

March 1, 2018

A regular meeting of the Town Board of Harrison, Westchester County New York was held at the Municipal Building, 1 Heineman Place, Harrison, NY, Westchester County, on Thursday, March 1, 2018 at 7:00 PM Eastern Standard Time. All members having received due notice of said meeting:

MEMBERS PRESENT:

Ronald Belmont Supervisor

Richard Dionisio.....)

Frank Gordon.....)

Stephen Malfitano) Councilpersons

Fred Sciliano)

ALSO ATTENDING:

Frank Allegretti Town Attorney

Jonathan Kraut.....Village Attorney

Maureen MacKenzie.....Comptroller

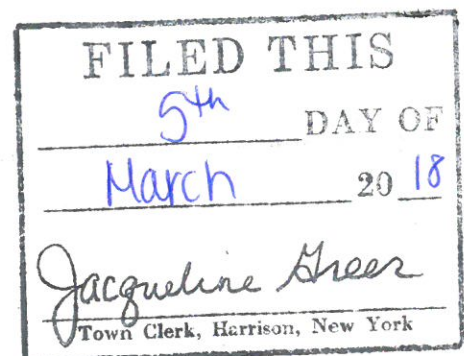
John Vasta.....Lieutenant

March 1, 2018

2018 - - 075

PRESENTATION BY HARRISON HIGH SCHOOL STUDENTS
ON RELAY FOR LIFE EVENT

Harrison High School students Keon Azar, Roia Azar and Spencer Danzic spoke about the upcoming Relay for Life event being held on June 9, 2018 starting at 7:00 PM at Harrison High School. Over the past three years they have raised over \$300,000. This is a community event to celebrate those who have been able to survive cancer.



March 1, 2018

2018 - - 076

PRESENTATION BY WESTCHESTER POWER –
A SUSTAINABLE WESTCHESTER PROGRAM

Dan Welsch from Sustainable Westchester updated the Board on the Westchester Power Program and provided background on Sustainable Westchester.



www.westchesterpower.org

SUSTAINABLE
WESTCHESTER
Sharing. Saving. Solutions.

1

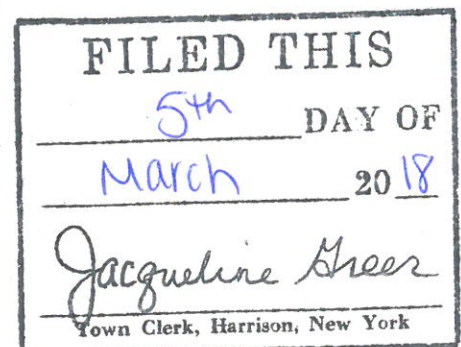


- **Non-profit owned by 43 Westchester municipalities** (including the county)
Creating programs to assist members and residents to achieve environmental Sustainability goals
9 years of history (including NWEAC/SWEAC predecessors)

www.westchesterpower.org

Westchester
Power

2



Community Choice Aggregation

....at its most basic, it's a -



www.westchesterpower.org

Westchester
Power

3

How the System Works

GENERATION

power plant
generates electricity



transformer steps
up voltage for
transmission

TRANSMISSION

transmission lines carry
electricity long distances



neighborhood
transformer steps
down voltage

DISTRIBUTION

distribution lines carry
electricity to houses



transformers on poles
step down electricity
before it enters houses

www.westchesterpower.org

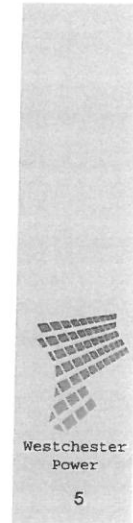
Westchester
Power

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Who's Involved

- **Generators:** Produce electricity
- **Utilities (ConEd):** Transmission, delivery/distribution, billing
- **Customers:** Consume electricity
- **Retailer Energy Suppliers (ESCO):** Aggregate individual customers through private contracts and purchase energy on the wholesale market

www.westchesterpower.org



What does the CCA do?

NYSERDA: The purpose of Community Choice Aggregation (CCA) is to allow participating local governments to procure energy supply service and distributed energy resources (DER) for eligible energy customers in the community.

