

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 Tuesday September 20, 2022 at 7:00 PM. All members having received due notice of said meeting:

MEMBERS PRESENT:

Richard Dionisio Supervisor

Elizabeth Brown.....)

Gina Evangelista.....).....Councilpersons

Fred Sciliano)

Lauren Leader.....)

ABSENT:

None

ALSO ATTENDING:

Jonathan Kraut.....Village Attorney

Andrea Rendo Deputy Village Attorney

September 20, 2022

2022 - - 414

ACCEPTANCE OF CORRESPONDENCE AND REPORTS

On motion of Councilwoman Brown, seconded by Councilman Sciliano,

it was,

RESOLVED to accept the following correspondence and reports:

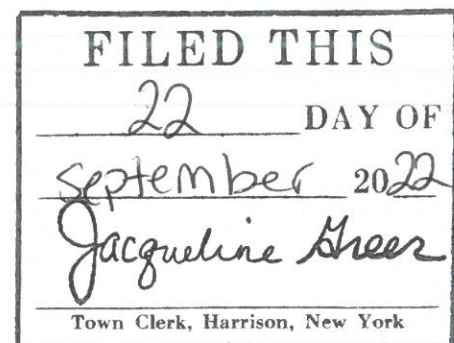
1. Monthly Report by the Department of Public Works for the month of August, 2022
2. Monthly Report by the Building Department for the month of August, 2022.
3. Monthly Report by the Bureau of Fire Prevention for the month of August, 2022.
4. Monthly Report by the Receivers of Taxes for the month of August, 2022.
5. Monthly Report by the Superintendent of Recreation for the months of July & August, 2022
6. Monthly Report by the Harrison Police Department for the month of August, 2022.
7. Monthly Report by the Town Clerk for the months of July & August, 2022.

Adopted by the following vote:

AYES: Councilpersons Evangelista, Sciliano, Brown and Leader
Supervisor Dionisio

NAYS: None

ABSENT: None

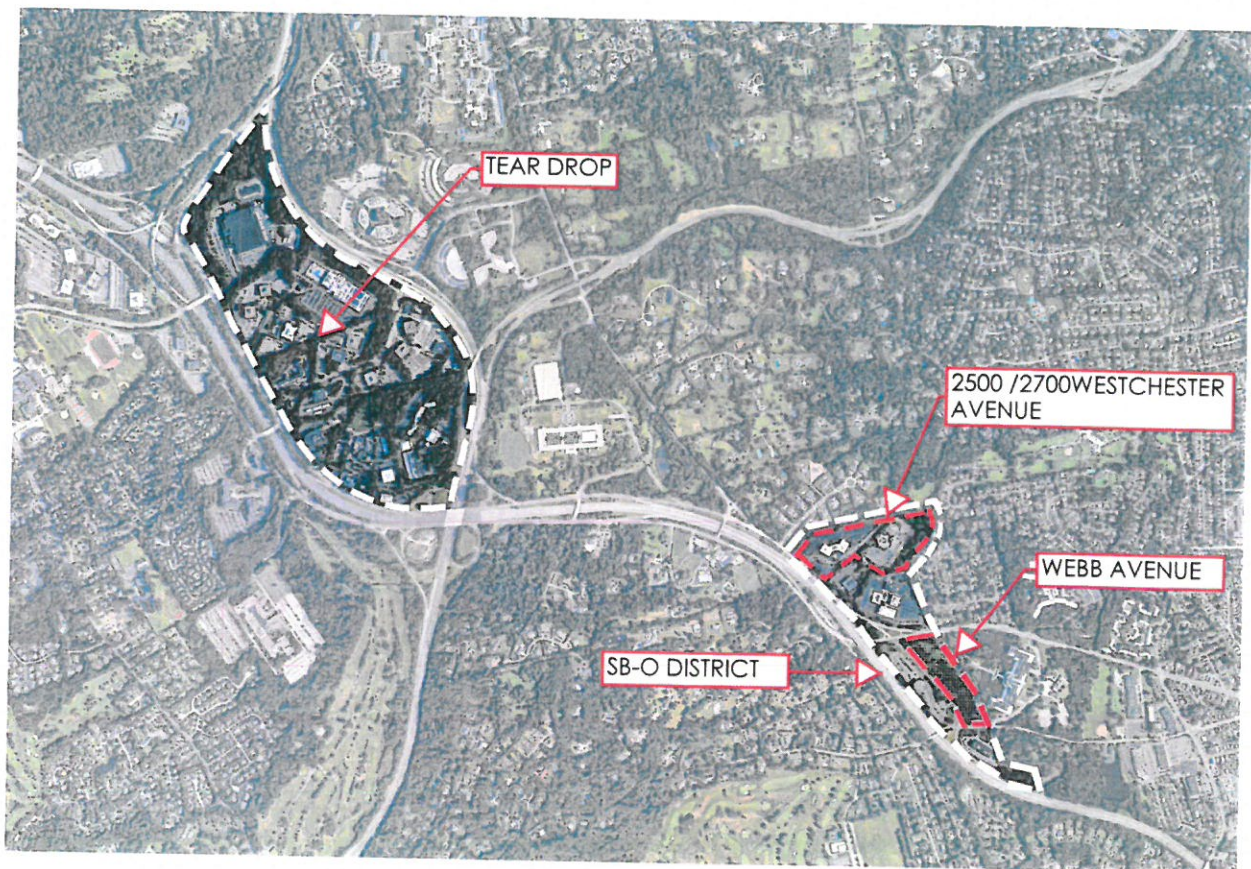


September 20, 2022

2022 -- 415 -- A
LOCAL LAW NO. 4 OF 2022

AMENDING CHAPTER 235, ENTITLED "ZONING"
BY ADDING "SB-0 ATTACHED SINGLE-FAMILY DWELLING" TO
SECTION 235-4, ENTITLED "DEFINITIONS" AND AMENDING PORTIONS OF
SECTION 235-17(X) ENTITLED "SB-0 MULTIFAMILY RESIDENTIAL"

Public Hearing was opened by Councilwoman Evangelista and Councilwoman Brown.



HARRISON GREENHAÜS

Town Board Project Overview

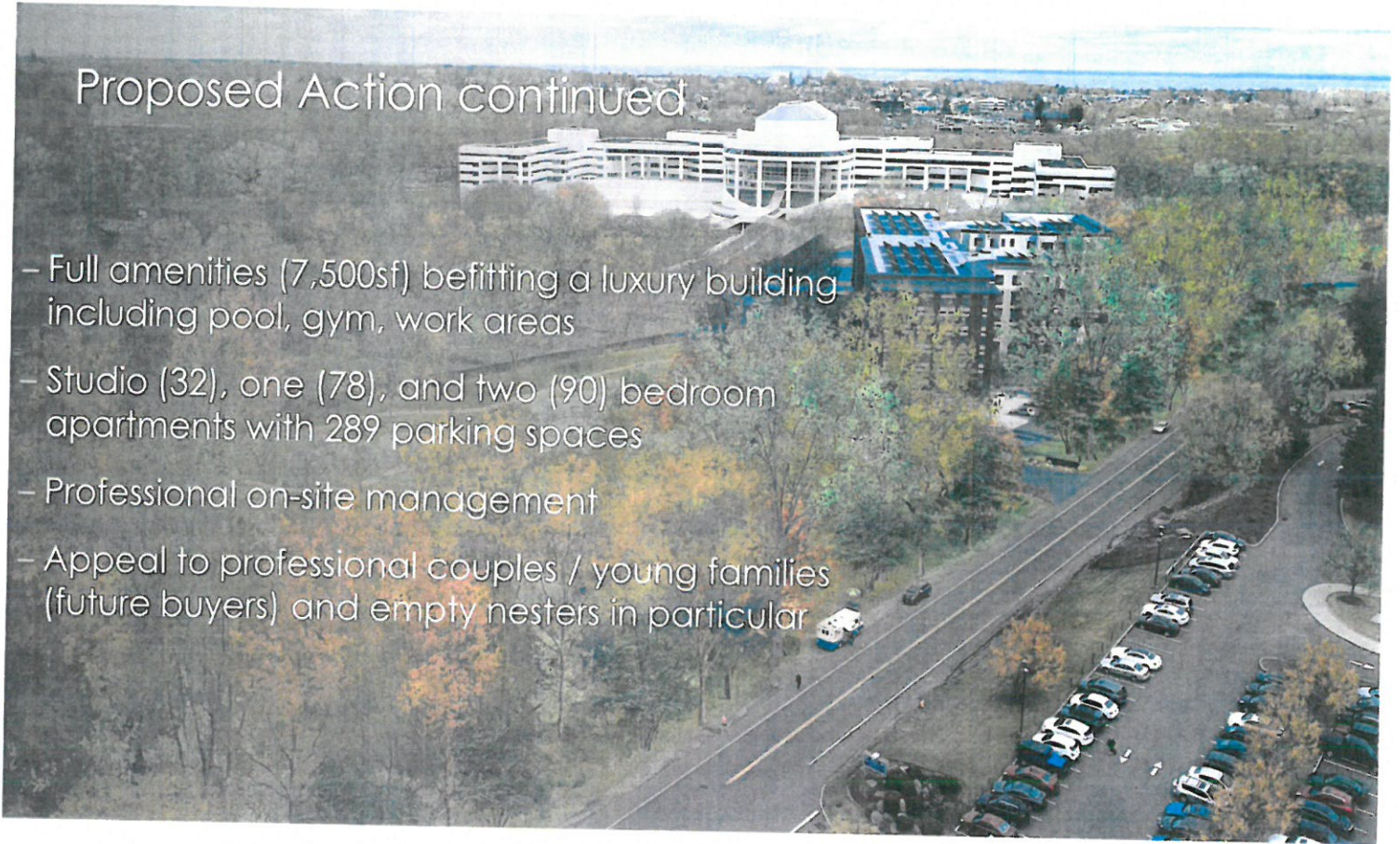


Proposed Action
A collaborative + connected community

- Live-work environment of 200 apartment homes
- Connected campus with walking paths, restorative features on >1/2 the site
- Expanded shuttle service for TOD connection
- Built with advanced sustainability features
- Invites the community in, not gating them out
- Affordable housing component

