

May 4, 2017

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 4, 2017 at 7:00 PM Eastern Daylight Savings Time. All members having received due notice of said meeting:

MEMBERS PRESENT:

Ronald Belmont Supervisor

Marlane Amelio.....)

Richard Dionisio.....)

Stephen Malfitano) Councilpersons

Fred Sciliano)

ALSO ATTENDING:

Michael Olsey.....Chief

Maureen MacKenzie.....Comptroller

Frank Allegretti.....Town Attorney

Nelson Canter.....Deputy Town Attorney

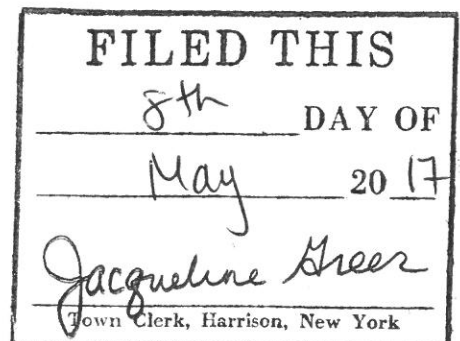
Andrea Rendo.....Deputy Village Attorney

May 4, 2017

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CERTIFICATE OF ACHIEVEMENT PRESENTED TO HARRISON STUDENT,
KATIA BARKER, FOR HER OUTSTANDING COMMITMENT TO WORKING
WITH THE THIRST PROJECT IN BUILDING WATER WELLS IN POOR AFRICAN
VILLAGES

Supervisor Belmont presented a Certificate of Achievement to Katrina Barker for her outstanding commitment by fundraising for the Thirst Project. The Thirst Project builds water wells in poor African villages. Ms. Barker is a ninth-grader at Harrison High School.

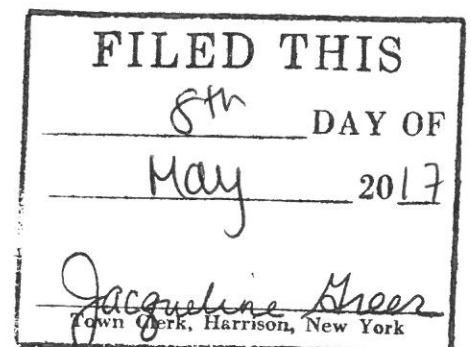


May 4, 2017

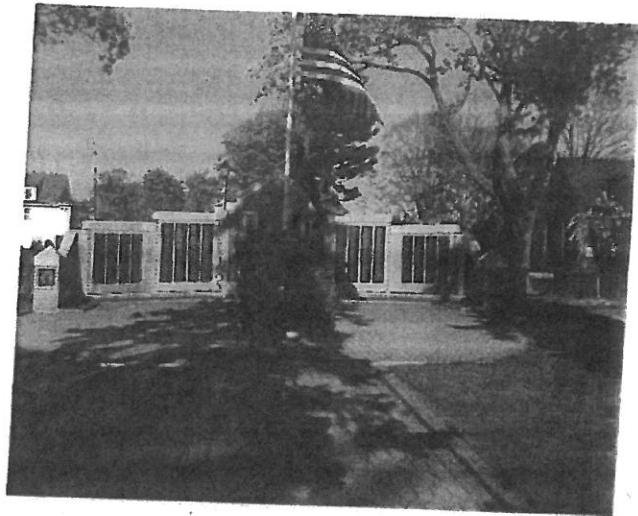
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PRESENTATION BY BEN DEFONCE ON THE MEMORIAL DAY CEREMONY
BEING HELD ON MAY 29, 2017

Harrison resident and Veteran's Affairs Administrator Ben DeFonce addressed the Board and gave a preview of the upcoming Memorial Day Parade.



