

May 16, 2019

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, May 16, 2019 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) Councilpersons

Stephen Malfitano)

Fred Sciliano)

ALSO ATTENDING:

Frank Allegretti Town Attorney

Jonathan Kraut Village Attorney

Nelson Canter Deputy Town Attorney

Andrea Rendo Deputy Village Attorney

Anthony Robinson Commissioner of Public Works

May 16, 2019

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COMMISSIONER OF VETERAN AFFAIRS BEN DEFONCE
ON THE MEMORIAL DAY CEREMONY

Ben DeFonce, Commissioner of Veterans Affairs, addressed the Board regarding the upcoming Memorial Day Ceremony held on Monday, May 27th at 10:00 AM.

MEMORIAL DAY CEREMONY
GOD BLESS OUR VETERANS



TOWN/VILLAGE OF HARRISON
MAY 27, 2019
PARADE AT 10:00 AM HALSTEAD AVENUE TO MA RUS PARK



FILED THIS	
17 th	DAY OF
May	2019
Jacqueline Greer	
Town Clerk, Harrison, New York	



FIREMEN MEMORIAL



MA RISS MEMORIAL

MEMORIAL DAY PROGRAM

WELCOME: BEN DEFORCE (USMC RET.)
 PLEDGE OF ALLEGIANCE: RABBI HAMMERMAN
 INVOCATION: REV. RICHARD M. GUARNIERI
 NATIONAL ANTHEM:

INTRODUCTION OF HONORED GUESTS

BEN DEFORCE VETERAN SURVIVAL OFFICER
 RONALD BEHMONY SUPERVISOR/MAYOR
 RET. BRIG. GEN. S. BAUMGARTEN U.S. ARMY
 MAJOR THOMAS MCGUIRE U.S. AIR FORCE
 MAJOR AUGUSTIN ARRIOLA U.S. MARINES
 CHIEF BM WAYNE WOPNER U.S. NAVY
 MAJOR BEN MARTINES CMDR. CURTIS READ
 VFW POST 3047
 WALTER WILLIAMS CMDR. LT JR GRULLO
 POST 5463
 AMERICAN LEGION POST 559 JOSEPH MAZZULO

PROGRAM CONTINUED:

HARRISON POLICE DEPARTMENT
 JOSEPH YAROSKI
 HARRISON FIRE DEPARTMENTS:
 VINCENT STRANGE CHIEF: DOWN TOWN
 PAT GALLAGHER CHIEF: W. HARRISON
 NICK COOTE CHIEF: PURCHAS
 HARRISON AMBULANCE CORP.
 BENARDI CHOP FATHER CHRISTOPHER MONTURO
 FATHER GEORGE KANSRAMBA

GOD BLESS AMERICA
 LAND THAT I LOVE
 STAND BAKER HER AND GIVE HER
 THROUGH THE NIGHT WITH A LIGHT FROM ABOVE
 FROM THE MOUNTAINS, TO THE PRAIRIES
 TO THE OCEANS WHITE WITH FOAM
 GOD BLESS AMERICA
 MY HOME SWEET HOME
 GOD BLESS AMERICA
 MY HOME, SWEET HOME



AMERICA THE BEAUTIFUL



FILED THIS	
17 th	DAY OF
May	20/9
Jacqueline Greer	
Town Clerk, Harrison, New York	

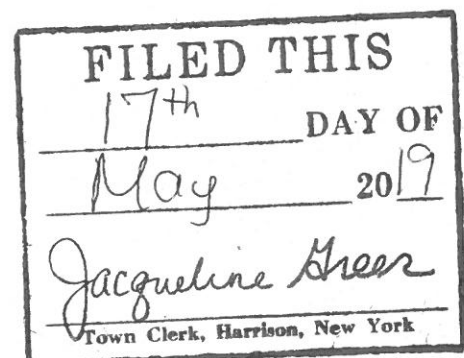
May 16, 2019

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PRESENTATION BY LOU ARLOTTA ON A 911 MEMORIAL

Harrison Resident Lou Arlotta addressed the Board regarding a proposed 911 Memorial to be located in Ma Riis Park. Mr. Arlotta explained that Harrison police officers and fire department personnel responded to Ground Zero. Unfortunately, Harrison has had one officer pass away due to a direct relation to his service at Ground Zero. Several other officers and firefighters that have retired, are realizing the effects from serving at Ground Zero. Mr. Arlotta has met with Supervisor Belmont several times to select an appropriate area for the proposed memorial. Harrison has a long history of recognizing residents and employees who died as a result of their service. Harrison has a superb war monument in the park where family members can go to visit and pay respect for those who gave the ultimate sacrifice. Officer Walt Mallinson passed away on September 9, 2017 after a long battle from a 911 cancer. Officer Mallinson and others didn't have to respond to Ground- Zero but they did so without hesitation. Mr. Arlotta proposed a small paved area, stone bench and a large memorial stone that would be engraved with the Twin Towers, Police and Fire Shields, and Officer Mallinson's name on a mounted bronze plaque. There would be additional space if more names needed to be added. The funding for the project would be from donations. The Harrison PBA donated an unbelievable amount to start the project. Landscapers have offered to do work for free. The cost will be approximately \$25,000. The goal is to complete and unveil the project by September 11th of this year. Mr. Arlotta asked for approval for the project and if people can make checks out to the Town of Harrison, C/O 911 Fund.

Supervisor Belmont commended Mr. Arlotta for his efforts. It is a shame that the numbers keep growing. With the 20th anniversary approaching this would be appropriate recognition.



May 16, 2019

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ACCEPTANCE OF CORRESPONDENCE AND REPORTS

On motion of Councilman Gordon, seconded by Councilman Malfitano,

it was

RESOLVED to accept the following correspondence and reports:

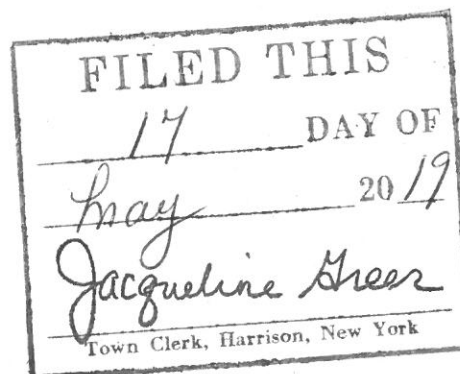
1. Monthly report by the Receiver of Taxes for April 2019
2. Monthly report by the Commissioner of Public Works for April 2019
3. Monthly report by the Building Inspector for April 2019
4. Monthly report by the Acting Fire Marshal for April 2019
5. Monthly report by the Town Clerk for April 2019

Adopted by the following vote:

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

NAYS: None

ABSENT: None



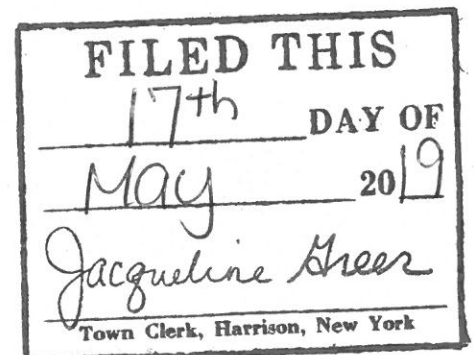
May 16, 2019

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CONTINUATION OF PUBLIC HEARING FOR THE PURPOSE OF DETERMINING
THE AMOUNT AND EXTENT OF REAL PROPERTY TO BE ACQUIRED
BY THE TOWN BY CONDEMNATION ON REAL PROPERTY KNOWN AS BLOCK 131,
LOT 21 AND MORE COMMONLY KNOWN
AS 249 HALSTEAD AVENUE

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

Official Transcript is Below.