We group together eligible customers in the participating municipalities into a single buying group and solicit bids from ESCOs

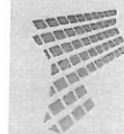
www.westchesterpower.org



By purchasing as a group, CCA gives consumers standing with:

- **Utilities and generators**
- **Regulator** (NYS Public Service Commission)
- **ESCO's** (there's now an alternative)

www.westchesterpower.org



Westchester
Power

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Why buy together?

Leverage market clout for financial benefits

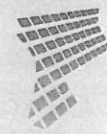
Green the energy supply

Distinct mission to help customers

Safer, easier way to participate in the energy industry

Provide more choice to your residents

www.westchesterpower.org



Westchester
Power

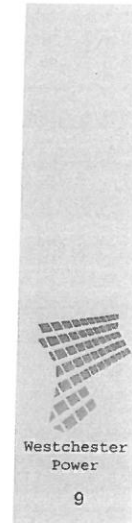
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Benefits through WP:

Leverage market clout for financial benefits

- Competitively bid supply pricing
- Use large purchasing power on behalf of consumers

www.westchesterpower.org

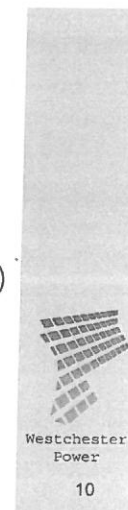


Benefits through WP:

Primary mission distinct from other industry actors

- Non-profit, owned by municipalities (including you!)
- Making the energy industry more accessible, affordable, and sustainable for customers

www.westchesterpower.org

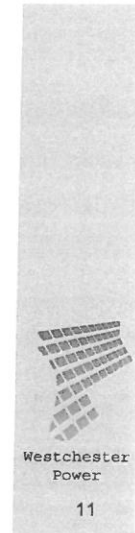


Benefits through WP:

Benefit from open market with safety of a vetted program

- **No “slamming”** or unannounced price increases
- **No call centers** - local customer service from a dedicated staff of Westchester residents ready to answer your questions
- **Local, reliable organization** advocating for your best interest

www.westchesterpower.org



Benefits through WP:

We set the program criteria together!

- **Products:** two supply options - green and basic
- **Price:** fixed rate, lower than previous 12 month average
- **Choice:** no exit fees, free to change supply option, free to leave before you are rolled in

www.westchesterpower.org



Benefits through WP:

Greening the energy supply:

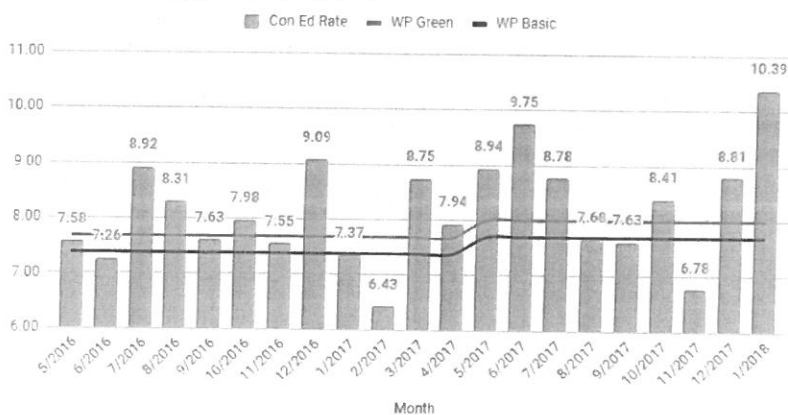
- You are helping promote the transition to renewable energy
- 2016: Largest purchase of Renewable Energy Certificates in New York State
- 2018: First local Community Solar projects coming online

www.westchesterpower.org

Westchester
Power

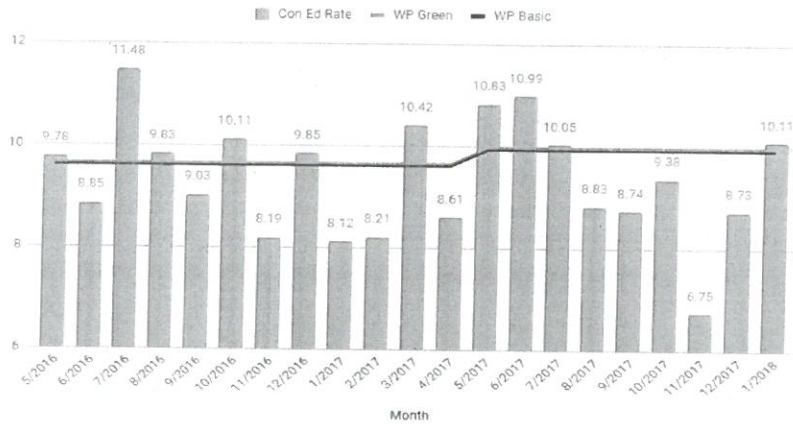
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Residential Rate Comparison: ConEd vs. WP