Proposed Action continued

- Full amenities (7,500sf) befitting a luxury building including pool, gym, work areas
- Studio (32), one (78), and two (90) bedroom apartments with 289 parking spaces
- Professional on-site management
- Appeal to professional couples / young families (future buyers) and empty nesters in particular





Proven Need

Harrison has long been a *destination* for a highly skilled and paid workforce, which → long commutes and hurts employer competitiveness

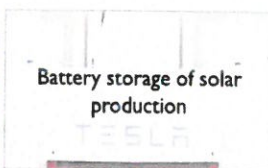
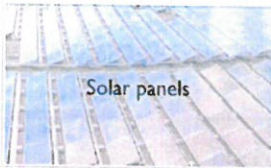
The strength of the Carraway and Avalon Harrison (first phase) has demonstrated the intense need for high quality rental housing

Supporting a return to pre-covid Harrison employment of 20,000+ requires a wholistic ecosystem for the modern worker

Values: community + collaboration + connectivity

Collaborating with Our New Way Garden, we will be the first area development to host a community garden on site

Additional sustainability commitments:



How will we improve the current conditions?

Restore

5 acres set aside for eco-restoration

Minimize

Park beneath the building to keep a small footprint

Improve

Enhance floodplain functions
Remove understory invasive plants in floodplain forest and mixed woodlands

Connect

Create walking paths that extend beyond the property boundaries

Existing conditions



Restore the ecosystem

Existing conditions do little to help manage storm water or localized flooding

- Dominated by invasive species
- Lacking in habitat structure and complexity
- Absence of native shrubs or trees

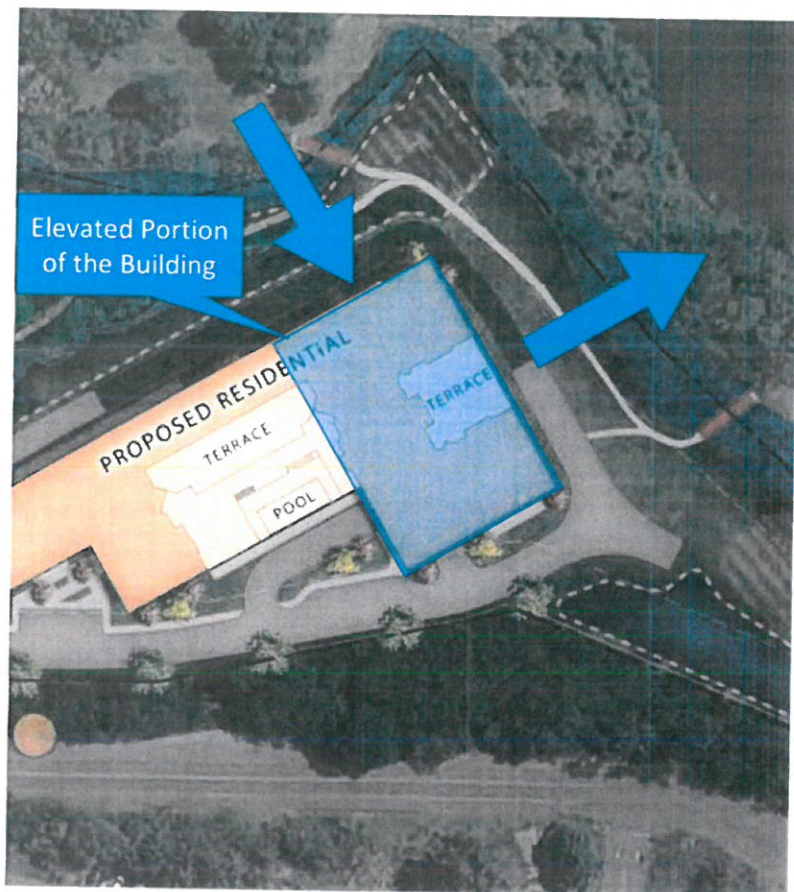
Future condition



Restore the ecosystem

Our plan restores +/- 5 acres to productive use by:

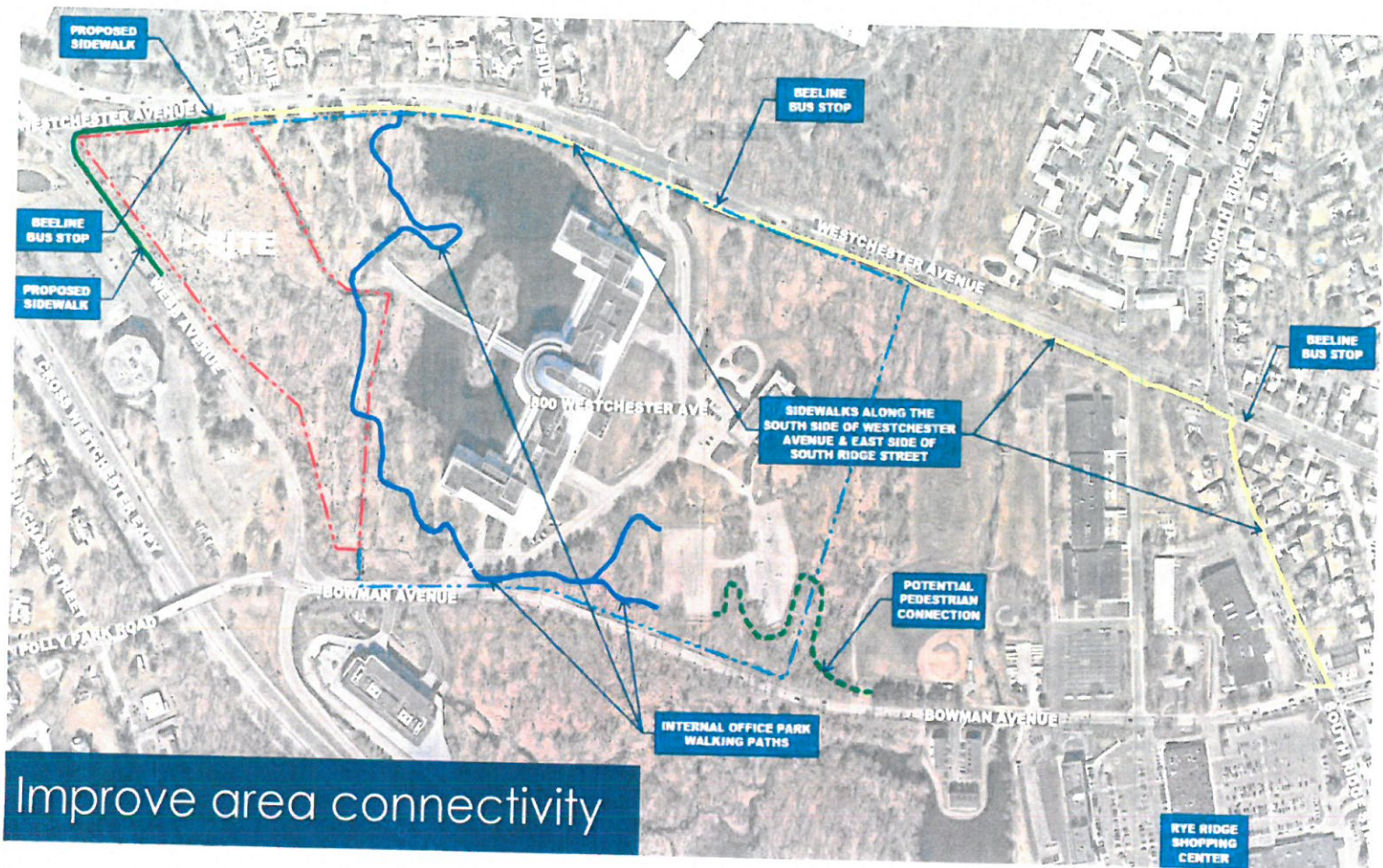
- Establishing forest vegetation in existing successional thicket north of tributary watercourse
- Removing invasive planting throughout the project site, replanting with native tree and understory shrubs
- Establishing riparian buffer along tributary Watercourse
- Installing native shrubs and herbaceous plants
- Managing understory invasive plants in floodplain forest and mixed woodlands
- Providing recreational amenities, with walking paths in restored habitats



Improve the flood plain

We are constructing the project with half of the building on 'stilts' to allow water to flow un-diverted beneath the new structure...