1
2 - - - - - X
3 MEETING OF THE TOWN BOARD
4 OF THE
5 TOWN OF HARRISON
6 - - - - - X
7 One Heineman Place
8 Harrison, New York
9 May 16, 2019
10 7:00 p.m.
11
12 B E F O R E:
13 RONALD BELMONT, Chairperson
14 JACKIE GREER
15 FRANK GORDON
16 STEPHEN MALFITANO
17 FRED SCILIANO
18 RICHARD DIONISIO
19
20
21
22
23
24
25

1
2 A P P E A R A N C E S:
3
4 SINGLETON, DAVIS & SINGLETON PLLC
5 120 East Main Street
6 Mount Kisco, New York 10549
7 BY: WHITNEY W. SINGLETON, ESQ.
8
9 JONATHAN D. KRAUT, ESQ.
10 Village Attorney
11
12 ANDREA C. RENDO, ESQ.
13 Deputy Village Attorney
14
15 FRANK ALLEGRETTI, ESQ.
16 Town Attorney
17
18 NELSON CANTER, ESQ.
19 Deputy Town Attorney
20
21
22
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25

PROCEEDINGS

THE MAYOR: Motion to open
the public hearing.

Would anybody like to speak
on 249 Halstead Avenue, Block 131,
Lot 217

MR. SINGLETON: Good evening,
Mayor and trustees, or in this
case, supervisor and councilmen.

My name is Whitney Singleton.
I represent the property owner in
connection with this matter. I
have had the benefit of having some
correspondence and conversations
with the village attorney, as well
as some correspondence with the
mayor.

I have had an opportunity --
while I was retained relatively
recently, I have had an opportunity
to review the record in this matter
and your public hearing transcripts
and prior correspondence with my
client.

My client is not per se in

PROCEEDINGS

favor of nor opposed to what you're
proposing to do. We fully
understand the reason for your
public purpose in pursuing parking
on this property. We have
indicated through correspondence
submitted by my office, as well as
by my client, that we have no
interest in protesting the public
purpose.

However, my reason for
attending this evening is to make
sure we are opening up a dialogue
and to be perfectly clear that
while we are not opposed to the
process of the eminent domain
procedure, we are very concerned
that we are volumes apart on value.

My client does have an
existing offer for \$6 million for
the property. It is contingent,
but it is an offer for \$6 million.
I am not saying that he wouldn't
have to expend money to get to that

PROCEEDINGS

point in time, but -- and he has several million dollars into the property as well.

Again, as I have discussed with your village attorney, what my client has into it has nothing to do with its value. It is basically what the best use is and you're required to pay fair market value for that.

So if you're wishing to move forward -- I believe we started this process a year ago in June and your public hearing has been open since November 1. If you're wishing to move forward, we have absolutely no objection to you doing that, but we ask you to move forward because my client would like to begin action one way or the other. I appreciate you having us here. I will be happy to answer any question or engage in any discussion that the board wishes to

PROCEEDINGS

undertake.

I do have a question -- and I know it is a public hearing and you're not obligated to answer this. I represent the cochairman of this village/town as well. I am curious as to why the eminent domain is being done under the town law -- by a town board as opposed to the village. Is there any easy explanation to that?

MR. KRAUT: I am not sure that that would be something we would put in the public record, but we can have a conversation about that side bar.

You said you would entertain questions. What are the contingencies that are baked into the offer that you say your client has for \$6 million?

MR. SINGLETON: That is preliminary. I don't want to misrepresent anything because like

PROCEEDINGS

I said, I have been retained recently.

My understanding is that there is an existing approval for the property next door. It is for -- immediately next door, same zoning and same terrain. It has an approval for a slightly smaller property by the adjoining property owner. If my client is able to get the same approvals on a larger property, he has somebody willing to pay him \$6 million for the property. He will be happy to disclose that during negotiations.

MR. KRAUT: Anyone else?

THE MAYOR: Anybody else would like to address the board on 249 Halstead?

MS. LABRUSCIANO: Catherine Labrusciano.

On this property you're planning on putting a parking lot or -- because my mom lives

PROCEEDINGS

adjacent. She lives on Freemont. I am curious what is going to go there.

MR. KRAUT: The public purpose that is being considered during this hearing is for public parking.

MS. LABRUSCIANO: This gentleman, they want to put a building there? Why would you use eminent domain? That is new to me.

MR. KRAUT: It is a tool that the government often uses to acquire real property for public purposes.

MS. LABRUSCIANO: Does this also pertain to residential properties, like homeowners?

MR. KRAUT: Eminent domain can be used in many different contexts. In this context, it is a vacant piece of property.

MS. LABRUSCIANO: Would this also pertain to a residential

PROCEEDINGS

property?

MR. KRAUT: This public hearing does not pertain to anything other than the subject property.

MS. LABRUSCIANO: I will save my question for the next time I come up.

THE MAYOR: Anybody else?

MR. KRAUT: Mr. Mayor and members of the board, the one additional piece of information that I want to enter into the public record, and something that your engineering department is working on, are the potential parking layouts for this property and how they would lay out and integrate with adjacent streets. We expect to probably have that for you at your meeting -- following your next meeting, so two meetings out, and have the engineer put those in the record.

PROCEEDINGS

Thereafter, unless there is additional public comments, it is at that time that we would ask you to close the hearing. I recognize the property owner might prefer to do it sooner. The law department prefers that the engineering department provide you with the parking layouts first before you close the public hearing.

MR. SINGLETON: My comment on that -- and I appreciate you coming up here and bringing up eminent domain. I was hoping it would be imminent domain, not eminent.

In that regard, I think what the village attorney is speaking to is valuation, not purpose. I see no reason to keep the hearing open. If you deem it to be a public purpose to have a parking lot, I think that is appropriate to move forward.

I don't know why the carrying

PROCEEDINGS

1 costs should be on my client so
 2 that you can figure out your
 3 highest and best parking analysis.
 4 It doesn't seem to be appropriate,
 5 but I will also counter that and
 6 soften this request by saying you
 7 gave me adjournments for this
 8 meeting, so I don't object to a
 9 short adjournment, but I really --
 10 it has been a year now that it has
 11 formally been in process and it has
 12 been a lot longer than that; that
 13 it is in the municipal interest.
 14 So I ask that you move forward
 15 somewhat expeditiously.

16 THE MAYOR: Thank you.

17 MR. KRAUT: We ask that you
 18 move to put it on for the June 20
 19 meeting.

20 MR. MALFITANO: I make a
 21 motion that we continue the public
 22 hearing --

23 MR. LARUSSO: Frank Larusso.
 24 So if that property is
 25

PROCEEDINGS

1 zoned -- right now it is just
 2 commercial?

3 MR. MALFITANO: It is in a
 4 business district.

5 MR. LARUSSO: So if he is
 6 looking for value of 6 million
 7 based on best use, is that based on
 8 what the property is now or if
 9 you're going to make any
 10 improvements to the property?

11 How do they determine the 6
 12 million? Is it based on what it is
 13 at this moment or after any
 14 improvements might be made to the
 15 property?

16 MR. KRAUT: I am not going to
 17 get into a dissertation on
 18 valuation pursuant to the eminent
 19 domain procedure law in New York,
 20 but essentially, the value of the
 21 property is what the value of the
 22 property is on the date that it is
 23 condemned, not some hypothetical
 24 future point in time when a
 25

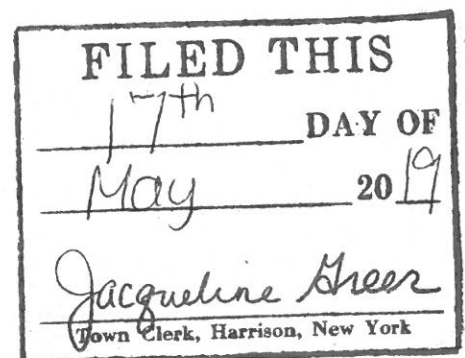
1 PROCEEDINGS
2 building is built on it and what
3 the building is worth.
4 MR. LARUSSO: Who determines
5 the best use? Is it an appraiser?
6 MR. KRAUT: The short answer
7 is either the condemner or the
8 condemnee, the owner of the
9 property and the municipality agree
10 on what the appropriate value is or
11 ultimately in theory, a court could
12 decide.
13 MR. LARUSSO: It could go to
14 arbitration or something like that?
15 MR. KRAUT: No.
16 MR. SINGLETON: Litigation.
17 MR. LARUSSO: Thank you.
18 THE MAYOR: Motion to close
19 the public --
20 MR. MALFITANO: No. The
21 motion is to continue it to the
22 June 20 meeting.
23 MR. SCILIANO: Second.
24 THE MAYOR: All in favor.
25 MS. GREER: Aye.