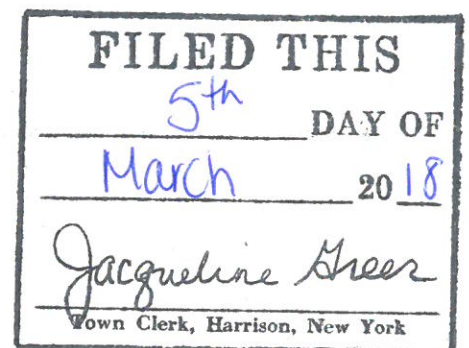


Supply Cost Savings:	\$5,036,894	\$67 avg per account
Delivery Sales Tax Avoided:	\$3,759,408	\$50 avg per account
Total Savings:	\$8,796,302	\$117 avg per account

Commercial Rate Comparison: ConEd vs. WP



Supply Cost Savings:	(\$205,122)	(\$29 avg per account)
Delivery Sales Tax Avoided:	\$239,962	\$34 avg per account
Total Savings:	\$34,841	\$5 avg per account



March 1, 2018

2018 - - 077 - -A

PUBLIC HEARING: TOD SPECIAL PERMIT FOR HARRISON STATION
TRANSIT ORIENTED DEVELOPMENT

On motion of Councilman Malfitano, seconded by Councilman Dionisio, the public hearing was opened.

Peter Wise from the Law Firm DelBello Donnellan Weingarten Wise & Wiederkehr, LLP and Grant Jaber, Senior Development Director with AvalonBay briefed the Board on behalf of AvalonBay. They presented the Town and the Planning Board on several occasions. There were two actions in front of this Board. The first was a Special Permit under the new TOD District. The Planning Board granted its Special Permit on February 27, 2018. The second action was for this Board to designate the site an open development area. Essentially this is because the commuter garage will be accessed by easement rather than be fronting on a public street. Once this Board took those actions it brings to a close an approval process that began over six years ago when MTA issued its request for proposals.

Harrison resident Elizabeth Pritchard asked if there were windows on the back facing the train station.

Grant Jaber, Senior Development Director with AvalonBay replied that there are sound proof windows on the back.

Harrison resident Elizabeth Pritchard asked where are the easements to get into the parking garage and are we talking about four stories for the building?

Grant Jaber, Senior Development Director with AvalonBay explained that the easements are just under the building from Halstead Avenue where there are two entrance-ways that go through the building, into the garage that is shielded by the residential building. The easement is east across the street from approximately Pizza 2000. There are three stories of residential over one story of retail for a total of four stories which is roughly 50 feet high.

Councilman Gordon explained that before he gave his vote he wanted to ask if AvalonBay would be willing to do some outreach efforts in the community. I'm wondering if you would be willing to spend five, half hour sessions, in the community to alert people to the current developments. He also explained that his vote would not be dependent upon their reply.

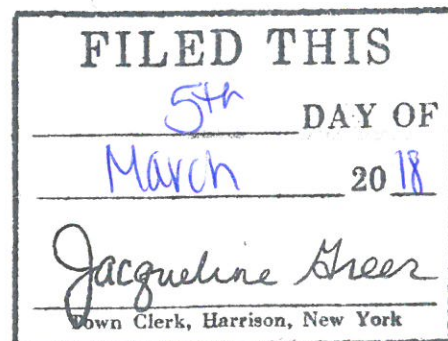
Grant Jaber, Senior Development Director with AvalonBay replied that he would be happy to come anytime, He went on to say that five sounded reasonable to give a short presentation and said however long it takes to please everybody.

March 1, 2018

2018 - - 077 - -A (Continued)

Supervisor Belmont said for the record this was discussed openly at several Planning Board meetings where residents had plenty of opportunity to come and see the presentations. We have had multiple presentations here and open town meetings.

On motion of Councilman Sciliano, seconded by Councilman Malfitano, the public hearing was closed.