- No negative impact to the existing floodplain
- All proposed improvements are located outside of the floodway
- Building is elevated to allow water to flow under the building on the north side and continue out under the south side of the building
- Floodplain storage is being increased on the property – 4 to 1 ratio as required by the Town
- All floodplain requirements have been based on the 500-year storm event.





**2500/2700 Westchester Avenue
Harrison, New York**

Zoning Hearing
September 20, 2022



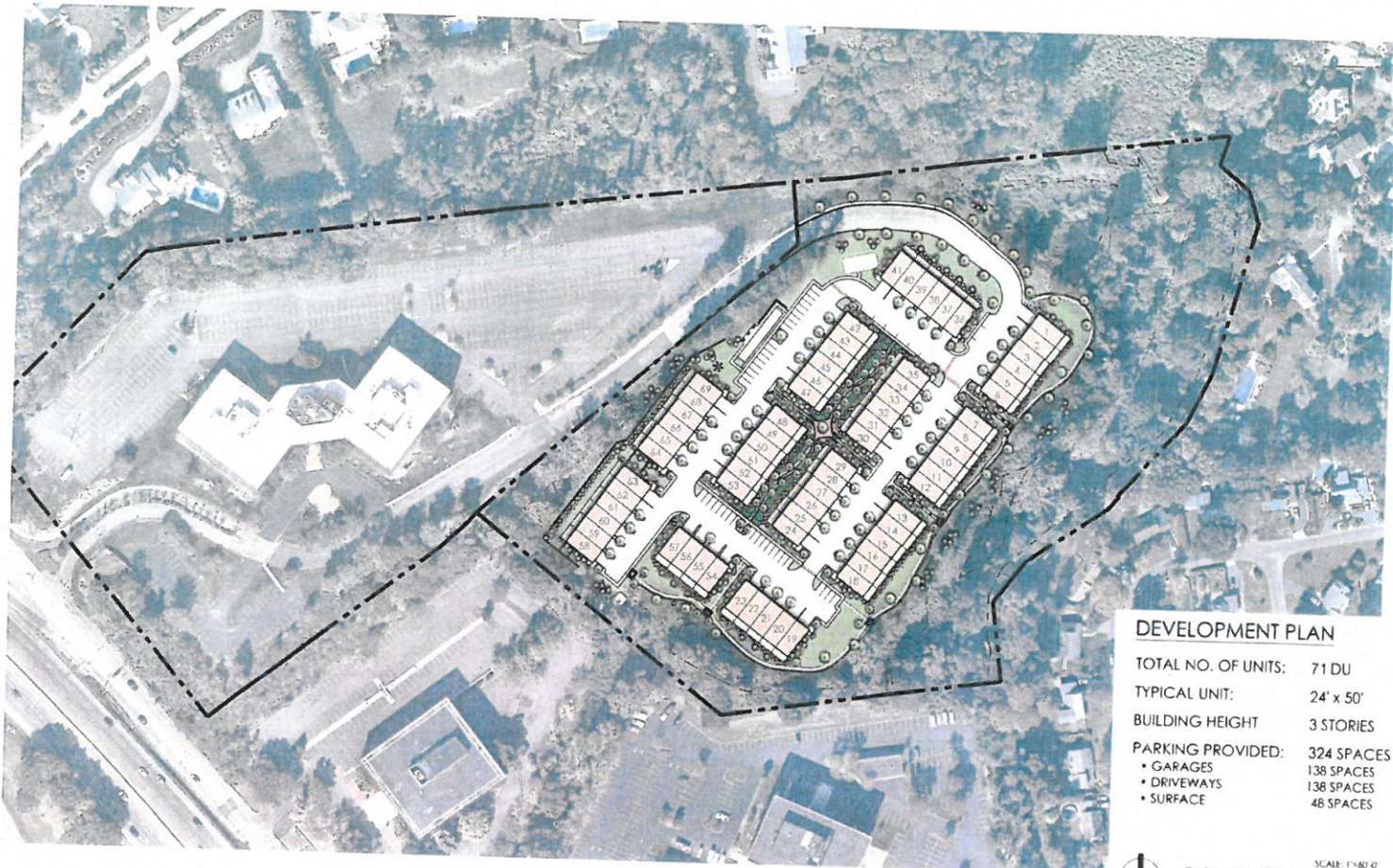
EXISTING CONDITIONS
DATE: 03/06/2021

MINNO ■ WASKO
ARCHITECTS AND PLANNERS
90 LAUREL STREET, SUITE 100, LANSING, MI 48206-1000
TWO GATEWAY CENTRE, SUITE 1700, NEWARK, NEW JERSEY 07102

SENAC RIDGE PARTNERS

2700 WESTCHESTER AVENUE
PURCHASE, NEW YORK

NO SCALE
COPYRIGHT © MINNO & WASKO ARCHITECTS AND PLANNERS



DEVELOPMENT PLAN

TOTAL NO. OF UNITS:	71 DU
TYPICAL UNIT:	24' x 50'
BUILDING HEIGHT	3 STORIES
PARKING PROVIDED:	324 SPACES
• GARAGES	138 SPACES
• DRIVEWAYS	138 SPACES
• SURFACE	48 SPACES



SCALE: 1"=40' 0"
CONCEPT SITE PLAN
DATE: 11/2/21

MINNO ■ WASKO
ARCHITECTS AND PLANNERS
80 LAMAR BLVD., SUITE 110, LAMARVILLE, NEW JERSEY 08832 MINNOWASKO.COM
TRIO GATEWAY CENTER, SUITE 1100 NEWARK, NEW JERSEY 07102



2700 WESTCHESTER AVENUE
PURCHASE, NEW YORK

COPYRIGHT © MINNO & WASKO ARCHITECTS AND PLANNERS



ILLUSTRATIVE THEME IMAGE
DATE: 12/09/2020

MINNO ■ WASKO
ARCHITECTS AND PLANNERS
80 LAMBERT LANE, SUITE 100, LAMBERTVILLE, NEW JERSEY 07043
TWO GATEWAY CENTER, SUITE 1100, NEWARK, NEW JERSEY 07102
WWW.MINNOWASKO.COM



2700 WESTCHESTER AVENUE
PURCHASE, NEW YORK

COPYRIGHT © MINNO & WASKO ARCHITECTS AND PLANNERS

Local Law No. 4 of 2022

**Amending Chapter 235, entitled "Zoning"
by adding "SB-0 Attached Single-Family Dwelling" to
Section 235-4, entitled "Definitions" and amending portions of
Section 235-17(X) entitled "SB-0 Multifamily Residential"**

§ 235-4 Definitions.

As used in this chapter, the following terms shall have the meanings indicated:

SB-0 ATTACHED SINGLE-FAMILY DWELLING

In the SB-0 District, three or more dwelling units which share one or more common side or rear (party) walls, without openings or interconnections, with each dwelling unit occupying the entire volume within its respective portion of the building(s) from the lowest level to the roof, and having its own separate entrance or entrances to the outside. Otherwise known as a townhouse.

§235-17 Special conditions and safeguards for specific uses.

No authorization for a building permit shall be granted by the Planning Board for any use listed in this section, unless the Board shall specifically find that, in addition to meeting all general conditions set forth in § 235-16, the proposed special exception use also meets the special conditions and safeguards required in this section.

X. SB-0 Multifamily Residential. This use has been established to provide housing opportunities for young people and empty nesters who are seeking efficient, well designed, conveniently located housing opportunities and who are not anticipated to create additional demands on the Harrison School District.

[Added 4-7-2016 by L.L. No. 1-2016]

- (1) The applicant shall submit a recent (no earlier than 12 months from the date of application) market survey indicating there are a sufficient number of individuals that would occupy the proposed number of housing units in the proposed price range (either purchase or rental) to assist the Planning Board in its review of the feasibility of the proposed project.
- (2) The site for an SB-0 Multifamily Residential project shall have a minimum of five acres. SB-0 Multifamily Residential projects shall only be permitted on parcels located south of I-684.
- (3) The site shall have a minimum frontage of 350 feet on a mapped public or private roadway except where lesser frontage is permitted pursuant to Section 235-17.X(15), below.
- (4) No SB-0 Multifamily Residential project shall contain more than 450 dwelling units.
- (5) Lot building coverage shall not exceed 45%.

(6) All buildings shall comply with the applicable requirements set forth in the Table of Dimensional regulations for the SB-0 Zoning District, as modified in this section. ^[4]

[4] *Editor's Note: See the Business Districts Table of Dimensional Regulations included as an attachment to this chapter.*

(7) A minimum of 475 square feet shall be provided for efficiency (studio) apartments, and a minimum of 600 square feet shall be provided for one-bedroom apartments. The maximum number of bedrooms or potential bedrooms in an apartment/dwelling unit shall be three.

(8) The design of the project, number of bedrooms, size of units, unit mix and all other factors relating to the intended occupants of the dwelling units shall be primarily geared toward young people, empty nesters, and residents without young children.