212-267-6868

Veritext Legal Solutions
www.veritext.com

516-608-2400

On motion of Councilman Malfitano, seconded by Councilman Dionisio, and all members voting in favor, the hearing will continue on June 20, 2019.



May 16, 2019

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AUTHORIZATION TO HIRE ANTHONY CASTELLANO AS
A SEASONAL PART-TIME LABORER

On motion of Councilman Gordon, seconded by Councilman Dionisio,

it was

RESOLVED to accept the request by Personnel Manager, Debra Scocchera, to hire Anthony Castellano as a seasonal part-time Laborer at an hourly rate of \$16.00, effective May 20, 2019.

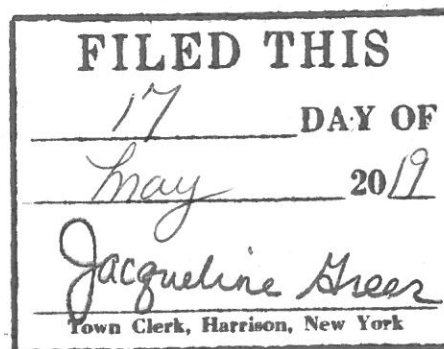
FURTHER RESOLVED to forward a copy of this Resolution to the Comptroller, Personnel Manager, and Commissioner of Public Works.

Adopted by the following vote:

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

NAYS: None

ABSENT: None



May 16, 2019

2019- - 219

APPROVAL OF THE LIST OF LIFE GUARDS AS
SEASONAL CAMP EMPLOYEES FOR THE 2019 CAMP SEASON

On motion of Councilman Sciliano, seconded by Councilman Gordon,

it was

RESOLVED to accept the request by Personnel Manager, Debra Scocchera, to approve the following list of Life Guards as seasonal Camp employees for the 2019 Camp Season:

<u>Name</u>	<u>Hourly Rate of Pay</u>
Caitlyn Brown	\$11.22
Anthony Coppola	\$11.22
Zachary Finn	\$11.22
Thomas Giandomenico	\$11.22
Adrian Gollub-Messiah	\$11.22
Anton Guastella	\$11.22
Kristen MacIlvane	\$11.22
Lauren Madonna	\$11.22
Loni Marsico	\$14.20
Tamara Ronan	\$11.22
Madison Stagg	\$11.22

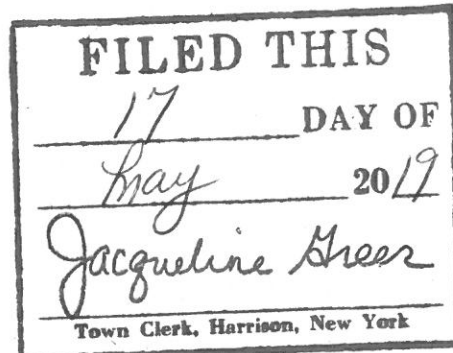
FURTHER RESOLVED to forward a copy of this Resolution to the Comptroller, Personnel Manager and Superintendent of Recreation.

Adopted by the following vote:

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

NAYS: None

ABSENT: None



May 16, 2019

2019- - 220

APPROVAL OF THE LIST OF RECREATION ATTENDANTS AS
SEASONAL CAMP EMPLOYEES FOR THE 2019 CAMP SEASON

On motion of Councilman Malfitano, seconded by Councilman Dionisio,

it was

RESOLVED to accept the request by Personnel Manager, Debra Scocchera, to approve the following list of Recreation Attendants as Seasonal Camp Employees for the 2019 Camp Season:

<u>Name</u>	<u>Hourly Rate of Pay</u>
Carmelina Albanese	\$8.32
Rose Belfiore	\$10.00
Caitlyn Brown	\$10.00
Anahi Bustamante	\$8.32
Luis Flecha	\$8.32
Michelle Gavillan	\$11.00
Christina Giacomo	\$8.16
Junko Jean-Phillippe	\$12.00
Diana Moron	\$10.00
Alexis Radcliffe	\$8.32
Sean Lauder	\$12.00
Sophie Major	\$10.00
Justin Montanez	\$8.16
Marcello Rebollo	\$9.00
John Scofield	\$9.18
Amanda Tigani	\$8.64

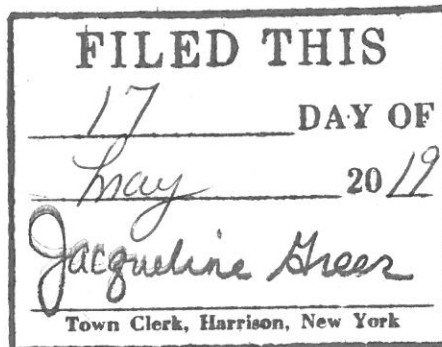
FURTHER RESOLVED to forward a copy of this Resolution to the Comptroller, Personnel Manager and Superintendent of Recreation.

Adopted by the following vote:

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

NAYS: None

ABSENT: None



May 16, 2019

2019- - 221

AUTHORIZATION TO HIRE DINESH JUNG SHAH
AS A TEMPORARY FULL-TIME LIBRARY CLERK

On motion of Councilman Gordon, seconded by Councilman Dionisio,

it was

RESOLVED to accept the request by Library Director, Galina Chernykh, to hire Dinesh Jung Shah as a temporary full-time Library Clerk. This clerk position will run for 3 to 6 months starting May 20th, 2019 and will not exceed 35 hours per week at a salary of \$37,702.

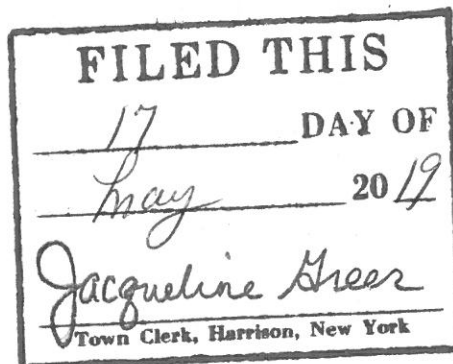
FURTHER RESOLVED to forward a copy of this Resolution to the Comptroller, Personnel Manager and Library Director.

Adopted by the following vote:

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

NAYS: None

ABSENT: None



May 16, 2019

2019- - 222

AUTHORIZATION TO HIRE NEENA JOSEPH
AS A TEMPORARY PART-TIME LIBRARY PAGE

On motion of Councilman Dionisio, seconded by Councilman Gordon,
it was

RESOLVED to accept the request by Library Director, Galina Chernykh, to hire Neena Joseph as a temporary part-time Library Page at an hourly rate of \$14.00, effective May 21, 2019.

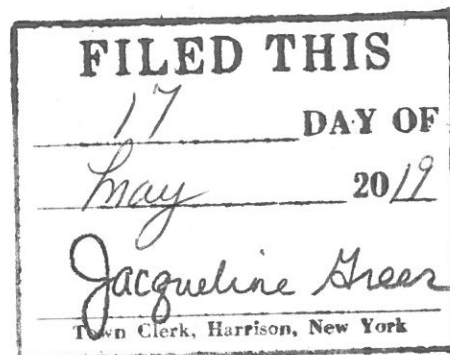
FURTHER RESOLVED to forward a copy of this Resolution to the Comptroller, Personnel Manager and Library Director.

Adopted by the following vote:

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

NAYS: None

ABSENT: None



May 16, 2019

2019- - 223

AUTHORIZATION TO HIRE GREGORY SOHANCHYK
AS A TEMPORARY SUMMER PART-TIME LIBRARY PAGE

On motion of Councilman Gordon, seconded by Councilman Sciliano,

it was

RESOLVED to accept the request by Library Director, Galina Chernykh, to hire Gregory Sohanchyk as a temporary summer part-time Library Page from June 24, 2019 through August 21, 2019 at an hourly salary of \$14.00.