March 1, 2018

2018 - - 077 - -B
DESIGNATION OF OPEN DEVELOPMENT AREA

On motion of Councilman Malfitano, seconded by Supervisor Belmont,
it was

RESOLVED to approve the designation of the site located at Halstead Avenue, Harrison
Station TOD/AvalonBay as an open development area.

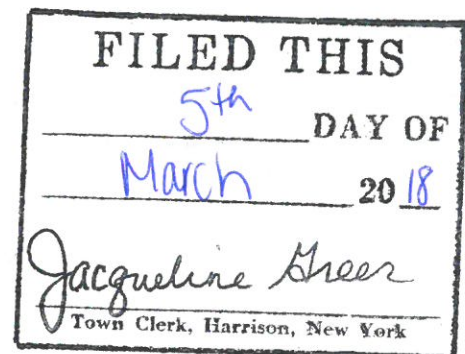
FURTHER RESOLVED to forward a copy of this Resolution to the Law Department.
Building Inspector, Town Assessor, Planning Board and Peter Weise.

Adopted by the following vote:

AYES: Councilpersons Dionisio, Gordon, Malfitano and Sciliano
Supervisor Belmont

NAYS: None

ABSENT: None



March 1, 2018

2018 - - 077 - - C
APPROVAL OF SPECIAL PERMIT FOR
HARRISON STATION TOD/AVALON BAY

On motion of Councilman Malfitano, seconded by Councilman Sciliano,

it was

RESOLVED to approve the Special Permit for the Harrison Station TOD/AvalonBay Development located on Halstead Avenue.

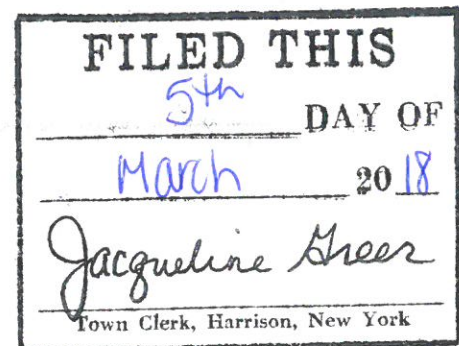
FURTHER RESOLVED to forward a copy of this Resolution to the Law Department, Building Inspector and Peter Weise.

Adopted by the following vote:

AYES: Councilpersons Dionisio, Gordon, Malfitano and Sciliano
Supervisor Belmont

NAYS: None

ABSENT: None



March 1, 2018

2018 - - 078

APPROVAL TO HIRE DOROTHY JENTER ONTO THE
ALTERNATE CROSSING GUARD LIST

On motion of Councilman Malfitano, seconded by Councilman Sciliano,

it was

RESOLVED to accept the request by Personnel Manager, Debra Scocchera, to hire Dorothy Jenter onto the alternate Crossing Guard list, at an hourly rate of \$20.70, effective immediately. The appropriate paperwork and applications have been forwarded and approved as per Civil Service Guidelines.

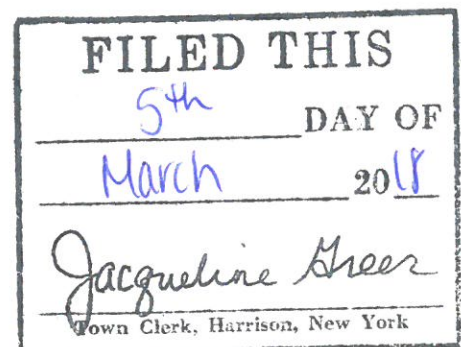
FURTHER RESOLVED to forward a copy of this Resolution to the Comptroller, Personnel Manager and Chief of Police.

Adopted by the following vote:

AYES: Councilpersons Dionisio, Gordon, Malfitano and Sciliano
Supervisor Belmont

NAYS: None

ABSENT: None



March 1, 2018

2018 - - 079

APPROVAL TO ACCEPT THE FOLLOWING DONATIONS TO THE
2017 HOLIDAY PROJECT

On motion of Councilman Sciliano, seconded by Councilman Gordon,

it was

RESOLVED to accept the request by Comptroller, Maureen MacKenzie, for approval of the following donations to the 2017 Holiday project:

Joan L Goldblatt	\$20.00
Carol Perrella	\$75.00
Katherine M Kennedy	\$75.00
Total:	\$170.00

Total Holiday Project 2017 donations received to date is \$18,651.50.