(9) A minimum of 2,500 square feet of recreation space, which may include interior spaces such as a community or recreation room, shall be provided at the site. This requirement is intended to supersede the usable open space requirements set forth in § 235-25 of the Zoning Ordinance, which shall not apply to SB-0 Multifamily Residential projects.

(10) A minimum of 1.25 off-street parking spaces for each dwelling unit shall be provided.

(11) In cases where an SB-0 Multifamily Residential project abuts a nonresidential use, a landscape buffer a minimum of 40 feet in depth for side and rear yards and 25 feet in depth for front yards shall be provided. Landscaped parking areas, outdoor patio associated with the restaurant use, retaining walls, stormwater management facilities, wetland restoration/enhancement areas, driveway access, and internal circulation walkways/roadways (including those for emergency vehicle access) may be located within a required buffer strip.

(12) An SB-0 Multifamily Residential project may also incorporate retail, retail service or restaurant uses within the project, subject to the special exception use requirements of § 235-17Y. When included within the same building as the residential uses, the nonresidential use shall be restricted to the first floor and shall not exceed 25,000 square feet of gross floor area.

(13) The main entrance of an SB-0 Multifamily Residential project shall be located no more than 1,300 feet (1/4 mile) from a mass transit link. If located further than 1,300 feet, a suitable alternative means of minimizing vehicle trips to and from the site must be employed, such as the use of a shuttle bus.

(14) The dimensional requirements for any SB-0 Multifamily Residential project site shall be as follows:

Lot Area (Square Feet)	
Minimum	5 acres
Minimum per family unit	350 square feet

Lot Coverage

Maximum Building Coverage	45%
Lot Width	300
Require Yards	
Front	50*
Side (Adjoining Residence District)	100
Side (Adjoining Business District)	40
Rear	45
Habitable Area (minimum)	475
Height	
Stories	6**
Floor Area Ratio	No Requirement

*The front yard may be reduced to 25 feet, for an area not to exceed 25% of the total width of that portion of the building located parallel to the required front yard.

** If the SB-0 Multifamily Residential project features structured parking that is partially below grade the parking floor that is located partially below grade shall not constitute a story for the purposes of calculating height.

(15) Redevelopment of previously developed parcels.

a. In instances where the configuration of previously developed parcels prevents the provision of required frontage, such as in the case of a landlocked parcel, the minimum frontage of an SB-0 Multi-Family Residential project site may be reduced or eliminated if permanent access to a public or private roadway via common ownership or an easement recorded against the subject properties, in a form to be approved by the Town Attorney, is provided through another lot providing the required frontage. Where such landlocked parcels exist, the front lot line shall be the lot line facing the roadway to which said parcel has access.

b. Where an SB-0 Multifamily project site is created on a parcel that also supports an existing office building, the Planning Board, subject to the following requirements, may permit a reduction in the number of off-street parking spaces that would otherwise be required for the existing office building, with the following limitations:

1. The applicant shall submit a parking survey indicating there is a sufficient number of off-street parking spaces located on the same parcel as the existing office building to accommodate the existing office building.
2. Required parking shall be provided at a ratio of not less than one off-street parking space per 300 square feet of floor area.
3. If there is any future change in the nature of the use of the existing office building that results in significantly greater daily parking demand, such as a change from general office to medical office, Planning Board review may be required at the

discretion of the Building Inspector and Town Planner, to determine if additional off-street parking is required to accommodate the new use.

c. Where an SB-0 Multifamily project site is created on a parcel that also supports an existing office building, access drives supporting an SB-0 Multifamily project may be located within a required landscape buffer for the existing office building.

(16) Whenever an SB-0 Multifamily Residential project is authorized for development in any portion of a floodplain, the volume of space occupied by the authorized fill or structure below the base flood elevation shall be compensated for at a 4:1 ratio and balanced by a hydraulically equivalent volume of excavation taken from below the base flood elevation at or adjacent to the development site. All such excavations shall be constructed to drain freely to the watercourse. No area below the waterline of a pond or other body of water can be credited as a compensating elevation.

If any section, subsection, clause phrase or other portion of this Local Law is, for any reason, declared invalid, in whole or in part, by any court, agency, commission, legislative body or other authority of competent jurisdiction, such portion shall be deemed a separate distinct and independent portion. Such declaration shall not affect the validity of the remaining portions hereof, which other portions shall continue in full force and effect.

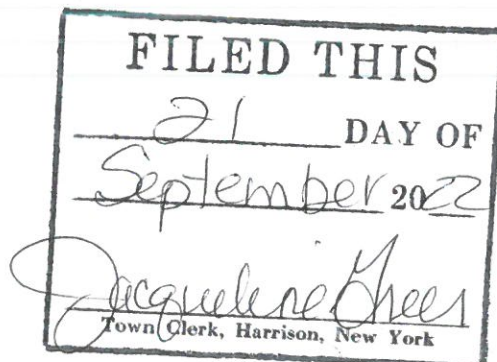
This local law shall take effect immediately upon filing in the office of the Secretary of State.

Adopted by the following vote:

AYES: Councilpersons Evangelista, Sciliano and Brown
Supervisor Dionisio

NAYS: Councilperson Leader

ABSENT: None



September 20, 2022

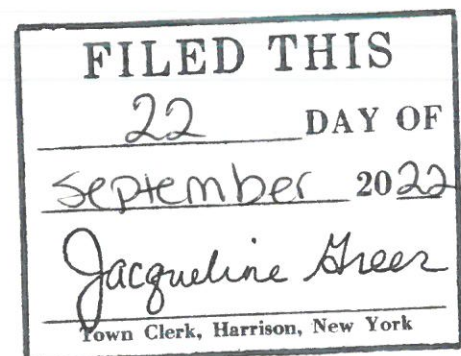
2022 - - 416

PUBLIC HEARING ADDING CHAPTER 206, ENTITLED "SOLAR ENERGY"

Continuation of Public Hearing on November 17, 2022 regarding proposed Local Law, adding chapter 206 entitled, "Solar Energy" of the Town Code of the Town of Harrison.

On motion of Councilwoman Brown, seconded by Councilman Sciliano, the Public Hearing was opened.

The Public Hearing was continued to November 17, 2022.



September 20, 2022

2022 - - 417

AUTHORIZATION TO ACCEPT THE RESIGNATION OF PART-TIME EMPLOYEE,
DONNA MURANI-BUCKLEY FROM COMPTROLLER'S OFFICE

On motion of Councilwoman Brown, seconded by Councilman Sciliano,

it was,

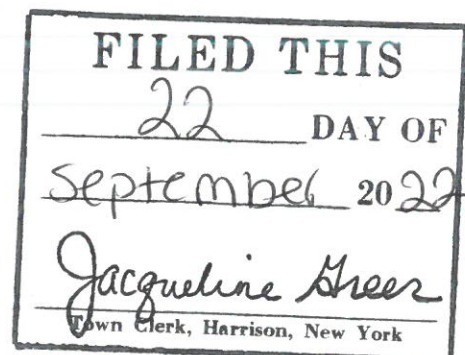
RESOLVED to accept the request by, Personnel Manager, the resignation of Part-Time employee, Donna Murani-Buckley, from the Comptroller's office. Her last day will be September 23, 2022.

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

AYES: Councilpersons Evangelista, Sciliano, Brown and Leader
Supervisor Dionisio

NAYS: None

ABSENT: None



September 20, 2022

2022 - - 418

AUTHORIZATION TO HOLD BLOCK PARTY ON OCTOBER 16, 2022

On motion of Councilwoman Brown, seconded by Councilman Sciliano,

it was,

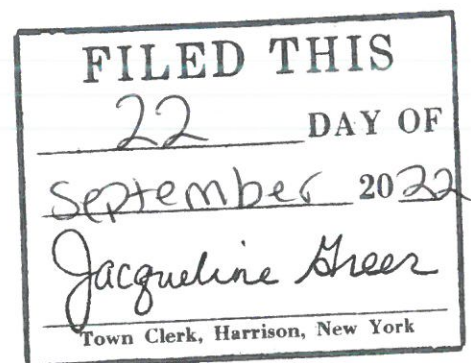
RESOLVED to accept the request by, Harrison Resident, Megan Darrell, to hold a Block Party on Hess Avenue and to have the street closed during the Block Party on October 16, 2022 from 11:00 AM to 7:00 PM. All residents affected by the closure have been notified. Insurance will be submitted.

FURTHER RESOLVED to forward a copy of this Resolution to the Megan Darrell, Chief of Police, and the Department of Public Works.

AYES: Councilpersons Evangelista, Sciliano, Brown and Leader
Supervisor Dionisio

NAYS: None

ABSENT: None



September 20, 2022

2022 - - 419

AUTHORIZATION TO ACCEPT THE BUDGET TRANSFER FROM
FIRE PREVENTION PART-TIME SALARY BUDGET LINE TO FIRE
PREVENTION SPECIAL SERVICES BUDGET LINE

On motion of Councilwoman Evangelista, seconded by Councilwoman Brown,

it was,

RESOLVED to accept the request by, Comptroller, Maureen MacKenzie, for a budget transfer from Fire Prevention Part Time Salary budget line to Fire Prevention Special Services budget line to cover the consulting services of Edward J. Ladin of Kelbray Fire Services, Inc.