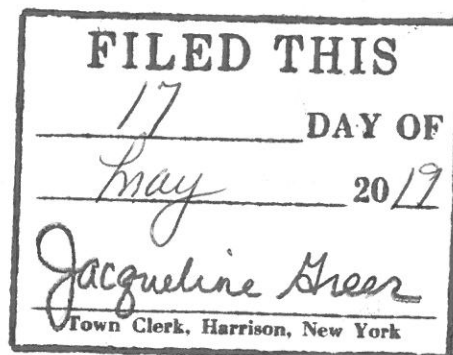
FURTHER RESOLVED to forward a copy of this Resolution to the Comptroller, Personnel Manager and Library Director.

Adopted by the following vote:

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

NAYS: None

ABSENT: None



May 16, 2019

2019- - 224

AUTHORIZATION FOR THE COURT CLERK, DEPUTY COURT CLERK, AND
ASSISTANT COURT CLERK TO ATTEND TRAINING AT THE
NEW YORK STATE ASSOCIATION OF MAGISTRATES COURT CLERK
ANNUAL CONFERENCE

On motion of Councilman Dionisio, seconded by Councilman Gordon,

it was

RESOLVED to accept the request by Court Clerk, Jacqueline Ricciardi, for herself, Deputy Court Clerk, Lourdes Valdes, and Assistant Court Clerk, Sean O'Connell, to attend training at the New York State Association of Magistrates Court Clerk Annual Conference to be held in Syracuse from September 28, 2019 through October 2, 2019. Total costs will not exceed \$5,000.00. This is a budgeted item.

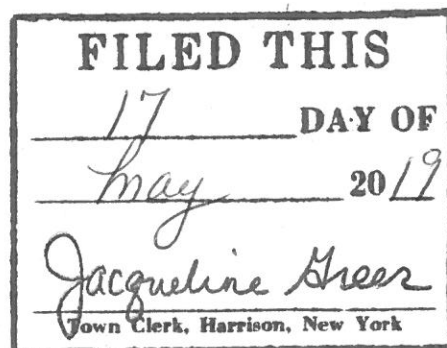
FURTHER RESOLVED to forward a copy of this Resolution to the Comptroller and Court Clerk.

Adopted by the following vote:

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

NAYS: None

ABSENT: None



May 16, 2019

2019- - 225
APPROVAL TO HOLD ANNUAL FIREWORKS DISPLAY
AT APAWAMIS CLUB

On motion of Councilman Gordon, seconded by Councilman Dionisio,

it was

RESOLVED to accept the request by Donna Gallo of The Apawamis Club for approval to hold their annual fireworks display on club grounds on Thursday, July 4, 2019 (rain date: Friday, July 5, 2019). This is subject to approval by the Acting Fire Marshal and the Police Department.

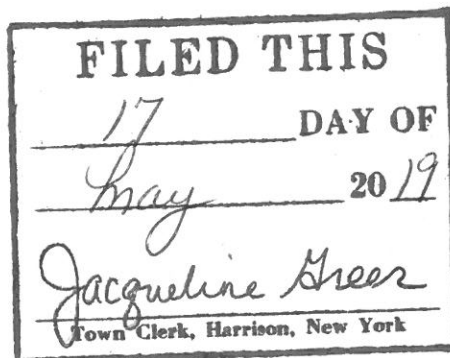
FURTHER RESOLVED to forward a copy of this Resolution to the Comptroller, Acting Fire Marshall, Chief of Police, and the General Manager of Apawamis Club.

Adopted by the following vote:

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

NAYS: None

ABSENT: None



May 16, 2019

2019- - 226

AUTHORIZATION TO ACCEPT A DONATION
TO THE HARRISON HISTORICAL SOCIETY

On motion of Councilman Dionisio, seconded by Councilman Sciliano,

it was

RESOLVED to accept a donation of \$400 from Clay Haviland to the Harrison Historical Society.

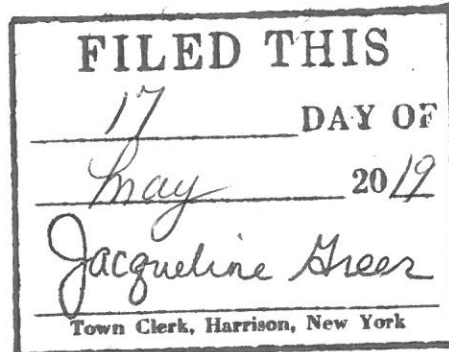
FURTHER RESOLVED to forward a copy of this Resolution to the Comptroller and the Historical Society.

Adopted by the following vote:

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

NAYS: None

ABSENT: None



May 16, 2019

2019- - 227

AUTHORIZATION TO ACCEPT DONATIONS
FOR THE BRENTWOOD FUNDRAISER PROJECT

On motion of Councilman Gordon, seconded by Councilman Dionisio,

it was

RESOLVED to accept the request by Superintendent of Recreation, Gerry Salvo, for authorization to accept the following donations for the Brentwood Fundraiser Project:

Banners

The Wong Family	\$400.00
The Cooper Family	\$400.00
The Lapin Family	\$400.00
The DiFiore Family	\$400.00
The Quinn Law Firm	\$400.00

Donations

The Ide Family	\$100.00
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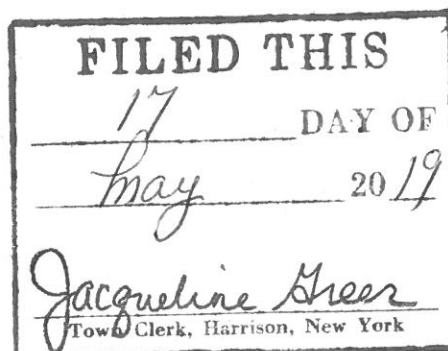
FURTHER RESOLVED to forward a copy of this Resolution to the Comptroller and Superintendent of Recreation.

Adopted by the following vote:

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

NAYS: None

ABSENT: None



May 16, 2019

2019- - 228

AUTHORIZATION FOR GERRY SALVO TO ATTEND THE
NATIONAL RECREATION AND PARKS ASSOCIATION
ANNUAL CONFERENCE & EXPOSITION

On motion of Councilman Dionisio, seconded by Councilman Malfitano,

it was

RESOLVED to accept the request by Superintendent of Recreation, Gerry Salvo, to attend the National Recreation and Parks Association Annual Conference & Exposition from September 23 to September 26, 2019 in Baltimore at a cost not to exceed \$1,875.00. This is a budgeted item.

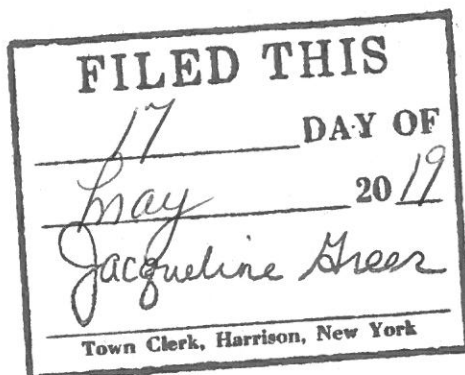
FURTHER RESOLVED to forward a copy of this Resolution to the Comptroller and Superintendent of Recreation.

Adopted by the following vote:

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

NAYS: None

ABSENT: None



May 16, 2019

2019- - 229

APPROVAL TO SET THE DATE FOR A PUBLIC HEARING ON JUNE 6TH, 2019
FOR A SPECIAL EXCEPTION USE PERMIT FOR A CHILD DAY CARE CENTER IN THE
EXISTING BUILDING KNOWN AS 220-230 WESTCHESTER AVENUE IN THE
HARRISON EXECUTIVE PARK

On motion of Councilman Gordon, seconded by Councilman Dionisio,

it was

RESOLVED to accept the request by James A. Ryan of JMC to set the date for a Public Hearing on June 6th, 2019 for a Special Exception Use Permit for a Child Day Care Center in the existing building known as 220-230 Westchester Avenue in the Harrison Executive Park.