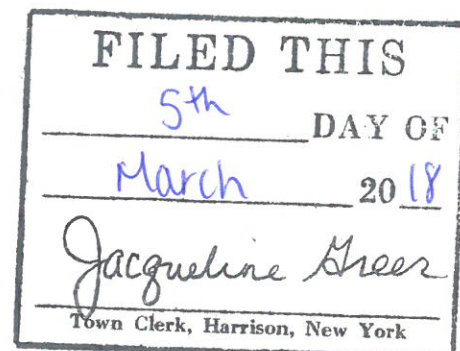
FURTHER RESOLVED to forward a copy of this Resolution to the Comptroller.

Adopted by the following vote:

AYES: Councilpersons Dionisio, Gordon, Malfitano and Sciliano
Supervisor Belmont

NAYS: None

ABSENT: None



March 1, 2018

2018 - - 080

AUTHORIZATION TO RENEW THE CONTRACT WITH
MILLENNIUM STRATEGIES FOR 12 MONTHS

On motion of Councilman Sciliano, seconded by Councilman Gordon,

it was

RESOLVED to accept the request by Town Engineer, Michael Amodeo, for authorization to renew the contract with Millennium Strategies for 12 months at a cost not to exceed \$36,000.00.

FURTHER RESOLVED for the Purchasing Department to issue a Purchase Order payable to Millennium Strategies at an amount not to exceed \$36,000.00. Funding for this contract is available in the Engineering Department Operating Budget, Special Services Line – 001-1440-100-0407.

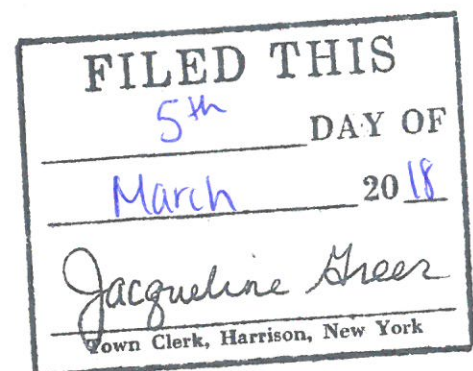
FURTHER RESOLVED to forward a copy of this Resolution to the Comptroller, Town Engineer and the Purchasing Department.

Adopted by the following vote:

AYES: Councilpersons Dionisio, Gordon, Malfitano and Sciliano
Supervisor Belmont

NAYS: None

ABSENT: None



March 1, 2018

2018 - - 081

AUTHORIZATION FOR NAMI TO PLACE RIBBONS ON DESIGNATED TREES
AND LIGHT POLES FOR MENTAL HEALTH AWARENESS

On motion of Councilman Dionisio, seconded by Councilman Sciliano,

it was

RESOLVED to accept the request by National Alliance on Mental Illness of Westchester (NAMI) Outreach Coordinator, Fabiola Tambini-Mallette, for authorization to place ribbons on trees and light poles (as designated by the Town Board) in the Town of Harrison during the month of May, in an effort to bring attention to mental health awareness.

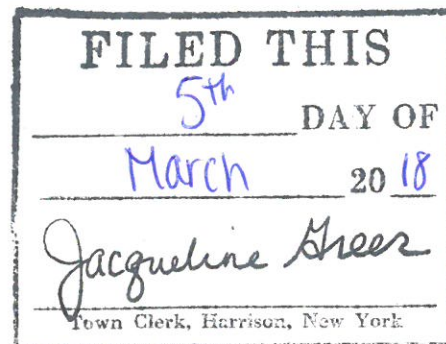
FURTHER RESOLVED to forward a copy of this Resolution to Fabiola Tambini-Mallette, Outreach Coordinator with NAMI.

Adopted by the following vote:

AYES: Councilpersons Dionisio, Gordon, Malfitano and Sciliano
Supervisor Belmont

NAYS: None

ABSENT: None



March 1, 2018

2018 - - 082

APPROVAL OF AN INTER-MUNICIPAL ENHANCED 911 AGREEMENT WITH
WESTCHSTER COUNTY

On motion of Councilman Dionisio, seconded by Councilman Malfitano,

it was

RESOLVED to accept the request by Town Attorney, Frank Allegretti, for approval of an Inter-Municipal Enhanced 911 Agreement between the Town of Harrison and Westchester County. The term of this Agreement shall be for five years commencing on October 1, 2017 and expiring on September 30, 2022.