Decrease:

001-3420-100-0130

Fire Prevention-Part Time Salaries 10,000

Increase:

001-3420-100-0407

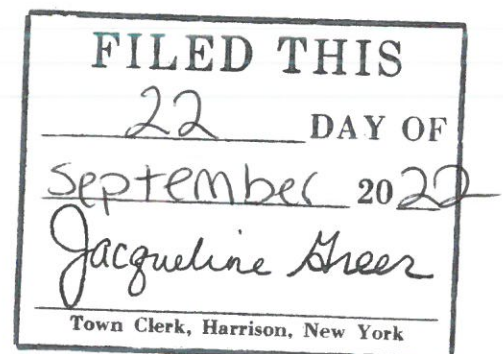
Fire Prevention-Special Services 10,000

FURTHER RESOLVED to forward a copy of this Resolution to the Comptroller and the Acting Fire Marshal.

AYES: Councilpersons Evangelista, Sciliano, Brown and Leader
Supervisor Dionisio

NAYS: None

ABSENT: None



September 20, 2022

2022 - - 420

AUTHORIZATION TO RETAIN EDWARD J. LADIN OF KELBRAY FIRE
SERVICES, INC., TO PROVIDE CERTAIN CONSULTING SERVICES TO THE
BUREAU OF FIRE PREVENTION

On motion of Councilwoman Brown, seconded by Councilwoman Evangelista,

it was,

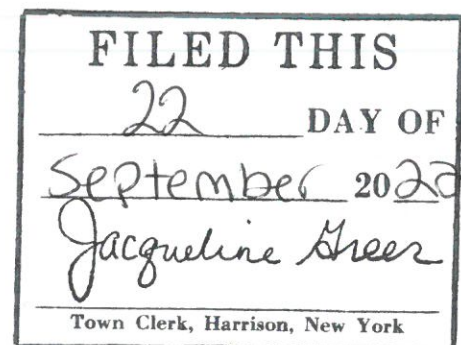
RESOLVED to accept the request by, Acting Fire Marshal, Rocco Germani, to retain Edward J. Ladin of Kelbray Fire Services, Inc., to provide certain consulting services to the Bureau of Fire Prevention at an hourly rate of pay of \$50 and not to exceed \$10,000 for the remainder of 2022. The contract is under review by the Law Department and funding is available in budget line 001-3420-100-0407 Fire Marshal Special Services.

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

AYES: Councilpersons Evangelista, Sciliano, Brown and Leader
Supervisor Dionisio

NAYS: None

ABSENT: None



September 20, 2022

2022 - - 421

AUTHORIZATION TO HAVE THE COMPTROLLER RELEASE THE FUNDS FOR
FORMER SUBDIVISION AT 225 HIGHLAND ROAD

On motion of Councilwoman Evangelista, seconded by Councilman Sciliano,

it was,

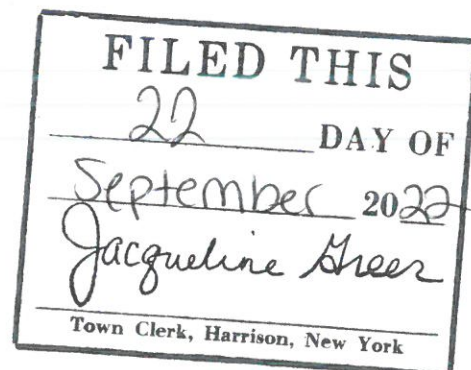
RESOLVED to accept the request by, Village Attorney, Jonathan D. Kraut, to have the Comptroller release the funds for Former Subdivision at 225 Highland Road amount of \$100,000.00.

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

AYES: Councilpersons Evangelista, Sciliano, Brown and Leader
Supervisor Dionisio

NAYS: None

ABSENT: None



September 20, 2022

2022 - - 422

AUTHORIZATION TO AUCTION VEHICLES AND EQUIPMENT ONLINE USING THE
ONLINE AUCTION COMPANY, AUCTIONS INTERNATIONAL

On motion of Councilwoman Brown, seconded by Councilwoman Evangelista,

it was,

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

<u>Vehicle</u>	<u>Vin #</u>
2007 Ford New Holland	31062432
1999 Mack CS300P	VG6BA09C9XB702105
2001 Mack CS300P	VG6BA09C21B702499
1997 Ford F450	1FDLF47F6VEB95587
2002 Ford F250	1FTNX21L82EC49769
1998 Ford 4630	098849B
2005 Chevrolet Blazer	1GNDDT13X85K122101
2003 Chevrolet Blazer	1GNDDT13X13K180144
2006 Chevrolet Pickup	1GCHK29U76E204756
2005 Chevrolet Pickup	1GCHK29V55E245224
2005 Chevrolet Pickup	1GCHK29U25E245455
2007 Chevrolet Pickup	1GCHK24027E157094
2006 Ford Crown Victoria	2FAHP71W96X134564
2003 Car Mate Trailer	5A3U612S53L001711
1998 Car Mate Trailer	4PKU818D9WL001438
1999 Wenge Show Mobile	1W9SE2827XM174014

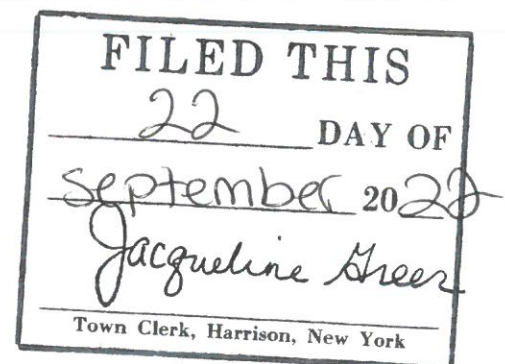
<u>Equipment</u>	<u>Serial #</u>
ACS Loaded Forks	34052
Series 500 Pallet Forks	N/A
Buddy Products Index Card File Draws	N/A
Xerox Wide Format Copier	YA-1

FURTHER RESOLVED to forward a copy of this Resolution to the Coordinator of Computer Services, the Comptroller and the Purchasing Department.

AYES: Councilpersons Evangelista, Sciliano, Brown and Leader
Supervisor Dionisio

NAYS: None

ABSENT: None



September 20, 2022

2022 - - 423

AUTHORIZATION FOR GALINA CHERNYKH AND GIOVANNA FIORINO-IANNACE
TO ATTEND NEW YORK LIBRARY ASSOCIATION ANNUAL CONFERENCE
IN SARATOGA SPRINGS

On motion of Councilwoman Brown, seconded by Councilwoman Evangelista,

it was,

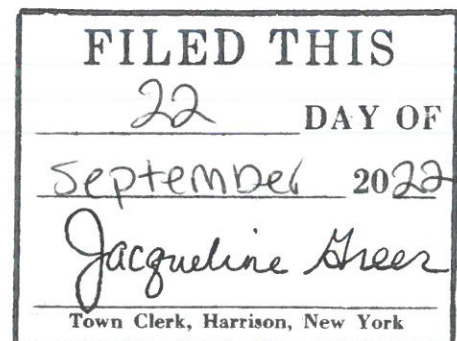
RESOLVED to accept the request by, the Library Director for Giovanna Fiorino-Iannace and Galina Chernykh to attend the New York Library Association Annual Conference in Saratoga Springs from November 2, 2022 to November 5, 2022. The total cost of registration, lodging and travel will not exceed \$2,000. The funds are budgeted and available in the Library's operating budget. All receipts will be supplied to the Comptroller's office upon return.

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

AYES: Councilpersons Evangelista, Sciliano, Brown and Leader
Supervisor Dionisio

NAYS: None

ABSENT: None



September 20, 2022

2022 - - 424

AUTHORIZATION TO ACCEPT DONATIONS FOR THE HARRISON FOOD PANTRY

On motion of Councilwoman Leader, seconded by Councilwoman Brown,

it was,

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

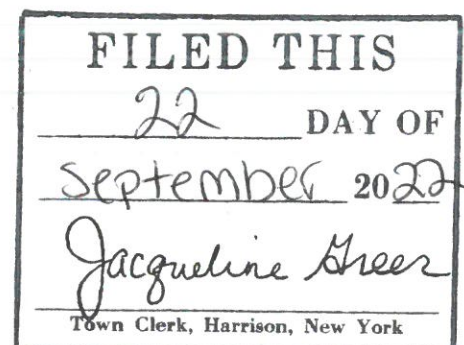
- \$6,000 from an Anonymous Donor for July, August and September, 2022
- \$96.62 from Lauren Leader via PayPal (August 1, 2022)
- \$96 from Lauren Leader via PayPal (September 1, 2022)
- \$28.64 from Thomas Deboucry via PayPal (August 25, 2022)
- \$28.64 from Thomas Dboucry via PayPal (September 25, 2022)

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

AYES: Councilpersons Evangelista, Sciliano, Brown and Leader
Supervisor Dionisio

NAYS: None

ABSENT: None



September 20, 2022

2022 - - 425

AUTHORIZATION TO HAVE PERMIT FEE WAIVED FOR THE
2022 BIKE HSS ON SEPTEMBER 24, 2022

On motion of Councilwoman Brown, seconded by Councilwoman Evangelista,

it was,

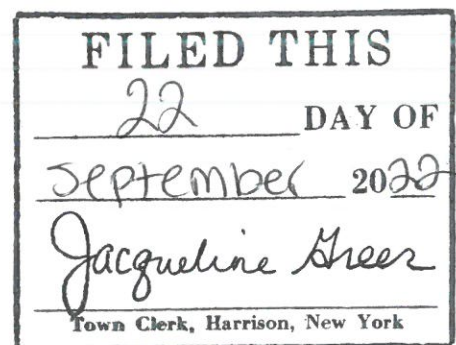
RESOLVED to accept the request by, the Building Department to have the permit fee waived for the 2022 Bike HSS (Hospital for Special Surgery) on September 24, 2022 at Manhattanville College.