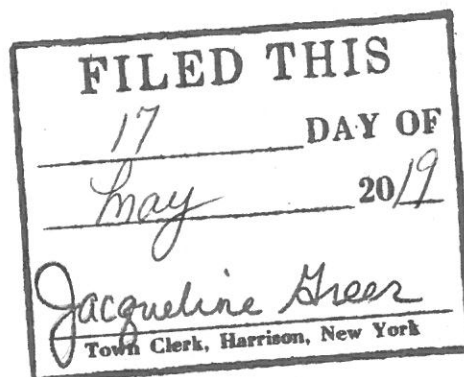
FURTHER RESOLVED to forward a copy of this Resolution to the Comptroller and Law Department.

Adopted by the following vote:

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

NAYS: None

ABSENT: None



May 16, 2019

2019- - 230

AUTHORIZATION TO RENEW THE ANNUAL MUSIC LICENSE AGREEMENT
FOR 2019 FROM BMI FOR GOVERNMENTAL ENTITIES

On motion of Councilman Gordon, seconded by Councilman Malfitano,

it was

RESOLVED to accept the request by Town Attorney, Frank Allegretti, to renew the annual Music License Agreement for 2019 from BMI for governmental entities. The agreement automatically renews on May 1st and the fee for 2019 has been increased from \$349.00 to \$358.00.

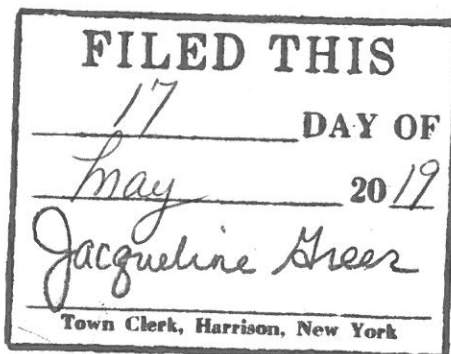
FURTHER RESOLVED to forward a copy of this Resolution to the Comptroller and Law Department.

Adopted by the following vote:

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

NAYS: None

ABSENT: None



May 16, 2019

2019- - 231

AUTHORIZATION TO ACCEPT A DONATION

On motion of Councilman Dionisio, seconded by Councilman Gordon,
it was

RESOLVED to accept the request by Director of Community Services, Nina Marraccini, to accept a donation of \$2,000 from an anonymous donor for the Harrison Food Pantry.

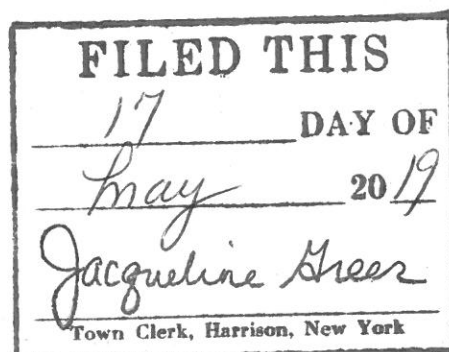
FURTHER RESOLVED to forward a copy of this Resolution to the Comptroller and Director of Community Services.

Adopted by the following vote:

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

NAYS: None

ABSENT: None



May 16, 2019

2019- - 232

AUTHORIZATION TO WAIVE THE SPECIAL PERMIT FEE FOR
THE ALS ASSOCIATION FUNDRAISING WALK

On motion of Councilman Gordon, seconded by Councilman Sciliano,

it was

RESOLVED to accept the request by Building Inspector, Rocco Germani, on behalf of the ALS Association of Greater NY, for approval to waive the Special Event Permit Fee of \$500.00 for their fundraising walk at Manhattanville College on June 23, 2019.

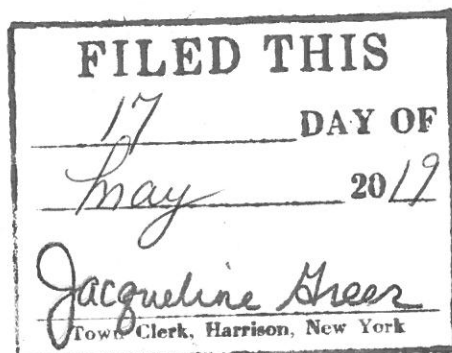
FURTHER RESOLVED to forward a copy of this Resolution to the Comptroller, Building Inspector and Chief of Police.

Adopted by the following vote:

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

NAYS: None

ABSENT: None



May 16, 2019

2019- - 233

AUTHORIZATION TO WAIVE THE TENT PERMIT FEES
FOR THE ALS ASSOCIATION FUNDRAISING WALK

On motion of Councilman Gordon, seconded by Councilman Sciliano,

it was

RESOLVED to accept the request by Acting Fire Marshal, Rocco Germani, on behalf of ALS Association of Greater NY, for approval to waive the Fire Prevention Bureau Tent Permit Fees for their fundraising walk at Manhattanville College on June 23, 2019.

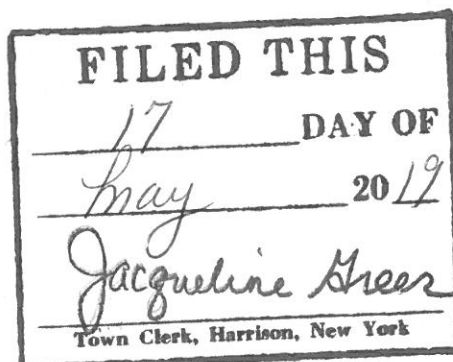
FURTHER RESOLVED to forward a copy of this Resolution to the Comptroller and Acting Fire Marshal.

Adopted by the following vote:

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

NAYS: None

ABSENT: None



May 16, 2019

2019- - 234

APPROVAL OF A BUDGET MODIFICATION

On motion of Councilman Dionisio, seconded by Councilman Sciliano,

it was

RESOLVED to accept the request by Comptroller, Maureen MacKenzie, for approval of the following Budget Modification:

To Appropriate Town Fund Balance, particularly from Reserve for Capital Projects, and transfer to budget line Town Transfer Out to Capital Projects. The funds will then be placed within Capital Project 17RE15 New Recreation Facility and will be used towards anticipated near term expenses for the New Recreation Facility.

BUDGET MODIFICATION:

INCREASE:

001-0000-059-5999

Town Fund Appropriated Fund Balance \$250,000

INCREASE:

001-9501-100-0906

Town Transfer Out to Capital Projects \$250,000

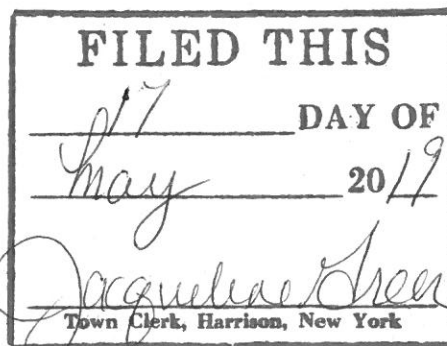
FURTHER RESOLVED to forward a copy of this Resolution to the Comptroller.

Adopted by the following vote:

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

NAYS: None

ABSENT: None



May 16, 2019

2019- - 235

AUTHORIZATION TO HIRE ENVIRONMENTAL MAINTENANCE CONTRACTORS FOR
8 CALVERT STREET PRE-DEMOLITION ASBESTOS INSPECTION SERVICES

On motion of Councilman Dionisio, seconded by Councilman Sciliano,

it was

RESOLVED to accept the request by Town Engineer, Mike Amodeo, to hire Environmental Maintenance Contractors, Inc. for 8 Calvert Street Pre-Demolition Asbestos Inspection Services at a cost not to exceed \$5,110.00 Funding for this contract is available in Capital Account 17RE15- New Recreation Facility.

FURTHER RESOLVED for the Purchasing Department to issue a Purchase Order payable to Environmental Maintenance Contractors, Inc. at an amount not to exceed \$5,110.00.

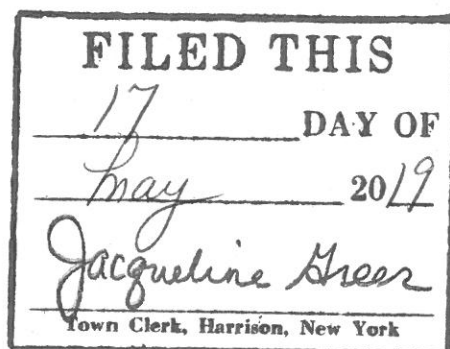
FURTHER RESOLVED to forward a copy of this Resolution to the Comptroller, Town Engineer, and Purchasing Department.