MEMORIAL DAY CEREMONY
GOD BLESS OUR VETERANS



TOWN/VILLAGE OF HARRISON
MAY 29, 2017

PARADE AT 10:00 AM HALSTEAD AVENUE TO MA RIIS PARK





FIREMEN MEMORIAL



MA RIIS MEMORIAL

MEMORIAL DAY PROGRAM

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

INTRODUCTION OF HONORED GUESTS

BEN DeFONCE	VETERAN SERVICE OFFICER
RONALD BELMONT	SUPERVISOR/MAYOR
REAR ADMIRAL TINA ALVARADO	US NAVY
RET. BRIG. GEN. S. BAUMGARTEN	U. S ARMY
MAJOR EDWARD DeFALCON	U.S. AIR FORCE
GUNNERY SGT. ERNEST GREEN	USMC
MAJOR BEN MARTINES	CMDR: CURTIS READ VFW Post 3047
CAPT. KATE STANDIFER	U.S. NAVY
WALTER WILLIAMS	CMDR: LT. J.R. GRILLO VFW Post 5463
JOSEPH MAZZULLO	CMDR: AMERICAN LEGION CARLE ANDERSON 559

PROGRAM CONTINUED:

MIKE OLSEY

CHIEF: HPD

HARRISON FIRE DEPARTMENTS:

WILLIAM NARDOZZI

CHIEF: DOWNTOWN

FRANK FORGIONE II

CHIEF: W. HARRISON

MARTIN GOTTE

CHIEF: PURCHASE

HARRISON AMBULANCE CORP.

BENEDICTION

FATHER CHRISTOPHER MONTURO

FATHER GEORGE KANSHAMBA

GOD BLESS AMERICA

ALL MUSIC BY:

BROOKE CHACO

GOD BLESS AMERICA

LAND THAT I LOVE

STAND BESIDE HER AND GUIDE HER

THROUGH THE NIGHT WITH A LIGHT FROM ABOVE

FROM THE MOUNTAINS, TO THE PRAIRIES,

TO THE OCEANS WHITE WITH FOAM

GOD BLESS AMERICA

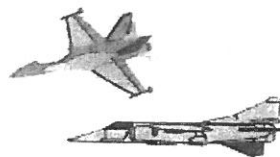
MY HOME SWEET HOME

GOD BLESS AMERICA

MY HOME, SWEET HOME



AMERICA THE BEAUTIFUL



May 4, 2017

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ACCEPTANCE OF CORRESPONDENCE AND REPORTS

On motion of Councilwoman Amelio, seconded by Councilwoman Malfitano,
it was

RESOLVED to accept the following correspondence and reports:

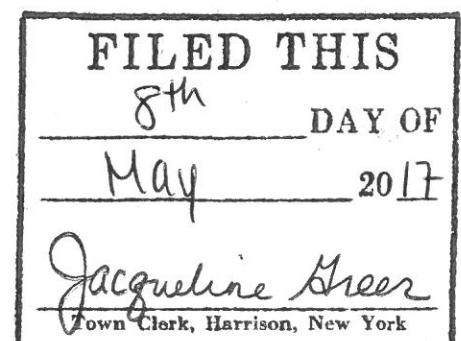
1. Monthly report by the Chief of Police for March 2017.
2. Monthly report by the Town Clerk for March 2017.

Adopted by the following vote:

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

NAYS: None

ABSENT: None



May 4, 2017

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CONTINUATION OF A PUBLIC HEARING RE: 106/108/110 CORPORATE PARK
DRIVE PETITION FOR ZONING AMENDMENT (WEGMANS FOOD MARKET)

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

Seth Mandelbaum from the law firm of McCullough, Goldberger & Staudt addressed the Board on behalf of 106/108/110 Corporate Park Drive and Wegman's Food Markets Inc. The zoning text amendment would be a new SBO standalone retail use. The Amendment would facilitate a Wegman's Supermarket at that site. The building will still require a Special Exception Use Permit and Site Plan Approval from the Planning Board. The new facility would then ultimately require the Town Board approval of the Special Exception Use. On April 6, 2017, the Planning Board adopted a Negative Declaration under SEQRA. They found no significant environmental impacts and there is no need to prepare an Environmental Impact Statement because the Planning Board was the lead agency. The document is binding on the Town Board as well and took into account the potential Environmental Impacts of the Zoning Amendment as well as the Site Plan that is before the Planning Board.