FURTHER RESOLVED to forward a copy of this Resolution to the Building Department, Gary Metcalf and the Comptroller.

AYES: Councilpersons Evangelista, Sciliano, Brown and Leader
Supervisor Dionisio

NAYS: None

ABSENT: None



September 20, 2022

2022 - - 426

AUTHORIZATION TO PARTICIPATE IN THE INTER-MUNICIPALITY AGREEMENT
BETWEEN THE COUNTY OF WESTCHESTER AND THE TOWN/VILLAGE
OF HARRISON POLICE DEPARTMENT

On motion of Councilwoman Evangelista, seconded by Councilman Sciliano,

it was,

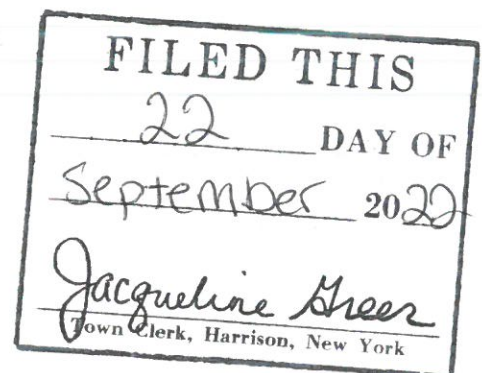
RESOLVED to accept the request by, Chief of Police, John T. Vasta, to participate in the Inter-Municipality Agreement between the County of Westchester and the Town/Village of Harrison Police Department. This agreement is a special STOP-DWI Enforcement Crackdown Detail that involves DRE (Drug Recognition Experts) Call-Outs. This is a reimbursement agreement to implement special enforcement details that will conduct high visibility road checks, saturation patrols, and drug recognitions expert call outs. This contract has been reviewed and approved by the Law Department and has been found to be in order.

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

AYES: Councilpersons Evangelista, Sciliano, Brown and Leader
Supervisor Dionisio

NAYS: None

ABSENT: None



September 20, 2022

2022 - - 427

AUTHORIZATION FOR ONE DEPARTMENT MEMBER TO ATTEND
THE LESS LETHAL INSTRUCTOR COURSE

On motion of Councilwoman Brown, seconded by Councilwoman Evangelista,

it was,

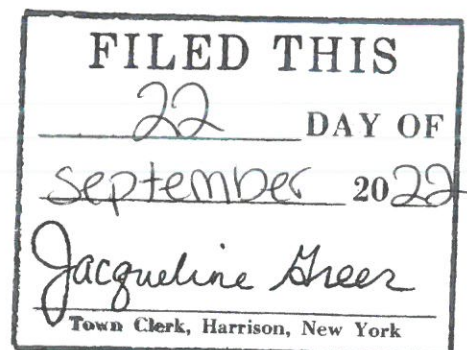
RESOLVED to accept the request by, Chief of Police, John T. Vasta, for one department member to attend the Less Lethal Instructor Course. This course covers the entire line of munitions manufactured by Combined Tactical Systems. It will certify the member to train others within the department as end users in the deployment and use Chemical Munitions, Impact Munitions, and Flash Bang Devices. This training will be held on October 11, 2022 through October 13, 2022 in New City, New York. The cost of this training is \$895.00. This is a budgeted item and funds are available in the Schooling Budget Line #001-3120-100-0415.

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

AYES: Councilpersons Evangelista, Sciliano, Brown and Leader
Supervisor Dionisio

NAYS: None

ABSENT: None



September 20, 2022

2022 – 428

AUTHORIZATION TO ENTER INTO LEASE AGREEMENT NO. 004-0847233-103 WITH VGM FINANCIAL SERVICES, A DIVISION OF THE HUNTINGTON NATIONAL BANK AND A MAINTENANCE AGREEMENT WITH CLUB CAR, INC.

On the motion of Councilwoman Brown, seconded by Councilwoman Evangelista,

WHEREAS, the Town of Harrison (the “Lessee”) is a political subdivision duly organized and existing pursuant to the Constitution and the laws of the State of New York; and

WHEREAS, Lessee is duly authorized by applicable law to acquire such items of personal property as are needed to carry out its governmental functions and to acquire such personal property by entering into lease-purchase agreements; and

WHEREAS, Lessee hereby finds and determines that the execution of a Lease for the purpose of leasing with the option to purchase the property designated and set forth in the Lease is appropriate and necessary to the function and operations of the Lessee; and

WHEREAS, VGM Financial Services, a division of the Huntington National Bank, (the “Lessor”) shall act as Lessor under said Lease; and

NOW THEREFORE, BE IT RESOLVED, that the Town Board hereby authorizes the Supervisor to executed Lease Agreement No. 004-0847233-103 with VGM Financial Services, a division of the Huntington National Bank, pursuant to obtaining golf carts for Harrison Meadows Country Club.

FURTHER RESOLVED, that the Supervisor is authorized to executed the Golf Car Maintenance Agreement with Club Car, Inc.

FURTHER RESOLVED, that Troon shall make the required Lease payments through their operating budget.

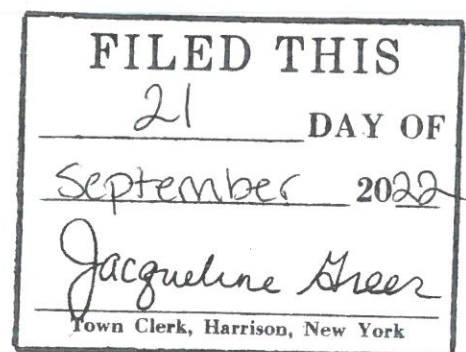
FURTHER RESOLVED, to forward a copy of this Resolution to the Comptroller, the Purchasing Department and the Law Department.

Adopted by the following vote:

AYES: Councilpersons Evangelista, Sciliano, Brown and Leader
Supervisor Dionisio

NAYS: None

ABSENT: None



September 20, 2022

2022 - - 429

NOTIFICATION OF A BUILDING PERMIT APPLICATION FOR 41-43 HOLLAND
STREET LOCATED WITHIN FEMA DESIGNATED FLOOD PLAINS

On motion of Councilwoman Brown, seconded by Councilwoman Evangelista,

it was,

RESOLVED to Approve a building permit application for 41-43 Holland Street, Block 266, Lot 3, located within FEMA designated Flood Plains as follows:

The above referenced sites are located within FEMA designated Flood Plains. Harrison Town Code Section 235-32-B states:

“All plans for buildings built in flood areas as defined above shall be transmitted to the Town Engineer for a recommendation as to the minimum floor level of the building and the final grading of the property. Such recommendation must be confirmed by a resolution of the Town Board prior to the issuance of a building permit conforming to the recommendations”.

Pursuant to Town Code, our remarks and recommendations for the development of this property are as follows:

The existing FEMA Flood Plain Elevation at this property is 63.5 feet (NGVD 1988), as shown on the FEMA Flood Insurance Study dated September 28, 2007

The proposed First Floor Elevation shall be 68.90 feet as shown on site plans dated August 11, 2022, prepared by Gabriel E. Senor, P.C.

The proposed Garage Floor Elevation shall be 60.00 feet as shown on site plans dated August 11, 2022, prepared by Gabriel E. Senor, P.C.

As reflected in the above mentioned plan, there shall be no substantial grade change permitted on this property.

An as-built survey from a New York State Licensed Surveyor will be required. The as-built shall include the flood plain elevation, and all floor elevations. As-built must also show compliance with Town building height regulations, as well as surface information verifying no grade change. This survey must be submitted to and approved by this department prior to issuance of a Certificate of Occupancy.

In order to verify the structure and all utilities have been built safely above the Base Flood Elevation, an Elevation Certificate must be submitted and approved by the Engineering Department prior to issuance of a Certificate of Occupancy.

Flood resistant materials must be used within all areas permitted below the Base Flood Elevation. Material must be used below and at least 2 feet above the Base Flood Elevation. All building materials below this level must be certified by the design professional upon completion of construction.

All building utilities (electrical, mechanical, sewer vents, etc.) must be at least 2 feet above the Base Flood Elevation and must be certified by the design professional upon completion of construction.

The design professional shall submit written certification to the Engineering Department of the installation of the flood vents as well as the flood vent certificates prior to the issuance of a Certificate of Occupancy.