FURTHER RESOLVED that the Agreement has been reviewed and deemed in order and for the Supervisor to execute the same.

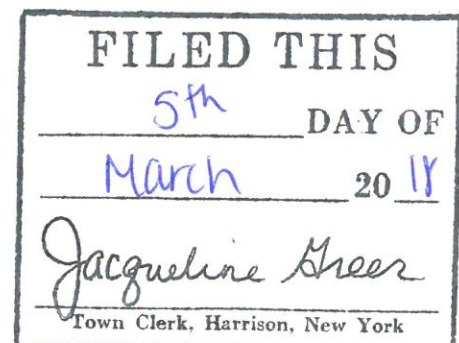
FURTHER RESOLVED to forward a copy of this Resolution to the Law Department.

Adopted by the following vote:

AYES: Councilpersons Dionisio, Gordon, Malfitano and Sciliano
Supervisor Belmont

NAYS: None

ABSENT: None



March 1, 2018

2018 - - 083

AUTHORIZATION TO AUCTION VEHICLES AND EQUIPMENT ONLINE

On motion of Councilman Malfitano, seconded by Councilman Sciliano,

it was

RESOLVED to accept the request by Coordinator of Computer Services, Michael Piccini, for authorization 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>
2004	Mack MR688S	1M2K189C84MO24949
2016	Dodge Charger	2C3CDXKT7GH324428
2009	Piaggio MP5	ZAPM610XX95000931
2006	Sterling Sweeper	49HAADB86DV10968
2004	Mack CV713	1M2AG11C24M011591
1994	Ford F700	1FDXK74C9RVA03836
1995	Giant Vac 6600-D	243793
1995	Giant Vac 6600-D	243794
1995	Giant Vac 6600-D	243795
1997	Tarco Big-T vac	Q1812A4725Q00
1997	Tarco Big-T vac	Q1812A4723Q00

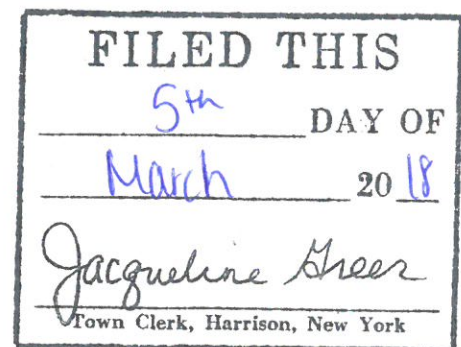
FURTHER RESOLVED to forward a copy of this Resolution to the Comptroller, Commissioner of Public Works and Coordinator of Computer Services.

Adopted by the following vote:

AYES: Councilpersons Dionisio, Gordon, Malfitano and Sciliano
Supervisor Belmont

NAYS: None

ABSENT: None



March 1, 2018

2018 - - 084

APPROVAL OF THE ANNUAL RENEWAL OF THE SERVICE AGREEMENT
BETWEEN GALLAGHER BASSET RISK MANAGEMENT
AND THE TOWN OF HARRISON

On motion of Councilman Gordon, seconded by Councilman Dionisio,

it was

RESOLVED to accept the request by Personnel Manager, Debra Scocchera, for approval for an annual renewal of service agreement between Gallagher Basset Risk Management and the Town/Village of Harrison.

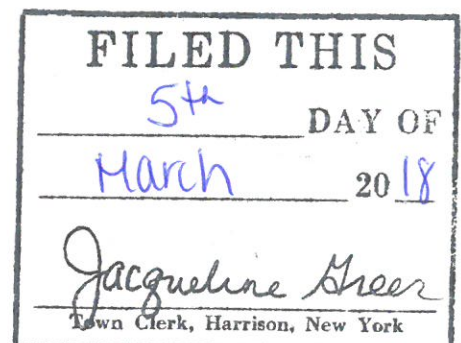
FURTHER RESOLVED to forward a copy of this Resolution to the Comptroller, Personnel Manager and the Law Department.