Supervisor Belmont suggested there is misconception that requirements had been skipped, noting that was untrue. The Board is going to go over this with a fine-toothed comb insuring this is done properly. This is going to be a monumental step forward for the Town/Village of Harrison. The town, at the petitioner's expense, retained traffic engineers, geotechnical engineers, civil engineers and consultants to make sure everything was done accordingly.

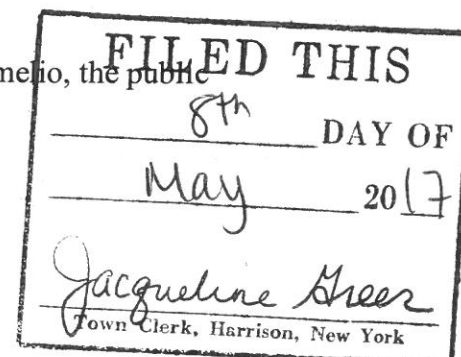
Seth Mandelbaum from the law firm of McCullough, Goldberger & Staudt explained that in early December of 2016, the Town Board sent this project over to the Planning Board. The Planning Board spent January, February, March and April reviewing the zoning and with an extensive environmental review. Mr. Mandelbaum asked the Board to close the Public Hearing on the Zoning Amendment and adopt the amendment to the code.

On motion of Councilman Malfitano, seconded by Councilwoman Amelio, the hearing was closed.

Town Attorney Allegretti said is this going to take into consideration the recommendation of the Engineer?

Supervisor Belmont said that he wanted to add the recommendation by the Town Engineer to the record for the retaining wall.

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



May 4, 2017

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LOCAL LAW NO. 2 OF 2017 TO REVISE THE ZONING ORDINANCE OF THE
TOWN OF HARRISON

LOCAL LAW NO. 2 of 2017

**A LOCAL LAW TO REVISE THE ZONING ORDINANCE
OF THE TOWN/VILLAGE OF HARRISON**

Be it enacted by the Town/Village Board of the Town/Village of Harrison as follows:

Section One. Section 235-4 of the Town of Harrison Zoning Ordinance, entitled "Definitions" shall be amended by adding a new term entitled "SB-0 Stand-Alone Retail", which shall be defined as follows:

SB-0 STAND-ALONE RETAIL

A facility or facilities for retail, retail service, or restaurant use located in the SB-0 Zoning District, which comprise the principal use on a property at least 20 acres in size, and subject to the special permit requirements set forth in Section 235-17AA of the Town/Village of Harrison Zoning Ordinance.

Section Two. Section 235-17 of the Town of Harrison Zoning Ordinance shall be amended by adding a new section AA entitled "SB-0 Stand-Alone Retail", which shall state as follows:

AA. SB-0 Stand-Alone Retail.

(1) The minimum lot area for an SB-0 Stand-Alone Retail use shall be 20 acres. SB-0 Stand-Alone Retail uses shall only be permitted on parcels located on roads with direct access to Westchester Avenue, and located between I-287, I-684, the connector road from I-287 to I-684, and the Hutchinson River Parkway.

(2) All SB-0 Stand-Alone Retail buildings shall comply with the applicable underlying dimensional requirements set forth in the Table of Dimensional regulations for the SB-0 zoning district, except to the extent that such requirements are modified by this section.

(3) The yard setback and landscape buffer dimensional requirements for any SB-0 Stand-Alone Retail project site shall be as follows:

Required Yards

Side

40 feet

Rear	50 feet
Required Landscape Buffer	25 feet

(4) Every application for a Stand-Alone Retail use shall include a detailed and specific landscape plan, incorporating native species wherever feasible, showing the proposed treatment of all open areas on the site, and, more specifically, analyzing the need for the screening of service areas, outdoor use areas and buffer strip landscaping and how such need will be met on a year round basis. Landscaped parking areas, outdoor patios, 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 landscape buffer.

(5) Off-street parking and truck loading areas shall be designed pursuant to the requirements of Article VII, and, further, they shall include provisions for landscaping and screening and for landscaped islands within the parking areas in the proportion of 15 square feet for each parking space.

