 14, 2012

2012 - - 392 (continued)

Harrison resident Rich Dionisio addressed the Board on the B zone. He stated that Emil Toso did a great job and he doesn't want to repeat everything that was said already. I work for quite a few real estate companies and I threw some of these ideas that were brought forth in the plan to their attention. The fact of the matter is, there is no doubt about it, \$100,000 might be a little conservative. I don't know about everyone else but our real estate values have plummeted drastically. No one is immune to it. We don't need to lose another \$100,000 plus dollars. I also feel that it would throw these neighborhoods into a devastating situation where people will not want to invest any money into their homes, and they will further deteriorate. I know there are complaints about the new homes but you have to say that these people are investing in our town, they are bringing up are tax value and the type of homes that are being built are going to have young professional people, people that are going to be conducive to this town. If we let these neighborhoods rot the opposite will happen. These are my main concerns. I agree with the Oakland Avenue issue, it is commercial, we need to call it what it is. Haviland Street is where I live and there are more tractor-trailers on that street 24/7. I believe it should be commercial also.

Harrison resident Jimmi Pritchard said that there was a wonderful document prepared by a Harrison Citizen's Committee in 2008 and many of the current board members were here when this presentation was put together. A lot of very knowledgeable and intelligent people worked on this committee. It has a lot of great ideas that need to be considered as we consider the master plan. I would encourage you to go back and find a copy of this. The Oakland Avenue area is a flood plane and to develop that anymore would continue to create problems for the residents in that area who are already subject to flooding. We have to be really careful in what we do there. If you build more commercial buildings you are increasing the capacity for more flooding and that is not fair to the residents who live around there. The plan that was done in 2008 said that they were recommending a full and complete storm water research and management plan prior to approval of any development in that area. Building or paving anything there just creates more flooding as well as putting more soil down. It is a swamp and always was and always will be a swamp. When we think about what we are going to do for Harrison and the residents, it's there welfare all around that area that we need to think about.

Harrison resident Ellen Kaidenow just wanted to make a point that several people who have been involved with the master plan over the years, who have been on either the Harrison Residents Committee or with PEPA, are dismayed at this point because they have submitted specific questions in writing and asked them at public hearings and they have not been answered. You have concerned citizens who take the time to read over these lengthy documents because they really care about Harrison and what happens to it. I would hope that you go back and review the documents that have been submitted previously by PEPA and other concerned residents and make every effort to answer their questions. They may not like the answers but at least they are going to feel that Harrison Town Government is listening and responding to their questions. Another thing that I want to go on the record for saying is that there is widespread concern and fear amongst many Purchase residents that there will be a road opened that would connect Westchester Avenue, like a Corporate Park Drive, to Manhattanville Road and that there may be

November 14, 2012

2012 - - 392 (continued)

a condition that would say we will close off Purchase Street so you won't have extra traffic on Purchase Street. I think the fear is that down the line another Board comes along and says well this is silly, why did they close off Purchase Street, and let's open it back up. I don't know if there is a way to put wording into the master plan that would say this is not going to happen. That is a huge concern up in Purchase.

Harrison resident Joan Walsh said that one of the documents that is in the file is a very lengthy and detailed critique of the plan by Mary Malara. I don't know how many of you have seen or read it. If you don't have copies, I do.

Supervisor Belmont thanked everyone for their comments this evening. He said that the Board is going to hold the public hearing open until our next meeting on December 3, 2012. At that time, if anyone new would like to comment, we will be more than happy to hear them. You may also submit your comments in writing as well.

Public Hearing was adjourned until the December 3, 2012 meeting.