Adopted by the following vote:

AYES: Councilpersons Dionisio, Gordon, Malfitano and Sciliano
Supervisor Belmont

NAYS: None

ABSENT: None



March 1, 2018

2018 - - 085

AUTHORIZATION TO ACCEPT THE RESULTS FROM THE AUDIT PERFORMED
BY O'CONNOR DAVIES, LLP OF CASH RECEIPTS, CASH DISBURSEMENTS
AND CASH BALANCES OF JUSTICE COURT ACCOUNTS

On motion of Councilman Sciliano, seconded by Councilman Malfitano,

it was

RESOLVED to accept the request by Court Clerk, Jacqueline Ricciardi, for authorization to accept the results from the audit performed by O'Connor Davies, LLP of *Cash Receipts, Cash Disbursements and Cash Balances* of Justice Court Accounts for the calendar year ending December 31, 2017.

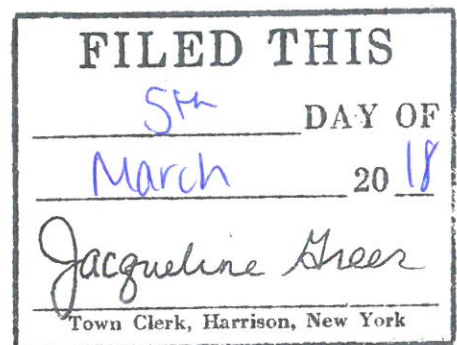
FURTHER RESOLVED to forward a copy of this Resolution to the Comptroller and the Court Clerk.

Adopted by the following vote:

AYES: Councilpersons Dionisio, Gordon, Malfitano and Sciliano
Supervisor Belmont

NAYS: None

ABSENT: None



March 1, 2018

2018 - - 086

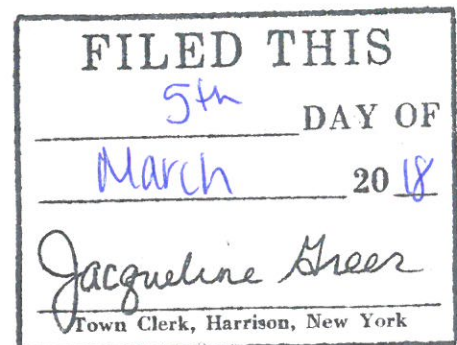
MATTERS FOR EXECUTIVE SESSION

Litigations: 1

Personnel: 2

Contractual: 1

On motion duly made and seconded,
with all members voting in favor,
the Meeting was recessed to Executive Session at 7:56 PM.



March 1, 2018

2018 - - 087

AUTHORIZATION TO PAY OUT NANCY MASI FOR HOURS OF COMP-TIME
ACCRUED BEFORE BECOMING RECEIVER OF TAXES

On motion of Councilman Malfitano, seconded by Councilman Gordon,

it was

RESOLVED to pay out Nancy Masi for 531 hours of comp-time accrued before becoming Receiver of Taxes at an hourly rate of \$18.02 which is the amount she was earning when she left the position of Senior Clerk. The total amount calculated to pay out is \$9,567.30.

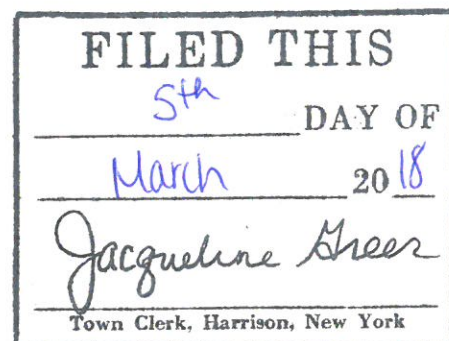
FURTHER RESOLVED to forward a copy of this Resolution to the Comptroller and the Law Department.

Adopted by the following vote:

AYES: Councilpersons Dionisio, Gordon, Malfitano and Sciliano
Supervisor Belmont

NAYS: None

ABSENT: None



March 1, 2018

2018 - - 088

APPROVAL TO RETAIN RAYNOL MINAYA AS AN I.T. CONSULTANT AT THE
HARRISON POLICE DEPARTMENT

On motion of Councilman Malfitano, seconded by Councilman Gordon,

it was

RESOLVED to retain Raynol Minaya as an I.T. Consultant at the Harrison Police Department at the rate of \$24.04 per hour of service, effective March 26, 2018.

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

Adopted by the following vote:

AYES: Councilpersons Dionisio, Gordon, Malfitano and Sciliano
Supervisor Belmont

NAYS: None

ABSENT: None

There being no further matters to come before the Board,
the Meeting was, on motion duly made and seconded,
declared closed at 9:30 PM.

Respectfully submitted,

Jacqueline Greer
Town Clerk