(6) Notwithstanding the provisions of Section 235-23 of the Town/Village of Harrison Zoning Ordinance, and except as hereinafter provided, nothing shall restrict the height of the following for SB-0 Stand-Alone Retail uses: spires, belfries, cupolas, domes, chimneys, ventilator elevators or stair bulkheads, water tanks and necessary mechanical appurtenances usually carried above the roof level.

Such features shall be built only to such height as is necessary to accomplish the purpose that they are to serve and shall not:

- (a) Exceed 25% of the ground floor area of the building.
- (b) Exceed 20 feet in height. Where a building is not located within 500 feet of any residential zoning district, such features may reach 30 feet in height.
- (c) Be used for residence or tenancy purposes.
- (d) Have any sign, nameplate, display or advertising device whatsoever inscribed upon or attached to such building or structure.

(7) Notwithstanding the provisions of Section 235-26 of the Town/Village of Harrison Zoning Ordinance, retaining walls constructed in connection with a Stand-Alone Retail use may not exceed ten (10') feet in height within a required side or rear yard or six (6') feet in height within a required front yard. To the extent such retaining walls are terraced, there must be a minimum of six (6') feet between the faces of such terraced walls.

(8) The design and location of each proposed sign shall be submitted with the application for a Stand-Alone Retail use, which signs shall conform to the provisions of Article VIII, except that instead of two freestanding signs as provided in § 235-47A and a single wall sign as provided in § 235-47B, each building in a Stand-Alone Retail use may have two (2) freestanding signs with an area of not more than 150 square feet each and an overall height not exceeding eighteen feet; and five (5) wall signs with a total area of not more than 1,200 square feet. Such signs may be visible off the premises.

(9) Notwithstanding the provisions of Section 235-37 of the Town/Village of Harrison Zoning Ordinance to the contrary, the minimum off-street parking for a Stand-Alone Retail use shall be provided as follows:

Retail Uses: 1 per each 200 square feet of floor area.

Restaurant Uses: 1 per 4 permanent seats or 150 square feet of floor area, whichever is the greater

Section Three. Chapter 235 Attachment 3, entitled "Business Districts Table of Use Regulations Town of Harrison," is hereby amended by adding a new row entitled "SB-0 Stand-Alone Retail" under the Use Classification "Business uses." Each and every column across such new row shall have an "X" with the exception of the column entitled "SB-0" which shall have the letters "SE", signifying that "SB-0 Stand-Alone Retail" shall be a Special Exception use in the SB-0 District.

Section Four. 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.

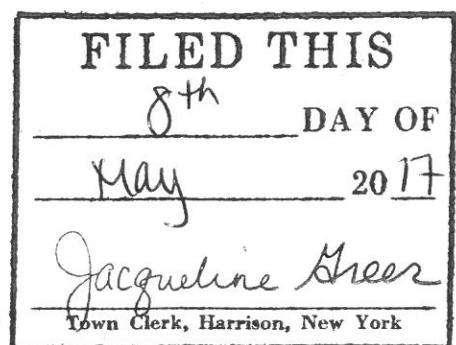
Section Five. This Local Law shall take effect immediately upon filing with the Secretary of State.

Adopted by the following vote:

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

NAYS: None

ABSENT: None



May 4, 2017

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ACCEPTANCE OF A RESIGNATION LETTER

On motion of Councilman Sciliano, seconded by Councilman Dionisio,

it was

RESOLVED to accept the request by Personnel Manager, Debra Scocchera, to accept the resignation letter from Kathy James from her position of Payroll Clerk, effective May 1, 2017.

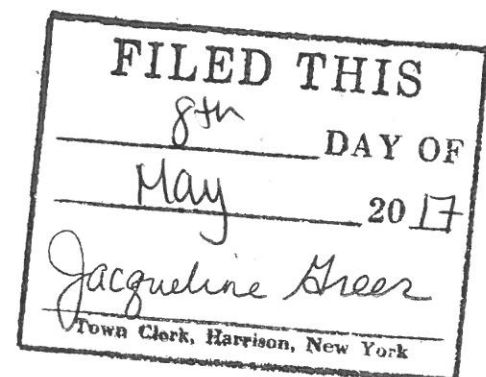
FURTHER RESOLVED to forward a copy of this Resolution to the Comptroller and the Personnel Manager.