November 14, 2012

2012 - - 392 (continued)

DRYLAND GANNETT, LLC.
DRYLAND GANNETT 3, LLC.
C/O Heritage Realty Services, LLC.
67 Irving Place,
New York, NY 10003

November 12, 2012

Honorable Supervisor/Mayor Ron Belmont
and Members of the Town/Village Board
Town of Harrison
One Heineman Place
Harrison, New York 10528

Re: Draft Comprehensive Plan Update

Dear Supervisor/Mayor Belmont & Members of the Board:

I am writing on behalf of Heritage Realty Services, LLC, as Owners representative of the properties located at 2, 3 and 4 Gannett Drive in the Platinum Mile area along the I-287 corridor. Our company has supported recently approved projects, including the Sloan Kettering Cancer Center and the soon-to-be constructed Life Time Fitness facility, which will strengthen our neighborhood through the repositioning of vacant, outdated office buildings with compatible and supportive development.

Although we are in support of the changes being proposed within the "teardrop" area and the broader initiative to repurpose dilapidated office space with new, compatible development, we believe that the draft Comprehensive Plan has omitted certain uses from the proposed SB-MX (Mixed Use) zone that can strengthen the area and grow its depleted tax base. Therefore, we encourage the Board to expand the list of permitted uses to include multifamily residential housing (including senior housing and multi-family dwellings targeted to young professionals and empty nesters), hotels, supportive retail and other complimentary development, which will ensure an appropriate mix of uses for the long-term sustainability of our Platinum Mile community.

We encourage the Board to consider amending the Draft Comprehensive Plan at the November 14th public hearing.

Very truly yours,



George T. Constantin
President and Chief Executive Officer

November 14, 2012

2012 - - 392 (continued)

part of C-1



GEORGE COMFORT & SONS, INC
Real Estate Since 1919

266 MADISON AVENUE
NEW YORK, NY 10017

212 481-1122
Fax: 212-213-1125

November 14, 2012

Honorable Supervisor/Mayor Ron Belmont
and Members of the Town/Village Board
Town of Harrison
One Helmenan Plaza
Harrison, New York 10520

RECEIVED
NOV 15 2012
TOWN OF HARRISON
CLERK'S OFFICE

Re: Town/Village of Harrison Comprehensive Plan Update

Dear Supervisor/Mayor Belmont & Members of the Board:

I am writing on behalf of George Comfort & Sons, Inc. in regards to the draft Comprehensive Plan Update that is currently being considered by the Town Board. As you know, our company is involved at The Centro at Purchase and is keenly interested in the redevelopment of the area with new, compatible non-office uses both in Harrison and the surrounding towns.

Although we support the recommendations made in the Draft Comprehensive Plan, including the establishment of a new SB-MX (Mixed Use) zone to expand permitted uses in the area and the provision of greater connectivity between properties, we respectfully submit that a greater mix of uses is required in order to keep pace with repositioning efforts being undertaken in corporate office areas throughout the county. Specifically, we propose expanding the permitted uses in the SB-MX (Mixed Use) zone to include hotels; multi-family dwellings targeted towards the young professional and "empty-nester" housing markets; senior housing; supportive retail; and other uses determined to be compatible with and supportive of the existing office buildings in the area. As with other uses that have recently been permitted along the I-287 corridor, these new proposed uses can be carefully controlled through special permit regulations and diligent scrutiny of potential environmental impacts. We believe a greater mix of uses is the key to the long-term growth and prosperity of our neighborhood.

We thank you for all of your efforts and encourage the Board to consider expanding the list of permitted uses in the Platinum Mile area during its discussion of the Draft Comprehensive Plan.

Very truly yours,

Dana Piko
Senior Vice President

November 14, 2012

2012 - - 392 (continued)

RECEIVED
SUPERVISOR/MAYOR
TOWN/VLG. OF HARRISON, N.Y.
2012 OCT -7 P 3:47

November 12, 2012

Honorable Supervisor/Mayor Ron Belmont
and Members of the Town/Village Board
Town of Harrison
One Heineman Place
Harrison, New York 10528

Re: Town/Village of Harrison Comprehensive Plan Update

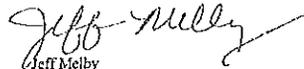
Dear Supervisor/Mayor Belmont & Members of the Board:

I am writing on behalf of Life Time Fitness, Inc., which was recently granted a special permit by the Town Board to begin construction of its state-of-the-art fitness center at One Gannett Drive, the former site of the Gannett newspaper production and distribution facility. Life Time Fitness is proud to be a part of the rebirth of the "Platinum Mile" neighborhood and supports the recommendations made in the draft Comprehensive Plan aimed at redeveloping the I-287 corridor.