Adopted by the following vote:

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

NAYS: None

ABSENT: None



May 16, 2019

2019- - 236

AUTHORIZATION TO RELEASE A PERFORMANCE BOND

On motion of Councilman Malfitano, seconded by Councilman Dionisio,

it was

RESOLVED to accept the request by Town Attorney, Frank Allegretti, to release Performance Bond No. K09173857 in the amount of \$55,000.00 currently being held by the Town of Harrison in connection with Luna Group West, LLC (DiLuna Subdivision) 180-190 Underhill Avenue, West Harrison. All work has been completed and final site inspections have been conducted.

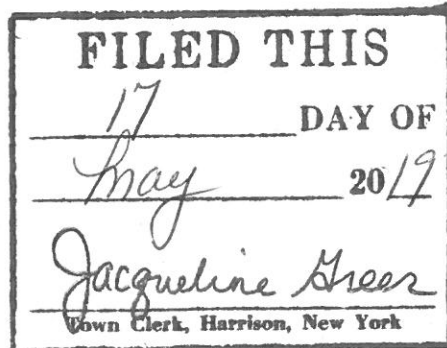
FURTHER RESOLVED to forward a copy of this Resolution to the Comptroller, and Law Department.

Adopted by the following vote:

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

NAYS: None

ABSENT: None



May 16, 2019

2019- - 237

APPROVAL OF THE ORGANIC WASTE TRANSFER INTER-MUNICIPAL AGREEMENT

On motion of Councilman Sciliano, seconded by Councilman Malfitano,

it was

RESOLVED to accept the request by Deputy Village Attorney, Andrea Rendo, to approve the Organic Waste Transfer Inter-Municipal Agreement between the County of Westchester and the Town/Village of Harrison. The term for this Agreement is for five years commencing April 1, 2018 through March 31, 2023.

FURTHER RESOLVED to authorize the Supervisor to execute the Agreement.

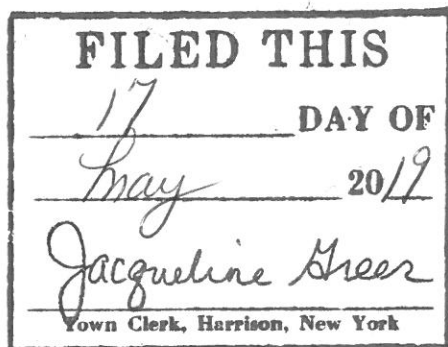
FURTHER RESOLVED to forward a copy of this Resolution to the Comptroller and the Law Department.

Adopted by the following vote:

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

NAYS: None

ABSENT: None



May 16, 2019

2019- - 238

AUTHORIZATION TO WAIVE THE SPECIAL EVENT PERMIT FEE FOR THE
LUNG FORCE FUNDRAISING WALK

On motion of Councilman Dionisio, seconded by Councilman Sciliano,

it was

RESOLVED to accept the request by Building Inspector, Rocco Germani, on behalf of the Lung Force, for approval to waive the Special Event Permit Fee of \$500.00 for their fundraising walk at Manhattanville College on June 15, 2019.

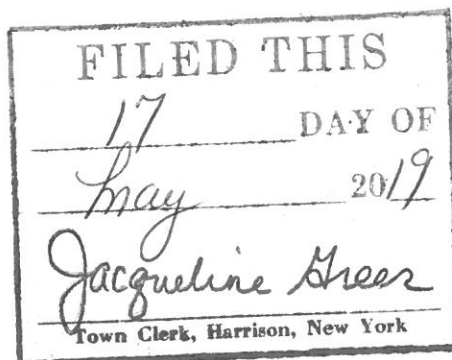
FURTHER RESOLVED to forward a copy of this Resolution to the Comptroller, Building Inspector and the Chief of Police.

Adopted by the following vote:

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

NAYS: None

ABSENT: None



May 16, 2019

2019- - 239

AUTHORIZATION TO WAIVE TENT PERMIT FEES
FOR THE LUNG FORCE FUNDRAISING WALK

On motion of Councilman Dionisio, seconded by Councilman Sciliano,

it was

RESOLVED to accept the request by Acting Fire Marshal, Rocco Germani, on behalf of Lung Force, for approval to waive the Fire Prevention Bureau Tent Permit Fees for their fundraising walk at Manhattanville College on June 15, 2019.

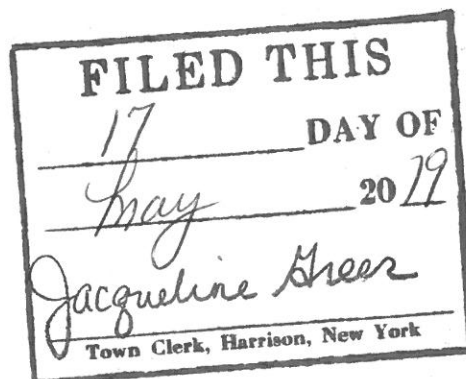
FURTHER RESOLVED to forward a copy of this Resolution to the Comptroller and the Acting Fire Marshal.

Adopted by the following vote:

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

NAYS: None

ABSENT: None



May 16, 2019

2019- - 240

APPROVAL OF WESTCHESTER JOINT WATER WORKS PROJECTS

On motion of Councilman Sciliano, seconded by Councilman Malfitano,

it was

RESOLVED to accept the request by Comptroller, Maureen MacKenzie, for approval of the following Westchester Joint Water Works projects:

<u>Auth #</u>	<u>Project</u>	<u>Type</u>	<u>WJWW Authorization</u>	<u>TVOH Share</u>	<u>Current Cost Expectation</u>	<u>Revised TVOH Share</u>
A-1355	Water Infrastructure Replmnts. Related to TOH Paving Prog 2019	Local TOH	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000
A-1342	Purchase Street 16" Pressure Regulator	Joint	\$ 420,000	\$ 235,200	\$ 550,000	\$ 308,000
	Board previously approved \$235,200					
	Need to approve additional \$72,800					\$ 72,800

A-1344	North Barry Avenue 16" Pressure Regulator	Joint	\$ 391,000	\$ 218,960	\$ 500,000	\$ 280,000
	Board previously approved \$391,000					
	Need to approve additional \$61,040					\$ 61,040.00

A-1345	Mamaroneck Ave 16" Pressure Regulator	Joint	\$ 444,000	\$ 248,640	\$ 675,000	\$ 378,000
	Board previously approved \$248,640					
	Need to approve additional \$129,360					\$ 129,360
A-1304	Park Lane Booster Station	Joint	\$ 475,788	\$ 257,877	\$ 475,788	\$ 257,877
A-1321	Rye Lake Chlorinators	Joint	\$ 540,488	\$ 292,944	\$ 540,488	\$ 292,944
A-1346	New Kenilworth Water Storage Tank	Joint	\$ 3,000,000	\$ 1,400,000	\$ 4,250,000	\$ 2,380,000

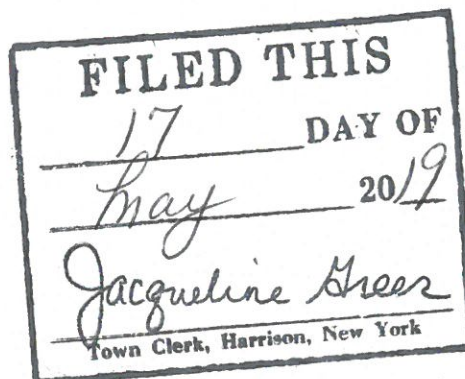
	Board previously approved 1,400,000					
	Need to approve additional \$980,000					\$980,000
A- 1349	Walnut Lane Transite Water Main Replacement	Local	\$ 475,000	\$ 475,000	\$641,777	\$641,777
	Board previously approved \$475,000					
	Nee to approve additional \$166,777.					\$166,777
A- 1352	Rye Lake UV Facility	Joint	\$8,000,000	\$4,320,000	\$4,320,000	\$4,320,000
A- 1359	Woodside Avenue Water Main Replacement	Local	\$350,000	\$350,000	\$350,000	\$350,000
	TOTAL AMOUNT FOR APPROVAL OF WJWW PROJECTS 2019					\$ 7,230,798

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



May 16, 2019

2019- - 241

AUTHORIZATION FOR THE SUPERVISOR TO EXECUTE THE MEMORANDUM OF
AGREEMENT ON BEHALF OF THE TOWN OF HARRISON
WITH LOCAL 456, INTERNATIONAL BROTHERHOOD OF TEAMSTERS

On motion of Councilman Dionisio, seconded by Councilman Gordon,

it was

RESOLVED for Supervisor Belmont to execute the Memorandum of Agreement on behalf of the Town of Harrison with Local 456, International Brotherhood of Teamsters in connection with the Collective Bargaining Agreement covering years 2018 through 2022.