Adopted by the following vote:

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

NAYS: None

ABSENT: None



May 4, 2017

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AMENDED: APPROVAL TO ADD FOUR EMPLOYEES ONTO THE SEASONAL
APPOINTMENT LIST FOR THE RECREATION DEPARTMENT

On motion of Councilwoman Amelio, seconded by Councilman Sciliano,

it was

RESOLVED to accept the request by Personnel Manager, Debra Scocchera, to add the following onto the seasonal appointment list for Recreation, effective May 15th, 2017.

Jurgen Brecani	\$9.00 hourly
Carlos Gonzalez	\$9.00 hourly
Dana Hall	\$10.25 hourly
Frank Zevallos Atacuri	\$9.00 hourly

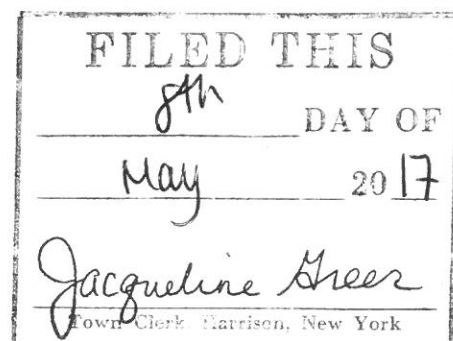
FURTHER RESOLVED to forward a copy of this Resolution to the Comptroller, the Superintendent of Recreation and the Personnel Manager.

Adopted by the following vote:

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

NAYS: None

ABSENT: None



May 4, 2017

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AUTHORIZATION TO ACCEPT FURNITURE AND OFFICE EQUIPMENT
DONATIONS FROM MASTERCARD INTERNATIONAL

On motion of Councilwoman Amelio, seconded by Councilman Dionisio,

it was

RESOLVED to accept the request by Planning/Zoning Board Secretary, Rosemarie Cusumano, for authorization for the Town to accept furniture and office equipment donations from MasterCard International.

FURTHER RESOLVED to forward a copy of this Resolution to the Planning/Zoning Board Secretary, Comptroller, and the Law Department

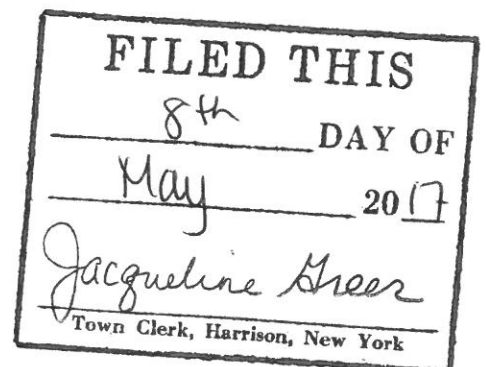
Adopted by the following vote:

AYES: Councilpersons Amelio, Dionisio and Malfitano
Supervisor Belmont

NAYS: None

ABSENT: None

RECUSED: Councilman Sciliano



May 4, 2017

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APPROVAL OF CENTURY COUNTRY CLUB'S ANNUAL FIREWORKS DISPLAY

On motion of Councilman Malfitano, seconded by Councilwoman Amelio,

it was

RESOLVED to accept the request by Burton Ward of Century Country Club for approval to hold their Annual Fireworks Display on Tuesday July 4, 2017 at 9:15 PM on club grounds, with a rain date of Sunday September 3, 2017. This is subject to approval by the Acting Fire Marshal and the Chief of Police.

FURTHER RESOLVED to use the services of the Purchase Fire Department and the Harrison EMS.