Specifically, we believe that increasing street and sidewalk connections between properties and re-examining existing parking regulations will help to strengthen the "teardrop" area of the Platinum Mile. We also support the recommendation to continue expanding the list of complimentary, non-office development permitted in the neighborhood, including through the addition of senior housing and retail/restaurant uses. However, we believe that providing a greater mix of complimentary uses, such as hotels and multi-family housing, will better ensure the long-term sustainability of the community.

Therefore we encourage the Board to consider expanding the list of permitted uses in the Platinum Mile area during its discussion of the Draft Comprehensive Plan.

Very truly yours,


Jeff Melby
Vice President of Development

November 14, 2012

2012 - - 392 (continued)



November 12, 2012

Honorable Supervisor/Mayor Ron Belmont
and Members of the Town/Village Board
Town of Harrison
One Helenehan Place
Harrison, New York 10528

Re: Town/Village of Harrison Comprehensive Plan Update

Dear Supervisor/Mayor Belmont & Members of the Board:

I am writing on behalf of Normandy Real Estate Partners in regards to the draft Comprehensive Plan Update that is currently being considered by the Town Board. As you know, our company owns numerous properties along the I-287 corridor, including properties located on Corporate Park Drive within the "hardtop" section of the Platinom Mile. This has given us a unique perspective into the redevelopment of the area with new, compatible non-office uses, which has been ongoing in both our Harrison and White Plains neighborhoods.

Although we support the recommendations made in the Draft Comprehensive Plan, including the establishment of a new SB-MX (Mixed Use) zone to expand permitted uses in the area and the provision of greater connectivity between properties, we respectfully submit that a greater mix of uses is required in order to keep pace with repositioning efforts being undertaken in corporate office areas throughout the county. Specifically, we propose expanding the permitted uses in the SB-MX (Mixed Use) zone to include hotels; multi-family dwellings targeted toward the young professional and "empty-nester" and housing markets; senior housing; supportive retail; and other uses determined to be compatible with and supportive of the existing office buildings in the area. As with other uses that have recently been permitted along the I-287 corridor, these new proposed uses can be carefully controlled through special permit regulations and diligent scrutiny of potential environmental impacts. We believe a greater mix of uses is the key to the long-term growth and prosperity of our neighborhood.

Very truly yours,

November 14, 2012

2012 - - 392 (continued)

Westchester County Association
ADVOCACY
ACTION

Honorable Supervisor Mayor Rai Belmont
and Members of the Town/Village Board
Town of Harrison
One Jefferson Plaza
Harrison, New York 12522

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Re: Town/Village of Harrison Comprehensive Plan Update

Dear Supervisor Mayor Belmont & Members of the Board

I am writing to you as the Westchester County Association, a business membership organization in Westchester. In regards to the Draft Comprehensive Plan Update that is currently being completed by the Town Board. Our organization's mission is to drive economic vitality and development in Westchester and the region, stimulate new business creation and provide a strong and clear voice for the interests of businesses of all sizes. As part of our mission, and for a on economic development throughout Westchester County, we have a significant interest in the development of the report along the 1287 corridor, also known as the Putnam Mile.

First let me say that the WCA applauds your approach to setting the way for the future by taking the time to update the master plan in a truly collaborative fashion. The WCA believes it is critical to the redevelopment of the area, to ensure the updated Comprehensive Plan include a true mid-range development approach with new, compatible non-office uses.