Enclosed areas within a Floodplain are designed to be flooded, and can be used only for parking vehicles, storage, or access to the elevated living area. A Non Conversion agreement must be submitted and signed by the property owner prior to issuance of a Certificate of Occupancy.

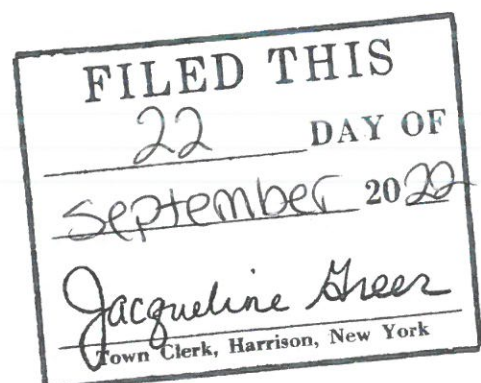
FURTHER RESOLVED that the Town Board approve the recommendations of the Town Engineer for development for 41-43 Holland Street, Block 266, Lot 3.

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

AYES: Councilpersons Evangelista, Sciliano, Brown and Leader
Supervisor Dionisio

NAYS: None

ABSENT: None



September 20, 2022

Revised
2022 - - 430

AUTHORIZATION TO INCREASE AND MODIFY CONTRACTS FOR
THE HARRISON FIRE DEPARTMENT'S ADDITION/RENOVATION

On motion of Councilwoman Brown, seconded by Councilwoman Evangelista,

it was,

RESOLVED to approve an increase and modify the contracts for the following purchase orders for the general construction vendors working on the Harrison Fire House addition/renovation.

J.R. Contracting & Environmental Co., P.O. #411681, increase by \$85,966.51 for misc. design changes.

The total contract will now equal \$4,726,908.51.

TWP Plumbing & Heating Inc., modify P.O. #411687 increase by \$15,325.13 for misc. field changes.

The total contract will now equal \$600,116.13.

HVS, LLC Electrical & Construction Services, Increase P.O. #411674 by \$31,980.63 for scope changes.

The total cost will now equal \$908,884.63

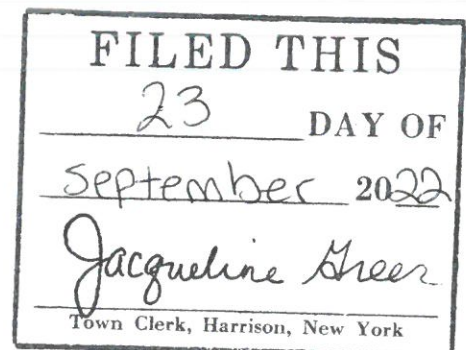
FURTHER RESOLVED to authorize the Supervisor to sign the change orders for a total of \$133,272.27.

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

AYES: Councilpersons Evangelista, Sciliano, Brown and Leader
Supervisor Dionisio

NAYS: None

ABSENT: None



September 20, 2022

2022 - - 431

AUTHORIZATION TO SUBMIT A "STATE AND MUNICIPAL FACILITIES PROGRAM
PRELIMINARY APPLICATION" FOR THE TOWN OF HARRISON

On motion of Councilwoman Brown, seconded by Councilwoman Evangelista,

it was,

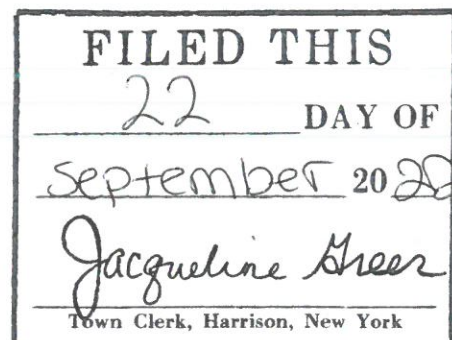
RESOLVED to accept the request by, Supervisor Dionisio, to submit a "State and Municipal Facilities Program Preliminary Application" for the Town of Harrison to be considered to receive capital funding for the construction of the New Recreation & Community Center.

FURTHER RESOLVED to forward a copy of this Resolution to the Law Department, Town Engineer and the Superintendent of Recreation.

AYES: Councilpersons Evangelista, Sciliano, Brown and Leader
Supervisor Dionisio

NAYS: None

ABSENT: None



September 20, 2022

2022 - - 432

AUTHORIZATION TO ACCEPT 2023 ANNUAL PASSHOLDER OFFERINGS
PROPOSAL FOR HARRISON MEADOWS COUNTRY CLUB

On motion of Councilwoman Brown, seconded by Councilwoman Evangelista,

it was,

RESOLVED to accept the request by, Supervisor Dionisio, for approval of a 2023 Annual Passholder Offerings Proposal for Harrison Meadows Country Club as follows:

Passes are only available for Town of Harrison Residents. Proof of residents will be required before the application is processed. A 5% discount will be applied on all Passholder Programs paid in full before January 5th, 2023.

• Single Full Golf Passholder	\$4,400
• Spouse Add On Passholder	\$1,850
• Child Add On Passholder (18-25)	\$800
• Child Add On Passholder (Under 18)	\$450
• Pool & Tennis Add On Single	\$650
• Pool & Tennis Add on Family	\$1050

Passes are only available for Town of Harrison Residents. Proof of residents will be required before the application is processed. A 5% discount will be applied on all Passholder Programs paid in full before January 5th, 2023.

• Junior Pass 18-30	\$2,950
• Junior Pass Under 18	\$1,999
• Spouse Add On Passholder	\$1,850
• Child Add On Passholder (Under 18)	\$450
• Pool & Tennis Add On Single	\$650
• Pool & Tennis Add on Family	\$950

Passholder Categories:

Passes are only available for Town of Harrison Residents. Two forms proving residency will be required before the application is processed. **Limit 100**

Full Single Pool & Tennis Passholder	\$1,250
Full Family Pool & Tennis Passholder	\$2,450
Weekday Only Family Passholder Pool Only	\$1,450

Weekday Passholder Categories:

Passes are only available for Town of Harrison Residents. Proof of residents will be required before the application is processed. A 5% discount will be applied on all Passholder Programs paid in full before January 5th, 2023.

• Weekday Single Golf Passholder	\$2,850
• Weekday Spouse Add On Passholder	\$1,350
• Weekday Child Add On Passholder (18-25)	\$550
• Weekday Child Add On Passholder (Under 18)	\$350
• Weekday Pool & Tennis Add On Single	\$550
• Weekday Pool & Tennis Add On Family	\$850

Non Resident Passes are Limited to **100 Full Passholders and add ons**. A 5% discount will be applied on all Passholder Programs paid before January 5th, 2023.

• Full Passholder	\$7,350
• Spouse Add On Passholder	\$2,550
• Child Add On Passholder (18-25)	\$1100
• Child Add On Passholder (Under 18)	\$650
• Pool & Tennis Add On Single	\$900
• Pool & Tennis Add on Family	\$1350

Non Resident Weekday Passes are Limited to **100 Full Passholders and add ons**. A 5% discount will be applied on all Passholder Programs paid before January 5th, 2023.

▪ Full Passholder	\$5,250
▪ Spouse Add On Passholder	\$2,050
▪ Child Add On Passholder (18-25)	\$850
▪ Child Add On Passholder (Under 18)	\$550
▪ Pool & Tennis Add On Single	\$900
▪ Pool & Tennis Add on Family	\$1350

Cart Fees- Remain at \$25

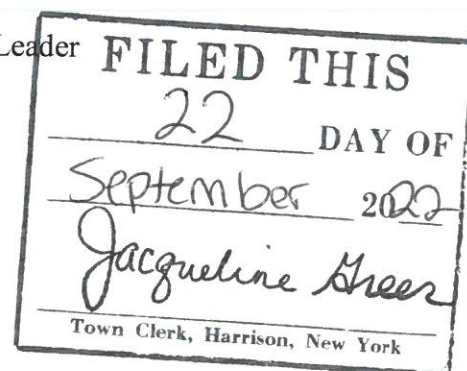
Guest Fees- Weekday \$95 inclusive of cart before 1pm, \$75 inclusive of cart after 1pm.

Weekend \$135 inclusive of cart before 1pm, \$110 inclusive of cart after 1pm.

Senior Weekday Rate for Harrison Residents (Over 60)- \$75 inclusive of cart before 1pm, \$60 after 1pm. Join before the end of the year, and pay \$500 to get to play for the rest of 2022.

FURTHER RESOLVED to forward a copy of this Resolution to the Law Department, the Comptroller and the General Manager of the Harrison Meadows Country Club.