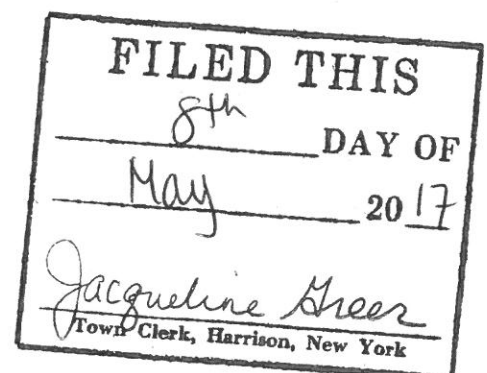
FURTHER RESOLVED to forward a copy of this Resolution to the Acting Fire Marshal, Chief of Police, Mr. Ward, Purchase Fire Department and Harrison EMS.

Adopted by the following vote:

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

NAYS: None

ABSENT: None



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APPROVAL OF OLD OAKS COUNTRY CLUB'S ANNUAL FIREWORKS DISPLAY

On motion of Councilwoman Amelio, seconded by Councilman Malfitano,

it was

RESOLVED to accept the request by Iwona Sterk of Old Oaks Country Club for approval to hold their Annual Fireworks Display on Sunday July 2, 2017 at 9:00 PM on club grounds, with a rain date of Monday July 3, 2017. This is subject to approval by the Acting Fire Marshal and the Chief of Police.

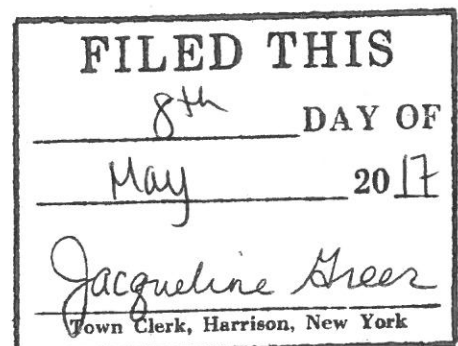
FURTHER RESOLVED to forward a copy of this Resolution to the Acting Fire Marshal, Chief of Police and Iwona Sterk.

Adopted by the following vote:

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

NAYS: None

ABSENT: None



May 4, 2017

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APPROVAL FOR THE MATSURI ORGANIZATION TO HOLD THEIR 4TH
ANNUAL JAPAN CULTURAL FESTIVAL

On motion of Councilwoman Amelio, seconded by Councilman Sciliano,

it was

RESOLVED to accept the request by Supervisor Belmont for the Matsuri Organization to hold their 4th Annual Japan Cultural Festival on Sunday, May 21, 2017 from 11:00 AM to 4:00PM in Ma Riis Park.

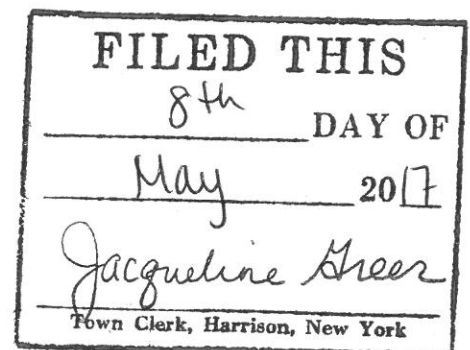
FURTHER RESOLVED to forward a copy of this Resolution to the Superintendent of Recreation and the Chief of Police.

Adopted by the following vote:

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

NAYS: None

ABSENT: None



May 4, 2017

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APPROVAL OF WALL STREET RIDES FAR
CHARITY BIKE RIDE FOR AUTISM RESEARCH

On motion of Councilwoman Amelio, seconded by Councilman Malfitano,

it was

RESOLVED to accept the request by Tamoya Simpson, Logistics Coordinator of Wall Street Rides FAR, a charity bike ride for Autism research, for authorization to ride through Harrison's Jurisdiction on Saturday October 7, 2017. Insurance will be submitted.

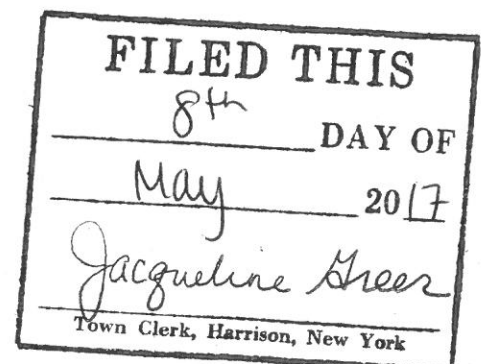
FURTHER RESOLVED to forward a copy of this Resolution to the Chief of Police and Tamoya Simpson.