That being said, we support the recommendations made in the Draft Comprehensive Plan, including the establishment of a new SB-MX (Mixed Use) zone to expand permitted uses in the area and the provision of greater connectivity between properties. We also strongly recommend that a greater mix of uses is required in order to keep pace with region's ongoing efforts being undertaken in various other areas throughout the county. Specifically, we propose expansion by the permitted uses in the SB-MX (Mixed Use) zone to include hotels, multi-family dwellings targeted towards young professionals and supportive of a vibrant retail and other uses identified to be compatible with and supportive of the existing office business in the area. Although other uses that have recently been permitted along the 1287 corridor, these new proposals can be carefully introduced through special permit regulations and design to bring potential additional benefits. We believe a greater mix of uses is the key to the long term growth and prosperity of the community.

Westchester County must create places where one can work, live and play. By providing a greater mix of uses such as hotels and multi-family housing for young professionals and increasing mid and sidewalk connections between properties, the Town of Harrison is doing so and also helping to strengthen the "heart" area of the Putnam Mile.

We encourage the Board to seriously consider expanding the list of permitted uses in the Putnam Mile area during its discussion of the Draft Comprehensive Plan.

We look forward to your discussion of this matter at the November 14th public hearing.

Very truly yours,



Melissa Bels
Executive Director, Economic Development

FILED THIS
30th DAY OF
November 2012
Jacqueline Greer
Town Clerk, Harrison, New York

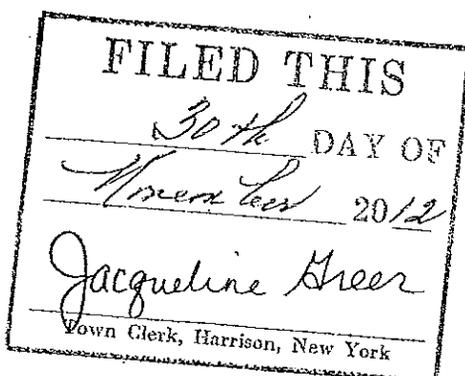
Copies to:

- Assessor
- Benefits
- Bldg
- Compt'lr
- Engrng
- Law
- Police
- P. Wrks
- Purch'g
- Recr'tn
- Supvs'r

November 14, 2012

2012 - - 393
OLD BUSINESS:

Harrison resident Lucille Held said she wanted to remind the Board that Judge Voetsch had the property on the corner for sale. He has to submit it to the Town Board for first refusal and we can purchase it. It would be a very good idea because of the price. The town can make some use of that property to make a profit.



Copies to:

- Assessor
- Benefits
- Bldg
- Compt'lr
- Engrng
- Law
- Police
- P. Wrks
- Purch'g
- Recr'tn
- Supvs'r

November 14, 2012

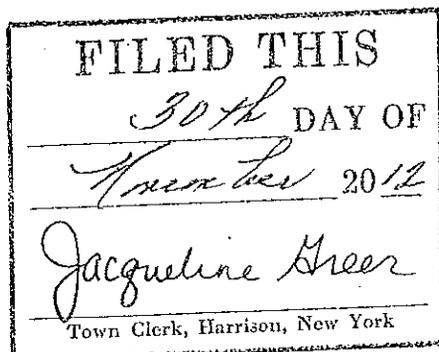
2012 -- 394

MATTERS FOR EXECUTIVE SESSION:

Personnel 1
Litigation 3
Collective Bargaining 2

On motion duly made and seconded,
with all members voting in favor,
the Meeting was recessed at 9:38 PM.

On motion duly made and seconded,
with all members voting in favor,
the Meeting was reconvened at 11:49 PM.



Copies to:

- Assessor
- Benefits
- Bidg
- Compt'r
- Engng
- Law
- Police
- P. Wrks
- Purch'g
- Recr'tn
- Supvs'r

November 14, 2012

2012 -- 395

AUTHORIZATION TO PAY A CIVIL PENALTY TO
WESTCHESTER COUNTY DEPARTMENT OF HEALTH
IN THE AMOUNT OF \$1,000

On motion of Councilman Sciliano, seconded by Councilwoman Amelio,

it was

RESOLVED to authorize the Town of Harrison to pay a civil penalty of \$1,000 to the Westchester County Department of Health.