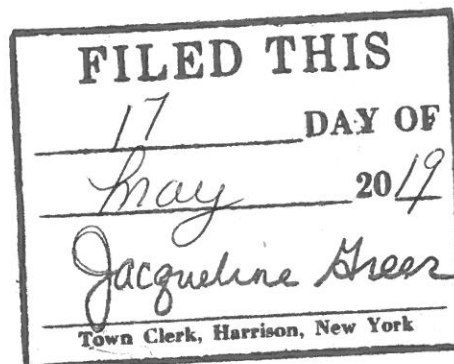
FURTHER RESOLVED to forward a copy of this Resolution to the Comptroller and Law Department.

Adopted by the following vote:

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

NAYS: None

ABSENT: None



May 16, 2019

2019- - 242

AUTHORIZATION OF A BUDGET TRANSFER

On motion of Councilman Gordon, seconded by Councilman Dionisio,

it was

RESOLVED to accept the request by Library Director, Galina Chernykh, to transfer \$20,000 from Budget Line 002-7410-100-0130 Part-Time Salaries to Budget Line 002-7410-100-0407 Special Services in order to pay for the cleaning contract between Library and NSI Clean Worldwide Inc. Company. The requested amount will cover expenses for 2019.

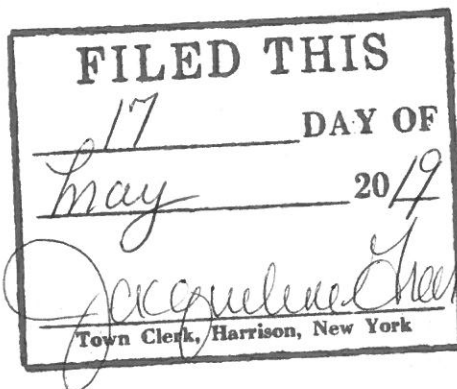
FURTHER RESOLVED to forward a copy of this Resolution to the Comptroller and the Library Director.

Adopted by the following vote:

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

NAYS: None

ABSENT: None



May 16, 2019

2019- - 243

AUTHORIZATION TO AWARD THE BID FOR CLEANING SERVICES
FOR THE HARRISON PUBLIC LIBRARY AND WEST HARRISON BRANCH TO
NSI CLEAN WORLDWIDE INC. COMPANY

On motion of Councilman Malfitano, seconded by Councilman Gordon,

it was

RESOLVED to accept the request by Library Director, Galina Chernykh, to award the bid for cleaning services for the Harrison Public Library and the West Harrison Branch to NSI Clean Worldwide Inc. Company, 70 Maple Drive, Middletown NY at a total cost of \$31,720. Funding is available in the 407 Special Services Budget Line.

FURTHER RESOLVED for the Purchasing Department to issue a purchase order for a cleaning contract to NSI Clean Worldwide Inc. Company for \$31,720.00.

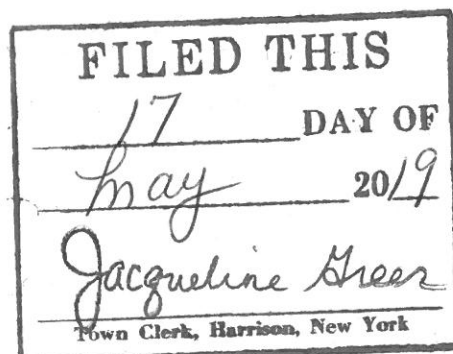
FURTHER RESOLVED to forward a copy of this Resolution to the Comptroller, Library Director, and Purchasing Department.

Adopted by the following vote:

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

NAYS: None

ABSENT: None



May 16, 2019

2019- - 244

AUTHORIZATION TO APPROVE A TEMPORARY ACCESS AGREEMENT
AND PROPOSED DRAINAGE EASEMENT FOR THE INSTALLATION OF
MAINTENANCE AND REPAIR OF THE REQUIRED 12" STORMWATER PIPE

On motion of Councilman Sciliano, seconded by Councilman Dionisio,

it was

RESOLVED to accept the request by Linda Whitehead of McCullough, Goldberger & Staudt, LLP, on behalf of their client 33 Calvert Properties LLC to approve a Temporary Access Agreement and proposed Drainage Easement for the installation of maintenance and repair of the required 12" Stormwater Pipe subject to approval of the Town Engineer.

FURTHER RESOLVED to authorize the documents to be signed and filed.

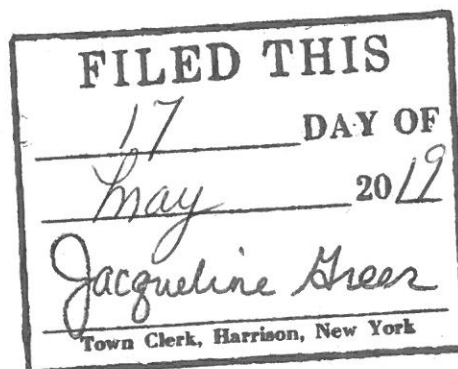
FURTHER RESOLVED to forward a copy of this Resolution to the Town Engineer and the Law Department.

Adopted by the following vote:

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

NAYS: None

ABSENT: None



May 16, 2019

2019- - 245
OLD BUSINESS

Supervisor Belmont spoke with regard to letters written by the Town to three homeowners. He explained that he wanted those in attendance to know that the Town is not seeking to purchase properties in Harrison for the purpose of constructing apartment complexes. That information is totally inaccurate. The town sent out initial letters to only three property owners near the new recreation facility to inquire if they would be interested in discussing the sale of their properties for additional parking opportunities for the new recreation center. The center is currently in the design stages, roughly 5% in design. There is a long way to go before that facility becomes a reality. We are in the planning stages. I want to add that I would hate to see or hear that a property was sold and we are sitting on our hands not trying to enhance the new recreation facility or the entire downtown area. That is why the letters went out, it said if you are interested please let us know. We did get one phone call from one of the homeowners that said they were not interested. I said okay thank you very much. The Board is always investigating opportunities to enhance parking, the proposed new facility and the downtown area.

Harrison Resident Cathy LaBrusciano said the letters that went out to the homeowners are for the properties on Calvert Street which are on the same side as the new buildings that are going up (where GA Fleet was). If it is not for new buildings; will it be used for parking? If the recreation center is on the opposite side of the street, why would it be for parking?

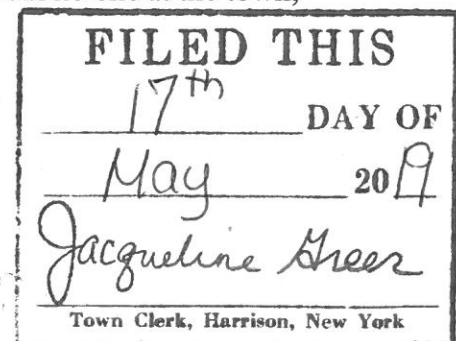
Supervisor Belmont said because those properties we considered might be available and right now we have absolutely no parking for the recreation center, so we are trying to get some parking.

Harrison Resident Cathy LaBrusciano said the Board would be displacing a 90-year-old man. When the letter came out it didn't say anything other then we are interested. With all the buildings that are going up in the community that's the first thing I thought of. I'm only here because I'm looking out for this elderly couple.