Adopted by the following vote:

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

NAYS: None

ABSENT: None



May 4, 2017

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APPROVAL TO ATTEND A CERTIFICATION COURSE REGARDING
EROSION AND SEDIMENT CONTROL

On motion of Councilwoman Amelio, seconded by Councilman Malfitano,

it was

RESOLVED to accept the request by Building Inspector, Rocco Germani, for Assistant Building Inspector, Paul Senitta, to attend a certification course regarding Erosion and Sediment Control on May 23rd, 2017. The cost of the course is \$279.00 and funding is available in account #001-3620-100-04-06.

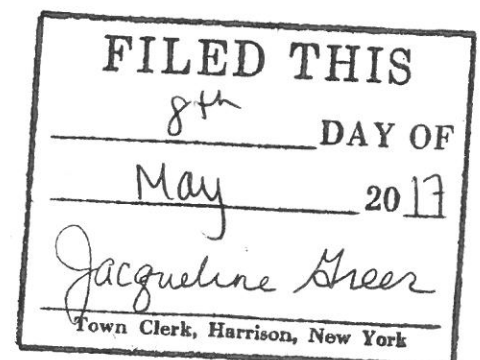
FURTHER RESOLVED to forward a copy of this Resolution to the Comptroller and the Building Inspector.

Adopted by the following vote:

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

NAYS: None

ABSENT: None



May 4, 2017

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APPROVAL OF THE TOWN'S ANNUAL FIREWORKS DISPLAY

On motion of Councilwoman Amelio, seconded by Councilman Malfitano,

it was

RESOLVED to accept the request by Supervisor Belmont for approval for the Town to hold their Annual Fireworks Display on Monday, July 3, 2017 at 9:00 PM at Halstead and Oakland Avenues, with a rain date of Tuesday, July 4, 2017.

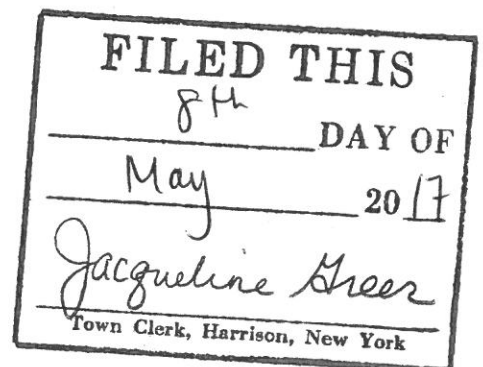
FURTHER RESOLVED to forward a copy of this Resolution to the Acting Fire Marshal, Chief of Police and the Harrison Fire Department.

Adopted by the following vote:

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

NAYS: None

ABSENT: None



May 4, 2017

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APPROVAL OF A FIREWORK DISPLAY FOR A WEDDING CELEBRATION AT
WESTCHESTER COUNTRY CLUB

On motion of Councilwoman Amelio, seconded by Councilman Sciliano,

it was

RESOLVED to accept the request by Billy Panagiotopoulos of Westchester Country Club for approval to hold a firework display for a wedding celebration on June 24, 2017 (rain date: June 25, 2017) at 10:00PM on club grounds. This is subject to approval by the Acting Fire Marshal and the Chief of Police.

FURTHER RESOLVED to forward a copy of this Resolution to Billy Panagiotopoulos, the Acting Fire Marshal and the Chief of Police.