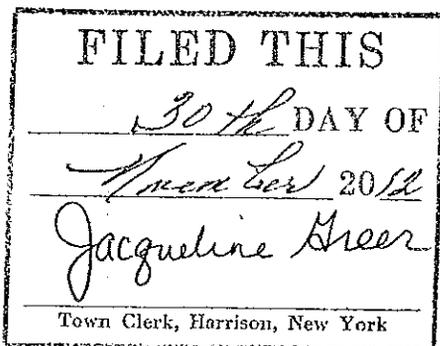
FURTHER RESOLVED to forward a copy of this Resolution to the Comptroller and the Law Department.

Adopted by the following vote:

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

NAYS: None

ABSENT: None



Copies to:

- Assessor
- Benefits
- Bldg
- Compt'lr
- Engrng
- Law
- Police
- P. Wrks
- Purch'g
- Recr'tn
- Supvs'r

November 14, 2012

2012 -- 396

SETTLEMENT OF CLAIM:
IN THE MATTER OF CANALES v. TOWN OF HARRISON

On motion of Councilman Malfitano, seconded by Councilman Cannella,

it was

RESOLVED to settle the claim in the matter of Canales v. Town of Harrison in the amount of \$937.66.

FURTHER RESOLVED that the settlement is subject to the claimant signing a General Release.

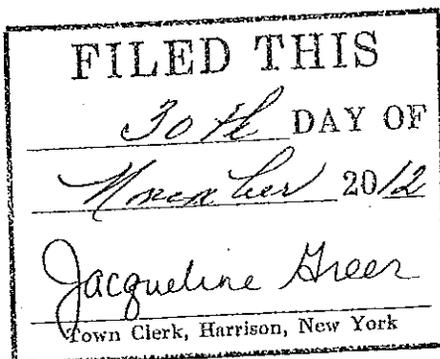
FURTHER RESOLVED to forward a copy of this Resolution to the Comptroller and the Law Department.

Adopted by the following vote:

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

NAYS: None

ABSENT: None



Copies to:

- Assessor
- Benefits
- Bldg
- Compt'lr
- Engrng
- Law
- Police
- P. Wrks
- Purch'g
- Recr'tn
- Supvs'r

November 14, 2012

2012 -- 397

SETTLEMENT OF CLAIM
IN THE MATTER OF DIBIASI v. TOWN OF HARRISON

On motion of Councilman Sciliano, seconded by Councilman Malfitano,

it was

RESOLVED to settle the claim in the matter of DiBiasi v. Town of Harrison in the amount of \$263.13.

FURTHER RESOLVED that the settlement is subject to the claimant signing a General Release.

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

Adopted by the following vote:

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

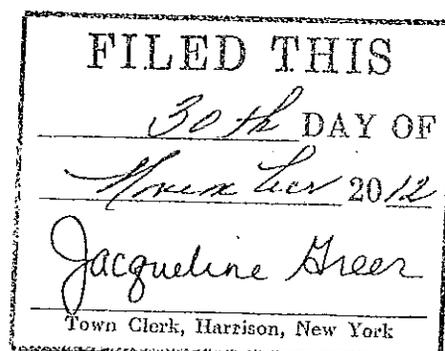
NAYS: None

ABSENT: None

There being no further matters to come before the Board,
the Meeting was, on motion duly made and seconded,
with all members voting in favor declared closed at 11:49 PM.

Respectfully submitted,

Jacqueline Greer
Town Clerk



Copies to:

- Assessor
- Benefits
- Bldg
- Compt'r
- Engrng
- Law
- Police
- P. Wrks
- Purch'g
- Recr'tn
- Supvs'r