Supervisor Belmont said if he sat on his hands and not been aggressive and then later he found out that those three buildings were sold to a developer and here we are right across the street with a new facility and we have no place to park.

Harrison Resident Cathy LaBrusciano explained she came to the meeting because she wanted a better understanding and she thanked the Supervisor.

Harrison Resident Susan Storms informed the Board for the record that nothing had been done since the last meeting she spoke at (one month ago). She said she heard from no one at the town, specifically the Building Department.



May 16, 2019

2019- - 245 (Continued)

Town Attorney Allegretti said the violations and complaints that were filed were remedied by the property owner and all FOILS that she submitted have been approved by him and his office and if there are records Ms. Storms can have them.

Councilman Dionisio explained that he personally went to her building and said there was heat.

Harrison Resident Susan Storms said not in her apartment. The landlord fudges the details.

Harrison Resident Patricia Coviello said she was here about senior housing. She said there is no affordable housing in the town. Do you not care about us?

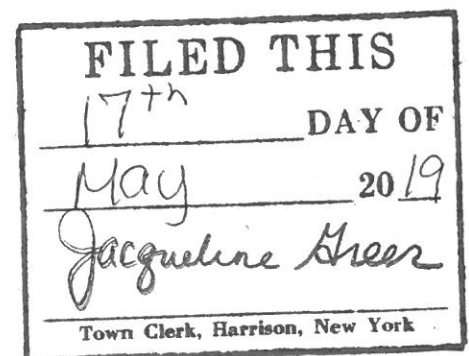
Supervisor Belmont said we do care about you. We have a Community Services Department that will be in touch with you and try and find you a place to live.

Supervisor Belmont said at the last meeting we changed the July 18th meeting to Wednesday, July 17th but there will be a very big concert that night across the street in the Ma Riis park and we will not be able to hear ourselves. The Supervisor suggested moving the meeting to July 16, 2019. All Board members concurred that the date of July 16, 2019 was acceptable.

Harrison Resident Raymond Drach said he attended a meeting last week about the widening of Woodside Avenue. The Supervisor and the Town Engineer were there. They were asked many questions and they were all answered. It was so nice seeing how Woodside Avenue will be fixed and how it will improve our town. Mr. Drach also noted that as he drove around town he looked at all the things going on like Wegmans, the Toll Brothers apartments, Sloan Kettering and the Avalon Building and opined that he thought all these projects look beautiful and fascinating. It is an exciting time for Harrison. I would like to thank the Supervisor and the Town Board for what you have done making it Great to Live in Harrison.

Supervisor Belmont explained that a traffic study has been completed for Macy Road. The Board thought we could change the timing of the lights because it is a nuisance traveling Macy Road anytime of the day. There may be some really quick improvements before we spend any money. We are excited about that.

Councilman Malfitano commented that not too long ago, those lights were on flashing red and yellow and I was amazed at how smoothly and orderly traffic moved through the intersection. I would communicate that to the traffic engineers. This could be part of the solution as opposed to sitting at those lights for two or three minutes.



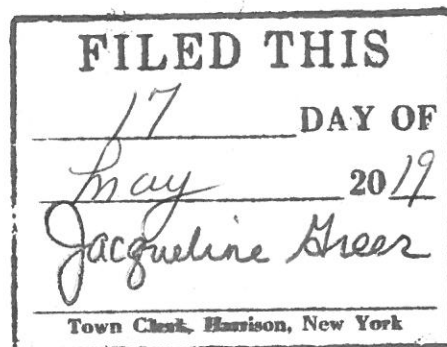
May 16, 2019

2019- - 246

MATTERS FOR EXECUTIVE SESSION

- 1 Litigation
- 1 Personnel
- 2 Tax Certioraris

On motion duly made and seconded,
with all members voting in favor,
the Meeting was recessed to Executive Session at 8:09 PM.



May 16, 2019

2019- - 247

SUSPENSION OF DRIVING PRIVILEGES OF VITO FAGA JR SECOND ASSISTANT
CHIEF OF THE HARRISON VOLUNTEER FIRE DEPARTMENT

On motion of Councilman Dionisio, seconded by Councilman Malfitano,

it was

RESOLVED to suspend driving privileges of Vito Faga Jr., Second Assistant Chief of the Harrison Volunteer Fire Department, Fire District #2 pending further review by the Board effective immediately.

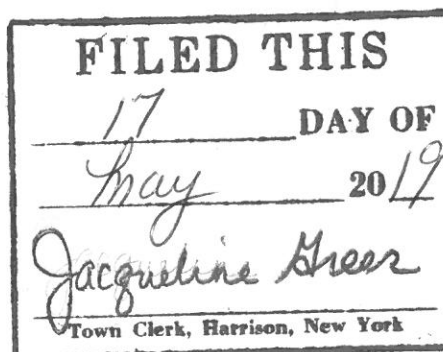
FURTHER RESOLVED to forward a copy of this Resolution to the Law Department and Chief of Fire District #2.

Adopted by the following vote:

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

NAYS: None

ABSENT: None



May 16, 2019

2019- - 248

AUTHORIZATION TO SETTLE THE TAX CERTIORARI IN THE MATTER
OF CENTURY COUNTRY CLUB

On motion of Councilman Sciliano, seconded by Councilman Dionisio,

it was

RESOLVED to settle the Tax Certiorari in the matter of Century Country Club, Anderson Hill Road, Block 681, Lot 1.

Year	Current AV	Settlement AV	AV Reduction
2016	213,150	134,400	78,750
2017	253,930	172,700	81,230
2018	253,930	169,400	84,530

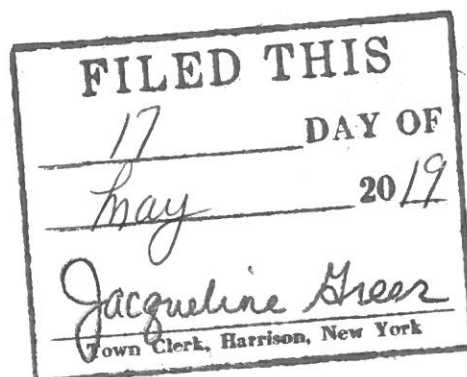
FURTHER RESOLVED to forward a copy of this Resolution to the Comptroller, Law Department, and Assessor.

Adopted by the following vote:

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

NAYS: None

ABSENT: None



May 16, 2019

2019- - 249

AUTHORIZATION TO GET AN APPRAISAL FOR THE PROPERTY LOCATED
AT 22 & 26 CALVERT STREET

On motion of Councilman Gordon, seconded by Councilman Malfitano,

it was

RESOLVED to get an appraisal for the property located at 22 & 26 Calvert Street, in an amount not to exceed \$5,000. Funding Source is 001-1900-100-4425.

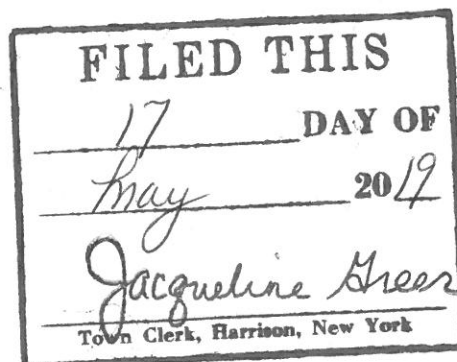
FURTHER RESOLVED to forward a copy of this Resolution to the Law Department.

Adopted by the following vote:

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

NAYS: None

ABSENT: None



May 16, 2019

2019- - 250

AUTHORIZATION TO ENTER INTO A FORBEARANCE AGREEMENT
WITH VRC DEVELOPMENT COMPANY LLC

On motion of Councilman Sciliano, seconded by Councilman Gordon,

it was

RESOLVED to enter into a Forbearance Agreement with VRC Development Company LLC.

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

There being no further matters to come before the Board,
the Meeting was, on motion duly made and seconded,
declared closed at 9:19 PM.

Respectfully submitted,

Jacqueline Greer
Town Clerk