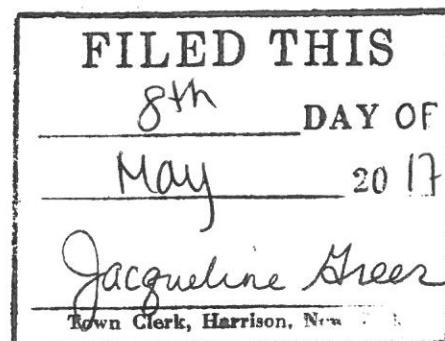
Adopted by the following vote:

AYES: Councilpersons Amelio, Dionisio, and Sciliano
Supervisor Belmont

NAYS: None

ABSENT: None

ABSTAINED: Councilman Malfitano



May 4, 2017

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AUTHORIZATION TO ACCEPT DONATIONS FOR THE BRENTWOOD
FUNRAISER PROJECT

On motion of Councilwoman Amelio, seconded by Councilman Sciliano,
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:

Donations

Zaidman Family	\$35.00
Dalton Family	\$50.00
Rosenstock Family	\$100.00
Seibel Family	\$100.00
Ide Family	\$100.00
Estroff Family	\$100.00
Hakim Family	\$100.00
Lovinger Family	\$100.00
Eglit Family	\$100.00
Harrison Men's Soccer	\$100.00
Malin Family	\$200.00
Schiro Family	\$250.00
Rube Family	\$1,000.00
Annonymous	\$1,000.00

Banners

Groothuis Family	\$500.00
DiFiore Family	\$500.00
Monahan Family	\$500.00
Udell Family	\$500.00
Rosmarin Family	\$500.00
Global Coverage	\$500.00
Lapin Family	\$500.00
Grasso Development Corp	\$500.00
Trattoria 632	\$500.0
Bruschi Family	\$500.00
Westchester Crankshaft	\$500.00
Lobel Family	\$500.00
Sherman Family	\$500.00
Mariani Family	\$500.00
Connors Family	\$500.00
Fernandez Family	\$500.00
Schwartz Family	\$500.00
Stubenvoll Family	\$500.00
Santarelli Family	\$500.00
Iona Prep/Felix Petrillo	\$500.00
MFM Petro/Michael Petrillo	\$500.00
Crupi Family	\$167.00
Lanza Family	\$166.00
McGurk Family	\$167.00
Anthony's Deli	\$500.00
Skamangas, Amelio, Fasciglione	\$500.00
Wm.Raveis Agency	

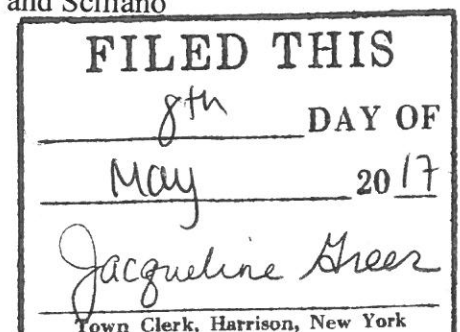
FURTHER RESOLVED to forward a copy of this Resolution to the Superintendent of
Recreation and the Comptroller.

Adopted by the following vote:

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

NAYS: None

ABSENT: None



May 4, 2017

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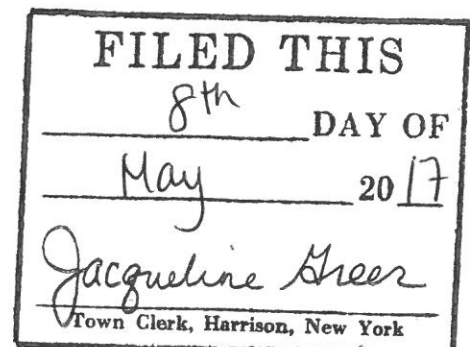
MATTERS FOR EXECUTIVE SESSION

Advice of Council: 2

Litigation: 2

Contractual: 1

On motion duly made and seconded,
with all members voting in favor,
the Meeting was recessed to Executive Session at 7:30 PM.



May 4, 2017

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AUTHORIZATION TO INCREASE THE HOURLY RATE OF PAY
FOR ROBERT MACKENZIE

On motion of Councilman Dionisio, seconded by Councilwoman Amelio,

it was

RESOLVED to approve the increase in hourly rate of pay for Robert MacKenzie, as Part-time Civilian Dispatcher in the Harrison Police Department, to \$22.00, effective May 8, 2017.

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

Adopted by the following vote:

AYES: Councilpersons Amelio, Dionisio, 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 9:21 PM.

Respectfully submitted,

Jacqueline Greer
Town Clerk