AYES: Councilpersons Evangelista, Sciliano, Brown and Leader
Supervisor Dionisio
NAYS: None
ABSENT: None



September 20, 2022

2022 - - 433

AUTHORIZATION OF "ITS GREAT TO LIVE IN HARRISON
CELEBRATION FESTIVAL"

On motion of Councilwoman Brown, seconded by Councilwoman Evangelista,

it was,

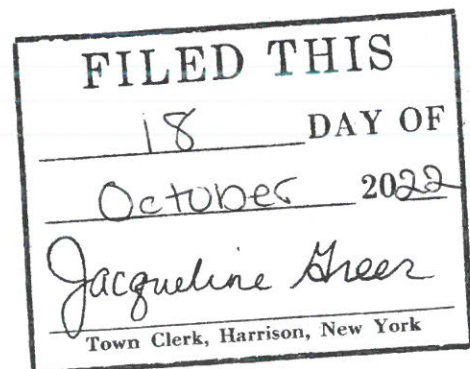
RESOLVED to accept the request by, Superintendent of Recreation, Gerry Salvo, for the Supervisor to sign the Westchester County Health Department Certificate for the "It's Great to Live in Harrison Celebration Festival."

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

AYES: Councilpersons Evangelista, Sciliano, Brown and Leader
Supervisor Dionisio

NAYS: None

ABSENT: None



September 20, 2022

2022 - - 434

AUTHORIZATION TO TRANSFER 2021 UNPAID TAXES TO LIEN

On motion of Councilwoman Brown, seconded by Councilman Sciliano,

it was,

RESOLVED to accept the request by, Receiver of Tax, Michael Giordano, to transfer 2021 Unpaid Taxes to Lien.

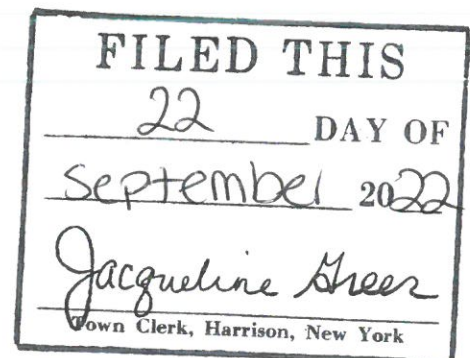
2021 Town/Village	\$193,105.42
2021 School	\$546,534.02
2021 County	\$106,725.50
Penalties	<u>\$143,660.57</u>
Total	\$990,070.51

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

AYES: Councilpersons Evangelista, Sciliano, Brown and Leader
Supervisor Dionisio

NAYS: None

ABSENT: None



September 20, 2022

2022 - - 435

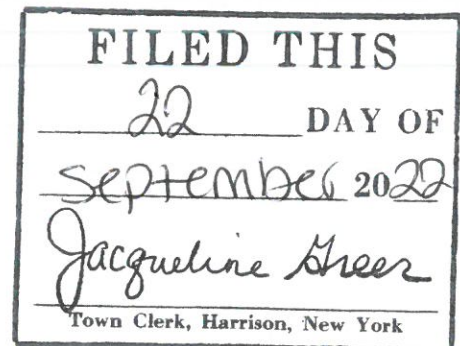
MATTERS FOR EXECUTIVE SESSION

Personnel: 2

Tax Cert: 1

Claim: 1

Litigation: 2



September 20, 2022

2022 - - 436

AUTHORIZATION TO PAY CHRISTOPHER PARK AN ADDITIONAL STIPEND OF
\$15,000 FOR YEAR 2022 FOR A TOTAL OF \$35,000 PER YEAR

On motion of Councilwoman Evangelista, seconded by Councilman Sciliano,

it was,

RESOLVED to pay Christopher Park an additional Stipend of \$15,000 for year 2022 for additional duties performed. Funding is available for 2022 in Highway Fund 003-5110-100-0102.

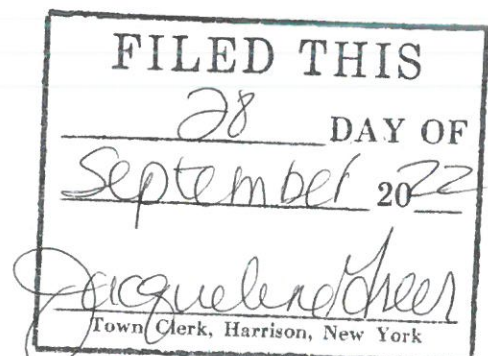
FURTHER RESOLVED that he will receive a Stipend total of \$35,000 per year.

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

AYES: Councilpersons Evangelista, Sciliano, Brown and Leader
Supervisor Dionisio

NAYS: None

ABSENT: None



September 20, 2022

2022 - - 437

AUTHORIZATION TO APPROVE THE PROBATIONAL HIRE OF
AMANDA DEFONCE AS A PERSONNEL CLERK

On motion of Councilwoman Leader, seconded by Councilwoman Brown,

it was,

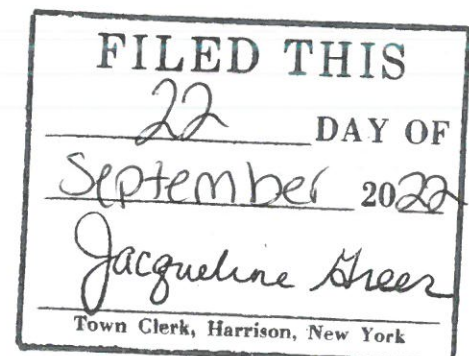
RESOLVED to approve the probational hire of Amanda DeFonce as a Personnel Clerk at an annual salary of \$62,719.00, effective October 11, 2022.

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

AYES: Councilpersons Evangelista, Sciliano, Brown and Leader
Supervisor Dionisio

NAYS: None

ABSENT: None



September 20, 2022

2022 - - 438

AUTHORIZATION TO SETTLE THE TAX CERTIORARI IN THE MATTER
OF HTA-WHITE PLAINS EAT LLC, 244 WESTCHESTER AVE.

On motion of Councilwoman Evangelista, seconded by Councilwoman Brown,

it was,

RESOLVED to settle the Tax Certiorari in the matter of HTA-White Plains EAT LLC, 244 Westchester Ave, Block 692, Lot 5.

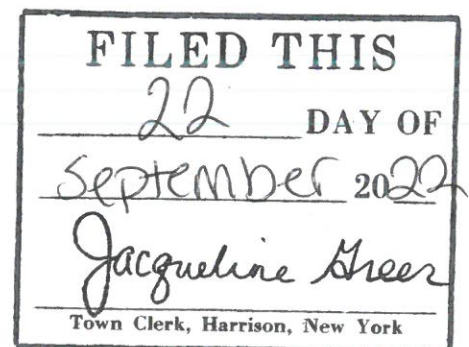
Year	Current AV	AV Reduction	New AV
2017	266,000	58,760	207,240
2018	266,000	62,700	203,300
2019	266,000	82,575	183,425
2020	266,000	92,540	173,460
2021	266,000	95,600	170,400

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

AYES: Councilpersons Evangelista, Sciliano, Brown and Leader
Supervisor Dionisio

NAYS: None

ABSENT: None



September 20, 2022

2022 - - 439

AUTHORIZATION TO SETTLE THE CLAIM IN THE MATTER OF PROGRESSIVE
INSURANCE COMPANY A/S/O JORGE TENESACA-MENDIA

On motion of Councilwoman Evangelista, seconded by Councilwoman Brown,

it was,

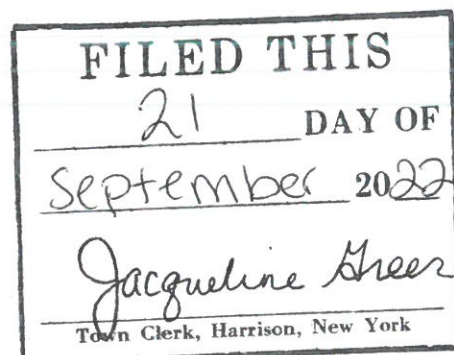
RESOLVED to settle the claim in the matter of Progressive Insurance Company a/s/o Jorge Tenesaca-Mendia, in the amount of \$5,108.36, subject to receipt of a fully executed general release and Stipulation of Discontinuance.

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

AYES: Councilpersons Evangelista, Sciliano, Brown and Leader
Supervisor Dionisio

NAYS: None

ABSENT: None



September 20, 2022

2022 - - 440

AUTHORIZATION TO SETTLE THE CLAIM IN THE MATTER OF
SAVE THE SOUND VS. THE TOWN OF HARRISON

On motion of Councilwoman Evangelista, seconded by Councilwoman Brown,

it was,

RESOLVED to authorize Counsel for the Town/Village of Harrison to execute the Consent Order pursuant to settling the matter of Save the Sound et al. v. Westchester County, New York; Town/Village of Harrison et al.

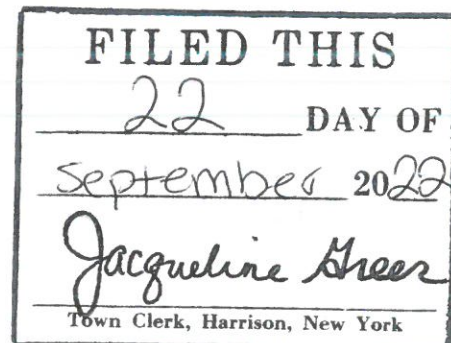
FURTHER RESOLVED that the financial obligations contained therein be funded utilizing the Town Fund Balance, up to \$235,000.

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

AYES: Councilpersons Evangelista, Sciliano, Brown and Leader
Supervisor Dionisio

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 8:10 PM.

Respectfully submitted,

Jacqueline Greer
Town Clerk

